

EAST WHITELAND TOWNSHIP
REGULAR MEETING
May 11, 2011

Chair, William Holmes called the meeting to order at 7:10 p.m. Virginia McMichael, Vice Chair, John Mott, Member, Bareth Graeff, Township Solicitor, Terry Woodman, Township Manager, Eugene Dooley, Police Chief, William Steele, Public Works Director, and Mary Lou Knight, Assistant Township Secretary, were present. There were two (2) people in the audience at the onset of the meeting.

Everyone recited the pledge of allegiance.

Mr. Mott noted a change in the Meeting Minutes of April 13, 2011 as follows: page 21, fourth sentence from the bottom of second paragraph should read “was in the majority with Mr. Mott opposing because he felt that the Township should deal with this issue now.” Ms. McMichael made a motion to approve the Minutes of the Regular Meeting of April 13, 2011 as amended. Mr. Mott seconded and the vote was unanimous. Ms. McMichael and Mr. Mott agreed that the Minutes of the Town Hall Meeting of April 6, 2011 were accurate. Ms. McMichael made a motion to approve the Minutes of the Town Hall Meeting of April 6, 2011, Mr. Mott seconded and the vote was unanimous.

ANNOUNCEMENTS

- Mr. Holmes announced that the second Chester County Household Hazardous Waste Collection Event of 2011 will be held on Saturday, May 21, between 9am and 3pm at the Owen J. Roberts Middle School, 981 Ridge Road, Pottstown, PA 19465. **No Computers will be accepted at this collection event.**
- Mr. Holmes referenced a letter from Susan Miller thanking Sgt. Mitchell and Officers Dougherty and Batykefer for their help while responding to a medical emergency at her home.
- Mr. Holmes announced that the first annual Chester County Bike to Work Week will begin on Monday, May 16th at 7:45 a.m. Information on this event will be posted on the Township’s web site. The Friends of Chester Valley Trail and the Chester County Biking Coalition are among the sponsors of this event.

PUBLIC COMMENT

There was no public comment.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS
AND TOWNSHIP OFFICIALS

Township Engineer Reports

ARRO's geologist met with Ms. Woodman and Mr. Steele on the matter of sink holes on Lee Boulevard. Mr. Steele recapped the situation.

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 April 30, 2011. Ms. McMichael seconded and the vote was unanimous.

The Treasurer's Report balance totals as of April 30, 2011 are as follows:

General Fund	\$ 3,158,154.20
Street Light Fund	17,595.27
Sewer Fund	3,773,082.47
Sewer Fund Reserve	5,150,496.79
Sewer Construction Fund	77.02
Park Development Fund	337,548.16
Capital Improvement Fund	2,356,763.65
Dare Fund	4,846.09
State Fund	2.59

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Ms. McMichael made a motion for approval, including second check run, of General Fund Voucher No. 2011-5, Sewer Fund Voucher No. 2011-5S, and Payroll Fund Voucher Nos. 2011-8, 9, and 10. Mr. Mott seconded and the vote was unanimous.

Mr. Mott asked if revenue was being received in a timely manner from the newly assigned tax collector. Mr. Lokken replied and summarized the process.

OLD BUSINESS

There was no old business for discussion.

NEW BUSINESS

- a. Discussion - Adaptive reuse/redevelopment of the Bishop Tube site – Lou Colagreco was present representing O’Neill Properties. The site consists of 14 acres on Malin Road. An indoor lacrosse practice facility is being proposed. Part of the existing building will be used and an addition will be added on the existing pad. Two outdoor fields and parking will be situated in back of property. The Ordinance governing the Township’s Industrial District does not presently allow for indoor/outdoor recreational facilities. Also, an exception will be required for the number of parking spaces proposed. Discussion ensued regarding a number of additional items needing to be addressed should O’Neill go forward on this reuse plan, including placement of lighting and possible use of artificial turf. Ms. Woodman will arrange a tour of the property for Board members should they wish to inspect the property. She also felt that, given the brownfield designation given to the property, it might be helpful if O’Neill would meet with the EAC. Ms. Woodman stated that as it currently stands, uses that are commonly described as adult uses are only allowed in the Industrial District and this will have to be addressed if the Ordinance is changed to allow recreational facilities.
- b. Advertise Public Hearing – Mr. Mott made a motion to advertise a public hearing to be held on Wednesday, June 8, 2011 to consider an amendment to the ROC/R Zoning District. Ms. Holmes seconded and the vote was in the majority. Ms. McMichael abstained from the vote.
- c. Discussion - 2010 Automated Red Light Enforcement (ARLE) Grants – Mr. Holmes indicated that Mark Koenig and Matt Kozsuch wrote eight grant applications to the Automated Red Light Enforcement (ARLE) Funding Program and were rewarded with five grants totaling \$183,106 as follows:
- \$28,806 for LED lenses for traffic signal heads
 - \$39,000 for signal retiming of 13 intersections along Rt. 30
 - \$78,000 for the construction/installation of an Ethernet IP network to provide communications technology to signals for incident management.
 - \$12,800 for communications hardware for the existing traffic signal controllers
 - \$24,500 for signal improvements at the intersection of Routes 352 and 30.

