

West Vincent Township
Board of Supervisors Meeting

March 24, 2014 7:30 PM

Attendance: Chairman Kenneth Miller, Jr., Vice Chairman David Brown, John Jacobs, Stephen Siana of Siana, Bellwoar & McAndrew, LLP, Township Solicitor, Township Manager James Wendelgass and Township Secretary Tammy Swavely.

Chairman Miller called the meeting to order at 7:32 PM.

Public Comment on Non-Agenda Items:

Francis Ellis 2853 Flowing Springs Road thanked the Township for doing great work on Jaine Lane. She also asked as a follow up question to last meetings question about information that explains the budget versus actual on the website. Mr. Jacobs stated that when he had a question, he called Mr. Wendelgass and he was able to answer his question. Mr. Miller asked what she was looking for. Mrs. Ellis said a simplified format. Mr. Miller suggested she come up with a format and the Board will consider it. **Maria Jacobs 2351 Beaver Hill Road** asked if Mrs. Ellis was looking for an Executive Summary on the budget that she had requested at the last meeting. Mr. Miller asked her what format she would like. Mrs. Jacobs stated she would like to see a line or two narrative on each category explaining it. Mr. Miller stated that the Board will consider coming the request.

Sara Shick, 1201 Davis Lane asked a question about the 2014 Budget. She stated she received an anonymous e-mail stating that the Township did not budget for the Township's contribution to the employees Heath Savings Account. She would like to know if this information is true. Mr. Wendelgass stated that the budget did include the HSA contribution in the total healthcare line item. They were not separated. Payment for Health Savings Accounts have been budgeted since 2011 and have been on the Bills List since then. Mrs. Jacobs asked if an employee leaves, can they take the HSA funds with them. Mr. Wendelgass stated that it is the employees account for health care purposes only but no one has left, so the issue has never arisen. **Kit Troler, 16 Hunt Hill Road** asked if the Township changed to a high deductible health plan and if it was in the budget. Mr. Wendelgass stated that the line item was budgeted with a 10% increase and that is what the total increase was.

Approval of Minutes

The minutes of **March 10, 2014** were unanimously approved on a motion by Mr. Jacobs and a second by Mr. Brown.

Reports (full copies are attached):

Township Manager Report: The Township Manager Report for the period ending 3/24/2014 was acknowledged as submitted. Mr. Wendelgass announced that there would be an Executive Session on April 7, 2014.

Treasurer Report: Mr. Wendelgass read the attached Treasurer Report for the period ending February 28, 2014 which was acknowledged as received.

Police Report: The Police Report for the month of February 2014 was presented by Police Chief Mike Swinger and was acknowledged as received.

Active Subdivision List: An extension was submitted by John Diemer for the Trevdan-Kanaway Land Development. Mr. Brown made the motion to grant the Extension for the **Trevdan-Kanavy** until August 31, 2014. Mr. Jacobs seconded the motion. The motion carried unanimously.

Bills List: Mr. Brown made the motion to approve the Bills List dated 3/24/14 in the total amount of \$104,650.30. Mr. Jacobs seconded the motion. The Board answered some questions and the motion carried unanimously.

