

EAST WHITELAND TOWNSHIP
REGULAR MEETING
November 13, 2013

Virginia McMichael, Chair, called the meeting to order at 7:05 p.m. John Mott, Vice Chair, William Holmes, Member, William Lincke, Township Solicitor, Terry Woodman, Township Manager, Eugene Dooley, Police Chief, William Steele, Public Works Director and Maureen Perri, Township Secretary, were present. There were twenty-five (25) people in the audience at the onset of the meeting.

Everyone recited the pledge of allegiance.

REGULAR MEETING

Mr. Mott made a motion to approve the minutes of the Regular Meeting of October 9, 2013. Mr. Holmes seconded the motion and the vote was unanimous.

ANNOUNCEMENTS

Ms. McMichael congratulated Bill Holmes on his re-election to the Board.

Ms. Woodman announced that this would be Mr. Lokken's last meeting because of his pending retirement. Ms. Woodman and the Board acknowledged his dedicated services to the Township, congratulated him and wished him well in his future endeavors.

REPORTS, BOARDS AND COMMISSIONS

Mr. Sheridan, Chief of the Fire Company, announced that the groundbreaking ceremony for the new fire station will be held on Friday, November 22nd at 10 am at the site.

Mr. Sheridan also questioned the reimbursement for expenses to the Fire Company. He stated that the line item for vehicle maintenance has been eliminated. Discussion ensued.

Mr. Steele, Public Works Director, advised that the old Mill Lane sanitary sewage pump station is being decommissioned since the new facility is running well. He also stated that Phase 1 of the gravity sewer line replacement which includes the pipe that runs under Route 202, is complete. A full repaving of Mill/Sidley Road will take place when Phase 2 is completed. This phase of the project should take at least five months to complete.

PUBLIC COMMENT

Walter Lynn – 346 North Warren Avenue –inquired about the appeal to the Zoning Hearing Board’s decision of the CubeSmart signage. Mr. Lincke, Township Solicitor, advised that he will be representing the Board’s opposition to the rendered decision.

Jeannie Leaman – 42 Old Lancaster Road – asked to know how the Zoning Board rendered their decision and what law supported that decision. She was advised that once the decision is signed by the Zoning Hearing Board members it will be available for review. This Decision deals solely with the signage issue.

Ms. Leaman told the Board that the lighting around the doorway extends outward from the building. Ms. McMichael suggested that the lighting be examined to determine, if it violates our Ordinance. It was suggested that emails be sent to Ms. Woodman when there are problems.

Another issue is with the bike path and the extension of the sidewalk. Ms. Woodman advised that CubeSmart did the widening of the shoulder area since the sidewalk ended abruptly. Ms. Woodman has scheduled of meeting with our traffic engineer, our civil engineer, CubeSmart’s engineer and the Public Works Director to review and discuss various issues.

Andrea Schram – 66 Fahnestock Road – is concerned about the interior building lights and cited the Township’s Ordinance addressing this issue of glare. She asked that the glare be measured to determine, if they are in violation. Ms. Woodman advised that generally these regulations cover external lighting and not internal.

Jim McVeigh – 2 Village Way – stated that the traffic at Warren Avenue and Old Lancaster begins early in the afternoon and is concerned with safety. The Solicitor felt that the times of the CubeSmart building operations would be worked out after all the issues are addressed. Mr. McVeigh again expressed his apprehension with a possible development in Malvern Borough in the area of Pennsylvania Avenue and Quaker Avenue.

Peggy Miros – 27 Fahnestock Road – expressed her concerned about traffic on Warren Avenue and the lighting of CubeSmart. Ms. McMichael felt that perhaps a discussion with the developer would be helpful to provide further screening.

STATUS OF PUBLIC WORKS FACILITY

Mr. Bernardon presented the design plans for the new Public Works facility to be built to the west of the Township Building. He mentioned the many constraints of the property and the decision of this final design. Mr. Becker, Township Engineer, presented the stormwater management plan for this project. The Board also received an estimated project schedule covering 2013 thru 2015. Discussion ensued.

A recess was called at 8:50 pm and the meeting was reconvened at 9 pm.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND
TOWNSHIP OFFICIALS

Bill Steele gave an update on sewer projects. The new Mill Lane pump station has been completed and is in operation. Phase 1 of the Sidley Road sanitary sewer replacement project is currently on schedule and the new pipe has been installed under Rt. 202. Phase 2 of the project is out for bid and will cover the area on Sidley Road from Lapp Road to Lee Blvd. This Phase is scheduled to begin in January 2014.

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 October 31, 2013. Mr. Mott seconded the motion and the vote was unanimous. The Treasurer's Report balance totals as of October 31, 2013 are as follows:

General Fund	\$ 4,921,882.94
Street Light Fund	20,012.49
Sewer Fund	3,174,552.87
Sewer Fund Reserve	7,403,759.69
Park Development Fund	324,445.04
Capital Improvement Fund	2,291,187.39
Dare Fund	15.32
State Fund	102.82

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Mott made a motion to approve the General Fund Vouchers No. 2013-11G, Sewer Fund Voucher No. 2013-11S, and Payroll Fund Vouchers No. 2013-22, and 2013-23 which included two check runs. Mr. Holmes seconded the motion and the vote was unanimous.