On behalf of the Board, Mr. Holmes thanked Mark and Matt for their efforts.

- d. Resolution No. 10-2011 – Support of the State’s Growing Greener Grant Program – Mr. Holmes indicated that the Township has been asked for continued support for the program that has empowered communities to protect working farms and special places, clean up rivers and streams, create and improve parks and trails and revitalize cities and towns. After a decade of success, the funding sources that support the Growing Greener

Program are nearly gone. The proposed Resolution would send a strong message to Harrisburg that the Program needs to be dedicated, sustainable and long-term funding. Discussion ensued. Ms. McMichael made a motion to adopt Resolution No. 10-2011 in support of renewing the State's Growing Greener Grant Program. Mr. Mott seconded and the vote was unanimous.

- e. Award Bid - Superpave Asphalt Mix – The bid was advertised in the *Daily Local News* on two separate dates and three bids were received. Mr. Steele outlined the bids. Mr. Mott made a motion to award the superpave asphalt mix contract on all materials, with the exception of the patching material, to Independence Construction Materials and the patching material contract to Highway Materials in accordance with Mr. Steele's memo and attachment dated May 6, 2011, memo to be included in the Minutes of this meeting. Ms. McMichael seconded and the vote was unanimous.
- f. Advertise Public Hearing – Discussion ensued regarding establishment of a maximum height for cultivated grasses. Ms. McMichael made a motion to hold a public hearing to be held on Wednesday, June 8, 2011 to consider an amendment to the Township's International Property Maintenance Code to establish a maximum height of 8 inches for grasses cultivated as lawn. Mr. Mott seconded. The vote was unanimous.
- g. Authorize the Township Manager to nominate "The Patriots Path Plan: Development Guide on How to Design and Build the Patriots Path Trail Network" for the Pennsylvania Chapter of the American Planning Association 2011 Awards Program – Ms. Woodman indicated that East Whiteland partnered with Tredyffrin Township, Malvern Borough and the County to develop the Patriots Path Plan which would be a linkage of Valley Forge Historic Park and Paoli Battlefield. The Chester Valley Trail is a major spine. Mr. Michaels of the County Planning Commission informed the Township Manager that the Pennsylvania Chapter of the American Planning Association recognizes well done plans, and he felt that the Patriots Path Plan might merit an award. Discussion ensued. Mr. Mott authorized the Township Manager to nominate "The Patriots Path Plan: Development Guide on How to Design and Build the Patriots Path Trail Network" for the Pennsylvania Chapter of the American Planning Association 2011 Awards program. Ms. McMichael seconded and the vote was unanimous.
- h. Authorize the Township Manager to enter into a contract for the development of a Conditions Assessment and Maintenance Plan for the Valley Creek Park Farmhouse - Ms. Woodman summarized the state of the historic home in Valley Creek Park. Mr. Steele explained that the work he has done on the house is minimal as he did not want to do something that would interfere with the historic nature of the house. Ms. Woodman indicated that consulting services of a professional restoration architect are needed. Frens and Frens, LLC has been chosen for this work at a cost of \$5,520. She indicated that \$12,000 is included in the budget for this purpose. Discussion ensued. Mr. Mott made a motion to authorize the Township Manager to enter into a contract for the development of a Conditions Assessment and Maintenance Plan for the Valley Creek Park farmhouse. Ms. McMichael seconded and the vote was unanimous.

- i. Discussion of 2010 Financial Statements for each of the Township's Police, Non-Uniformed, and Firefighter Pension Plans – Ms. Woodman said that with the market recovery the Township's position is getting better. Of the three funds the police fund is the healthiest. Firefighters and non-uniform have the most need of additional funds. She stated that none of the funds are in trouble. Discussion ensued.
- j. Advertise Public Hearing – Ms. Woodman summarized the proposed plan of RedGo Development. Discussion ensued. Mr. Mott made a motion to advertise a public hearing to be held on Wednesday, June 8, 2011 to consider a Conditional Use application filed by RedGo Development, pursuant to Section 200 – 71 (Reserve Parking) of the Zoning Ordinance to allow up to 35% of the required parking spaces to be held in reserve. Ms. McMichael seconded and the vote was unanimous.

There being no further business, Mr. Holmes made a motion to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Mary Lou Knight
Assistant Township Secretary