

EAST WHITELAND TOWNSHIP
REGULAR MEETING
May 13, 2009

Chair, Virginia McMichael called the meeting to order at 7:05 p.m. William Holmes, Vice Chair, John Mott, Member, Bereth Graeff, Township Solicitor, Terry Woodman, Township Manager, Eugene Dooley, Police Chief, and Mary Lou Knight, Assistant Township Secretary, were present. There were approximately five (5) people in the audience at the onset of the meeting.

Everyone recited the pledge of allegiance.

Mr. Holmes made a motion to approve the Minutes of both the Regular Board Meeting of April 8, 2009 and the May 6, 2009 Town Hall Meeting. Mr. Mott seconded and the vote was unanimous.

ANNOUNCEMENTS

The Chair announced the following:

- The Board of Supervisors will be holding a Town Hall Meeting on June 3, 2009 at 7:00 p.m. in the Township Building. The meetings will be on a trial basis through July 1st and are intended to provide residents with a forum to discuss topics of interest.
- East Whiteland Township will be accepting electronic bids until Monday, June 1, 2009 at 11 a.m. for the sale of vehicles and equipment as listed below. To see further details or submit a bid go to www.municibid.com.
 - 1) 1996 Ford F-800 dump truck with snow plow and salt spreader
 - 2) 1988 Asplundh drum type brush chipper
 - 3) 1998 Ford Expedition
 - 4) 2002 Chevrolet Tahoe
- The date of the May Zoning Hearing Board meeting has been changed to Thursday, May 21, 2009, 7:15 p.m. in the Township Building.
- The East Whiteland Volunteer Fire Association will be holding their annual Fair June 23rd thru June 27th on Rt. 30 between Rt. 401 and Malin Road.
- Ms. McMichael encouraged residents to vote in the upcoming election. The voting venue for those in Precinct #1 has been moved from Immaculata's Alumni Hall to Faculty Hall.

PUBLIC COMMENT

There was no public comment.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

East Whiteland Volunteer Fire Company

Gary Sheridan, East Whiteland Volunteer Fire Company, gave the Company's monthly report. He urged residents to support the upcoming fair. Discussion ensued regarding the Company's desire to hold a fundraising Boot Drive at two locations in the Township, for two hour intervals, on three different dates. Ms. McMichael was concerned about traffic safety issues. It was unclear if permission was required from the State as State roads are being used. The Township solicitor will investigate. Discussion continued. Mr. Holmes made a motion to allow East Whiteland Volunteer Fire Company to have a Boot Drive on May 22nd, June 20th, and July 3rd providing no State laws prohibit this activity. Mr. Mott seconded. The vote was in the majority with Ms. McMichael opposed.

Mr. Sheridan noted that equipment which is currently out of service has an estimated repair bill of \$20,000.00. He also reported that the Company has begun to use environmentally friendly soap when washing their equipment.

Ms. Woodman gave an update on roads to be paved in 2009 and indicated that the cost is within budget.

Mr. Mott asked if there was additional news on the Whiteland Village project. Ms. Woodman indicated that Frazer/Exton Development is being required to put in additional monitoring wells.

ACCEPTANCE OF THE TREASURER'S REPORT

Ms. Woodman summarized the Treasurers Report. Mr. Mott made a motion to accept the Treasurer's Report dated April 30, 2009. Mr. Holmes seconded and the vote was unanimous.

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Discussion ensued regarding possible use of stimulus monies for funding of LED lights in all traffic signals in order to reduce the Township's electric bill. Mr. Mott made a motion for approval of General Fund Voucher No. 2009-5G, Sewer Fund Voucher No. 2009-5S, and Payroll Fund Voucher Nos. 2009-8, 9 and 10 Mr. Holmes seconded. The vote was unanimous.

