



BETHEL TOWNSHIP
DELAWARE COUNTY
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Board of Supervisors

Chuck Dennie, P.E., Chairman
Stephanie DerOhannessian, MB, Vice-Chairwoman
Giovanna Iacono, P.E., MBA
Michael J. Davey, Esq.
Dr. Eileen Ming, MPH, Sc.D.

www.betheltwp.com

The Regular Meeting of the BETHEL TOWNSHIP BOARD OF SUPERVISORS was held on Tuesday, January 13th, 2026, in the John L. Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

BETHEL TOWNSHIP BOARD OF SUPERVISORS
January 13th, 2026

PRESENT:

Chuck Dennie, P.E., Chairman
Stephanie DerOhannessian, MB, Vice-Chairwoman
Giovanna Iacono, P.E., MBA, Supervisor
Dr. Eileen Ming, MPH, Sc.D., Supervisor
Michael Davey, Esq., Supervisor - Zoom

William Addison, Township Manager
Michael Maddren, Esq., Solicitor
Matthew Houtmann, P.E., Engineer
Ed Plasha, Tax Collector
Peter Barsz, Treasurer

ABSENT:

OBSERVERS:

Approximately 20 citizens were in attendance.

The Regular January 13th, 2025, Board of Supervisors meeting convened at 6:31 PM.

Chairman Dennie welcomed residents and called the meeting to order at 6:31 PM. The Pledge of Allegiance was recited. Chairman Dennie requested everyone to please silence all electronic equipment and announced the presence of a recording device for the purpose of minute-taking. The recording will be deleted once the minutes are approved at the following meeting. Chairman Dennie mentioned that the Township is livestreaming this meeting on its official YouTube channel. An executive session took place immediately prior to the meeting to discuss legal, real estate, and personnel matters. Chairman Dennie also stated that the proof of publication was at the dais.

APPROVAL OF MINUTES:

Township Solicitor Michael Maddren acknowledged concerns regarding the petition being excluded from the December 9, 2025, meeting minutes. Mr. Maddren stated that he takes responsibility for the omission, as he reviewed the meeting packet and did not recognize that the petition submission was not included at that time. He explained that, under the Sunshine Act, meeting minutes are required to include the date, time, and place of the meeting; the names of members present; the substance of all official actions; a record of each individual member's vote if a roll call is taken; and the names of individuals who appeared officially and the subject of their testimony. Mr. Maddren further stated that the petition was included in the final draft of the minutes presented.

Motion to approve the minutes for the Chester Valley Engineers Presentation Meeting held on November 20th, 2025.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Supervisor Iacono, with Supervisor Davey abstaining, the Board approved Chester Valley Engineers Presentation Meeting held on November 20th, 2025, on a 4-0-1 vote.

Motion to approve the minutes for the Regular Board of Supervisors' Meeting held on December 9th, 2025.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Supervisor Iacono and carried unanimously, the Board approved the minutes for the Regular Board of Supervisors' Meeting held on December 9th, 2025.

Motion to approve the minutes for the Pyles Walk Presentation held on December 11th, 2025.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Supervisor Iacono and carried unanimously, the Board approved the minutes for the Pyles Walk Presentation held on December 11th, 2025.

REPORTS:

TREASURER REPORT:

Peter Barsz, Township Treasurer, read the December 2025 Treasurer's Report. Details by fund are included within the report, which is on record at the Township building and is available for public inspection.

Motion to approve the Treasurer's Report, pay bills and release all relevant escrows.

Motion: On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian and carried unanimously, the Board approved the December 2025 Treasurer's Report and payment of all bills as presented.

FINANCE/AUDIT/TAXES:

Tax Collector Report: Chairman Dennie read the December 2025 Tax Collector's Report. A copy of the full Tax Collector's Report is available at the Township building for public inspection.

Ed Plasha, the Township Tax Collector, stated that late notices have been mailed out. He stated that 2026 taxes will be mailed out by February 1st, 2026.

Appointment of CPA for 2025 Township and Tax Collector Audits.

Motion: On a motion by Chairman Dennie, seconded by Supervisor Iacono and carried unanimously, the Board appointed Leitzell and Economidis for 2025 Township and Tax Collector Audits.

