

West Vincent Township  
Board of Supervisors Meeting

December 4, 2017

7:00 PM

Attendance: Chairman John Jacobs, Vice Chairman David Brown, Michael Schneider, Township Solicitor Robert Sebia, Hamburg, Rubin, Mullin, Maxwell and Lupin, Township Manager Erica Batdorf and Township Secretary Tammy Swavely.

Chairman John Jacobs called the meeting to order at 7:05 PM.

Mr. Jacobs announced an Executive Session immediately prior to tonight's meeting to discuss real estate.

**Approval of Minutes:**

Mr. Schneider made the motion to approve the November 20, 2017 minutes as submitted. Mr. Brown seconded the motion which carried unanimously.

**Reports:**

Township Manager Report: Ms. Batdorf gave a report on Township activities dated December 4, 2017 which was acknowledged as received.

Bills List: Mr. Schneider made the motion that the Bills List dated 12/04/2017 in the total amount of \$95,433.31 be approved as submitted. Mr. Brown seconded the motion. The Board answered a few questions and the motion carried unanimously.

**Correspondence:**

A letter dated November 8, 2017 was acknowledged as received from Green Valleys Association requesting their annual donation. Mr. Brown made the motion that the Township contribute \$1,500 to Green Valleys Association as provided for in the Budget. Mr. Jacobs seconded the motion. Mr. Brown voted yes, Mr. Jacobs voted yes, Mr. Schneider voted no. Motion carried.

A letter dated November 10, 2017 was acknowledged as received from Beverly Lawlor, Henrietta Hankin Branch Library requesting their annual donation. Mr. Brown made the motion that the Township contribute \$500 to the Henrietta Hankin Library as provided for in the Budget. Mr. Jacobs seconded the motion. Mr. Brown voted yes, Mr. Jacobs voted yes, Mr. Schneider voted no. Motion carried. Sara Shick, 1201 Davis Lane thanked the Board for community spirited donations.

Information was received on the 2018 Certified Master Composting Classed by the Chester County Solid Waste Authority. This information will be on the website.

An email was received November 16, 2017 from Jim Helm, 2563 Veronica Drive with suggestions on Township Committee structure. He suggests that the committees be scaled down to 5 or 7 at the most. He researched local townships and found that this would align West Vincent with others in the area. He states that it would better focus on the organization of the Board and how the committees communicate with it adding it would be a good way to implement the Board's goals for the Township. Mr. Jacobs stated that this is just the beginning of the discussion. Ms. Shick suggested that the email be shared on the Township website and also to forward it to all of the committee/commission chairman. Ms. Batdorf will ask Mr. Helm if he has an objection to that. Harriet Stone, 1645 Birchrun Road stated that forming a Historic Commission would be a problem for the HRC. The people on that committee have no interest in telling people what they can or cannot do on their property and enjoy researching the history of properties. Mr. Jacobs stated that Mr. Helm makes a good point that communication is lacking between the committees and the Board. Mr. Brown stated that if a Historic Commission is formed, their duties could be clearly defined and not have the power to tell people what they can or cannot do with their home. Ms. Shick stated that the only area that would qualify for that type of review would be Birchrunville. The EAC currently reviews permits on historic properties. Mr. Jacobs stated that some slip through. Ms. Shick feels that is due to the change of Zoning Officers over the years. Mr. Jacobs stated that this is just beginning of the debate. Brian Curry, 512 Black Horse Road stated that he feels that the Board liaisons are not fulfilling their duties and something should be figured out. Mr. Jacobs stated that it does not have to be a liaison, could be one meeting in the beginning of the year to set goals and to keep following up throughout the year. This will be revisited in the new year.

### **Subdivision/Land Development:**

Kling Subdivision: An extension request was submitted by Vincent Kling. Mr. Schneider made the motion to grant the Extension for the Kling Subdivision until January 16, 2018. Mr. Brown seconded the motion which carried unanimously.

### **Old Business:**

Park and Recreation Ordinance: Mr. Schneider made the motion that the Board authorize the advertisement of a Park and Recreation Commission Ordinance for consideration on December 18, 2017. Mr. Brown seconded the motion. This is to reduce the size from nine to seven members as recommended by the current Park and Recreation Commissioners. The motion carried unanimously.