OLD BUSINESS

Status of Malvern Meetinghouse property - Mr. Lincke stated that the title of the property is unclear. He stated that the bank is scheduled to foreclose at a hearing in January, 2014. He felt that it would be more productive to file against the bank at that time. Discussion ensued concerning the following: economic downturns, adoption of a blight ordinance, update to the Comprehensive Plan and manpower for enforcement.

Status of Old Lancaster Road Street Signs – Ms. Woodman said the Township Traffic Engineer had been directed to work with the traffic signal maintenance contractor to remove the light box signs and replace them with reflective signs. The work has not been completed as of this meeting. A follow-up with the signal maintenance contractor will be done to rectify this issue.

REVIEW OF THE 2014 PRELIMINARY BUDGET

GENERAL FUND:

Ms. Woodman stated that the draft budget has a small surplus of \$48,752. There is no proposal for a tax increase for this year. Revenue calculations include estimates for building occupancies that will be occurring in the Great Valley Corporate Center such as Vanguard moving into the former Wyeth Buildings and smaller occupancies in lease space. Included in this budget, we are filling a position in the Public Works department that has been held open while a former employee was out on disability. The Sewer Fund budget also includes one new position for a sewer worker. This will bring that department's man power up to a complement of four, making it easier to cover for vacation and other time off. The proposed Budget also shows a \$6 million bond issuance that would occur half way through the year to fund the Public Works facility and to start the development of the Swanenberg park parcel.

In response to a question from Mr. Holmes, Ms. Woodman said that the Budget shows grant revenue from the County for a Comprehensive Plan update, but there is not an expense against the account listed in the budget. This will be a change in the final draft, and the surplus will be lessened.

Discussion ensued relative to staffing and enforcement of violations to the Township's Ordinances and Building Code. During the election process, the Board heard from residents about the unsightliness of areas within the Township. Mr. Holmes mentioned that the Warren Avenue area needs correction to stormwater runoff and, therefore, he asked that funds be available to investigate this issue. A suggestion of \$100,000 should be added to the Capital budget for this review.

SEWER FUND:

A bond was obtained to expand the capacity to Valley Forge Sewer Authority, Mill Lane pump station and Sidley Road. As a result, there will be a need to increase the sewer fees in an amount of \$10 per/qtr/edu. Also, as mentioned in the general discussion, there is an increase of one employee to the sewer department.

SEWER FUND RESERVE:

The Budget includes the Sidley Road Phase 2 project, and upgrades to the Flat Road and Deer Run pump stations, one of which does not have a generator for emergencies. The Budget proposes a new generator for the Deer Run pump station. George Lokken directed the Board's attention to the schedule of sewer projects scheduled over the next six years. These projects are estimated to amount to \$24 million dollars over that time period.

CAPITAL IMPROVEMENT FUND;

The Bond revenues will be deposited in this fund and will cover the new Public Works facility estimated to cost \$5 million, and the start of the Swanenberg Park development at a cost of \$1 million. Mr. Steele suggested that the park design be re-evaluated for the use and cost.

Mr. Holmes made a motion to accept the 2014 Preliminary budget as discussed. Mr. Mott seconded the motion and the vote was unanimous.

PUBLIC HEARING

Ms. McMichael made a motion to postpone a hearing to consider the adoption of an Ordinance creating an East Whiteland Township Other Post Employment Benefits (OPEB) Trust from this evening to the December 11, 2013 Board of Supervisors meeting. The motion was seconded by Mr. Mott and the vote was unanimous.

NEW BUSINESS

Mr. Mott made a motion to authorize the advertisement of the Township's intent to receive bids on December 4, 2013 for the purchase of materials and rental of equipment related to township road maintenance. Mr. Holmes seconded the motion and the vote was unanimous.

Ms. McMichael made a motion to approve a new Assistant Fire Marshall Job Description and a new Firefighter/EMT Crew Leader – Sergeant Job Description. Mr. Holmes seconded the motion and the vote was unanimous.

Ms. McMichael made a motion to award a contract for the Sidley Road Sewer Main Replacement – Phase 2 to PACT Construction, Inc. per the recommendation of Arro Engineers. A copy of their letter dated, November 6, 2013 is attached. Mr. Mott seconded the motion and the vote was unanimous.

Ms. McMichael made a motion to approve Change Order No. 10 for Michael Ronca & Sons, Inc. in the amount of \$2,223.87 for the Mill Lane Station Replacement project. Mr. Mott seconded the motion and the vote was unanimous.

Ms. McMichael made a motion to approve Change Order No. 11 for Michael Ronca & Sons, Inc. in the amount of \$7,799.13 for Mill Lane Pump Station Replacement project. Mr. Mott seconded the motion and the vote was unanimous.

Ms. McMichael made a motion to authorize the advertisement of the Boards' intent to appoint a certified or competent public accountant or firm to conduct the 2013 year-end audit. Mr. Holmes seconded the motion and the vote was unanimous.

Hearing no additional business, the meeting was adjourned at 10 pm.

Respectfully submitted

Maureen G. Perri
Township Secretary