

UNOFFICIAL

BOARD OF SUPERVISORS
PERRY TOWNSHIP
April 8, 2025

The regular monthly meeting of the Board of Supervisors of Perry Township was called to order by Vice-Chairman Robert G. Harron at 7:00 p.m. on April 8, 2025 from the Perry Township Municipal Building, 680 Moselem Springs Road, Shoemakersville, PA. The meeting was also being held via zoom conferencing. The format for tonight's meeting is in compliance with PSATS. The meeting was also being recorded.

Pledge of Allegiance

Roll call was held and the following Supervisors were present:

Lance N. Adam- ABSENT
Robert G. Harron- PRESENT
Ray Hepner- PRESENT

Also present at the board meeting were:

Allen Shollenberger, Esq. – PRESENT
Rochelle Dreibelbis, Administrator – PRESENT

Public Comments:

Donnie Mast- Thanked Admin Dreibelbis for uploading the PTMA minutes on the website going forward.

Kathy DeCarlo- Had concerns about the PTMA compensation topic. Will be discussed later in the meeting. Questioned if the insurance coverage for the full-time employees was going to be reviewed soon? Discussed what was said last year regarding yearly reviews of the insurance. Verified the coverage is for whole family. The base premium for the high-deductible plan is paid for by the township, and the employee pays the high deductibles. Kathy feels if a survey was conducted, very few people have 100% family coverage. Chuck DeCarlo elaborated on the insurance provided by the Postal Service. Chuck commented "we get no benefit from the family". Supervisor Hepner commented that the two, full-time township employees do not receive a 401K or a pension, but Postal Service employees do. Chuck said "that's apples and oranges; we are talking health benefits". Supervisor Hepner clarified that other employers provide more benefits for their full-time employees than the township does. Supervisor Hepner feels that needs to be taken into account when looking at the full-time benefits for our employees. Chuck feels it happened so quickly and was rushed last year.

Chuck DeCarlo- Looking for clarification on the raise in Supervisor meeting pay compensation. Current sitting Supervisors make \$56.00 per meeting attended. The rate of meeting compensation for re-elected or newly elected Supervisors was increased to roughly \$104.00 per meeting attended. The intent was to have the Supervisors on a comparable level to the other compensated Boards. The rate is regulated by the 2nd Class Township Code, and has not changed in 30 years. The compensation rate is a fixed, annual allotment, divided by 12, divided by 2 meetings. Chuck does

not see the point of having a workshop meeting, and paying the Supervisors \$104.00 to attend the typically short meeting. Admin Dreibelbis explained the workshop meeting is to prepare for the regular monthly meeting. The same meeting preparation and dedication goes into the workshop meeting; however, the Board cannot control how many people attend the meetings and when. Chuck reiterated a quote from Chairman Adam in 2021 stating “the annual meeting pay is set by the 2nd Class Township Code and it does not matter how many meetings are attended in a month because the pay is the same”. Admin Dreibelbis reminded that an Ordinance has been passed since then regulating Supervisor meeting pay and attendance. Kathy DeCarlo asked Jeff Fiant if his township has two meetings? Jeff replied no, they have one meeting per month, but they are paid more per meeting than Perry Township. Jeff stated an increase has been “long over-due”. Kathy doesn’t understand “why the Supervisors would want to show up for such a short meeting”? The intent is to prepare for the regular meeting. Kathy commented “they just don’t see the preparation that goes into the regular meeting”. Vice-Chairman Harron commented that the bills for payment and minutes are reviewed at the workshop meeting. This allows for questions and concerns to be corrected/resolved prior to the regular meeting. Vice-Chairman Harron questioned if the residents would rather the regular meeting be 3 – 3 ½ hours long? Kathy stated “you are probably being underpaid for what you do, but we just didn’t understand why you would want two meetings if you didn’t have too”. Vice-Chairman Harron feels it “serves a purpose” and helps to keep the regular meetings at reasonable length. Glenn Weyer feels a lot of thought went into the supervisor compensation rate change, and the increase makes sense when you look at all the time and work the supervisors put in.

Approval of Minutes: Motion was made by Vice-Chairman Harron to approve the minutes from the Committee Meeting March 4, 2025, and Supervisors Meeting March 11, 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes.

