

**Tulpehocken Township
Board of Supervisors
Meeting of February 11, 2026**

The Tulpehocken Township Board of Supervisors met on February 11, 2026, in the Township meeting room at 7:00 P.M. In attendance and voting were Supervisors: Chairman Gary Deck, Vice Chairman Lester Feick and Harold Zimmerman. Also present were Bryan Dronick, Police Chief; Kathy Judy, Township Secretary / Treasurer and Michelle Mayfield, Township Solicitor. Members of the audience included Dale Swope, Bill Dewart, Harry Reinhold, Kirk Merkey, Susan Wolfe, Grewal Kulwinder Singh and Timothy Martin

CALL TO ORDER: Chairman Deck called the meeting to order at 7:00 P.M. The meeting continued with the pledge to the American Flag.

Chairman Deck called for a moment of silence in honor and remembrance of Tulpehocken Township part-time employee, and former Township Supervisor, Richard Kramer.

PUBLIC COMMENTS: Dale Swope spoke to recognize the part-time road employees for their hard work clearing snow this season and asked that police be available for traffic control in the Villages during snow removal. Mr. Swope also recommended that the Board consider replacing the furnace that heats the Municipal Building shop and repaving the Municipal Building property.

APPROVAL OF MINUTES: *Supervisor Zimmerman made a motion to approve the minutes from the January 5, 2026 Reorganization Meeting - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

Vice Chairman Feick made a motion to approve the minutes from the January 5, 2026 Board of Supervisors Meeting - - seconded by Supervisor Zimmerman and passed unanimously (3-0).

ADMINISTRATIVE ACTIONS:

Personnel: The Board discussed a request from a part-time road employee for reimbursement of a CDL physical, or a portion of the costs. Because the physical is not a requirement for Municipal workers, *Supervisor Zimmerman made a motion to deny the request - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

Planning Commission Recommendations:

- Vacant Planning Commission seat – *Supervisor Zimmerman made a motion to appoint Nolan John Sheaffer as a member to the Township Planning Commission - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

- 85 Hurst Drive, Cedar Ridge Fellowship Center – Considered and acted on were:
 - o **Waiver request for Section 205** - The Board discussed the request. In accordance with the Planning Commission recommendation, *Supervisor Zimmerman made a motion to approve the waiver for Section 205 and allow the plans to go from preliminary straight to final - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

- **Waivers for Sections 303.1.L, 303.1B, 501.2M.4.b and 602.7** – The Board discussed the request. In accordance with the Planning Commission recommendations, *Vice Chairman Feick made a motion to approve the waivers for Sections 303.1.L, 303.1B, 501.2M.4.b and 602.7 for surveying and monuments on the residual tract only; the lot being created however will need to be fully pinned, monumented and certified - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*
- **Waivers for Sections 602.3 and 602.4** – The Board discussed the request. In accordance with the Planning Commission recommendations, *Supervisor Zimmerman made a motion to approve the waviers for Sections 602.3 and 602.4 and allow for curbing the entrance only and not the entire frontage and make it a condition that the curbing is similar to that found at Cherry Hill School - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- **Waivers for Section 305.E** – The Board discussed the request. In accordance with the Planning Commission recommendation, *Vice Chairman Feick made a motion to approve the waiver for Section 305.E and allow the applicant to utilize the curve number run-off that DEP uses and is consistent with the NPDES permits - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*
- **Waivers for Sections 306.C.3, 306.C.5 and 310.k.2.b** – The Board discussed the request. In accordance with the Planning Commission recommendations, *Supervisor Zimmerman made a motion to approve the waivers for Sections 306.C.3, 306.C.5 and 310.k.2.b and allow that the stormwater facility may encroach, within a separate recorded easement, onto the adjoining lot owned by the same property owner with the condition that the boundary line be straightened out so there is added buffering away from the actual facilities - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- **Modification of Section 602.12** - The Board discussed the request. In accordance with the Planning Commission recommendation, *Vice Chairman Feick made a motion to approve a modification of Section 602.12 for buffering and allow a proposed screen of approximately twelve street trees along the road, outside of the right-of-way with the condition that they are moved further inward from the road as discussed - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*
- **Conditional Plan Approval** – In accordance with the Planning Commission recommendation, *Supervisor Zimmerman made a motion to grant Plan approval once all of the requirements and conditions set in waiver request approvals, those in the Township Engineer’s January 6, 2026 review letter and obtaining of a well permit are satisfied - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- 59 New Schaefferstown Road, Timothy Martin – A waiver of land development was submitted for a poultry waste plan. In accordance with the Planning Commission recommendation, *Supervisor Zimmerman made a motion to approve the waiver of land development with the conditions that the land owner verifies the existing stormwater basin has sufficient capacity to handle the additional water and an E&S Plan is submitted - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

