

EAST WHITELAND TOWNSHIP
REGULAR MEETING
January 11, 2017

William Holmes, Chair, called the meeting to order at 7:05 p.m. Susan Drummond, Vice Chair, Richard Orlow, Member, Joseph McGrory, Township Solicitor, John Nagel, Township Manager, Bill Steele, Asst. Township Manager, Gene Dooley, Police Chief, Cathy Palmer, Finance Director, Scott Greenly, Director of Planning & Zoning, and Maureen Turley, Township Secretary were present. There were (20) people in the audience at the start of the meeting.

Everyone recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Orlow made a motion to approve the Minutes of the Regular Meeting meetings held on December 14, 2016 as amended. Ms. Drummond seconded and the vote was unanimous.

ANNOUNCEMENTS AND RECOGNITIONS

- East Whiteland Township's monthly Board of Supervisors meetings are currently broadcast on Comcast Channel 996 and Verizon 46. We also stream our meeting broadcasts on www.municipalmeeting.com.
- Township will be closed on Monday, January 16th in observance of Martin Luther King Day
- Executive Sessions were held on November 2nd and December 14, 2016
- Regretfully accept the resignation of Ken Battin, Director of Codes & Life Safety

REPORTS AND COMMUNICATIONS FROM BOARDS AND TOWNSHIP OFFICIALS

a. Gary Sheridan, President, East Whiteland Vol. Fire Assn – introduced the new officers of the Volunteer Fire Association. Mr. John Demarco, Fire Chief thanked the volunteers and paid staff. He stated that for December they responded to 126 call -- 87 EMS and 39 Fire. He also thanked residents for supporting a family who suffered a fire at 579 Lancaster Avenue on Christmas Eve. Mr. Demarco stated that his goal is to establish a Master Comprehensive Plan of fire operations. This will enable them to identify and prepare a fiscal model.

b. Mr. Steele, Public Work stated that the Wilburdale pump station building is under roof and a generator will be delivered soon. At Valley Creek Park, the pavilion is completed but there are still some minor items to complete. The mentioned that the Whiteland Village sewer extension is underway.

c. Mr. Holmes read letters submitted by residents acknowledging Detective Kopacz and

for the assistance given by Ms. Badman, of the police department, in connection to a bank robbery in Malvern Borough. Also, Ms. Justice wrote a letter about the help given during her traffic accident.

d. Mr. Nagel advised that he presented a plaque to Ken Battin for his 24 years of service to the township. Mr. Battin has taken another position at another municipality in Chester County.

ACCEPTANCE OF THE TREASURER'S REPORT

Cathy Palmer, Director of Finance – presented the year-end report for 2016. Originally we budgeted for a deficit; however, due to unexpected income received from transfer taxes and sale of the public works garage a surplus of \$935,000 resulted. Ms. Drummond made a motion to accept the Treasurer's report for December 31st as submitted. Mr. Orlow seconded and the vote was unanimous.

RATIFICATION OF THE PAYMENT OF BILLS

Mr. Orlow made a motion to accept the ratification of the payment of bills through December 31, 2016. Ms. Drummond seconded and the vote was unanimous.

NEW BUSINESS

a. Space Needs Analysis – Mr. John Meadows, Bernardon Architects, provided an overview of the analysis to date. A summary of the needs by department was discussed with the Board. The current municipal building consists of 12,000 sf and the projected need resulted in a total of 37,000 sf. Mr. Meadows stated that there would probably be the need for new construction due to the limited ground around the current building. Mr. Nagel advised that there is money budgeted for a Feasibility Study for this year. Discussion ensued.

Mr. Martin Lutz asked about the shooting range located at Route 401 and Mill Lane. He is concerned with the quality of life and safety of this use in the area. Chief Dooley advised that a municipal training center is being developed in South Coatesville. He hopes that they will be able take advantage of this facility for training.