Treasurers Report: Two accounts being closed: Premier Fleet Escrow and HCP Escrow. Motion was made by Supervisor Hepner to approve the Treasurer’s report dated March 31, 2025. Vice-Chairman Harron seconded the motion. Motion carried with all Supervisors present voting yes.

Bills for Payment: 300 tons of road salt accounted for on the April BFP. Motion was made by Vice-Chairman Harron to approve the Bills for Payment dated April 8, 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes.

Shoey Pool Donation: The donation to the Shoey Pool allows Perry Township residents to receive the same discounted rate as Shoemakersville residents. Perry Township residents are very appreciative. Vice-Chairman Harron made a motion to donate \$2,500.00 to the Shoey Pool for 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes.

Planning Commission Resignation: A letter of resignation from the Planning Commission was received from Dean Adam. Dean as dedicated many years of service, on multiple boards, to the township. Vice-Chairman Harron made a motion to accept Dean Adam’s letter of resignation from the Perry Township Planning Commission, and also send him a thank you letter for his years of service. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes. This will create an opening on the Planning Commission, which will be advertised on the website. Additionally, there is an opening on the Zoning Hearing Board; also advertised on the

website. Discussed the duties and importance of each board. All letters of interest can be sent to the township office.

PTMA Compensation- Continuation of last month's discussion. Confirmed, per Municipal Code, the "governing body", which is the Board of Supervisors, sets the rate of meeting compensation for PTMA. The verbiage in the organizational meeting minutes could be interrupted multiple ways. Going forward, the verbiage will be clearer, using the language "set the rate of meeting compensation for...". Clarified that PTMA meeting payments do not appear on the Bills for Payments, and has not appeared on the BFP in the past. Discussed the rate of compensation for township and PTMA laborers, as well as, office staff. PTMA tries to match the township rate. Kathy DeCarlo questioned if PTMA will receive a raise now? Meeting pay compensation is set at the Organization Meeting at the beginning of the year. Allen advised a change in compensation rate should be done through ordinance and only takes into effect for newly or re-appointed members. Donnie reiterated the events which lead to PTMA paying their own meeting pay. Donnie stated the Municipal Authority does generate a revenue and "it works out good this way".

Shaak Poultry Barn Land Development Plan- The land development plans have been signed by the Planning Commission. Three agreements have been prepared, reviewed, and are ready for consideration: Development Agreement, Declaration of Restrictive Covenants (driveway), and the Stormwater BMP/Operations and Management Agreement. Allen Shollenberger gave a brief overview of each agreement. Vice-Chairman Harron gave an overview on the approved plan. Vice-Chairman Harron made a motion to approve the Development Agreement, Declaration of Restrictive Covenants Agreement, and the Stormwater BMP/Operations and Management Agreement for the Shaak Poultry Barn Land Development Plan. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes. Ryan Rhode provided a letter stating the plans are adequate for signatures. Vice-Chairman Harron made a motion to grant Final Approval for the Shaak Poultry Barn Land Development Plan. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes.

Minor Subdivision Plan of Shoemakersville Swimming Pool- The Minor Subdivision Plan of the Shoemakersville Swimming Pool was granted Conditional Final Plan Approval in 2023. This plan is in correspondence with the 4-pad Perry Commercial Center project. Ryan provided a letter stating all conditions have been met and the plans are adequate for signatures. The plans have been signed by the Planning Commission. Vice-Chairman Harron made a motion to grant Final Plan Approval for the Minor Subdivision Plan of the Shoemakersville Swimming Pool. Supervisor Hepner seconded the motion. Motion carried with all Supervisor present voting yes.

Reports:

The following reports were given to the Board of Supervisors:

Rusty Wagner, Fire Chief- 82 calls run in the last month. Rusty gave an update on the hose replacement project. Thanked Rochelle for helping with the addresses for the warehouses. Moving forward, the warehouses will have their own run cards. Discussed with Allen, coordinating with Rochelle to hand-deliver the False Fire Alarm Ordinance to each warehouse.

Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC- For the period, no zoning permits were issued. One CO issued, and one zoning inspection performed. 3 building permits were issued with an improvement value of \$83,150.00. 3 COs issued, 14 building inspections, and

7 property maintenance issues. 3 addresses achieved compliance. Hearing for 500 Mohrsville Road was held and the property owner was found guilty. Discussed other options to bring the property into compliance. The township will research and discuss next month.