Motion to increase the Treasurer's Bond for Bethel Township from \$7,000,000.00 to \$7,600,000.00, in accordance with the elected Auditors' recommendation.

Motion: On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian and carried unanimously, the Board approved to increase the Treasurer's Bond for Bethel Township from \$7,000,000.00 to \$7,600,000.00, in accordance with the elected Auditors' recommendation.

Peter Barz, the Township Treasurer, reminded Chairman Dennie that it was the elected Auditors, not the internal, who recommended the increase.

PUBLIC SAFETY:

Police Department: Chief McCarthy read the December 2025 Police Report. A full copy of the Police Report is available for public inspection at the Township building.

Motion to appoint Jeff Galitski as a Bethel Township Police Officer at a rate of \$29.00 per hour, subject to a one-year probation period.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Supervisor Iacono and carried unanimously, the Board appointed Jeff Galitski as a Bethel Township Police Officer at a rate of \$29.00 per hour, subject to a one-year probation period.

Motion to appoint Kyle Smith as a Bethel Township Police Officer at a rate of \$29.00 per hour, subject to a one-year probation period.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Supervisor Iacono and carried unanimously, the Board appointed Kyle Smith as a Bethel Township Police Officer at a rate of \$29.00 per hour, subject to a one-year probation period.

Bethel Hose Co. #1: Deputy Chief Brett Small introduced Daniel Kirkner as the new Chief of the Firehouse. Chief Kirkner read the December 2025 Fire Report. A copy of the full Fire Department Report is available at the Township building for public inspection.

Chairman Dennie asked for clarification on their meetings and asked if they are open to the public or just for the firehouse.

Chief Kirkner stated that there are two meetings: one is the Board of Directors meeting for elected members only (last Tuesday of the month), and the other is the general meeting open to all fire department members and the public (last Thursday of the month).

Emergency Medical Services: Supervisor Iacono read the December 2025 Emergency Medical Services Report. A copy of the full Emergency Medical Services Report is available at the Township building for public inspection.

Emergency Management Coordinator: Supervisor Iacono read the December 2025 Emergency Management Report. A copy of the full Emergency Management Report is available at the Township building for public inspection.

Supervisor Davey asked when our Emergency Management Coordinator (EMC) first became aware of the Monroe Interstate Pipeline Company (MIPC) leak.

Supervisor Iacono stated that she would need to go back and find that out.

Supervisor Davey stated that the Emergency Management report has a date of December 5th, 2025, and our Township Solicitor and our Township Engineer didn't get immediately notified. Supervisor Davey stated that this delay impacted the Township's ability to coordinate and interface with the Department of Environmental Protection (DEP). Supervisor Davey stated that our Solicitor was not made aware of the situation until two days before Christmas.

Supervisor Iacono stated that she will review the timeline between the Emergency Management Coordinator and MIPC. She also stated that she was disappointed that the Township wasn't made aware of the leak until months after the leak occurred.

PUBLIC COMMENT:

Joe Thurstlic, 1641 Village Ave, expressed concerns with the EMS flow of funds. He stated that EMS was added into our tax bill in 2025 and wanted to know what our total

obligation for EMS was. He questioned what portion of our municipal taxes go toward EMS.

Supervisor Iacono stated that our obligation was around \$41,000 a month.

Ed Plasha, Township Tax Collector, stated that \$496,000.00 has been collected to date. He clarified that you need 3 months in the account as a reserve.

Peter Barsz, the Township Treasurer, stated that the EMS fund was not set up at the beginning of our contract with Main Line Health/Riddle. Once that fund had been established, the money was put into that specific account for EMS.

Supervisor Iacono stated that we used ARP money for the first year to cover EMS.

Supervisor Davey stated that the money was in Pennsylvania Local Government Investment Trust (PLGIT) still gaining interest and was transferred once the account for EMS was open.

FACILITIES AND MAINTENANCE:

Highway Department: Supervisor Iacono read the December 2025 Highway Report. A copy of the full Highway Department Report is available at the Township building for public inspection.

Building/Grounds: Supervisor Iacono read the December 2025 Highway Report. A copy of the full Building and Grounds Report is available at the Township building for public inspection.

BOARDS:

Parks and Recreation Board: Vice-Chair DerOhannessian stated that the December 2025 meeting was canceled. Their next meeting is January 14th, 2026.

