

A. OPENING

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, May 11, 2026, at 7:00 p.m. with Chris Vanelli, Chairperson presiding.
2. **ROLL CALL: Present:** Chris Vanelli, Chairperson; Kathie Doyle, Vice-Chair; Mason Smith, Member; Tim Arnold, Township Manager; Mike Kisthardt, Sergeant; Linc Treadwell, Township Solicitor; Mike Schwartz, Township Engineer; and Vicki Schuller, Administrative Assistant.
3. **PLEDGE OF ALLEGIANCE**

B. ANNOUNCEMENTS

C. PUBLIC HEARINGS

D. PUBLIC COMMENT – Agenda Items Only

E. ZONING HEARING BOARD APPLICATIONS

F. DEVELOPER MATTERS

G. TOWNSHIP BUSINESS - NEW

1. **Approve Board of Supervisors Meeting Minutes**

Motion to approve the DATE Board of Supervisors Meeting Minutes.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

2. **Financial Business – Approve payment of Bills**

Motion to approve payment of the April bills.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

3. **Agricultural Security Area Committee Vacancy Appointment**

Due to Tim Arnold's resignation of the Board of Supervisors and in accordance with the Ag Security Law, the Board of Supervisors will need to appoint a new Board Member to chair the Richland Township Agricultural Security Area Committee. Kathie Doyle has accepted to serve as Chair of the Agricultural Security Area Committee.

Motion to appoint Kathie Doyle to the position of Chairperson of the Richland Township Agricultural Security Area Committee.

MOTION BY: Chris Vanelli

SECOND BY: Mason Smith

MOTION CARRIED

4. **Award of Town Hall Pickleball Court Repairs and Park Upgrades**

The Township received an LSA Grant in the amount of \$652,096.00 for a defined scope. The Base Bid (Grant scope) was \$588,468.00. After the grant approval it was discussed to repave the basketball courts, replace the bleachers and add additional landscaping. That Alternate Bid (Basketball court, bleachers, landscaping) came in at \$133,340.25. Total Bid \$721,808.25

Motion to award Top-A-Court the construction contract for Town Hall Pickleball Court Repairs and Park Upgrades in the amount of \$721,808.25, subject to the final review and satisfaction of the Township Manager and Solicitor.

MOTION BY: Kathie Doyle
SECOND BY: Mason Smith
MOTION CARRIED

5. Northfield Business Campus, LLC, Conditional Use Decision – Lot 3 1131 Richland Commerce Drive TMP No. 36-029-019-03A and Lot 8 TMP No. 36-029-019-03D H7 Outside Storage Associated with G17 Flex Building Use

Northfield Business Campus, LLC Conditional Use Hearing was held on April 13, 2026 and after the hearing the Board of Supervisors directed the Solicitor to prepare a Conditional Use Approval letter based on the testimony.

Motion to approve the Northfield Business Campus, LLC Conditional Use request subject to the conditions outlined in the Solicitor's Conditional Use Approval letter dated May 12, 2026.

MOTION BY: Kathie Doyle
SECOND BY: Mason Smith
MOTION CARRIED

6. Quakertown Community Day – Donation Request

Quakertown Borough is seeking a contribution for their upcoming July 4th Community Day.

Motion to approve a donation to Quakertown Borough in the amount of \$1,500.00 towards Community Day.

MOTION BY: Mason Smith
SECOND BY: Kathie Doyle
MOTION CARRIED

7. Request Approval of Video Surveillance System Quote for Veteran's Park

Excel Communications has provided a quote to install and program a video surveillance system at Veteran's Park in Quakertown. Excel Communications is a Costar compliant company which meets the Township's bidding requirements. The proposal is to provide and install a new Hanwha Wisenet WAVE IP Video Surveillance System. The system will consist of multiple cameras strategically placed throughout the park, including a low-speed License Plate Recognition (LPR) camera and high-resolution multi-lens cameras with AI capabilities. All cameras will be networked back to the Network Video Recorder (NVR) using a combination of fiber optic cabling, Category 6 (Cat6) cabling, and point-to-point wireless links.

MOTION BY: Kathie Doyle
SECOND BY: Mason Smith
MOTION CARRIED

8. Resolution #2026-16 Greenways, Trails, and Recreation Program (GTRP) Grant Request

The Township is requesting a Greenway, Trails and Recreation Program Grant (GTRP) of \$250,000.00 from the Commonwealth Finance Authority (CFA) to be used for Veterans Park softball field fence replacement and upgrades. This resolution designates Chris Vanelli, Chair of the Board of Supervisors and Tim Arnold, Township Manager as the officials to execute all agreements between Richland Township and the CFA.

Motion to adopt Resolution Number 2026-16.

MOTION BY: Mason Smith
SECOND BY: Kathie Doyle
MOTION CARRIED

9. **Steeple Run Residential Subdivision – Paletown Road, TMP No. 36-042-010-003 – Escrow Release #4**
Gilmore and Associates, Inc. has conducted an inspection for work completed and is recommending a release in the amount of \$192,950.00.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

10. **Updated Memorandum of Understanding (MOU): Quakertown Community School District and Richland Township Police Department (2026-2028)**

Quakertown Community School District would like to update their MOU from 2024 regarding Threat Assessment. The current MOU is through 2028 but must now include language concerning Threat Assessments. The only change is on Page 9, Section G, points 1-4. Threat Assessments have been added to this MOU for the remainder of the years on the current MOU. The Police Department was involved with the School District on Tabletop concerning Threat Assessments, in March. Neidig Elementary School, Richland Elementary School and Strayer Middle School will all have an updated MOU. Attached is a Model of the updated MOU and letter from QCSD.