NEW BUSINESS

- a. Request from the Fieldbrooke Homeowners Association for Road Completion and Dedication. –The Chair referenced letters from the Fieldbrooke Homeowners Association requesting that the Township hold funds being held in escrow until the check list is completed. A list of items not yet completed accompanied the letter, and the community is anxious for final dedication/completion. Ms. Woodman indicated that she, Mr. Kohli and Bo Erixson, representing Benson Companies, had a meeting to discuss the various things to be done. The basins are of particular concern, and Mr. Erixson summarized the situation. He indicated that the basin conversion should be finalized before other check-list items go forward in order to create the least amount of disturbance to the homeowners. Ms. McMichael asked for details, and Mr. Erixson responded. He explained Benson’s plan, and Mr. Mott asked if firm dates could be determined. Discussion ensued. The Board asked if an updated plan could be presented at the June meeting of the Board, and Mr. Erixson said Benson would comply with this request.
- b. Chester County Parks Department’s Comcast Cares Day Project – Mr. Holmes reported on the work done by a large number of Comcast Volunteers in clearing a portion of Rails to Trails. He asked Ms. Woodman to send a letter of appreciation to Comcast.
- c. Award Contract for Diesel Fuel – The bid was advertised in the *Daily Local News* on April 9 and 16, 2009. Ms. Woodman outlined the two bids received. She indicated that Mr. Steele recommends the contract be awarded to the lowest bidder, Reilly and Sons. Mr. Holmes made a motion to award the contract for diesel fuel to Reilly and Sons for one year beginning on June 1, 2009 at a cost of rack price plus 10 cents per gallon delivery. Mr. Mott seconded and the vote was unanimous.
- d. Award Contract for Superpave Asphalt Mix - The bid was advertised in the *Daily Local News* on April 9 and 16, 2009. Ms. Woodman stated that three bids were received. Discussion ensued. Mr. Mott made a motion to award the contract for Superpave asphalt mix for one year beginning on June 1, 2009 to Independence Construction Materials for all material with the exception of the 9.5 MM FOB plant which will be awarded to Highway Materials, Inc., a copy of Mr. Steele’s memo dated May 4, 2009, with attachment, to become part of the Minutes of this meeting. Mr. Holmes seconded that the vote was unanimous.
- e. Request for Proposal for a Space Needs Assessment and Site Analysis for a New Municipal Complex –Ms. McMichael summarized the need for a space needs assessment and site analysis for a new municipal complex, this analysis being the first step in identifying the Township’s requirements going forward. She indicated that Ms. Woodman has identified five architectural firms with municipal experience in this area. Discussion ensued. Mr. Holmes made a

motion to issue a Request for Proposal for a Space Needs Assessment and Site Analysis for a new municipal complex in accordance with Ms. Woodman's memo and attachment dated May 8, 2009. Mr. Mott seconded and the vote was unanimous.

- f. Resolution 13-2009 - Approving Uptown Worthington as a Mixed-Use Town Center Development – Ms. McMichael summarized the Resolution. Lou Colagreco was present representing Uptown Worthington. He explained that transference of liquor licenses from Philadelphia to Chester County is made easier if the applicant is deemed a mixed-use town center development, and he gave details on the Liquor Code process. Discussion ensued. Mr. Holmes made a motion to adopt Resolution 13-2009 approving Uptown Worthington as a Mixed-Use Town Center Development. Mr. Mott seconded. The vote was unanimous.
- g. Advertise Public Hearing – Lou Colagreco was present representing Uptown Worthington. Discussion ensued. Mr. Mott made a motion to advertise a Public Hearing to be held on June 10, 2009 to consider the transfer of a liquor license to the Uptown Worthington Development. Mr. Holmes seconded and the vote was unanimous.
- h. O'Neill Properties' Escrow Payments - Lou Colagreco referenced the restructuring of the phasing of O'Neill Properties' escrow payments and indicated that a change has been made to the original document. The difference is that the Phase 2A posting of financial security is the only phase covered in the document. He explained the reasoning for this change. Before Phase 2B begins, a new financial security agreement will be drawn. Mr. Colagreco asked for the Board's signature on the revised document.

OLD BUSINESS

- a. Use of floor drains and their connection to the sanitary sewer system. – Discussion of this topic has been postponed.
- b. Status of Zoning Ordinance Regulation Revisions for Signage and Alternative Energy Generators – Ms. Woodman indicated that a draft amendment has been produced that addresses issues of signage. Eric Reed is going through the draft. Once he approves, it will go to the Township Planning Commission and then to the Chester County Planning Commission for their review and then to the Board for a public hearing. Regarding the alternative energy generators, the Planning Commission had many good ideas. The Township Manager will present her notes for the Commission's further review at their May meeting. Once they take action it will come to the Board for a public hearing, go to the solicitor, and then on to the County Planning Commission.

Peggy Miros expressed her dissatisfaction with the noise factor in her neighborhood including Rt. 202 traffic noise, mowing, construction, etc. which begins at 7:00 a.m. and often goes to 9:00 p.m. She finds the machinery noise extremely stressful. Eric Reed outlined the

Township noise ordinance, and the Chair explained the reasoning behind the parameters of the ordinance. She recommended discourse with neighbors. Discussion ensued. Ms. McMichael indicated that sound walls are planned when the Rt. 202 expansion goes forward. Mr. Mott suggested that the coating PennDOT applied to worn portions of Rt. 202 is causing the noise level to be increased. It is expected that this noise will be ameliorated once the new roadway is widened. Discussion continued.

There being no further business, Ms. McMichael made a motion to adjourn the meeting. Mr. Holmes seconded. The vote was unanimous and the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Mary Lou Knight
Assistant Township Secretary