Zoning Hearing Board: Supervisor Davey stated that there was nothing on the agenda for the Zoning Hearing Board. The next meeting will be on January 28th, 2026.

PUBLIC COMMENT:

Jim McDaniel, 1415 Zebly Road, raised questions regarding the Parks and Recreation meeting minutes and stated that if no meeting is held, this should be noted in the record. He also expressed concern about the funding amount proposed for the joint Semiquincentennial celebration with Concord Township. Mr. McDaniel further stated that there are five vacancies on the Parks and Recreation Board, including the Chair, Vice Chair, and Secretary positions.

Vice Chair DerOhannessian responded that the Parks and Recreation Board consists of nine total members and currently has seven members serving, resulting in two vacancies on the Board.

Mr. McDaniel questioned where the MIPC leak occurred and if residents affected were contacted.

Supervisor Iacono stated that it was located at the Chelsea Tank Farm.

Township Solicitor Mike Maddren stated that the residents that were affected were contacted.

Planning Commission: Supervisor Iacono read the December 2025 report. A copy of the full Planning Commission Report is available at the Township building for public inspection.

Sewer Authority: Supervisor Davey read the Sewer Authority Report. A copy of the full Sewer Authority Report is available at the Township building for public inspection.

Supervisor Davey stated that on December 10th, the Sewer Authority was contacted by the New Castle County Public Works Department regarding a sewage overflow at the Pyle Road force main. Wind River Environmental was contacted immediately, and the pump station was shut down.

Supervisor Iacono asked that the Township Engineer be notified in the future whenever a sewage overflow occurs, noting that under the MS4 program, the Engineer is required to prepare a report documenting the incident.

EDUCATION:

Garnet Valley School District: Supervisor Ming read the Garnet Valley School District report. A copy of the full Garnet Valley School District Report is available at the Township building for public inspection.

Rachel Kohl Library: Supervisor Ming read the Rachel Kohl Library report. A copy of the full Rachel Kohl Library Report is available at the Township building for public inspection.

TOWNSHIP MANAGER'S REPORT:

Dr. William Addison read the December 2025 Manager's Report. A copy of the full Manager's Report is available at the Township building for public inspection.

NEW BUSINESS:

Motion to ratify the employment of Amber Seamen as a Bethel Township part-time Administrative Assistant at a rate of \$20.00 per hour.

Motion: On a motion by Supervisor Ming, seconded by Supervisor Iacono and carried unanimously, the Board ratified the employment of Amber Seamen as a Bethel Township part-time Administrative Assistant at a rate of \$20.00 per hour.

Motion to ratify and amend the December 9 approval of Boates Brothers General Contracting for the installation of a public access wall, door, window, and countertop within the Township Office, through the COSTARS Cooperative Purchasing Program, at a cost not to exceed \$17,079.36, subject to Solicitor review. The amendment increases

the contract amount by \$686.00, bringing the revised total to \$17,765.36, to cover the upgrade to a granite countertop with a stainless steel “deal tray” passthrough (12" wide × 10" long × 2" deep).

Motion: On a motion by Chairman Dennie, seconded by Supervisor Iacono and carried unanimously, the Board ratified and amend the December 9 approval of Boates Brothers General Contracting for the installation of a public access wall, door, window, and countertop within the Township Office, through the COSTARS Cooperative Purchasing Program, at a cost not to exceed \$17,079.36, subject to Solicitor review. The amendment increases the contract amount by \$686.00, bringing the revised total to \$17,765.36, to cover the upgrade to a granite countertop with a stainless steel “deal tray” passthrough (12" wide × 10" long × 2" deep).

Motion to ratify a 36-month contract with KDI Office Technology for an AI-powered, cloud-based communication and phone system upgrade, including new hardware and enhanced security and compliance features, for the Administrative Office and Police Department. The contract is being awarded through the COSTARS Cooperative Purchasing Program, at a cost not to exceed \$22,000.00, with a monthly payment of \$598.71.

Motion: On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian and carried unanimously, the Board ratified a 36-month contract with KDI Office Technology for an AI-powered, cloud-based communication and phone system upgrade, including new hardware and enhanced security and compliance features, for the Administrative Office and Police Department. The contract is being awarded through the COSTARS Cooperative Purchasing Program, at a cost not to exceed \$22,000.00, with a monthly payment of \$598.71.

