

Richmond Township Board of Supervisors
Monthly Meeting
Monday, September 08, 2025
6:00 P.M. prevailing time

THERE WAS AN EXECUTIVE SESSION THAT WAS HELD AT 5:30 PM TO DISCUSS ON-GOING LITIGATION

Chairman Brian Wanner called the Richmond Township Board of Supervisors' monthly meeting to order at 6:08 P.M. in the Richmond Township Municipal Building. The pledge of allegiance followed.

ROLL CALL

In attendance at this meeting were Supervisors Brian Wanner, Sam Kemmerer and Scott Brinker; Jennifer Galomb, Township Manager/Secretary-Treasurer; Chris Hartman, Esq., Solicitor and Scott Anderson, Township Engineer

PUBLIC PARTICIPATION- AGENDA COMMENTS SESSION

McKenna Reichard- He and his wife would like to turn the property at 194 Moselem Church Road into an agritainment venue for private, invitation only events and the house as a rental, intermittently. He wanted to get the Boards thoughts and if it would be a permitted use. They are anticipating a permit for a stone parking lot and upgrades to the septic system. They are intending to keep the crop ground agricultural as they will be the operators.

They are not looking into turning this into a commercial property, they are looking to farm the land and supplement their income with the rentals and private events.

Jeff Fiant discussed that most wedding or whatever venue it is, is considered a commercial business, which would require proper bathrooms and if held in a barn, sprinklers, along with being in compliance with the building code. Attorney Hartman agreed with Jeff Fiant's opinion. He did discuss that it would be something that would have to be looked at for zoning requirements and use.

After a brief discussion, Jeff said he would discuss further with McKenna and see if they can work something out.

APPROVAL OF MINUTES

A motion was made by Sam Kemmerer to approve the minutes from the August 11, 2025 Monthly Meeting, Scott Brinker seconded the motion. Motion carried unanimously.

NEW BUSINESS

Code Enforcement Report for August, 2025 and related Correspondence- Kraft

Follow-up on bee problem on Crisscross Road- Jeff was at the property and the grass has been cut and looks better than it did. He did not notice any bees clustering anywhere. He asked how the Board wanted to approach the situation regarding the hives; whether it be adopting an ordinance that would eliminate them.

Attorney Hartman discussed that it is a safety issue, with regards to the set-back. If they are far enough away there should not be an issue. After a brief discussion, Sam Kemmerer will look into the proper set-backs on bee hives and report back.

608 Crisscross Road- Northeast Products

Jeff and Scott Anderson met at the property and the owners have decided not to go through with the expansion that was talked about. They bought another facility in the Borough and have moved some of the manufacturing to that location. The property is still being cleaned up and looks much better.

Jeff mentioned that he spoke with a gentleman that had signed an agreement for tractor trailer parking at 11 Farmers Drive. They plan on putting millings down and have at least 20 trucks parked there on the weekends. He asked him not to do anything to the property until he has time to research and get back to him.

SEO Report- LTL Consultants Ltd.

The Board reviewed the report and had no questions. A motion was made by Brian Wanner to accept the report, Sam Kemmerer seconded the motion. Motion carried unanimously.

Police Report- Fleetwood Police.

Corporal Arndt reviewed the report and there were no questions.

Virginville Fire Company Report.

Jim discussed that they just completed a successful joint training with Walnuttown.

Jim asked the Board if they had decided anything on the mailers that the fire companies wanted to send out. After a brief discussion, the Board thought that it was a great idea to get the message out to tell the residents what the fire company is doing with training etc., along with fundraising and asking for donations if they are so inclined to do so.

Walnuttown Fire Company Report.

There was no report submitted for the meeting.

Next letter of intent to DCED.

A motion was made by Brian Wanner to approve the next letter of intent, Sam Kemmerer seconded the motion. Motion carried unanimously.

Life Lion and Tipton Ambulance Reports.

The Board reviewed the Tipton Ambulance report and had no questions.

Life Lion had no report at the time of the meeting.

Review Comcast Franchise Agreement.

Attorney Hartman discussed that there are a few differences between the current Service Electric and Comcast agreement and he would like them to be the same as or have Comcast be more restrictive than Service Electric. He asked the Board to allow him to contact Comcast and ask for the updates to be done on the agreement.

A motion was made by Brian Wanner to approve the discussions, Sam Kemmerer seconded the motion. Motion carried unanimously.

Discuss a donation to the Fleetwood Grange for holding the fire study.

Brian Wanner discussed that the Fleetwood Borough had paid some of the fees to have an interpreter at the meeting and Brian would like to donate \$200.00 for the use of the building.

A motion was made by Sam Kemmerer to make a \$200.00 donation to the Fleetwood Grange, Brian Wanner seconded the motion. Motion carried unanimously.

OLD BUSINESS

Continue discussion on banning brake retarders in the Township.

Attorney Hartman discussed that you can't restrict brake retarders without Penn DOT's permission, which requires a traffic study or engineers study showing that the roadways comply with the standards that Penn DOT has.

Scott Anderson discussed that he started a study a while back, where the bypass begins which includes the grade of the road and traffic volume. The study was not finished, but he said he would forward the information and submit it if the Board desired.

Candidates for the Planning Commission vacancy

There are two candidates for the Planning Commission vacancy, Justin Kemmerer and McKenna Reichard. McKenna mentioned that he wanted to wait until his property situation is figured out before becoming a member.

A motion was made by Brian Wanner to appoint Justin Kemmerer to the Planning Commission, Scott Brinker seconded the motion. Motion carried unanimously.

