

EAST WHITELAND TOWNSHIP
REGULAR MEETING
March 13, 2013

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 seventeen (17) 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 February 13, 2013. Mr. Holmes seconded and the vote was unanimous.

ANNOUNCEMENTS

Ms. McMichael announced the following:

- East Whiteland Township residents are reminded that their 2012 Local Earned Income Tax returns are due by April 15. If you have not already received a 2012 tax return form in the mail, you can get them on-line at www.keystonecollects.com or you can pick them up at the township building.
- The first Chester County Household hazardous waste Collection Event of 2013 will be held on Saturday, April 13th between 9:00 a.m. and 3:00 p.m. at the CAT Pickering Campus, 1580 Charlestown Road, Phoenixville, PA 19460. Electronics will be accepted at this collection event. For more information on “acceptable” waste, check out www.chestercountyswa.org.
- An Act 537 Plan Special Study addressing planning requirements necessary to provide for public sanitary conveyance improvements to existing portions of the Township’s collection system is available for review at the Township Building during regular office hours.

PUBLIC COMMENT

Tom Parker is a tennis coach for a juniors program at Valley Creek Park. He indicated that the Township requires renting four hour segments of time for the courts and the program requires only two hour segments. Mr. Steele explained that Mr. Parker originally wanted to rent two courts for two hours each and be billed for the four hour segment. As written, the Ordinance does not allow for two hour rentals. Discussion ensued. Ms. McMichael stated that the

Ordinance will be examined and explained what will be involved should it be decided that a change is in order.

Jay Palish, 31 Doe Lane referenced the street light at the corner of Doe Lane and Conestoga Road. He stated that the light remains on at all times. Mr. Steele will contact PECO in this regard. Mr. Palish asked if any decision has been made on the proposed trail access at 15 Deer Run Lane. Ms. McMichael responded that the Township is awaiting further information and no decision has been made, as yet.

Linda Banks, 240 Warren Avenue, referenced a notice she received regarding two drains planned for installation in front of her property. She has an older home which is very close to Warren Avenue. She explained the situation as it exists now, and is very concerned that should the new drains clog, water will immediately enter her basement. She also noted the fragility of the area in front of her home as it relates to excavation needed for new drainage. Mr. Steele explained the current situation and also explained in detail the proposed plan to remediate the situation. Mr. Steele will reexamine the plan.

Walter Lynn, 346 N. Warren Avenue, expressed his concerns regarding the size of the pipe designated to carry the volume of water coming down Old Lincoln and Warren Avenues. He suggested that while work was being done in this area, a larger pipe could be installed. Ms. Woodman indicated that changing the project at this point in time would involve getting the surveyors back out to the project and also involves going to the DEP for a general permit which would delay the project for three or four months, increase the cost of the engineering and require an added expenditure for materials needed for the change. Ms. McMichael felt that the project was too far down the road and is already going forward as planned. Mr. Steele is apprised of the situation. Mr. Mott suggested it was not a certainty that the size of the pipe would cause a problem, and, if it was found that more is needed to be done, the problem could be remediated.

Jim McVey, 2 Village Way, outlined what has been done over the years to capture the water at the intersection of Lantern and Village. He stated that the crown in the road does not allow the water to progress into the line before it runs into lawns. He has been in contact with Mr. Steele regarding this problem. Mr. Steele suggested that because the lawn is lower than the road, it is possible that rain is falling directly onto the lawn. Discussion ensued. Mr. McVey referenced the storage units planned for the building at Cube Smart headquarters. He indicated that on-line advertising is being done for rental units. Ms. Woodman stated these units are ancillary to the corporate headquarters and that some of the units would be rented so that storage of different types of products in storage could be displayed to future investors. Ms. McMichael stated that the Township knew that a few units would be rented out for this purpose. As the company grows the storage units would be eliminated and the units would be incorporated into the main building. Discussion ensued. Mr. McVey indicated that much of what is discussed during the Board meetings is edited out of the Meeting Minutes. Ms. McMichael indicated that the Minutes are just a summary and residents can access the entire meeting on Sunday morning on Channel 1 or 2 on Comcast. Verizon currently does not broadcast the meetings.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

Tom Cockerham introduced Lou Hitchcock, a forty year member of the fire police. Ms. McMichael swore in Mr. Hitchcock to the fire police. On behalf of the Board, she offered Mr. Hitchcock her congratulations.

Ms. McMichael pointed out that kudos was received for Officer Stymiest for his aid to a resident who ran out of gas. Also, a letter was received in support of Officer Abel’s efforts in his pursuit of the perpetrator of a hit and run accident in front of Wegmans.

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 February 28, 2013. Mr. Mott seconded and the vote was unanimous. The Treasurer’s Report balance totals as of February 28, 2013 are as follows:

General Fund	\$ 3,710,126.20
Street Light Fund	24,832.32
Sewer Fund	4,572,756.12
Sewer Fund Reserve	3,586,817.15
Sewer Construction Fund	77.08
Park Development Fund	324,374.09
Capital Improvement Fund	2,199,198.75
Dare Fund	1,207.85
State Fund	109.82

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Mott made a motion for approval of General Fund Voucher No. 2013-3G, Sewer Fund Voucher No. 2013-3S, and Payroll Fund Voucher No. 2013-5 which included two check runs. Mr. Holmes seconded and the vote was unanimous.