- Draft Zoning Ordinance Amendment for Short Term Rentals – Resident Bill Dewart presented the Board with several articles about what some other Municipalities and Boroughs are facing with the short term rentals in their jurisdictions; he expressed his opposition of establishing Short Term Rental Ordinances. There was a discussion about that, the proposed Agritainment/Agritourism Ordinance that the Board already rescinded and related ORR appeals. The Board then reviewed the County Planning Commission’s most recent comments and the Township Planning recommendations on the subject Ordinance Amendment. Changes discussed included clarification of type of dwellings; permit numbering; definitions for guest, tenant and occupant; the number of occupants allowed by right and number allowed by special exception. *Supervisor Zimmerman made a motion to approve the discussed revisions and to authorize advertisement that the Ordinance Amendment will be considered for enactment at the March 11, 2026 meeting - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

Supervisor Zimmerman made a motion to amend the agenda to include the stand-alone Ordinance for Existing Short Term Rental Properties in the Township – seconded by Vice Chairman Feick and passed unanimously (3-0).

Supervisor Zimmerman made a motion authorizing advertisement that the Ordinance for Existing Short Term Rental Properties will also be considered for enactment at the March 11, 2026 meeting - - seconded by Vice Chairman Feick and passed unanimously (3-0).

Land Development: None

Solicitor Legal Discussion:

- Comcast Franchise Agreement and negotiating service to Gravel Pit and Midway Roads – The Solicitor advised that Comcast is communicating with their office.
- Draft agreement for multi-day park rental request in 2026 – The Solicitor provided a draft agreement for the Board to consider; this will be revisited at the March meeting.
- Office of Open Records appeal – The Solicitor advised that the cases remain at the Court with no decision yet on the first appeal and no court date on the second.

Escrow Release:

- Bill Smeltzer, Shoestring Industries: No update was received. No action taken.

Zoning & Correspondence from Zoning Officer:

- 4776 Route 419. The Zoning Officer responded to a complaint about the placement of a propane tank, no violation to setbacks was found and the complaint has been closed.

Recreation: The Recreation Board met on Jan. 27, 2026 and made recommendations on:

- Vacant Recreation Board Seat – In accordance with the recommendation received, *Supervisor Zimmerman made a motion to appoint Joshua Bollinger as a member of the Recreation Board - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- Lions Den Air Conditioning – In accordance with the recommendation received, *Supervisor Zimmerman made a motion to approve installation of the air conditioning system for the Lions Den building - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

- Water Line Repair – As recommended, and previously approved, the Board is still planning to have the repair completed this spring, before the first outdoor rentals.
- Park Development – The Recreation Board recommended beginning with some earthwork and a portion of the walking trail. The Board discussed and agrees that development needs to be phased according to the Master Plan and can only begin when grant funding is obtained. No action taken.

STAFF REPORTS:

Police Report – Chief Dronick read the January, 2026 Police report as follows:

	Tulpehocken	Marion
MILES PATROLLED	2021	775
GALLONS OF FUEL	185	
HOURS WORKED	454	60
PATROL HOURS	209.25	39
TULPEHOCKEN AREA SCHOOL DIST.	33.75	
TOTAL INCIDENTS	0	0
TOTAL COMPLAINTS	8	1
MISCELLANEOUS CALLS FOR SERVICE	71	5
FOLLOW-UP INVEST	1	0
TELEPHONE ASSIGNMENTS	18	3
COMM/RESIDENTIAL ALARMS	0	2
EMS/FIRE ADVISORIES	35	12
TRAFFIC STOPS	13	2
CITATIONS ISSUED	12	2
NON-TRAFFIC CITATIONS	4	1
TRAFFIC WARNINGS	3	0
WARRANTS	2	0
PARKING TICKETS	0	0
TRAFFIC ACCIDENTS	1	1
DUI ARRESTS	1	0
MISDEMEANOR/FELONY	1	0
SECURITY CHECKS	9	3
POLICE ASSISTS	7	0
MOTORISTS ASSISTS	3	0
COURT APPEARANCES	2	0
SCHOOL (TRAINING) HOURS	0	

Chief Dronick reported that during the month January there were 140 calls received through Berks County 911; noting that twenty-three (23) were for Teen Challenge.