Authorization to codify Ordinance No. 243 and Ordinance No. 244 with General Code, in an amount not to exceed \$ 1,539.00.

Motion: On a motion by Supervisor Iacono, seconded by Chairman Dennie and carried unanimously, the Board approved the authorization to codify Ordinance No. 243 and Ordinance No. 244 with General Code, in an amount not to exceed \$1,539.00.

Resolution 2026-07 ratifying the appointment of Garry Lanahan to the Zoning Hearing Board.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Chairman Dennie and carried unanimously, the Board adopted Resolution 2026-07 ratifying the appointment of Garry Lanahan to the Zoning Hearing Board.

Motion to enter a 1-year contract with Brandywine Veterinary Hospital to house municipal stray dogs subject to Solicitor Review.

Motion: On a motion by Supervisor Ming, seconded by Vice-Chair DerOhannessian and carried unanimously, the Board approved to enter into a 1-year contract with Brandywine Veterinary Hospital to house municipal stray dogs, subject to Solicitors' review.

Escrow Release #1 for the Twin Tails Veterinary Hospital in the amount of \$290,303.50.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Chairman Dennie and carried unanimously, the Board approved Escrow Release #1 for the Twin Tails Veterinary Hospital in the amount of \$290,303.50.

Supervisor Davey asked for background information on this Escrow.

Township Engineer Matt Houtmann provided background on the topic.

Escrow Release #6 for the Sarum Farm II Development in the amount of \$43,088.80.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Chairman Dennie and carried unanimously, the Board approved Escrow Release #6 for the Sarum Farm II Development in the amount of \$43,088.80.

Supervisor Ming asked for background information on this Escrow.

Township Engineer Matt Houtmann provided background on the topic.

Motion to authorize payment to Zone Striping in the amount of \$13,067.80 for waterborne and hot thermoplastic pavement markings at the intersection of Foulk Road and Naamans Creek Road.

Motion: On a motion by Supervisor Iacono, seconded by Chairman Dennie and carried unanimously, the Board approved payment to Zone Striping in the amount of \$13,067.80 for waterborne and hot thermoplastic pavement markings at the intersection of Foulk Road and Naamans Creek Road.

Discussion of proposed Public Meeting Room Decorum Rules.

Township Solicitor Michael Maddren stated that he wants to have a decorum policy crafted by the February meeting for all to review.

Chairman Dennie asked if other Townships have this policy in place.

Township Solicitor Mike Maddren stated that some do have these policies in place, but most do enforce time restraints.

PUBLIC COMMENT:

Following the explanation of this item by Township Solicitor Michael Maddren, Donna Vance, 1612 Wendy Way, stated that she did not understand the rules and expressed frustration with them.

Township Solicitor Michael Maddren then explained the purpose of the rules, noting that they are intended to keep meetings running smoothly and efficiently and to prevent residents from interrupting one another.

Garry Lanahan, 1334 Zebley Road, stated that he was in full support of a time limit for public comment.

Jason Kutz, 86 Overlook Circle, stated that the meetings over the past several months have been out of control and expressed his belief that individuals should be able to make their points within three and a half minutes.

Joe Thurstlic, 1641 Village Avenue, stated that the November and December meetings have been repetitive and should be more concise. He also expressed concerns regarding the budget.

Peter Barsz, Township Treasurer, stated that he would be happy to review the information, better understand Mr. Thurstlic's concerns, and meet with him to discuss the matter further.

Supervisor Iacono stated that Mr. Thurstlic's concern is that the projected year-end number is significantly inaccurate.

Jim McDaniel, 1415 Zebley Road, expressed concerns regarding the implementation of time limits at meetings and questioned how the decorum policy would function.

Dianne Smith, 1602 Wendy Way, expressed concerns about the level of detail included in the meeting minutes and asked whether the meeting packet could remain available on the website permanently. She also asked if she was allowed to call the accounting office directly if she had a question about a specific check. She expressed support for the Townhall-style meeting format.

Township Solicitor Michael Maddren stated that he reviewed the Sunshine Act requirements, noting that the Act specifies a required format for meeting minutes and that minutes are not required to be a word-for-word transcript.