Sewer Sale Ordinance: Mr. Schneider made the motion that the Board authorize the advertisement of the Ordinance to Proceed with the Sewer Sale. Mr. Brown seconded the motion. Mr. Sebia stated that this is not to approve the sewer sale, but puts a mechanism in place so that the Board can make a decision. Ms. Shick asked about the Aqua representative who made a counter offer at the last Board meeting. Mr. Sebia stated that John Gault did not have any authorization to do what he did and Aqua PA is not interested in the purchase. This will be put out to bid to the three qualified bidders and the bids will be received before the next Board meeting. Joe Antellocy, 21 Gregory Lane stated that after the last Board meeting he thought that this was not going to happen

right away. He was told this was put out to rebid. Mr. Jacobs added that this is not a final decision, but this is something that needs to be done to move this forward. Mr. Antellocy stated that he feels that there are a lot of unanswered questions. Mr. Jacobs assured him that all will be answered in time. Mr. Sebia stated that there is still a lot of ongoing research being done. Mr. Antellocy stated that the HOA's entrusted these plants to the Township and not to turn around and sell them. Mr. Sebia stated that these are all Township owned properties owned by fee-simple. Mr. Antellocy feels that the Board is flipping the plants to make money. He added that the Matthews Meadows homeowners bought and paid for the plant and then gave it to the Township and now they are selling it. Mr. Schneider stated that the Matthews Meadows HOA could have kept it. Mr. Antellocy stated that the HOA did not want the burden of a sewer plant. Mr. Schneider stated that the Township doesn't either. Mr. Antellocy stated that the Township should offer to give it back the HOA before it is sold. Mr. Jacobs asked who would pay for the system if it failed. Mr. Sebia stated that ultimately DEP would hold the Township responsible no matter who owns it. Mr. Jacobs stated that the Board feels that they are moving towards a sale, but it is not definite yet. Mr. Antellocy continued discussing issues he had with the sale. Kip Archinal, 919 Fellowship Trail asked the Board to keep in mind the Sustainability Committee Work Plan Initiatives that details requirements for water quality. The requirements go above and beyond what DEP requires and she feels that it is important for these requirements to be part of the Performa the bidders follow. Ms. Batdorf stated that the bidders will have to follow the DEP permit. Mrs. Archinal suggested that the Township contact Penn State to get information on the master well program which details how water and ground water is to be maintained throughout the state. Mr. Sebia will look into the Sustainability Work Plan. Mr. Jacobs thanked her for her information. Ms. Shick stated that she would like to be on a committee who helps decide what to do with the proceeds. Mr. Curry stated that in the past he raised questions on the costs to the Matthews Meadows sewer plant and he was not happy with the answers he received. He feels that the Board is moving in the right direction to sell the plants. Mr. Jacobs called for a vote which was unanimous.

Restrictive Covenants: Mr. Schneider made the motion to approve and authorize signature and recording of the Declaration of Restrictive Covenants to maintain certain township property for sanitary sewer use, open space, or other township use. Mr. Brown seconded the motion. Mr. Sebia stated that regardless of which way the Board goes with the sewer sale, the Board desires to protect the properties that are associated with the sewer plants. This will protect them in perpetuity. Ms. Shick asked who the signer would be and she was informed the Chairman, with the Vice Chairman in his absence. These parcels will be protected to have only sewer disposal, open space or any other Township use the Township so desires. The motion carried unanimously.

Sale of Police Car: Mr. Schneider made the motion to award the bid for the 2010 Ford Crown Vic to Clark Tumar in the total amount of \$1,300. Mr. Brown seconded the motion. Mr. Curry asked if this was close to blue book value. Ms. Batdorf stated that it is a little lower than that. The motion carried unanimously.

**New Business:**

Amphibian Crossing: Harriet Stone, speaking for the EAC stated that she would like to get the Board's permission to close Hollow Road for the Amphibian Crossing. This program has been going on for about seven years. The police department close the road on a wet rainy night when the temperature is over 36° when they are asked by the committee. This is when the amphibians migrate in the spring. Mr. Jacobs asked her to work with Ms. Batdorf and Chief Swinger. Mr. Schneider made the motion that the Board authorize Ms. Batdorf to work with the Chief of Police and Mrs. Stone to close Hollow Road as needed. Mr. Brown seconded the motion which carried unanimously.

**Public Comment:**

Antellocy asked the Board in the RFP for the sewer plants, to layout a bid tab with separate values for each system. Mr. Sebia will research this issue. Mr. Jacobs stated that would be nice to have.

Meeting adjourned 8:25 PM.

Respectfully Submitted,

Tammy Swavely  
Township Secretary