Gene Buck, Planning Commission (PC) – Gene commended Kayla Shaak on how well she handled the Shaak Poultry Barn project. Gene commented “she was better than some of the engineers we work with”. Kayla stated they wanted to secure a future for the 5th generation of Shaak’s on that land. She thanked everyone for their guidance along the way. Meeting held April 2, 2025. Two members absent: Nancy Rogers and Dean Adam. Minutes approved. Dean Adam’s resignation letter discussed. Glen-Gery submitted a request for a time extension for the Glen-Gery Subdivision and Land Development Plan until 7/11/25. The Planning Commission granted the time extension. Discussed the latest review letter for the Glen-Gery Subdivision and Land Development Plan with Gregg Bogia. The developers for the Dietrich Tract and Perry Village Sketch Plan attended the meeting. Gene gave an overview of the sketch plan. The plan depicts 154 townhouses and 297 apartments. Discussion held on the amenities provided by the owner and the developers predicted age geographic of the tenants. Rusty commented when the plans were first presented, the school board supported the project. Vas Hinkle mentioned the increase in township population may result in the consideration of a police force. Sketch plan accepted for review. The Board encouraged the public to attend future Planning Commission meetings for updates on the tentative project. The Planning Commission signed the plans for Shaak Poultry Barn and the Minor Subdivision Plan of Shoemakersville Swimming Pool. Meeting adjourned around 8:50 PM.

Donald Mast, Municipal Authority (PTMA)- Voting on a resolution tomorrow night which allows PTMA to penalize the warehouses if they do not notify PTMA of a scheduled fire test. Metropolitan Group reached out to PTMA to discuss water and sewer for the proposed housing development. Vice-Chairman Harron questioned how often the fire tests are performed? Typically, once a year, but lately they have been more frequent.

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. 2025 Street Work bids were due last week, and publicly opened. Due to the scope of the work, only one bid was received from Recon Construction Services in the amount of \$256,321.50. Ryan explained the breakdown of Recon’s bid. Supervisor Hepner made a motion to approve the bid from Recon Construction Services in the amount of \$256,321.50 for the 2025 Street Work. Vice-Chairman Harron seconded the motion. Motion carried with all Supervisors present voting yes. Glen-Gery submitted a request for a time extension for the Glen-Gery Subdivision and Land Development Plan until 7/11/25. Vice-Chairman Harron made a motion to grant the time extension for the Glen-Gery Subdivision and Land Development Plan until July 11, 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes.

Allen Shollenberger, Solicitor – Judgement received for Leonardo Martinez for failure to comply with the OLDS ordinance. Executive session will be held after the meeting regarding the Bell appeal. No action will be taken. With Allen retiring at the end of the year, the township will need to begin the process of finding a new solicitor for 2026. An RFP (request for proposal) advertisement was created for the position and is ready to be advertised. Vice-Chairman Harron made a motion to advertise the RFP for 2026 Solicitor. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes.

EMC- No report. Jarrod is working on coordinating flagger training.

Road Master- Ray Kehl gave his April report.

J B Environmental- Perc testing on Farview Road.

Recreation Park- Pavilion/ Concession Project to be re-advertised 4/4 and 4/11. Site meeting walk through for new bidders will be held 4/23 at 11:00 AM. Bids are due by 5/9/25 at 11:00 AM, with public opening immediately after.

Correspondence: None

Public Comments:

Nancy James- Commented on the number of jobs the warehouses were supposed to bring to the area, and most parking lots are only half full. Commented you need to take what these developers promise “with a grain of salt”. Nancy feels with the amount of new homes, we will need to start paying for full-time fire fighters. Nancy commented on how atrocious it was that a previous Board made PTMA pay rent for an office and phone.

Vas Hinkle- Requested for Ray Kehl to stop by their house. She would like to show him her trees so they are not “butchered” like before.

Leroy Hinkle- Commented on the employee portion and family portion breakdown most insurance companies provide. Vice-Chairman Harron thanked him for the suggestion.

Rusty Wagner- Questioned if the meeting could be adjourned prior to executive session? Yes, because no actions will be taken.

Adjourn:

Vice-Chairman Harron made a motion to adjourn the meeting at 8:22 p.m. Supervisor Hepner seconded the motion. Motion carried with all Supervisors present voting yes.

MINUTES APPROVED ON:
May 13, 2025

RECORDED BY:

Robert G. Harron, Vice-Chairman

Rochelle Dreibelbis, Administrator