

Richmond Township Board of Supervisors
Monthly Meeting
Monday, November, 14, 2022
7:00 PM prevailing time

Attending: Supervisors Brian Wanner, Sam Kemmerer and Scott Brinker, Engineer Scott Anderson, Solicitor Christopher Hartman, Esq. and substitute recording secretary Diane Hollenbach

Chairman Brian Wanner called the Richmond Township Board of Supervisors' monthly meeting to order at 7:02 PM in the Richmond Township Municipal Building. The pledge of allegiance followed.

PUBLIC PARTICIPATION – AGENDA COMMENTS SESSION

Glenn Moyer of Eagle Road agreed to wait to address speeding concerns under new business.

APPROVAL OF MINUTES

A motion was made by Sam Kemmerer to approve the minutes from the October 10, 2022 Board of Supervisors monthly meeting. Scott Brinker seconded the motion. All were in favor. Motion carried.

NEW BUSINESS

1. SEO Report – LTL Consultants

The Board acknowledged the receipt of the SEO report for activity from October 2022.

2. Code Enforcement Report – Kraft Codes

The Board acknowledged receipt of the Code Enforcement report from October 2022. The corn Shed on the Fleetwood-Lyons Road will apply for a special exception. The Zoning Officer will stop and hand deliver an application.

3. Police Report – Chief Ulshafer

Chief Ulshafer reported 140 incidents, 24 crashes and 37 traffic stops. Officer Mike Quinn was promoted to Corporal and Tom Focht was promoted to Sergeant. Each will be assigned a squad and their duties will include additional report and training record responsibilities. The bodycam policies are ready for distribution and the officer should be wearing the bodycams on Monday. Chief Ulshafer encouraged everyone to come to the Community Center December 3rd for the Christmas celebration.

4. Virginville Fire Company

The Board of Supervisors acknowledged the Virginville Fire Company Report.

5. Walnuttown Fire Company

The Board of Supervisors acknowledged the Walnuttown Fire Company Report.

6. 2023 Budget and Tax Resolutions

Brian Wanner made a motion to adopt Resolution 2022-16 Township Real Estate Tax Levy of .0025 mills. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

A motion was made by Brian Wanner to adopt Resolution 2022-17 Township Fire Tax Levy of .0001 mills. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

A motion was made by Brian Wanner to adopt Resolution 2022-18 Township Street Light Tax of 80 cents per foot. Sam Kemmerer seconded the motion. All were in favor. Motion carried. Attorney Hartman advised the Board that costs associated with any streetlights or roads that are not dedicated in new developments should be covered by the developer for 2023.

A motion was made by Brian Wanner to adopt Resolution 2022-19 the 2023 Budget. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

7. **Revised Right to Know Resolution** – tabled

8. **2023 Reorganizational Meeting**

A motion was made by Brian Wanner to authorize the secretary to advertise the annual Reorganizational meeting for January 3, 2023 beginning at 7 PM. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

9. **Speed Limit Concerns Eagle Road**

Glenn Moyer of Eagle Road addressed his concerns of speeding on Eagle Road. The speed limit is 40 m.p.h. and there are twelve homes in a three tenth of a mile stretch where there is a sharp bend. The recent road improvement project has allowed vehicles to increase their speed and Mr. Moyer has witnessed near misses and conflicts. Brian Wanner stated that the township studied all the roads eight years ago and adopted a traffic ordinance based on that study. Scott Anderson explained some of the PennDOT criteria in a road study and the Board agreed to review the study for Eagle Road. Mr. Moyer stated that he had a great conversation with the Fleetwood Police Department secretary and the Chief returned his call and followed up with patrol. Chief Ulshafer added he would ask Fleetwood Borough if the speed sign could be used on Eagle Road to collect data.

10. **Review request for subdivision at 249 S. Beech Street**

A motion was made by Brian Wanner to waive the subdivision plan review for the 249 S. Beech Street plan conditional on the final plan not changing substantially from the initial submission which will be confirmed by the Township Engineer upon final approval by Ruscombmanor Township. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

11. **Reaffirmation of the Kukielka Annexation**

A motion was made by Brian Wanner to reaffirm the Kukielka Annexation. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

A motion was made by Brian Wanner to approve the waiver for the drawing scale, complete survey of lot 2 and lot width to depth ratio and conditional improvements for the Kukielka Annexation. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

OLD BUSINESS – None

ENGINEER'S REPORT

1. Lyons Solar Farm

Scott Anderson stated that the Lyons Solar Farm had been approved in June of 2022. Changes were made to the NPDES permit. Berks County Conservation District has a few comments on the detail. Chris Hartman reported the signed agreements were received and the financial security was wired into the township escrow account. The agreements were the Storm Water Operation

and Maintenance Agreement with prepayment of the inspection fees, the Developer's Improvements Agreement with the financial security wired into a separate bank account and the Escrow Agreement. The Decommissioning Plan will need to be submitted to the Board within a year of the start of operation of the solar farm and there will need to be an agreement put in place with additional financial security to cover decommissioning.