Motion to Authorize the Chief of Police to sign the three (3) Memorandums of Understanding, relating to incident procedures and threat assessments, for Neidig Elementary School, Richland Elementary School and Strayer Middle School.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

H. TOWNSHIP BUSINESS ITEMS - OLD

I. BOARD & STAFF APPOINTMENTS

J. BOARD & STAFF REPORTS

1. SUPERVISORS

Mason Smith – Grateful to be here and very excited.

2. TOWNSHIP MANAGER

RTWA hosting the annual Roadside Clean-up on May 30th from 8:30-12:30. Lunch will be provided to all volunteers after. Great PA Clean-up provides vests, gloves, trash bags and we will provide grabbers and tick/mosquito repellent.

3. ENGINEER

4. SOLICITOR

5. POLICE CHIEF

Sgt. Kisthardt – April 25th we had our Drug Take-back event and received about 300 lbs. worth of drugs that was transported to the county for destruction. May 2nd, we had a shred event paired with a food bank collection. We had at least 100 cars go through and collected food which was taken to the Quakertown Food Pantry and some people donated money. Saturday, May 9th we had our annual Bike Rodeo event in Quakertown Borough. We had 24 kids and was well attended.

K. PUBLIC COMMENT – Non-Agenda Items Only

Andrea Clark and John Wells – 1061 Heather Lane

We brought up last year the issue of a back yard firing range in a residential area of the Township that we are extraordinarily close to. We brought up our concerns regarding safety, the extraordinary lack of any safety

equipment at that range and also the noise. I was wondering if there has been any headway or news at all on a possible ordinance to restrict firing guns in your back yard in a residential area where homes and children and animals are around all of the time.

Chris Vanelli – You used the term firing range. Is it a formal range or something they set up or just your neighbors shooting guns?

Mrs. Clark – It's a big board and several other targets that are in their back yard and fire at towards the woods.

Ms. Doyle – We have been agonizing over this. Thanks to our solicitor we have pulled in a number of ordinances that exist within other municipalities. We have it broken down and are doing a deep dive so it's still a work in progress. I know we aren't moving fast but we are trying to also be sensitive to the law. We don't want to open ourselves up for a lawsuit. My understanding is it is still a work in progress and we should be winding up and coming to some sort of agreement on language that we could not violate anyone's rights.

Mrs. Clark – I have a lot of information that I have gathered for the past 15 years. We moved here in 2008 and this started in 2011 when we found a bullet on our deck. It hit our rain gutter over our patio door and we called the police. Officer Lawhead took possession of that bullet. I can't guarantee that is where that came from.

Mr. Wells – It's weird they were shooting the day before and there was a spent round on our deck. We heard it hit the house and thought it was a bird.

Mrs. Clark – 1 inch lower and it would have shattered our patio door. They are shooting at metal targets which are extraordinarily prone to ricochet. The issue I have is you have an established noise ordinance that is 55 decibels from 7 am to 10 pm in a residential area. Guns are 140 decibels and above. This is a blatant violation of your noise ordinance, and I don't understand why it is not being enforced. I would like to know why every time we call the police, they tell us the noise ordinance doesn't start until 10pm. Firearms are louder than fireworks, jackhammers, chainsaws, lawn mowers.

Mr. Wells – I'm not looking to violate anyone's 2nd amendment rights. I have guns and go to approved shooting ranges. I do my business there. I would not ever think of shooting my gun in a residential area. There is one aspect to think about and that is ground contamination. They have been shooting for 15 years and if you are familiar with that area, behind our property is wetlands and a stream or creek that runs through there. With the lead and copper going into the ground for 15 years, they shoot for hours. One day they shot for 6 hours.

Mrs. Clark - The day after Thanksgiving they have a shooting party. We can't stay in our house, it's unbearable.

Mr. Vanelli – As Kathie indicated we have been doing a lot of research on this, we have reached out to neighboring municipalities, local gun ranges, just to see what their rules are. We are getting close but can't give it to you today.

Mrs. Clark – Any responsible gun owner would have the required earth or manmade berm behind their target and also the side berms to defer ricochet. I was told on the last phonecall to the police that a dead tree was a backstop. It is not. The police called me back and said they can shoot at a dead tree. Yes, they can shoot at a dead tree as a target. It is not the backstop that protects the general public.

Ms. Doyle – That is something I think we can put requirements on if they are going to shoot.

Mr. Wells – They also shoot at empty propane tanks.

Mrs. Clark – They also have metal targets. I have pictures of all of this in a book. They have metal targets that spins then they have the big empty propane tank and a poster with peoples pictures on it. We can hear the bullets clanking all of the time. My neighbor has a one year old who was out playing on the deck two weekends ago playing on his water table having a blast and they start firing and his parents scooped him up and took him inside scared.

Linc Treadwell – The noise ordinance is not meant for activities. It is meant for uses. For example; running your lawn mower, jackhammer, chainsaw probably violates the noise ordinance. The idea of a shooting party, maybe that's a little different than somebody in their back yard shooting at a target. Someone in their back yard shooting at a target is probably not going to shoot for an extended period of time because ammunition is expensive. You are talking about a shooting party which is a little different than somebody out there practicing for deer season. If you are practicing for deer season you take a couple shots and are done. This is a little bit different. The noise ordinance is not meant for that. It's not meant for one time or regular type

activities. Fireworks violate the noise ordinance. Different from the safety issue. Safety issue is a whole different thing. The noise ordinance is meant for an industrial use that is happening next to a residential neighborhood and it's 24/7. It's a constant noise that you can measure for extended periods of time at the property line. That's the problem why the ordinance has an enforcement problem with this type of situation. Mr. Vanelli – We have been looking at this intensely. We have a shell of where we want to go and hope to have something for you soon. If we have any questions we will certainly reach out for clarification. We are working on it, I assure you of that.

L. ADJOURNMENT

Motion to adjourn

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED