

West Vincent Township
Board of Supervisors Meeting

May 21, 2018 7:00 PM

Attendance: Chairman, John Jacobs, Vice Chairman, Mike Schneider, Joseph J. McGrory, Jr. Esq. Township Solicitor, Erica Batdorf, Township Manager and Kathryn Shillenn, Township Secretary Member Bernie Couris – absent.

Chairman Jacobs called the meeting to order at 7:00 p.m.

Approval of Minutes

MOTION by Mr. Schneider to approve the May 7, 2018 minutes as submitted; Mr. Jacobs seconded the motion. *Motion carries unanimously.*

Reports:

Police Report: Chief Swinger gave his report which was acknowledged as received.

Bills List: **MOTION** by Mr. Schneider to approve the Bills List of May 21, 2018 in the total amount of \$298,310.15; Mr. Jacobs seconded the motion. The Board answered a few questions from the public. *Motion carries unanimously.*

Announcements: None

Correspondence:

Request for French Creek Conservation Trust Iron Tour Donation: – The matter was tabled until the next Board of Supervisor’s meeting on June 4, 2018.

Presentation:

2017 Audit & Financial Statement Presentation - Barbacane, Thornton & Co. – Steve Kutsuflakis, CPA representing Barbacane, Thornton & Co. presented the 2017 Audit & Financial Statement.

John Eldridge, 1634 Hilltop Road questioned the Township’s plans for use of the surplus in revenues accounted for in 2017. Mr. Eldridge indicated the surplus is estimated to be \$578,000 and the audit showed \$478,000. Ms. Batdorf stated that if Mr. Eldridge has specific questions, she could get the information and get it to him. Mr. Eldridge also commented that in 2016 there was an excess net income of \$829,000; in 2017 there was an excess of \$478,000. This builds up the reserve to \$2,200,000. Mr. Jacobs stated that for the next two to three meetings there will be discussions on spending Township funds on needed capital expenditures. Mr. Eldridge commented that the Audit listed \$200,000 used on Community expenses. Ms. Batdorf replied

that is was for the 16 Years, LLC open space project. Mr. Eldridge commented that the monthly statements received by the Township could be improved. Ms. Batdorf commented that the Township has a new Treasurer on board and staff will be looking at the reports and will take Mr. Eldridge's comments under consideration.

Subdivision/Land Development

Weatherstone Town Center Phase I Plan - Resolution of Approval – Mr. McGrory received a signed copy of the Court Order approving the amendment to the Settlement Agreement between the Hankin Group and West Vincent Township.

MOTION by Mr. Schneider to approve Resolution 22-2018, Amended Preliminary/Final Weatherstone Settlement Plan Approval-Weatherstone Town Center WaWa; second by Mr. Jacobs. *Motion carries unanimously.*

Harriet Stone, 1645 Birchrun Road noticed in downtown Malvern that the WaWa blended in very well with the community. Ms. Stone asked if the WaWa architecture in this plan respects the architecture of neighboring properties. Mike Malloy representing the Hankin Group reviewed the sign package and indicated that the Hankin Group worked very closely with WaWa to come up with an aesthetically pleasing plan. Mr. Jacobs commented that at the last Planning Commission Meeting it was brought up Ludwig's Corner be used in the naming of the development instead or in addition to Weatherstone. Mr. Malloy stated that he can take that back to his colleagues for consideration. Art Ewell, 989 Fellowship Road asked if this WaWa will be a Super WaWa. Mr. Malloy replied that the WaWa will have a convenience store and gas station.

16 Yrs. LLC Zoning Hearing Board Application – Mr. Kulakowsky presented an update on the 16 Years, LLC subdivision project and indicated that the engineer is requesting zoning relief related to access to proposed newly subdivided lots. A Zoning Hearing Board Application was received on May 14th by the Township. 16 Yrs. LLC is requesting three variances. Mr. Kulakowsky commented that the Planning Commission voted to support this application. The Board can support the application, oppose the application or do nothing and let the Zoning Hearing Board handle it. The Board acknowledged the application as received.

