

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
WORKSESSION MEETING
SEPTEMBER 26, 2023**

1. Call to Order: The September 26, 2023, work session meeting of the Plumstead Township Board of Supervisors was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Vice Chairman, Daniel Hilferty, called the meeting to order at 7:00 p.m.

ELECTED OFFICIALS PRESENT:

James McComb*	Chair
Daniel Hilferty	Vice Chair
Kenneth Lichtenstein	Assistant Secretary
Peter Busillo*	Member
Gregory Bankos	Assistant Treasurer

APPOINTED OFFICIALS PRESENT:

Township Manager:	Angela P. Benner
Township PW Director:	Alan Bleam
Township Solicitor:	Jonathan J. Reiss, Esq.*
Township Engineer:	Timothy Fulmer, PE*

* Not Present

2. Moment of Silence & Pledge of Allegiance: Mr. Hilferty led the Board and Audience in a moment of silence followed by the Pledge of Allegiance.

3. Announcements: There were no announcements at this time.

4. Public Comment: Julie Potter who lives on Stump Road expressed her concern with the 92 acres, that she lives on as a tenant, being developed into 30 homes. She would prefer to see the land not developed and wanted to know if there was a way legally to stop them from developing this land. Mr. Hilferty stated that we can't give legal advice or state what their legal recourse could be. Ms. Benner stated there is no formal application, and part of their due diligence they will have to do a wetland study and that the property is not in the public sewer district so that would mean they are required to have two locations for septic on each parcel. Ms. Benner stated that there is a lot of due diligence that they have to do before they will know if it is viable to develop and if they are able to develop the property in accordance with Township ordinances the Township cannot prevent them for doing so. Ms. Potter thanked the Board for their time and stated that she hopes it doesn't get developed so that she can buy the property and keep it the beautiful 92 acres that it is currently.

5. 2024 Budget Discussion: Ms. Benner led the Board in discussions about the proposed 2024 Budget.

Mr. Bleam reviewed all equipment and vehicle replacements with the Board. A total of \$519,547 is budgeted for replacement of PW vehicles and equipment out of the General Fund Capital. The equipment/vehicles being replaced are: a 1995 International, 2002 Ford F-550, 2000 Eeager Beaver Wood Chipper, 1996 Mack CF (dump body, snow plow & spreader only). Mr. Bleam stated that they would be keeping the 2002 Ford F-550 for parts.

Mr. Bleam reviewed the 2024 road program with the Board that includes crack seal through various township roads, milling & paving of Meetinghouse Road, Patriots Ridge Drive and a segment of Old Easton Road, ultra-thin wearing course in Timberly Farms and in-house paving as needed.

Ms. Benner reviewed the water fund with the Board and stated that due to a new PADEP mandate the Township has to perform special testing of their wells that will cost \$40,000 in 2024. Other capital projects include the water main extension from Meetinghouse Road to the Township building and the interconnection project between Carriage Hill and Patriots Ridge. Capital purchases include annual water meter replacements and the remaining cost of a generator that will not be delivered until early 2024.

Ms. Benner reviewed the proposed projects to the Township buildings and grounds that include repair to the bell tower, replacement of windows, renovation of interior bathrooms, concrete floors & garage doors at the Cabin Run pole barn, low building extension at the PW pole barn, air duct cleaning and replacement of 2 HVAC units at the Township building.

Ms. Benner stated that the budget reflects 2 trail projects from the Townships Trail Plan. The one project is at Gardenville Fields and the other would connect Timberly Farms to Country Greene. All trail projects will be done in-house and are on Township owned land.

Ms. Benner stated that the Police Department budget reflects the annual cost of the new body camera's (have 3 more year of payments remaining), a message board and trailer and ALPRs. Ms. Benner added that Chief Mettin will be in attendance at the next Board meeting to discuss his request for additional police officers.

Ms. Benner stated that the budget reflects a new Parks and Recreation employee. Due to the number of parks and open space the Township owns, trail work that has to be completed and building maintenance, another employee is warranted. Additionally, having the additional employee will allow Duane to spend some more time in the administrative component of his role with the parks and recreation programs. Ms. Benner also added that the water fund reflects a new part time administrative employee. The water system has significantly expanded and the number of residents that are billed, and mandated reporting has also increased. There is just too much work for one employee to handle.

Ms. Benner reviewed all proposed interfund transfers and stated that the funds going to the Water Fund are from the ARPA funding the Township received and the funds going to the capital fund, are because it is more appropriate for capital purchases/projects be paid from the Capital Fund and since that fund has no dedicated revenue an interfund transfer is required.

Mr. Bankos asked if Ms. Benner saw a need to reallocate any mills this year similar to last year. Ms. Benner stated that she does not see that need at this time but will continue to re-evaluate that annually as debt continues to decrease.

Ms. Benner added that Fire and EMS requests are not reflected in the budget at this time, and that will be reviewed with the board at the October work session.

Ms. Benner asked if other than questions they might have for the Chief about the police budget and questions for the EMS and Fire on their budget requests if there were any concerns with the proposed budget or any additional questions. The Board stated that they had no questions or concerns at this time and thanked Ms. Benner for the work she put in to creating the budget.

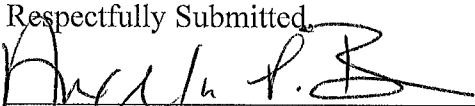
6. Board of Supervisors Comments: There were no comments at this time.

7. Bills List Dated September 25, 2023, in the amount of \$202,727.78, subject to audit.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board approved the Bills List Dated September 25, 2023 in the amount of \$202,727.78.

8. **Adjournment:** Upon motion from Mr. Bankos seconded by Mr. Lichtenstein the meeting was adjourned at 8:32 pm.

Date Approved: 10/11/23

Respectfully Submitted,


Angela P. Benner, Township Manager