ENGINEER'S REPORT- Scott Anderson

Willow Crest- update

Scott discussed that the disconnects have been installed, they are just waiting on Kraft to do the electrical inspection for the permit then Met-Ed can come and inspect after. Grande is in the process of finishing up the punch list and "open space" items.

Jen asked the Board when they wanted to start the tax levy on the lights as she will need the information for that before the end of the year. Brian asked for that to be put on the agenda for next month and hopefully they will have more information on the lighting by then.

Solar Farm

Heelstone is still working on the restrictor plate. The Board mentioned that there are several places in the Township that can fabricate that plate much quicker than this is happening. Scott said he would look into the situation.

Scott mentioned that Heelstone messaged him and that they are planning on installing the test plate at the solar farm on Wednesday.

The paving on Weavers Road has been completed. When they were repairing the pipe in the road, they had to remove more dirt than what they had expected. They brought in extra materials to fix it properly and had increased the final bill \$1,100.00 more than what the estimate was, which Scott has reached out to Heelstone to explain and ask for reimbursement to the Township.

2025-Street Roadwork

Roadwork is complete. It was discussed that some areas needed more patching than others, which added \$16,633.77 to the original quote which made the final amount for paving to be \$320,595.83. A motion was made by Brian Wanner to approve the payment, Sam Kemmerer seconded the motion. Motion carried unanimously.

SOLICITORS REPORT

Delinquent Sewer Report

Attorney Hartman recommended posting the delinquent sewer letter at the property of 14 Chapel Drive, as they are not receiving any mail. If the property is posted, it will allow his office to file a lien against the property. A motion was made by Brian Wanner to approve the posting of the property, Sam Kemmerer seconded the motion. Motion carried unanimously.

He also provided a list to the Board of properties that had existing liens from years ago regarding sewer hook-ups. After a brief discussion, the Board recommended that Jen send out letters with Chris's assistance and see what kind of response they receive.

STECKBECK ENGINEERING- Scott Rights, P.E.

None

Robby voiced his concerns with the communications with Ken Fulford and Scott Rights. We have had problems with the pump stations and Robby had tried to call to figure out what was wrong and no one responds. Brian said he would communicate with Ken and Scott on the issue.

Miscellaneous Business

None

ROADMASTER'S REPORT

Review monthly road work report

The Board reviewed the report.

Discuss selling crew cab

Robby discussed that he did some research and found similar crew cabs were selling for \$5,000.00- \$15,000.00 on Municibid. After a brief discussion, the Board agreed with setting a reserve price of \$15,000.00 for the crew cab on Municibid and see what happens.

Robby discussed that Mine Road has been paved and they received a call from a very angry resident regarding the steel wheels that the Mennonites use on their tractors and farm equipment. The resident is upset that the roads are getting chewed up with these steel wheels. Brian discussed that it has been discussed years ago and there is nothing that can be done about it.

SECRETARY- TREASURER'S REPORT

Payment of the bills

General Fund

A motion was made by Sam Kemmerer to pay Check #12074 to Check #12107 including the EFTs in the amount of \$159,899.97 Scott Brinker seconded the motion. Motion carried unanimously.

State Fund

No Checks

Light Fund

A motion was made by Sam Kemmerer to pay Check #2185 in the amount of \$846.45 Scott Brinker seconded the motion. Motion carried unanimously.

Richmond Township Sewer Fund

A motion was made by Sam Kemmerer to pay Check #3338 to Check #3350 including EFTs in the amount of \$60,341.98 Scott Brinker seconded the motion. Motion carried unanimously.

Walnuttown Fire Escrow

A motion was made by Sam Kemmerer to pay Check #2196 in the amount of \$1,005.50 Scott Brinker seconded the motion. Motion carried unanimously.

Virginville Fire Escrow

A motion was made by Sam Kemmerer to pay Check #2199 & #2200 in the amount of \$21,983.87 Scott Brinker seconded the motion. Motion carried unanimously.

Review medical benefit renewal quote

The Board reviewed the quote from Seltzer Group, which the current plan is increasing by 9.8%. It was discussed that a higher deductible plan would reduce the yearly amount and the employees' cost would be close to the same they are paying now, along with keeping the same rates on the medical reimbursement plan.

A motion was made by Brian Wanner to approve the \$5,000.00/\$10,000.00 higher deductible for \$74,325.12 a year, Sam Kemmerer seconded the motion. Motion carried unanimously.

Motion to approve 2026 MMO

The Board reviewed the Minimum Municipal Funding Obligation worksheet for 2026. The pension amount for 2026 is \$38,897.00 A motion was made by Brian Wanner to accept the MMO, Sam Kemmerer seconded the motion. Motion carried unanimously.

2025 Berks County Convention

Jen discussed that the Berks County Convention will be held on Thursday, October 16, 2025 from 5:00 PM- 9:30 PM if anyone has interest in attending.

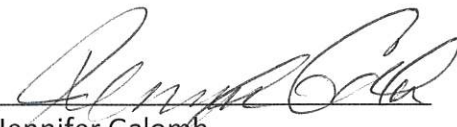
CHAIRMAN'S REPORT

None

PUBLIC PARTICIPATION - BUSINESS FROM THE FLOOR

ADJOURNMENT

There being no further business, a motion was made by Brian Wanner to adjourn the meeting at 7:52 P.M. The motion was seconded by Sam Kemmerer. Motion carried unanimously.


Jennifer Galomb
Secretary-Treasurer, Richmond Township


Brian Wanner Sam Kemmerer
Vice – Chairman, Richmond Township