

EAST WHITELAND TOWNSHIP  
REGULAR MEETING  
December 9, 2015

William Holmes, Chair, called the meeting to order at 7:00 p.m. John Mott, Vice Chair, William Wrabley, William Lincke, Esquire, Township Solicitor, John Nagel, Township Manager, Gene Dooley, Police Chief, Bill Steele, Public Works Director, were present. There were ten (10) people in the audience at the start of the meeting.

Everyone recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Wrabley made a motion to approve the Minutes of the November 9, 2015 meeting as submitted. Mr. Mott seconded and the vote was unanimous.

ANNOUNCEMENTS

- Aqua Pa will be upgrading their infrastructure in East Whiteland beginning September 8th with a completion date in January 2016. Contact Aqua Customer Services at 877-987-2782 for issues concerning emergencies or water quality
- Planning Commission will conduct their regular meeting on December 16<sup>th</sup> instead of December 23<sup>th</sup> due to the Christmas holiday.
- Announcing Scott Greenly as Director of Planning & Development.
- Presentation to outgoing Supervisors – John Mott and William Wrabley

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND  
TOWNSHIP OFFICIALS

Gary Sheridan, President of the Fire Company mentioned that in November they responded to 132 calls. There were 72 fire and 68 medical incidents. During the month there were 11 overlapping incidents.

No report from the Environmental Advisory Council

Gail Keyes, Chairman, Park & Recreation Board stated that they are reviewing the information of parks materials submitted by Tom Comitta for the Comprehensive Plan. There is a concern about the fee schedule being presented.

Bill Steele, Public Works Director stated that the Deer Run Trail connection, the Valley Creek Park house renovations, and Conestoga Road sewers are complete. PECO is running a gas line to new Public Works building and Fire Company. However, they have hit rock on the project which is delaying the connection to the buildings.

Ken Battin, Fire Marshal, reiterated that they are still working with the developers of the Atwater project relative to the 24 ft. street widths. Fire Chief and he don't feel that they can provide adequate fire service to the resident in that development. The County has scheduled January 4<sup>th</sup> as the implementation of a new radio communication system.

#### ACCEPTANCE OF THE TREASURERS REPORT

Ms. Palmer, Finance Director, stated that we should break even for the year even though there were shortfalls in permit fees and other revenue. We received a transfer of funds from real estate sales which helped offset some of the deficit. Mr. Mott made a motion to accept the Treasurer's report of October 31, 2015. Mr. Wrabley seconded and the vote was unanimous.

#### RATIFICATION OF BILLS

Mr. Wrabley made a motion to ratify the payment of bills and payroll of December 9, 2015. Mr. Mott seconded and the vote was unanimous.

#### OLD BUSINESS

Mr. Nagel stated that he had no new information on property maintenance issues.

#### NEW BUSINESS

a. Mr. Nagel advised that the 2016 Preliminary Budget showed a deficit of \$708,000. We reduced expenses amounting to \$268,000 and this reduced the deficit down to \$440,000. There were also cuts made to expenses to the Capital Improvement fund. He asked the Board, therefore, to approve the Final 2016 Budget as presented. He reminded the Board that there was no increase in taxes. Mr. Mott made a motion to approve the 2016 Final Budget as submitted. Mr. Wrabley seconded and the vote was unanimous.

b. Mr. Wrabley made a motion to accept Resolution No. 27-2015 Transfer Tax Authorization Resolution for fiscal year 2016 whereby the Township will be collecting ½ of 1% for realty transfer taxes. Mr. Mott seconded and the vote was unanimous.

c. Mr. Mott made a motion to accept Resolution No. 28-2015 Tax Levy Resolution establishing the real estate tax of .445 mill which represents 44.5 cents on each one thousand dollars of assessed valuation. Mr. Wrabley seconded and the vote was unanimous.

d. Mr. Wrabley made a motion to accept Resolution No. 29-2015 Appropriation Resolution. Mr. Mott seconded and the vote was unanimous.

e. Mr. Holmes made a motion to advertise a bid to construct the Flat Road gravity sewer force main replacement project. Mr. Mott seconded and the vote was unanimous.

f. Mr. Holmes made a motion to advertise a bid to construct the replacement to the Wilburdale Road Pump Station. Mr. Wrabley seconded and the vote was unanimous.

g. Mr. Mott made a motion to enter into a three year contract with the Chester County SPCA for animal control. Mr. Wrabley seconded and the vote was unanimous.

h. Motion to enter into a three year agreement (2015-2017) with Hough Associates to collect Residential and Commercial Recycling Data. Mr. Wrabley made a motion to enter into a three year agreement authorizing Hough Associates to Collect Residential and Commercial Recycling Data and to prepare PADEP 904 Grant applications for the Township. Mr. Mott seconded and the vote was unanimous.

i. Mr. Holmes made a motion to advertise a hearing for January 13, 2016 to consider a Zoning Ordinance text amendment for Atwater Commercial signage on Route 29. Mr. Mott seconded and the vote was unanimous.

j. Mr. Mott made a motion to appoint Maillie as Township Auditors to conduct the 2015-17 financial audit at a cost of \$84,500 for all three years. Mr. Wrabley seconded and the vote was unanimous.

k. Mr. Holmes made a motion to advertise a hearing for January 13, 2016 for a Conditional Use application to permit honey production operation at 1239-41 West King Road. Mr. Mott seconded and the vote was unanimous.

l. Mr. Steele stated that the township has used an electronic website, MuniBid, for the sale of municipal vehicles and equipment. Mr. Wrabley made a motion to award the sale of township vehicles and equipment of bidders list as December 8, 2015. A copy is attached. Mr. Mott seconded and the vote was unanimous.

