

EAST WHITELAND TOWNSHIP
REGULAR MEETING
February 8, 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 (15) people in the audience at the start of the meeting.

Mr. Holmes advised that an Executive Session was held prior to the regular meeting.

Everyone recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Orlow mentioned a correction to the January 3, 2017 minutes which should reflect that Ms. Drummond was nominated as a representative to the state convention. Mr. Holmes noted an additional notation under public hearings. Mr. Orlow made a motion to approve the Minutes of the Reorganization meeting of January 3, 2017 and the Regular Meeting of January 11, 2017 as amended. Ms. Drummond seconded and the vote was unanimous.

ANNOUNCEMENTS AND RECOGNITIONS

- The Township Building will be closed on Monday, February 20th in observance of President's Day
- East Whiteland Township's monthly Board of Supervisors meetings are currently broadcast on dedicated government access channels on Comcast (#996) and Verizon (#46). We also stream our meeting broadcasts on www.municipalmeeting.com.
- An Executive Sessions were held on January 11th (post meeting) and February 6th at 6pm.
- Accept Retirement Notice of Deputy Zoning Officer – Eric Reed

COMMENDATION

- a. Tim Caban, Chairman of the Historical Commission, commended Bob Betty, owner of P2 Controls, for his work in repurposing the barn on this historic property, formerly owned by Adam Reitenbaugh. Photos of the rehabilitation work were shown. Mr. Caban presented a plaque to Mr. Betty acknowledging his rehabilitation project.

- b. Mr. Nagel stated that a 2016 Certificate of Achievement from Government Finance Officers Association was given to the finance department and to Ms. Palmer. He stated that this was Cathy Palmer's first time submission of the Comprehensive Annual Financial Report (CAFR).

REPORTS AND COMMUNICATIONS FROM BOARDS AND TOWNSHIP OFFICIALS

- a. John DeMarco, President, East Whiteland Vol. Fire Assn stated that the department responded to 121 call -- 96 EMS and 25 Fire. New members have been signed up and will be attending the Fire Academy. There is ongoing training being conducted with personnel.
- b. Tim Caban, Historical Commission, stated that they have hired Dale Frens to provide a report on what repairs are required to enable Gunkle Mill to be opened to the public.
- c. Mr. Steele, Public Work, stated that the Wilburdale pump station electrical work is underway. Planebrook Road Regional pump station plans have been submitted for approval from PADEP.

ACCEPTANCE OF THE TREASURER'S REPORT

Cathy Palmer, Director of Finance – stated that her report will be delayed due to minimal activity in January. She offered that there was a net surplus of \$884,000 for 2016. Ms. Drummond made a motion to accept the Treasurer's report for January 31, 2017. 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 February 8, 2017. Ms. Drummond seconded and the vote was unanimous.

NEW BUSINESS

- a. Motion to consider the appointment of Karen Milner as a full member of the Zoning Hearing Board to fill a vacancy. She was currently serving as an alternate member. Ms. Drummond made a motion to appoint Karen Milner as a full member of the Zoning Hearing Board. Mr. Orlow seconded and the vote was unanimous.
- b. Consider a reduction in Tapping Fees for Malvern Courts. Mr. Nagel stated that he and Bill Steele have been in discussions with Mr. Buettner relative to this sewer issue. Mr. Buettner provided background on the need to connect his mobile home park to sewers. He was contacted by PADEP to remove his on-site sewer system. He stated that the prior manager offered a connection fee of \$2,000 per edu instead of the current \$4,000 fee. He will need 113 edus and that cost is prohibitive for him. Discussion ensued.

Mr. McGrory, Township Solicitor, advised that the township would be unable to permit this reduction because it would be unfair to the other businesses in the township. Mr. Holmes

offered that by law the Township must apply a uniform fee and, therefore, would be unable to offer a discounted rate.

Mr. Buettner asked that during these negotiations that he be allowed to connect to the sewer system. PADEP is awaiting the decision of the Board concerning his connecting to the sewer system. Mr. McGrory stated that he could draft an agreement for a three year payment option for the sewer connection. No final agreement was reached.