- Chief Dronick reported that we’ve taken delivery of the 2026 Chevy Tahoe from the dealership and it’s been taken to be upfitted.
- The Chief requested approval to order organizers from Cargorax for the 2026 Tahoe, at an estimated cost of \$782.20. *Supervisor Zimmerman made a motion to approve the Cargorax purchase - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- Chief Dronick advised the Board that the Axon Body Camera service did not automatically renew. There’s been no lapse in service though and they are still operating. He’s been in contact with Axon about it and expects to have more information soon. No action taken at this time.

Road Master's Report: Vice Chairman Feick read the January, 2026 report. The work consisted of sewer maintenance, reading meters, working on Trucks, working on street lights, attending the Berks Public Works Meeting, stock piling salt, mixing salt and antiskid, working on equipment and several snow events.

- 2026-2027 Road Salt Contracts - After a brief discussion about expected use, the Board agreed to order the same amounts as last year:
 - o *Vice Chairman Feick made a motion to enter the agreement and bid 450 tons with the State (Costars) Contract - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*
 - o *Vice Chairman Feick made a motion to enter the agreement and bid 200 tons with the County (BCCPC) Joint Bid - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*
- Equipment Repairs and Purchases:
 - o Vice Chairman Feick reported that the plow on Truck 15 needs a new cutting edge.

Fire Chiefs' Report – Vice Chairman Feick reviewed activity for the Keystone Fire Company and read the report for the Rescue Fire Company for January, 2026.

Vice Chairman Feick also requested appointment of Debbra Gunning as a new Fire Police member to the Keystone Fire Company. *Supervisor Zimmerman made a motion to appoint Fire Police member Debbra Gunning - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

SEWER OPERATIONS:

- 7646 Lancaster Avenue – A disconnect application was received. Originally requested in June, 2025; this is the second request and the property has now been vacant over six months. The owner was in attendance to discuss the request with the Board. *Supervisor Zimmerman made a motion to approve the disconnect application and suspend billing effective February 1, 2026 - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- Judgements and Delinquent Sewer Accounts
 - o 21 East Market Street (Weik property) – The property is in foreclosure. Per the Solicitor's recommendation, *Supervisor Zimmerman made a motion to continue to update the lien and not to pursue civil or sheriff sale actions at this time - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
 - o 7653 Lancaster Avenue (Norce property) – The Sheriff Sale did not satisfy the lien; any delinquencies will continue to be filed on the lien; no other action necessary at this time.

Sewer Service equipment repairs and purchases:

Vice Chairman Feick reported that there was a pump breakdown at the Market Street pump station. Slaymaker provided an estimate and is recommending getting two new pumps and then repairing one of the old pumps to have as a backup. The Board discussed the age and condition of the equipment. *Chairman Deck made a motion to approve the purchase of the two new pumps - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*

UNFINISHED BUSINESS:

- Emergency Services Tax
 - o Agreement with Bethel Community Ambulance (BCA) – The agreement has been received back, signed by BCA and is ready for the Chairman’s signature as previously approved.
 - o Letter to Teen Challenge for payment in lieu of taxes – Teen Challenge responded and has made the requested \$5,000 contribution for 2026.

Supervisor Zimmerman made a motion to amend the agenda to include opening bank accounts for Fire Tax and Ambulance/EMS Tax - - seconded by Vice Chairman Feick and passed unanimously (3-0).

Supervisor Zimmerman made a motion to authorize the Treasurer to open two new checking accounts for the Emergency Services Taxes with the Treasurer and Supervisors as signatories on the accounts - - seconded by Vice Chairman Feick and passed unanimously (3-0).