New Business

French Creek Road Arch Replacement Bid Award – **MOTION** by Mr. Schneider to award the French Creek Road Arch Replacement Bid to Veteran Construction Utility Services, Inc. in the amount of \$136,140.99; Mr. Jacobs seconded. *Motion carries unanimously.*

Brian Curry, 512 Blackhorse Road asked how long ago was it that the bridge was found to be collapsing. What is the date that the bridge will be repaired? Mr. Kulakowsky stated that he closed the bridge on March 1, 2016. There is no completion date as of yet.

Flint Road & Schoolhouse Road Paving Bid Award – **MOTION** by Mr. Schneider to reject all bids for the West Vincent Township Road Paving Program due to price; second by Mr. Jacobs. *Motion carries unanimously.*

Sara Shick, 1201 Davis Lane asked if this applies equally to both roads. Mr. Kulakowsky confirmed the vote applies to both roads.

MOTION by Mr. Schneider to authorize the Township Manager to re-bid the Township Road Paving Project; second by Mr. Jacobs. *Motion carries unanimously.*

Brian Curry asked if this project is going to be re-bid the same as before and hopefully get different numbers. Mr. Kulakowsky explained that it is the same bid but will be tweaked a bit. Sara Shick asked which part of Schoolhouse will be paved. Mr. Kulakowsky responded that the project includes the section of Schoolhouse Lane between Flowing Springs Road and St. Matthews Road.

Township Copier Equipment Contract – Ms. Batdorf stated that she just wanted this on the radar; the copier lease is up and is now month-to-month. We are currently working on evaluating pricing.

Sewer Sale Proceeds Planning Discussion – Mr. Jacobs stated this is on the agenda but what he wanted to address was a 5 year Road Program. Mr. Jacobs expressed he feels it is important and all three Board members need to be present. Harriet Stone, 1645 Birchrun Road, stated that it sounds as if you want to use money from selling open space and not using it for open space. Ms. Stone stated that a lot of the sewer plants are considered open space. Sara Shick stated that the sewer plants are shown on the township maps as open space. Ms. Batdorf commented that she had a conversation with Mr. Kulakowsky about prioritizing bridge and road improvements. Mr. Kulakowsky stated that the 2016 study on roads is the basis of the yearly program. He will lay out a five-year plan with staff. Mr. Schneider asked why a road paved in 2017 have a rating of three. Mr. Kulakowsky stated that the ratings are not updated. Paving should last 10-15 years and tar/chip should last 5-7 years.

Mr. Jacobs feels that Flint Road and Schoolhouse Road should be done in 2018; Jaine Lane and a smaller project in 2019; after that a number of other roads would be looked at. Then culverts, Buttonwood Bridge would be the main focus to fund. Mr. Kulakowsky noted that this would be a very challenging replacement. Planning would possibly take 2-3 years. There will be other culverts to look at also. Brian Curry, 512 Blackhorse Road, stated that the permitting side takes much longer. Mr. McGrory noted that this bridge is much more complicated and alternative accesses should be worked on. Ms. Batdorf has talked with residents, of which are unwilling to provide access. Ms. Shick asked if this will be the last public conversation on the road planning. Art Ewell asked if there is a possibility to get a temporary easement and have it then disappear. Mr. McGrory stated that this would be a conversation to have with the Board. Mr. McGrory also asked Mr. Kulakowsky if there are grants available for the bridge project.

Public Comment on Non-Agenda Items – Sara Shick, 1201 Davis Lane, commented that the use of the sewer sale proceeds should involve resident input to come up with ideas and help in prioritizing those ideas.

MOTION by Mr. Schneider to adjourn; second by Mr. Jacobs. *Motion carries unanimously.*

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Kathryn Shillenn
Township Secretary