

**Board of Supervisors
September 12, 2018
Minutes**

East Whiteland Township

Meeting September 12, 2018

Board members in attendance: Ms. Drummond, Chair; Mr. Lambert, Vice Chair; and Rich Orlow, member.

Staff in attendance : John Nagel, Township Manager; William Steele, Public Works Director; Cathy Kleponis, Finance Director; Steve Brown, Zoning Officer; Zach Barner, Director of Planning; Donna Wikert, Asst. to the Township Manager; Joseph McGrory, Solicitor; Chris Yeager, Chief of Police

Ms. Drummond opened the meeting at 7 p.m. with the Pledge of Allegiance.

Reports and Communications from Township Staff:

Chief Yeager gave a briefing on Recruitment of Full Time Police Officers. They started with 65 applicants and are down to 10, written and agility tests have been completed. They are in process of running background checks, the Chief is hoping to get this completed the end of October.

Board Motions & Resolutions:

Mr. Nagle introduced Gordon Mann from Public Financial Management. Mr. Mann explained the process the township has been going thru with the Multi-Year Plan. This Plan starts with a Financial Condition Assessment that explains East Whiteland Township's major sources of revenues and expenditures; describes recent historical performance; and provides a baseline status quo projection that shows future performance through 2023 absent corrective action. That diagnostic exercise shows the \$0.5 million budget deficit in 2018 growing to \$1.5 million in 2019 when some of the short-term deficit closing measures expire.

The good news is that, after the deficit increases in 2019, it starts to narrow slightly in 2022 and 2023. Under the assumptions described in the baseline projection, revenues grow by 3.7 percent per year and expenditures by 3.2 percent after 2019. Unlike many Pennsylvania communities where revenues grow more slowly than expenditures without tax increases, East Whiteland has a chance to bring its budget back into structural balance if it uses solutions with Multi-Year Financial Management Plan Introduction East Whiteland Township Page 2 recurring benefits in the 2019 budget. The final section of this Plan describes two options for doing so, one on the revenue side and one on the expenditure side. Improving Township government's financial performance is not the only objective. Financial strength provides the resources that East Whiteland government needs to execute the mission that it's elected leaders – and by extension their constituents – have set for their government. For that to be true, there first has to be a mission that provides a clear, aspirational statement what Township government wants to achieve and why.

<https://www.eastwhiteland.org/DocumentCenter/View/608/Multi-Year-Financial-Management-Plan-7-13-18>

Motion to Award:

Mr. Steele would like to split the award for 2018-2019 Heating Oil and Diesel Fuel Contract, Between Reilly & Sons and Riggins. The award is based on the mark- up price. Heating Oil based on 3000 gallons per year equals .2000, and Diesel fuel based on 7000 gallons per year equals .1575. Mr. Lambert made the motion to split the award between Reilly & Sons and Riggins. Mr. Orlow seconded the motions and the motions was approved 3-0.

Consider Sending Township Solicitor to Zoning Hearing Board to Support/Oppose ZHB 2018-11. 215 S. Phoenixville Pike. To hear the appeal of JDT Construction for a setback variance for a parking lot.

The Board made the decision not to send the Solicitor.

Public Hearings:

Zoning Ordinance Amendment #301 – Historic Resource Density Bonus

Mr. Orlow made the motion to approve the Zoning Ordinance Amendment. Mr. Lambert seconded the motion, the motion was approved 3-0.

Conditional Use Hearing – [Highway Materials](#)

Mr. Lambert made a motion to approve the Conditional Use application. Mr. Orlow seconded the motion, the motion was approved 3-0.

Parking Ordinance Amendment – Spring Mill Farms

Chief Yeager gave a brief overview, currently there is a restriction Monday thru Friday between 6:30am to 9:30am vehicles allowed to park by parking permit only. The HOA requested only 2 parking permits per household issued. This is school year only. The reason it is impacting all the streets in Spring Mill Farms is because if they stop parking on one street, most likely the parking will start on the roads that are not restricted.

Mr. Orlow made a motion to adopt the Parking Ordinance 189-31. Mr. Lambert seconded the motion, the motion was approved 3-0.

Parking Ordinance Amendment #300 – Charles Street

Chief Yeager gave a brief overview, Charles Street is 200 ft. long it's a dead end street. It does not meet the 9ft requirement of open passage. Emergency vehicles cannot get down the street, therefor this is a safety issue, and we are requesting no parking on the street.

Mr. Lambert made a motion to adopt the Parking Ordinance on Charles Street. Mr. Orlow seconded the motion, the motion was approved 3-0.

<https://www.municipalmeeting.com/east-whiteland>

Plans:

Approval of Development Resolutions (as authorized at the July 11 meeting):

Preliminary/Final Subdivision Approval – [Red Barn Farms](#)

Mr. Barner explained that the application was before the Board in July, and received a positive recommendation from the Planning Commission. There was some discussion at the Planning Commission meeting relative to the road width. The solicitor drafted an approval Resolution, which is in front of the Board. Revisions have taken place since it has been going through the process. There are a

few outstanding clean up items, and they have satisfied a concern with the Codes and Life and Safety relative to hydrant flow testing.

Mr. Orlow made the motions to approve. Mr. Lambert seconded the motion, the motion was approved 3-0.

Consent Agenda:

- a) Approve Meeting Minutes from May 9, June 13, July 11 & 25, August 14, 28 & 29
- b) Approve Resolution #27-2018 for 2019 Minimum Municipal Obligation for All Township Pension Plans
- c) Approve Reduction in Assumed Investment Rate of Return (7.5%) for Police Pension Plan
- d) Approve Revised Investment Policy (70% Equity, 30% Fixed) for All Pension & OPEB Plans
- e) Acceptance of the Treasurer's Report : As of August 31, 2018
- f) Ratification of the Payment of Bills : Checks Totaling \$1,125,430.96 (July 2018) and \$1,556,298.72 (August 2018)
- g) Approve Brandywine Valley SPCA - Contract Renewal
- h) Approve Invoice from Hassett Millwrights for \$1,550 for General Consultation on Feasibility of Static or Ornamental Waterwheel at Gunkle Mill
- i) Approve Release of Escrow for the following Developments:
 - i. Atwater Commercial – Nobel Learning Final Release

Mr. Lambert made a motions to approve consent agenda as read by chair. Mr. Orlow seconded the motion, the motions was approved. 3-0

Announcements:

Special Meetings – [Flat Road Subdivision](#)

September 24 at 7pm – Conditional Use Hearing (Continued) with Board of Supervisors

Planning Commission Meetings will now begin at 7:00pm (with 6:30pm Workshop)

Bulk Trash Pickup October 3rd thru October 6th.

Public Comment:

Mr. Tim Caban, gave his resignation speech tonight, after serving on the Pension Board and the Historical Committee he has decided to resign. The Board Thanks Tim for all his work and are sorry to see him go.

Meeting Adjournment:

9:50

**Donna Wikert
Board Secretary**