m. Mr. Steele stated that this is our annual bid for the purchase of stone. There was only one bidder, Glasgow, Inc., which is located in the township. Mr. Steele advised that the price was comparable to 2015 prices. It is his recommendation to award the contract to Glasgow. Mr. Mott made a motion to award the contract for anti-skid and crushed stone materials to Glasgow, Inc. A copy of their prices is attached. Mr. Wrabley seconded and the vote was unanimous.

n. Mr. Steele advised that Change orders 4 & 5 for Conestoga Road Sewer project were the result of changes to the scope of work. Change orders 6 & 7 were due to compensation changes. Mr. Steele has worked with Arro to review these changes and is recommending awarding the Changes 4 through 7. Mr. Mott made a motion to approve Change orders 4 through 7 for the Conestoga Road Sewer project totaling \$203,093.51. Mr. Wrabley seconded and the vote was unanimous.

o. Mr. Holmes explained that the township has been in negotiations with Valley Creek Trunk partnership and other municipal partners concerning the rehabilitation of the sanitary sewer line. The Memorandum of Understanding document provides an equitable and reasonable allocation of costs associated with this project. Mr. Nagel stated that whichever cost sharing model is chosen, that it should not create additional significant costs to the Township. Mr. Holmes made a motion to approve the Valley Forge Sewer Authority Memorandum of Understanding for the VCTS rehabilitation project subject to the final agreement as consistent

with the Memorandum of Understanding so that there will be no significant increase in cost sharing for the township. Mr. Wrabley seconded and the vote was unanimous.

p. Mr. Holmes advised that Delaware Valley Health Trust has provide a proposal summary to enable the township to manage the increased costs of the employee health benefits. Mr. Mott made a motion to authorize staff to enter into an agreement with Delaware Valley Health Trust to provide health care coverage for employees. Mr. Wrabley seconded and the vote was unanimous.

The regular meeting recessed at 7:55 pm.

q. Mr. Comitta presented information for the proposed Resolution No. 30-2015 – Recreation Fee in Lieu. A fee was enacted by Resolution No. 23-2000 whereby a fee of \$1,500 for residential dwellings was instituted in lieu of providing open space. Mr. Comitta, Mr. Becker and Ms. Woodman did a tour of municipal parks to assess their conditions. They then compared what had been proposed and accomplished based on the parks master plan. They also did an assessment of the equipment for each park. The Recreation Plan Fact Sheet and supporting data submitted compared population and housing projections through 2030. Based on this review, it was estimated that the fees should be increased from \$1,500 to \$2,479 per residential dwelling unit. Also proposed is a new non-residential fee of \$2,845 for each 1,500 sq. ft. building space. Discussion ensued.

Mr. Lorgus, Vice President Liberty Property, discussed the impact to Liberty's commercial properties. He requested that the Board consider postponing the enactment of this Resolution until January because of the disproportional impact on commercial properties. Discussion ensued.

Mr. Mott made a motion to approve Resolution No. 30-2015 Recreation Fee in Lieu as revised by increasing the fee to \$2,479 per residential dwelling unit for 2015. This fee as stated will apply until the Board acts again. Mr. Wrabley seconded and the vote was unanimous.

The regular meeting recessed at 8:40 pm.

#### PUBLIC HEARING

The hearing was opened at 8:45 pm

Mr. Wolf presented information on the purchase of a General Obligation Bond to be enacted by the Parameters Ordinance for financing of the portion of the costs of the construction of the Wilson Road Force Main Interceptor Rehabilitation project including certain road and debt service not to exceed \$8 million. The bond will cover township's costs for the rehabilitation improvements of the Wilson Road pump station. Tredyffrin has estimated that the project would be completed in several months. Moody's has given a AA2 rating to the Township.

This hearing was closed at 8:50 pm.

Mr. Mott made a motion to adopt a Parameters Ordinance for financing of the portion of the costs of the construction of the Wilson Road Force Main Interceptor Rehabilitation project including certain road and debt service not to exceed \$8 million dollars.

The vote was called and members voted as follows: Mr. Wrabley, Mr. Mott and Mr. Holmes all voted yes.

Mr. Lincke questioned the difference between the advertised ordinance and the proposed ordinance amount which indicates \$8.1 million dollars to be adopted. Mr. Mott amended his motion to adopt the Parameters Ordinance in the amount of \$8.1 million dollars.

A vote was called and members voted as follows: Mr. Wrabley, Mr. Mott and Mr. Holmes all voted yes.

A hearing was opened

This is a hearing to consider amending the SALDO to add a definition of “Professional Consultants” and Sections 175-15B & 175-18C for review of fee agreements for land development plans was opened. Mr. Nagel stated that the general purpose is to enable the Township to be reimbursed for fees by Township professionals as a result of their land development application.

The hearing was closed

Mr. Wrabley made a motion to amend the SALDO to add a definition of “Professional Consultants” and Sections 175-15B & 175-18C for review of fee agreements for land development plans. Mr. Mott seconded and the vote was unanimous.

The hearing was opened

Mr. Holmes stated that a hearing to consider the Malin Road Development (Bishop Tube) for a Zoning Ordinance Text amendment to permit single-family attached dwellings and townhouses in rows of more than six units in areas of steep slope and very steep slope in the RRD – Residential Revitalization District was CONTINUED.

Mr. Wrabley made a motion to continue the hearing for Malin Road Development to January 13, 2016. Mr. Mott seconded and the vote was unanimous.

#### ADJOURNMENT

Hearing no new business the regular meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Maureen G. Turley  
Township Secretary