Chairman Dennie stated that he was not previously aware of the specific requirements for meeting minutes and noted that staff have since received training on the matter.

Ms. Smith questioned why all information is not included if the minutes are considered an official document.

Supervisor Iacono stated that the meeting minutes are not intended to serve as a transcript.

Vice-Chairman DerOhannessian answered Ms. Smith's question about the packet being online permanently. She stated that this issue is currently being addressed and noted that related materials are available under the meeting link within the calendar section of the Township website.

Peter Barsz, Township Treasurer, stated that Ms. Smith may contact the Township office and that her question can be directed to him.

Joe Thurstlic, 1641 Village Avenue, stated that his only comment during the previous meeting was regarding the budget and expressed concern that the reserve would be depleted by 2028. He also referenced his request to review an extended budget.

Peter Barsz, Township Treasurer, stated that a team was assembled to prepare a projected three-year budget. He further stated that Mr. Thurstlic was invited to participate but declined.

Deb DeSando, 1654 Hance Lane, stated that she welcomes the public meeting decorum rules. She commented that the last several meetings were lengthy and noted that attendees can come to meetings prepared.

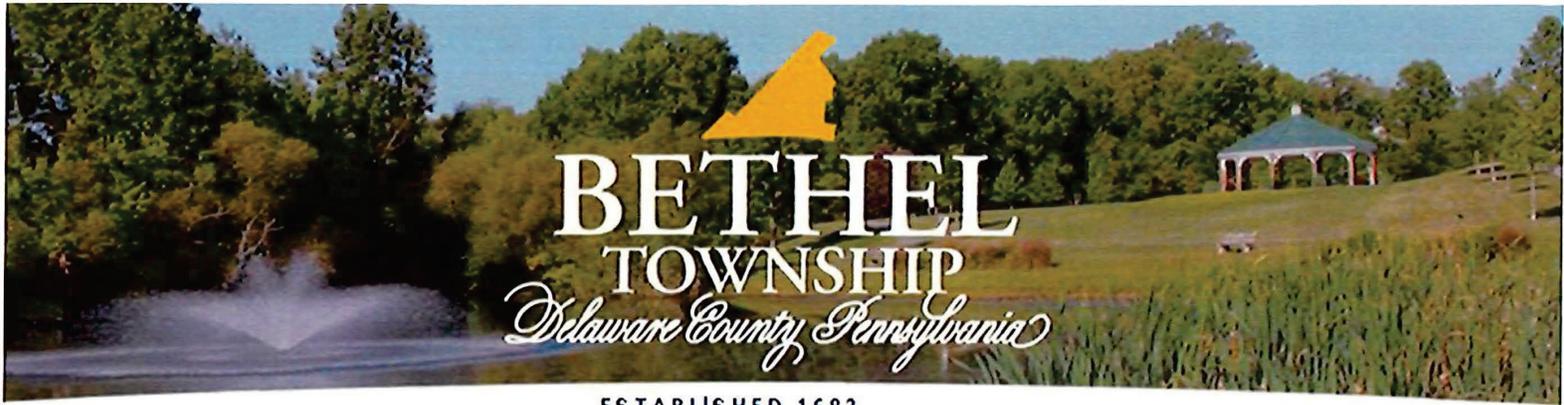
ADJOURNMENT:

On a motion by Chairman Dennie, seconded by Supervisor Iacono and carried unanimously, the meeting was adjourned at 7:51 PM.

The next Regular Board of Supervisors meeting will be held on Tuesday, February 10th, 2026, at 6:30 PM.

Respectfully submitted,

Rebecca Crowley



Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

**BETHEL TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

Abstention Memo – Supervisor Davey

MEMORANDUM

TO: Bethel Township Board of Supervisors
FROM: Michael Davey- Supervisor
DATE: January 13th, 2026

RE: Abstention – APPROVAL OF MINUTES
a. Chester Valley Meeting, November 20th, 2025.

Please accept this memorandum as formal notice that I abstained from voting on the above-referenced action item at the January 13th, 2026, Board of Supervisors Regular meeting.

My abstention was due to not having the opportunity to attend the meeting for Chester Valley Engineers.

This abstention is submitted for inclusion in the official record.

Respectfully submitted,

Michael Davey
Supervisor