Since there are no changes proposed to the signature page that will be recorded, Mr. Anderson stated that he could review the plan before it is released and insert any pages where changes were made due to the NPDES review.

A motion was made by Brian Wanner to grant final plan approval conditional upon receipt of the PA DEP review letter for the NPDES permit with the Township Engineer to review the plan sheets to insure they are consistent with the final plans and if there are any substantial changes, the plan will come back for further review. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

A motion was made by Brian Wanner to amend the Lyons Solar Farm approval to include the condition of confirmation of the receipt of the fund transfer into the township escrow account. Scott Brinker seconded the motion. All were in favor. Motion carried.

A motion was made by Brian Wanner to authorize the execution of the Stormwater Operation and Maintenance Agreement, the Land Development Improvements Agreement and the Escrow Agreement for the Lyons Solar Farm. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

Scott Anderson updated the Board on the amended soils needed for the project. The developer needs a large quantity and is looking for another option to reduce costs. If the amended soil detail changes, the developer must still meet the zoning requirements. Attorney Hartman cautioned that any deviation from the recorded plan would require an amendment to the plan.

SOLICITOR'S REPORT

1. Review of the Delinquent Sewer Report

Attorney Hartman explained that 68 Walnuttown Road was sold, and the title company had not contacted the township or PAMS for the outstanding sewer charges. Because PAMS did not know that the property transferred, the new owner had not ever received a bill for their sewer use.

A motion was made by Sam Kemmerer to authorize PAMS to bill all unpaid sewer charges, waiving penalty and interest to the new owner of 68 Walnuttown Road. Scott Brinker seconded the motion. All were in favor. Motion carried.

A motion was made by Brian Wanner to authorize the solicitor to update the liens for 391 Park Road. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

A motion was made by Brian Wanner to authorize the secretary to send demand letters to Accounts 1006 and 2099. Sam Kemmerer seconded the motion. All were in favor. Motion carried.

STECKBECK ENGINEERING – None

MISCELLANEOUS BUSINESS – None

ROADMASTER REPORT – None

SECRETARY/TREASURER REPORT

1. Secretary's Questions

The Board suggested the secretary reach out to Denise Reinhard for cleaning services. Sam Kemmerer will also check if there is anyone local that wishes to clean the township office. The Board will contact the secretary by email regarding the Thanksgiving holiday and the Christmas lunch. The Christmas holiday was discussed as being Friday and Monday since Christmas is on a Sunday.

2. Payment of the Bills

General Fund

A motion was made by Sam Kemmerer to pay Check #10675 – Check #10723 including the electronic fund transfers in the amount of \$103,114.18. Scott Brinker seconded the motion. All were in favor. Motion carried.

State Fund

A motion was made by Sam Kemmerer to pay Check #2117 in the amount of \$9,464.13. Scott Brinker seconded the motion. All were in favor. Motion carried.

Light Fund

A motion was made by Sam Kemmerer to pay Check #2153 in the amount of \$682.35. Scott Brinker seconded the motion. All were in favor. Motion carried.

Richmond Township Sewer Fund

A motion was made by Sam Kemmerer to pay Check #3015 – Check #3032 including the electronic fund transfers in the amount of \$41,695.67. Scott Brinker seconded the motion. All were in favor. Motion carried.

Walnuttown Fire Escrow

A motion was made by Sam Kemmerer to pay Check #2155 in the amount of \$779.50. Scott Brinker seconded the motion. All were in favor. Motion carried.

Virginville Fire Escrow

A motion was made by Sam Kemmerer to pay Check #2155 in the amount of \$779.50. Scott Brinker seconded the motion. All were in favor. Motion carried.

CHAIRMAN'S REPORT - None

PUBLIC PARTICIPATION – BUSINESS FROM THE FLOOR – None

ADJOURNMENT

There being no further business, a motion was made by Brian Wanner to adjourn the meeting at 8:29 PM. Sam Kemmerer seconded the motion. All were in favor. Motion carried.



Diane Hollenbach- Assistant Secretary



Brian S. Wanner - Chairman