

West Vincent Township
Special Board of Supervisors Meeting

May 20, 2015 7:30 PM

Attendance: Chairman Kenneth Miller, Jr., David Brown, John Jacobs, James Wendelgass Township Manager, and Township Secretary Tammy Swavely.

Mr. Miller called the meeting to order at 7:30 PM.

This is the third meeting that the Board has scheduled to discuss a 5-year plan for West Vincent Township. The Board reviewed its discussion topics from the last meeting.

24 hour police coverage. Mr. Jacobs stated that he has yet to meet with Chief Swinger to discuss some items and asked when 24 hour coverage would be necessary. Mr. Wendelgass stated that 24 hour police coverage is not necessary now, but with the projected growth it will be. People in the subdivisions are already asking for 24 hour coverage. Mr. Jacobs asked if a year could be projected. Mr. Wendelgass stated that it all depends on how fast the new subdivisions are constructed. Mr. Jacobs wanted to know if the 24 hour coverage should be considered in tandem with the space constrictions. Mr. Wendelgass thought it would be an important thing to consider. He stated that he has been in contact with two architects for pricing of a Feasibility Study on the Township property. This architect would perform a feasibility study which includes meeting with the Board, Chief Swinger and staff while studying the growth projections of the Township. This can possibly be all done by the end of July. Mr. Miller asked if it would be possible option to work with neighboring Townships for coverage during the 6:00 AM – 2:00 AM that the State Police cover the area. It would be good to find out. Mr. Brown stated that sooner is better since he hates relying on the State Police for coverage. Mr. Wendelgass stated that during these hours more and more is going on than in previous years. Mr. Miller asked to obtain the stats from Chief to get a better feel. He feels that many of the residents would feel better if there was 24 hour coverage. Mr. Miller added that police do not just respond to crime scenes. They are often the first on site at an ambulance or fire call.

Additional staff: Mr. Miller stated that with more roads being dedicated to the Township, he feels that a new road crew member will be necessary within the next five years. Also, the demand by the residents for faster service would also increase the need for another person. Mr. Miller stated that there is talk from Penn DOT to have each Township maintain the state roads in each Township. This would increase the work load. Mr. Jacobs suggested that the increase in population would also increase the EIT which would help out with the budget needs of a new person. Mr. Wendelgass stated that the administrative staff is currently doing all of the work with one less person since 2008. If additional staff would be hired, space is an issue. This additional staff would be helpful in the office with the amount of phone calls and general office duties.

Sale of Sewer Plants: Mr. Wendelgass needs input on the RFP's form the Board at their next Executive Session. Once the bids are completed has been made, the bidding process can begin.

Update Ordinances: Mr. Wendelgass stated that the Board is always changing the Zoning Ordinance. There is a group meeting to revise the Zoning Ordinances and present them to the Board. If the Phoenixville Regional Plan is not updated, the Township may have to update its Comprehensive Plan. This cost may be up to \$20,000 and to revise the SALDO and Zoning Ordinance it would be close to \$10,000.

5-year road improvement program: Mr. Miller shared the Carroll Engineering road repair estimates with 2015 pricing from the last meeting. Blackhorse Road, gravel portion from Rt. 401 to Route 100 - \$606,438.00; Davis Lane culvert - \$376,362.00; Dewees Lane - \$52,920.00; Jaine Lane - \$311,094.00; Red Bone Road - \$931,800.00; Saw Mill Road - \$1,082,760.00; St. Andrews Lane - \$425,502.00; St. Matthews Road - \$493,440; Flint/Old Kimberton Road - \$600,000.00; Blackhorse Road, paved portion from Route 100 to the Upper Uwchlan Township border - \$150,000.00. The total for all projects is \$5,030,316.00. This year the paved portion Blackhorse Road and Flint Road is going to be repaired along with tar and chip on several other roads. This will also be done on the dirt part of St. Matthews Road for a trial to see how it works. Mr. Jacobs suggested that a plan be put in place to pay for the repairs. Mr. Wendelgass stated that there are a limited number ways that the Township can obtain that kind of money. It can raise taxes, borrow money, or sell assets. Mr. Miller stated that St. Andrews Lane would be the next road he would recommend repairing, followed by the Dewees Lane draining problem, and the hill on Jaine Lane. The dirt portion of Black Horse Road would be fourth in his priority list. The Board needs to consider this since paving Blackhorse Road could potentially make it a cut through for those on Route 100. The remaining roads would be Sawmill Road and Red Bone Road. No action was taken by the Board on the road repairs.

Increase parks and playing fields: Mr. Jacobs stated that he understands this is a need, and wants to know how the Board should address it. He proposed a budget line item each year to put money away. Mr. Miller stated that there is a lot of demand for new fields. Mr. Miller asked if Mr. Jacobs would look into a solution for the Township.

Budget Surplus: Mr. Wendelgass stated that at the end of 2014, the Budget surplus was \$1.1 million. As of now, it is \$1.6 million, all in the General Fund. He stated that the current number includes in that the Real Estate Taxes which were received early in the year. Mr. Jacobs asked if we should have a target number for a surplus. Mr. Wendelgass stated that, while speaking with other Townships, many do not have a surplus, and if they do, it comes from the sale of assets or another means. The problem is if the taxes would be lowered, then in five years there would have to be a substantial increase. Mr. Jacobs stated that he feels \$1.1 million would be a good number for a surplus. Mr. Miller mentioned a few things to consider would be the repair if a bridge would fail, or another type of emergency. When he first became Supervisor, the Township was involved in a lawsuit from a road accident. The insurance company went bankrupt and the Township had to have a special tax assessment to cover the settlement. This accident happened when a road sign had come down, the Township did not have a Road Crew, and the contractor who was responsible for putting up the stop sign did not have time to install it. So the Township was liable. Another time when hurricane Floyd hit a few years ago, the Township spent \$500,000 in repairs. FEMA did reimburse the Township for much of that cost, but that is something to consider. Emergency funds are always a good thing to have.

Multi-modal Implementation: Mr. Miller stated that he is concerned if Bryn Coed gets developed it would be easier to get sidewalks, access ways and trails from a developer with the Multi-modal Plan in place. This way the developer would pay for it. Mr. Jacobs asked if part of the plan could be adopted. He feels this is a very comprehensive plan including widening roads for bike trails and feels that just parts of it should be adopted. Mr. Wendelgass will see if part of it can be adopted.

Legal Costs: There was no discussion on this topic with regards to the 5-year plan.

Griffith Farm: Mr. Jacobs stated that he toured the Griffith farm and would like to know what should be done with the property. Mr. Wendelgass stated that it is included in the feasibility study so the Board should see what the architect recommends for the property.

Meeting adjourned 9:05 PM.

Respectfully Submitted,

Tammy Swavelly
Township Secretary