OLD BUSINESS

There was no old business for discussion.

NEW BUSINESS

- a. Release of a Sanitary Sewer Easement – Ms. Woodman explained that this easement was granted by the property owner of 75 Church Road approximately four years ago to allow for installation of a sanitary sewer. She outlined the situation as it stands, and it doesn’t look like the sewer is going through soon. The property owner would like their easement returned so that they can use their property. Discussion ensued. Mr. Mott made a motion to release a Sanitary Sewer Easement on property at 75 Church Road. Mr. Holmes seconded and the vote was unanimous.

- b. Advertise Public Hearing – Ms. Woodman indicated that on behalf of the Police Department, Chris Yeager has requested changes be made to the Township’s Peddling and Soliciting Ordinance. Discussion ensued. Mr. Holmes made a motion to advertise a public hearing to be held on Wednesday, April 10, 2013 to consider amendments to the Township’s Peddling and Soliciting Ordinance. Mr. Mott seconded. The vote was unanimous.
- c. Advertise Public Hearing – Lou Colagrecio was present representing O’Neill Properties/Deerfield. They are seeking an amendment to the off-street parking requirement of medical/dental offices. Discussion ensued. Mr. Mott made a motion to advertise a public hearing to be held on Wednesday, April 10, 2013 to consider amending the Off-Street Parking requirement for medical/dental offices. Mr. Holmes seconded and the vote was unanimous.
- d. Resolution No. 9-2013 - Ms .McMichael stated that the Lochwood Chase/Tulip Drive sanitary sewer is treated by the East Goshen Municipal Authority and is then billed to the Township. The bills received from East Goshen are substantially more than the Township is billing the aforementioned residents. Discussion ensued, and it was decided that a rate increase was in order. Mr. Holmes made a motion to adopt Resolution No. 9-2013 Lochwood Chase/Tulip Drive Sanitary Sewer Fee Schedule increasing the sanitary sewer fees over a three year period. Mr. Mott seconded and the vote was unanimous.
- e. Discussion of the cost of the Valley Forge Sewer Authority Expansion Project and payment options – Ms. Woodman spoke to the Valley Forge Sewer Authority sewer expansion and payment options totaling approximately \$8.9 million. She stated that other sewer projects in the Township will also need to be funded. Mike Wolf, Benning and Scattergood was present to discuss issuance of general obligation bonds, series of 2013. He indicated that interest rates are very low. He discussed debt service after Series of 2013 are issued. He indicated that \$11.4 million in bonds, \$3.2 million cash and other fees to be received for total projects in the next three year totals approximately \$14.5 million. He stated that his firm could produce a package for Moody’s as soon as April 30. A debt ordinance could be adopted as soon as early May. This will allow debt proceeds to be available in June. The Township’s AA bond rating was discussed. He indicated that the Township has only sewer debt which, in the eyes of lenders, does not count as overall Township debt, and is very rare for municipalities. Mr. Wolf thanked Township staff for their help and, on behalf of the Board, Ms. McMichael thanked Mr. Wolf.
- f. Authorize Chester County Tax Claim Bureau to exonerate property tax liens on certain properties in the Township – Ms. Woodman summarized the request which involves an \$18.72 tax lien on a mobile home no longer in existence. Mr. Mott made a motion to authorize the Chester County Tax Lien Bureau to exonerate property tax liens on certain properties in the Township. Mr. Holmes seconded and the vote was unanimous.

- g. Addendum to Contract – Ms. McMichael pointed out that the contract, as drafted, specifies Sgt. Lou Marcelli’s Chief of Police service to commence on March 6, 2013 and renew on July 1, 2013 to June 30, 2014 with a six month early termination option. Ms. McMichael made a motion to enter into an Addendum to the Contract for Police Services between East Whiteland Township and Malvern Borough. Mr. Holmes seconded and the vote was unanimous.

Mr. McMichael called a break in the meeting at 8:35 p.m.

PUBLIC HEARING

Consideration of an amendment to the signage regulations including those that govern the O/BP – Office/Business Park Zoning District

The Public Hearing was opened at 8:42 p.m. Notes of Testimony were taken by Arlene LaRosa. At the conclusion of testimony, the hearing was closed and the Regular Meeting was resumed at 8:56 p.m. A motion was made by John Mott, seconded by Bill Holmes to adopt the Zoning Ordinance Amendment to alter the sign regulations governing signage in the O/BP – Office/Business Park Zoning District. The motion carried unanimously.

Hearing no additional business, a motion was made by Virginia McMichael, seconded by Bill Holmes to adjourn the meeting at 8:58 p.m.

Respectfully submitted,

Mary Lou Knight
Assistant Township Secretary