Subdivision/Land Development

Brunner Sewage Plant: Neal Fisher, The Hankin Group, came before the Board of Supervisors to discuss the Brunner Land Development sewer plant. He stated that this property is approximately 60 acres adjacent to the Weatherstone Subdivision. He is currently getting ready for construction. The sewer plant is a gravity system, with pipes traveling to the treatment plant. The regulations by DEP make it impossible to use the plant until a certain amount of flow is from the new homes. During this time, DEP requires a pump and haul of effluent until the minimum number of houses are constructed. Usually the effluent is pumped to a tank and emptied every three (3) days. Mr. Fisher stated he would like to pipe the effluent to the Weatherstone plant since it has capacity from the commercial area that is not being used. That way a tank would not have to be installed and it would save Township administrative time. Mr. Miller asked what advantage this would be to the Township. Mr. Fisher stated that over a three (3) year period of time the Township would be able to collect sewer fees in the total amount of \$80,000 from those residents when there is no actual plant. This would be money that could go towards the Weatherstone Sewer Plant capital fund. Mr. Brown asked if this would be compromising the commercial area construction. Mr. Fisher stated that it would be impossible to have the commercial built out in three (3) years and would not affect it. Mr. Miller asked what guarantee would the Township have that Hankin would build the sewer plant. Mr. Fisher stated that the Township will receive a \$2,000,000 Line of Credit. He also stated that the permit with DEP could be changed to state that after 72 houses, no building permits would be issued until the plant is constructed and operating. Mr. Jacobs asked what it would save Hankin by doing this. Mr. Fisher stated approximately \$100,000. He added that he thinks it is the right thing to do besides the financial benefit. Mr. Brown stated that \$80,000 is not that much. Mr. Wendelgass stated that DEP likes developers to build sewer plants and that is why the pump and haul system is approved by them. It forces developers to build the plants. Mr. Jacobs understands the residents in Weatherstone want the commercial built out. The Township

has an agreement with Hankin and he asked, when is a deal a deal. To change an agreement is a problem. Mr. Fisher would love to have been able to build the commercial but the market has changed. Mr. Miller is concerned with the line of credit. The project calls for a \$2,000,000 line of credit, the cost to the developer 1% of that amount, or \$20,000. If the Township has to go after that letter of credit, legal fees can add up and it can be a long drawn out process. The Township has gone down this road before with Hankin. There was a discussion regarding the pros and cons of pump and haul versus taking the sewage temporarily to the Weatherstone WWTP with residents giving their opinions. Mr. Miller stated that there are charges to consider including electricity and chemicals. He added that he has learned from Carroll Engineering that a Township cannot disconnect a sewer pipe that a developer has installed, only the developer can disconnect it. Mr. Fisher stated that Hankin will build the plant because it would be financial suicide to give up the commercial area approvals. Mr. Miller stated that the Board is looking for facts tonight. He would like to get a breakdown of all the numbers, such as how much per gallon it will cost to treat the effluent and how much is in the Capital Reserve. There is a lot to consider including the cost of a lagoon replacement which would cost \$4,000,000. They have a 40 year life span. Mr. Fisher stated that he can set the line of credit up with a start date and completion date if that would help the Board decide. The Board will review the numbers when they are ready.

Old Business:

Buttonwood Bridge Repair: An Application for Final Payment has been received by the Township in the total amount of \$8,800. Mr. Jacobs made the motion to approve the release of funds subject to receiving a letter of approval from Carroll Engineering. Mr. Miller seconded the motion. There was no public comment and the motion carried unanimously.

Police Pension Plan: **Ordinance 159-2014** has been advertised and ready for Board consideration. PMRS is in charge of the Police Pension Plan and has changed the plan to come into compliance with state law. This has been approved by PMRS counsel and authorized for approval. It does not change the plan with the police. Mr. Brown made the motion that the adoption of Ordinance 159-2014 be continued to the next Board meeting to review the old plan and compare it with the new one. Mr. Jacobs seconded the motion. There was no public comment and the motion carried unanimously.

New Business:

Pole Barns: There are two (2) pole barns on the new Township property at 1299 School House Road. The Township needs to remove them to make the land usable as a park. A Bid packet has been prepared along with a notice. Mr. Jacobs made the motion that the pole barns be advertised for sale. Mr. Brown seconded the motion and the motion carried unanimously.

Sewer Plant Mowing: Mr. Brown made the motion that the Sewer Plant Mowing Bid will be advertised. Mr. Jacobs seconded the motion. There was no public comment and the motion carried unanimously.

Hiring of Officer: Police Chief Swininger informed the Board that applicant Justin Fritz has successfully completed his psychological exam, physical exam and pre-employment background

check. He is recommending that the Board hire Mr. Fritz as a part-time officer. Mr. Brown made the motion that West Vincent Township hire Justin Fritz as recommended by Chief Swinger. Mr. Jacobs seconded the motion which carried unanimously.

Meeting Adjourned 9:05 PM

Respectfully Submitted,

Tammy Swavely
Township Secretary