NEW BUSINESS:

- Condition of Township Municipal Building roof – *Vice Chairman Feick made a motion to approve minor repairs for leaks - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*
- Ratify January 23, 2026 Declaration of Snow Emergency – *Supervisor Zimmerman made a motion to ratify declaring a Township Snow Emergency related to the January 25, 2026 winter storm - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- Ratify January 23, 2026 Declaration of Disaster Emergency – *Supervisor Zimmerman made a motion to ratify signing a Declaration of Disaster Emergency related to the January 25, 2026 winter storm - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- 357 Godfrey Street – There was a period of reduced assessed value following a fire at this property, resulting in a refund of taxes paid – *Supervisor Zimmerman made a motion authorizing an \$83.89 refund to be paid to the property owner - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- Annual Report for on-lot Sewage and submission to DEP – *Chairman Deck made a motion authorizing signing and submitting the Annual Report for On-Lot Sewage to DEP - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

CORRESPONDENCE:

- Berks County UCC Board of Appeals participation letter and Municipality Response Form – No action taken.
- Camp Swatara Road Closure notification letter – No action taken.
- PA One Call Board of Directors Ballots – *Chairman Deck made a motion authorizing the Vice Chairman to respond and submit the ballot - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*
- Request from Jefferson Township for Fire Police assistance – *Supervisor Zimmerman made a motion to approve Fire Police assistance for the Tulpehocken MS/HS Easter Egg Hunt on March 28, 2026 (Raindate Sunday, March 29, 2026) - - seconded by Vice Chairman Feick and passed unanimously (3-0).*
- Request from Andulhea Heritage Center to extend donation through June 2026 – the Heritage Center has not completely moved from the Rehrersburg property yet, but plan to be sometime in 2026 – *Supervisor Zimmerman made a motion to approve making the usual \$270 donation in June - - seconded by Vice Chairman Feick and passed unanimously (3-0).*

OTHER BUSINESS:

- The Auditor General Report for the 2023-2024 Liquid Fuel Audit is received – No action.
- The PMRS Police Pension was also audited in January for the years 2020-2025 – No action.

TRAINING AND OTHER INVITATIONS:

- CELG invitation to Municipal Officials Dinner–RSVPs were discussed; registrations will be submitted.

FINANCIAL REPORT AND APPROVAL FOR PAYMENT OF BILLS:

Account Balances for the end of January, 2026 were as follows:

General Fund Checking	\$ 4,690.11		
General Fund Holding	\$ 77,269.90	State LF Account	\$ 125,990.08
General Prime Account	\$ 457,400.24	Street Light Account	\$ 15,049.01
Payroll Account	\$ 34,509.53	Recreation Fund	\$ 147,662.99

Payments of Bills for this February 11, 2026 meeting are:

- General Account – Checks #22937-22978 in the amount of \$73,683.61
- Street Light Account – Checks #538 in the amount of \$2,031.51
- Recreation Fund – Checks #231-233 in the amount of \$441.31
- Total Expenses for this February 11, 2026 meeting are \$76,156.43

Vice Chairman Feick made a motion to approve the payments of the bills for this February 11, 2026 meeting - - seconded by Supervisor Zimmerman and passed unanimously (3-0).

Sewer Accounts balances for the end of January, 2026 were as follows:

- Sewer Operation Class Account – \$ 6,524.17
- Sewer Operation Prime Account - \$ 101,874.08
- Balance in the Sewer Holding Account - \$ 81,225.55
- Debt Service Account - \$ 506,078.83

Payments of Bills in the Sewer Operation Account for this February 11, 2026 meeting are:

- Checks #3516 to 3534 in the amount of \$ 28,872.21

Supervisor Zimmerman made a motion to approve the payments of the sewer bills for this February 11, 2026 meeting - - seconded by Vice Chairman Feick and passed unanimously (3-0).

EXECUTIVE SESSION: At 9:20 the Board went into an executive session. At 9:30 P.M. the Board returned from Executive Session; potential warranty litigation was discussed and no action is being taken at this time.

ADJOURNMENT OF MEETING: *Vice Chairman Feick made a motion to adjourn the meeting at 9:31 P.M. - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*

Respectfully Submitted,

Kathy Judy, Secretary
Tulpehocken Township