

EAST WHITELAND TOWNSHIP
REGULAR MEETING
October 16, 2012

Virginia McMichael, Chair, called the meeting to order at 7:00 p.m. John Mott, Vice Chair, William Holmes, Member, Vicki Kushto, 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 ten (10) 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 Meeting of July 11, 2012, Mr. Holmes seconded and the vote was unanimous. Ms. McMichael made a motion to approve the Minutes of the September 12, 2012 Regular Meeting, Mr. Holmes seconded and the vote was in the majority. Mr. Mott abstained from the voting as he was not in attendance at the meeting.

ANNOUNCEMENTS

There were no announcements.

PUBLIC COMMENT

Chris Houston thanked the volunteers and career staff of the Fire Company for their dedicated service which, at times, goes unnoticed by the public. He felt that the Township's support of the Fire Company is outstanding and should be commended. He indicated that he and many others are very much in favor of Charlestown Township paying its fair share for fire and emergency services. He mentioned that he had attended a Fire Association Board meeting and at that time he brought up concerns regarding financial matters and internal controls, specifically Treasurer not having access to bank accounts, lack of internal controls regarding cash receipts and co-mingling of funds. These concerns were acknowledged by the Fire Company Board. He feels that audits were very superficial. He stated that the Fire Company was supposed to give the Board of Directors a monthly, as well as yearly, account of how the taxpayers' money is spent. He asked the Board to request an audit, at the Fire Company's expense, to ensure that taxpayers' money is being spent properly and to ensure that internal controls are being followed. Mr. Holmes indicated that the expected audit was delayed. He felt that proper internal controls would ensure there is no hint of impropriety. He praised the work done by the volunteers and career staff. Ms. McMichael agreed with Mr. Holmes and felt that as a matter of principal, financial controls are necessary. Discussion ensued.

In response to a question from Mike DiPrinzio, the anticipated cost of the engineering survey to be performed in connection with the Deer Run trail access will be \$7,500.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

East Whiteland Volunteer Fire Association

There was no East Whiteland Volunteer Fire Association report.

ACCEPTANCE OF THE TREASURER'S REPORT

Ms. Woodman summarized the Treasurer's Report. Mr. Holmes made a motion to accept the Treasurer's Report dated September 30, 2012. Mr. Mott seconded and the vote was unanimous. The Treasurer's Report balance totals as of September 30, 2012 are as follows:

General Fund	\$ 4,288,286.58
Street Light Fund	16,550.77
Sewer Fund	4,686,077.23
Sewer Fund Reserve	3,864,524.58
Sewer Construction Fund	77.08
Park Development Fund	324,351.24
Capital Improvement Fund	2,215,476.54
Dare Fund	3,071.37
State Fund	121,509.82

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Holmes asked if work on the sewer pumping station was on budget, and Mr. Steele responded in the affirmative. Mr. Mott made a motion for approval of General Fund Voucher No. 2012-10G, Sewer Fund Voucher No. 2012-10S, and Payroll Fund Voucher Nos. 2012-20 and 21 which included two check runs. Mr. Holmes seconded. The vote was unanimous.

PLANS

- a. Exeter 75 Valley Stream LP- Revised Preliminary/Final Land Development Plan – Denise Yarnoff, Esq. was present representing the applicant. She indicated that the revised plan showed the relocation of one driveway and the addition of 89 parking spaces to an existing building at 75 Valley Stream Parkway in an O/BP – Office/Business Park Zoning District. The Planning Commission has recommended the revised plan for the Board's approval. Mr. Holmes asked for an explanation of the agreements and performance guarantees and Ms. Woodman responded. Ms. Woodman also explained how a strip of land adjoining the eastern parcel limit of this property but over the municipal line in Tredyffrin Township is part of this property and with this inclusion the plan meets the required zoning setback. Mr. Mott made a motion to approve Exeter 75 Valley Stream LP Revised Preliminary/Final

Land Development Plan showing the relocation of one driveway and the addition of 89 parking spaces to an existing building at 75 Valley Stream Parkway in an O/BP – Office/Business Park Zoning District. Mr. Holmes seconded and the vote was unanimous.