Ms. Drummond made a motion to authorize Bernardon Architects to prepare a feasibility study for the township's space needs. Mr. Orlow seconded and the vote was unanimous.

b. Consider proposal from O'Brien Systems for Phase 2 records management. Mr. Nagel advised that the proposal is \$62,261.00 which has been budget for 2017. Phase 1 was for the basement filing rooms. The Phase 2 proposal is estimated to be \$62,261 which will cover the first floor office spaces.

c. Motion to consider an interim appointments of Joseph Leis as Codes and Life Safety Director. This fulfills the position vacated by Ken Battin's resignation. There are several other interim appointments also required. Ms. Drummond made a motion to appoint Joseph Leis as Codes and Life Safety Director. Mr. Orlow seconded and the vote was unanimous.

d. Consider a Proposal from Lafayette College to coordinate recruitment of a Chief Fire Official. We have used Lafayette College in recruiting in the past. This proposal is estimated to cost \$3,500. Mr. Orlow made a motion to accept the proposal from Lafayette College to coordinate a search for a Chief Fire Official. Ms. Drummond seconded and the vote was unanimous.

e. Motion to consider Interim Appointments as follows: Chief Fire Official – Matt Fink, Chief Fire Marshal – Latta White and Emergency Management Coordinator Dan Kerrigan. Ms. Drummond made a motion appoint Chief Fire Official – Matt Fink, Chief Fire Marshal – Latta White and Emergency Management Coordinator – Dan Kerrigan. Mr. Orlow seconded and the vote was unanimous.

f. Motion to consider appointing Keystone Municipal Services as Commercial Plan Review Agency. This company will provide support on an as needed basis to the Codes and Life Safety department due to the resignation of Ken Battin.

Mr. Orlow made a motion to consider the appointment of Keystone Municipal Services as a commercial plan review agency. Ms. Drummond seconded and the vote was unanimous.

g. Ms. Drummond made a motion to consider approval of the 2017 holiday schedule. Mr. Orlow seconded and the vote was unanimous.

h. Motion to consider approval of Assessment Appeal Settlement Stipulation for Malvern Courts. Mr. Orlow made a motion to accept the Assessment Appeal Settlement Stipulation for Malvern Courts. Ms. Drummond seconded and the vote was unanimous.

i. Motion to consider sending the township solicitor to the Zoning Hearing Board to support or oppose the following appeals:

1. ZHB 2016-24, Bishop Tube (9 Malin Road) Continuance
2. ZHB 2017-01, Jose Sanquino (68 Markel Road) Solar Panels
3. ZHB 2017-02, Patricia A. Samms (27 Kelmar Avenue) Solar Panels
4. ZHB 2017-03, Robert Broadrup (18 Buck Run Lane) Solar Panels

Mr. Holmes is recommending to send the solicitor for the appeal of Bishop Tube (9 Malin Road) for a variance for building on steep slopes and very steep slopes. This appeal is primarily concerning the stormwater issues. We are sending the solicitor to oppose their variance request unless our conditions are met which are based on environmental concerns. Mr. Donohue stated that Trout Unlimited is concerned about the building on the steep slopes and the contamination. Discussion ensued.

Ms. Drummond made a motion to send the township solicitor to the Zoning Hearing Board appeal of Bishop Tube (9 Malin Road) to oppose the Bishop Tube request unless the environmental issues are met but not have input on the steep slope request.

j. Bill Holmes made a motion to grant an Extension of Time for rendering a decision on the following land development plans:

1. Great Valley Community Organization until April 1, 2017 and
2. Bishop Tube (9 Malin Road) until March 9, 2017.

Ms. Drummond seconded and the vote was unanimous.

k. Motion to consider approval of a Revised 2017 Fee Schedule. Due to some additional changes to the schedule this item was tabled.

The regular meeting was recessed at 8:15 pm

PUBLIC HEARING

The hearing opened at 8:16 pm

A hearing to consider adoption of the Delaware Valley Workers Compensation Trust Ordinance and Agreement. Mr. McGrory, Township Solicitor, outlined the exhibits related to the new ordinance. Mr. Nagel stated that the Workers Compensation insurance expired in December 2016 and petitioned them to permit him to make an administration decision to accept the best offer for coverage. Therefore, Delaware Valley Workers' Compensation Trust coverage cost was \$142,000. This resulted in a savings of about \$6,000.

The hearing closed at 8:21 pm.

Mr. Orlow made a motion to adopt Ordinance No. 288-2017 for the Delaware Valley Workers Compensation Trust Ordinance and Agreement. Ms. Drummond seconded and the vote was unanimous.

ADJOURNMENT

The meeting adjourned at 8:24 pm.

Respectfully submitted,

Maureen G. Turley, Township Secretary