

EAST WHITELAND TOWNSHIP
REGULAR MEETING
October 12, 2011

Chair, William Holmes called the meeting to order at 7:00 p.m. Virginia McMichael, Vice Chair, John Mott, Member, William Lincke, Township Solicitor, Terry Woodman, Township Manager, William Steele, Public Works Director, Ken Battin, Building Official, and Mary Lou Knight, Assistant Township Secretary, were present. There were approximately three (3) people in the audience at the onset of the meeting.

Everyone recited the pledge of allegiance.

Mr. Mott made a motion to approve the Minutes of the Regular Board Meeting of September 14, 2011 and the September 29, 2011 Special Meeting. Ms. McMichael seconded the motion and the vote was unanimous.

ANNOUNCEMENTS

Mr. Holmes announced the following:

- a. The November meeting of the Township Historical Commission will be held on Tuesday, November 1, 2011 in the Township Building.

PUBLIC COMMENT

There was no public comment.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS
AND TOWNSHIP OFFICIALS

- a. Emergency Operations Center Update – Ken Battin, Director of Codes and Life Safety and Township Fire Marshal, reported on the Emergency Operations Plan Update. He spoke to how instructions were communicated to residents when evacuations were necessary due to fire, earthquake, flood, etc. The Emergency Operations Plan is electronic and check lists are readily available to Township personnel. In response to a question from Ms. McMichael, Mr. Battin outlined the system whereby the County is able to relay instructions to residents using the area in which they live. Discussion ensued regarding the confusion surrounding the Johnson Matthey fire. Mr. Battin explained that a protocol was in place but the County Emergency Management Services failed to implement it during the Johnson Matthey incident. Since the fire was in West Whiteland, the County should have contacted East Whiteland to ask our assistance in evacuating nearby residents. If that had been done then the residents would have been directed to shelter opened for that event. If it is a large scale event subsequent evacuations are handled through the Red Cross. Mr. Battin said the revised Emergency Operations Plan will be available to the Board in December or January. In response to a question about flooding brought on by the storms in early September, Mr. Steele

described the erosion that occurred to roadbeds by flood waters, citing Ravine Rd. as a prime example. The Township is in process of applying for Federal and State reimbursement of damage caused by the flooding. Grant monies are also being pursued.

- b. East Whiteland Volunteer Fire Association – there was no report.
- c. Park and Recreation Board – Jason Dempsey put forth the Park and Recreation Board’s interest in enhancing the amphitheater’s concert series for 2012. He outlined how this would be done with the help of a third party production company. Funds for this enterprise would be acquired through fundraising, and Mr. Dempsey is suggesting the establishment of a non-profit. This entity would be separate from the Township but have full transparency. He is seeking the help of the Township solicitor to put together a 501.C.3 foundation that would have tax exempt status. Discussion ensued. Ms. McMichael made a motion to authorize the Township Solicitor to prepare the paperwork necessary to create a 501.C.3 non-profit for the summer concert series at Valley Creek called “The Summer Stage at Valley Creek”. Mr. Mott seconded and the vote was unanimous.

ACCEPTANCE OF THE TREASURER’S REPORT

Ms. Woodman summarized the Treasurer’s Report. Mr. Mott made a motion to accept the Treasurer’s Report dated September 30, 2011. Ms. McMichael seconded and the vote was unanimous. The Treasurer’s Report balance totals as of September 30, 2011 are as follows:

General Fund	\$ 3,608,292.95
Street Light Fund	13,246.30
Sewer Fund	3,907,303.03
Sewer Fund Reserve	4,780,912.19
Sewer Construction Fund	77.07
Park Development Fund	347,700.62
Capital Improvement Fund	2,341,682.49
Dare Fund	7,512.36
State Fund	63,252.06

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Ms. McMichael questioned the purchase of sodium, and Mr. Steele outlined its use. Mr. Mott made a motion for approval of and to include the first and second check runs of General Fund Voucher No. 2011-10G, Sewer Fund Voucher No. 2011-10S, and Payroll Fund Voucher Nos. 2011-20 & 21. Ms. McMichael seconded and the vote was unanimous.

PLANS

Approval of Revised Final Land Development - Redgo Development - Jim Redding was present representing the applicant. He outlined the changes. Discussion ensued. Mr. Mott made a motion to approve Redgo Development Revised Final Land Development Plan for Lot 1, changing from two office buildings totaling 35,000 sq. ft. to two flex buildings totaling 45,000 sq. ft. located at

40 and 50 Three Tun Road in an I – Industrial District. Ms. McMichael seconded and the vote was unanimous.

Uptown Worthington - Consideration of an Application to Amend the previously approved Master Plan filed by O’Neill Properties for the Uptown Worthington Development – Ms. McMichael recused herself from the discussion and the voting. Lou Colagreco, Esq. was present representing the applicant. He indicated that the amended plan has the approval of both the Chester County and East Whiteland Township Planning Commissions. He explained that the new plan shows a 59% decrease in square footage. Discussion ensued regarding ingress and egress and the revised parking plan. Mr. Mott made a motion to approve the amendment to the previously approved Master Plan filed by O’Neill Properties for the Uptown Worthington Development, said plan features 99,200 sq. ft of office (formerly 497,700 sq. ft.), 399,600 sq. ft. of retail (formerly 802,844 Sq. ft.), 753 residential units and two extended-stay suite hotels totaling 250 units. Mr. Holmes seconded and the vote was in the majority.

Ms. Woodman indicated that O’Neill has committed to a contribution to help defray the cost of the construction of a new fire station. Ms. Woodman asked if Mr. Colagreco and she could have a discussion about how that contribution is paid going forward. O’Neill is suggesting that a payment of \$750,000 be broken up into three payment points - \$250,000 at the time of the use and occupancy permit for the first building, \$250,000 for the second building and \$250,000 for the third building. The residential payment would be as originally set up. Mr. Colagreco will present the revised payment plan for the Board’s perusal.

OLD BUSINESS

Status of Sink Hole on Lee Boulevard - Mr. Steele indicated that the repair of the sink hole on Lee Boulevard held no surprises. The grouting was a bit more than estimated and the patch work has been completed. The Solicitor’s office is in pursuit of recompense from Iron Mountain.

Ms. Woodman indicated that another sink hole has opened up on private property owned by Liberty at their parking lot next to Flat Road just west of Route 29. Mr. Steele said that another has opened up behind Raymour & Flannigan on Flat Road just off Sidley Road.

NEW BUSINESS

- a. Chester County Association of Township Officials Fall Convention – Ms. Woodman indicated that Maureen Perri will send Board members an e-mail to ascertain if they wish to attend the Convention and, in turn, they can respond to her.
- b. Police Pension Fund – Ms. Woodman gave background on the facts relating to the elimination for three months of the individual Police Officer’s Pension Contribution. Discussion ensued. Mr. Mott made a motion to approve the elimination of the individual Police Officer’s Pension Contribution from the first pay period in October through December 31, 2011. Ms. McMichael seconded and the vote was unanimous.

- c. Advertise Public Hearing – Ms. Woodman explained that during planning of the new Fire Station it was discovered that a corner of the property is zoned OS (Open Space). The proposed amendment to the Township Zoning Map would change that designation to that of the contiguous property, i.e., I (Industrial District). Mr. Mott made a motion to advertise a Public Hearing to be held on Wednesday, November 9, 2011 to consider an amendment to the Township’s Zoning Map. Ms. McMichael seconded and the vote was unanimous.

In response to a question from Ms. McMichael, Mr. Steele indicated that the Township received bids on everything that was placed for sale on Municibid.

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Mary Lou Knight
Assistant Township Secretary