Ms. Stevens from Malvern Courts spoke about the sewer payment increases she and other received from the mobile home. Mr. McGrory stated that this is a landlord/tenant issue which the township could not be involved in.

c. Motion to consider approval of Resolution No. 10-2017 to consider the amending 2017 Fee Schedule. Mr. Orlow made a motion to approve the Amended 2017 Fee Schedule. Ms. Drummond seconded and the vote was unanimous.

d. Consider approval to establish Recreation Registration & Payment systems with MyRec.com and to establish an Integrated Credit/Debit Card program with GovPortal for the recreation and sewer payments. Mr. Nagel stated that this will help register children for camp and parks, and, also accept a credit/debit card program. MyRec.com charges \$2,300 and GovPortal has a 3% fee which would be charged to the card holder. Ms. Drummond made a motion approve MyRec.com for the recreation registration and payment for GovPortal for an integrated credit/debit card payment system. Mr. Orlow seconded and the vote was unanimous.

e. Consider proposal for actuarial services for GASB 45 reporting from Conrad Siegel of the (Other Post Retirement Benefits) fiscal years 2016 and 2017. The cost is \$4,750 for the first year and \$2,000 for interim reporting. Mr. Orlow made a motion to approve the actuarial services of Conrad Siegel. Ms. Drummond seconded and the vote was unanimous.

f. Consider an agreement authorizing Hough Associates to collect residential & commercial recycling data for preparation of PADEP 904 Recycling Grant application. Mr. Nagel stated that grant funds are competitive and paperwork is time consuming. Their cost is \$6,000 which is off the gross of the grant funds. Ms. Drummond made a motion to authorize Hough Associates to collect residential and commercial recycling data for PADEP 904 grant. Mr. Orlow seconded and the vote was unanimous.

g. 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.

h. Motion to consider waiver of land development for Gerhardt's Appliances located at 116 Lancaster Avenue for 588 sf enclosure of a loading dock area and for additional parking. Mr. Greenly advised small project are being considered for a waiver. The loading dock is already over existing impervious area and provide restriping of employees parking spaces. Ms. Drummond made a motion to approve the waiver of land development for Gerhardt's Appliances located at 116 Lancaster Avenue for 588 sf enclosure of a loading dock area and additional parking. Mr. Orlow seconded and the vote was unanimous.

i. Motion to approve and execute a contract with McMahon Associates for the Route 30 Corridor Study. Mr. Nagel stated that the consultant proposal is under review. The grant for this project of 50/50 match. Mr. Greenly mentioned that the Request for Proposals was a blind proposal. After accepting the qualified applicant, the submission of fees were presented. He is in negotiation with the consultant concerning the itemized costs. The TDCI grant will cover up to \$75,000. The contract with McMahon must be filed with DVRPC by March 31st. Pending further review of their proposal, the Board decided to TABLE this decision until March 8th meeting.

Mr. Holmes acknowledged the Eagle Scouts who are working toward their scout badge. The Board offered to answer any questions that they may have.

The regular meeting was recessed at 8:14 pm

PUBLIC HEARING

The hearing opened at 8:15 pm

This is a hearing to consider amending zoning ordinance for the Off-premises signs. Mr. McGrory stated that Exhibit #1 is the Ordinance, #2 – Proof of Publication, #3 – Letter to the Planning Commission, #4 – Letter to the County Planning Commission, and #5 – County Law Library.

Mr. Leis had reviewed the impact of the prior ordinance amendment and concluded that measuring setback from the center line of the road that there would be only one property. Mr. McGrory felt better that changing the language to right-of-way of the road would permit three properties to erect billboards.

Also, there are changes to contradictory language related to digital billboard signs.

There being no public comment. The hearing closed at 8:16 pm.

Mr. Orlow made a motion to amend the Township Zoning Ordinance Chapter 200, Article XIII, Section 200-85.A and 200-77.J regulating Off-premises signs. Ms. Drummond seconded and the vote was unanimous.

ADJOURNMENT

The meeting adjourned at 8:21 pm.

Respectfully submitted,

Maureen G. Turley, Township Secretary