- b. Edison Properties, L.P. - Amended Land Development Plan –Lou Colagreco was present representing the applicant. He summarized the plan and indicated that Edison would like to expand the property. In addition to the approval of the amended land development plan, the applicant is asking the Board to waive the requirement to escrow the cost of the reserved parking for one year. The company has 25 full-time and two part-time employees. Three additional hires are anticipated, and currently there are 57 parking spaces. Discussion ensued. Mr. Mott made a motion to approve Edison Properties, L.P. Amended Land Development Plan for the addition of 6,000 sq. ft. on the lower level only, and a request to hold 24 parking spaces in reserve, for a property at 284 Three Tun Road in an I-Industrial Zoning District, and waiving the financial guarantee of the reserved parking spaces. Mr. Holmes seconded and the vote was unanimous.
- c. O’Neill Properties/Worthington - Revised Master Plan and Preliminary Land Development Plan – Lou Colagreco was present representing the applicant. He explained the changes to the original plan, i.e., not as much density, not as much structured parking, traffic counts are reduced, fiscal benefits to the Township are greater. Discussion ensued. Mr. Holmes made a motion to approve O’Neill Properties/Worthington Revised Master Plan and Preliminary Land Development Plan showing revisions to a previously approved Master Plan and Land Development Plan for property located south of Matthews Road and east of Route 29 (Morehall Road) in a ROC/R Regionally Oriented Commercial/Residential Zoning District and contingent upon compliance with ARRO’s letter dated October 14, 2012. Mr. Mott seconded. The vote was unanimous.

OLD BUSINESS

- a. Status of discussions with Charlestown Township concerning Fire Company cost sharing – Mr. Holmes indicated that Charlestown Township is willing to cover the cost of Fire Department full-time staff only for any response in Charlestown. Members of the Board outlined the many, many impediments which stand in the way of this request. Discussion ensued regarding Charlestown paying their fair share so that the taxpayers of East Whiteland are no longer bearing the cost of providing fire service to them. Ms. Woodman pointed out that EW budgets \$1.4 million a year to the fire company, whereas Charlestown contributes \$60,000 per year. Ms. McMichael pointed out that any formula cannot be based on hours. Mr. Holmes agreed and suggested that a formula might include the property value of the entire area that is covered, dividing it between Charlestown and EW, calculate the number of calls in both townships and come up with a multiplying factor, then multiply that number times the budget to come up with a base number. Other topics of discussion ensued including how the fire company will respond to any decision made by EW regarding service to Charlestown. Mr. Mott would not want the volunteers to be involved in situations where only paid staff could respond in Charlestown. In summary, the hourly rate requested by Charlestown is not satisfactory. A formula which encompasses a yearly payment should be created and put forth for their

review. Other suggestions coming from Charlestown Township, East Whiteland Township and the Fire Company should be evaluated.

NEW BUSINESS

- a. Discussion with Art Bernardon, A.I.A. regarding Public Works Facility – Ms. Woodman introduced Mr. Bernardon as the architect for the new fire station. He was selected by the members that make up the Friends of the East Whiteland Volunteer Fire Company and has been in the process of designing the new fire house which will be located on Township property closest to Mill Lane and Route 401. Ms. Woodman said it is time to begin planning for the much needed relocation of the Public Works facility from Planebrook Road to the Township property on Conestoga Road. She recommended tying the two projects together. She feels that packaging Public Works facility with the construction of a new Fire Station would allow the Township to garner savings which could be used to offset construction costs. Discussion ensued. Ms. Woodman spoke to Mr. Bernardon’s previous work. Mr. Bernardon briefly described what was necessary in planning for both structures, and he felt that efficiencies would occur by doing the two projects simultaneously. Discussion ensued regarding timing and funding of construction. Ms. Woodman would like to have a plan for the Public Works facility in hand so that it can be shovel ready when construction begins on the new fire station. On behalf of the Board, Ms. McMichael thanked Mr. Bernardon for his input.

There being no further business, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Mary Lou Knight
Assistant Township Secretary