

West Vincent Township
Special Board of Supervisors Meeting

February 18, 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.

Mr. Miller stated that this meeting was being held to discuss the 5-year projections and to inform the residents of what they can expect to happen in West Vincent Township in the coming years. The Township uses past history to gauge the future. Mr. Wendelgass prepared a summary of the growth in West Vincent Township since 1990. The population grew from 40.1% from 1990 and to 2000 and 44.1% from 2000 to 2010. The current estimated population is 5,174. The number of approved housing units which have not yet been built is 460 and with the total approved apartments which have not been built the total approved unbuilt units is 560. If the same trends continue for the next 5 years, it is estimated that the population will be 5,988 which is a 31.1% growth rate from 2010. Mr. Wendelgass stated that to do a 5-year budget would be a guestimate. Mr. Brown stated that with the figures on taxes, the projected tax revenue will increase and keep pace with the population, so it seems that real estate taxes may not need to rise. The estimated number Mr. Wendelgass projects by 2020 with for Real Estate Taxes is \$1,185,500. Transfer taxes were discussed. These are not included in the figures Mr. Wendelgass provided to the Board since they are difficult to estimate and they change from year to year, depending on the economy. Earned Income Taxes were discussed. Mr. Wendelgass estimates that by the year 2020, the EIT will be \$2,163,500. Mr. Wendelgass provided a 10 year track and how they have increased during that period. Mr. Wendelgass projects that the EIT will continue to grow at a rate just under 5% for the next 5 years. Mr. Jacobs asked if these numbers were conservative with regards to the EIT. Mr. Wendelgass stated that yes that was a conservative estimate. Mr. Brown asked if there was any indication of the types of people moving in, families versus singles. Mr. Wendelgass estimates that the type of housing that is being built, families will be moving in. Last year the average home sold in West Vincent Township was over \$550,000.

Mr. Miller asked the other Board members for comments.

Mr. Brown stated that at this point the police provide coverage from 6:00 am through 2:00 am. During those 4 hours, the state police cover the area. With the state threatening to charge Townships for that service, would it be a smart thing to consider to have 24 hour police coverage. With the projected population growth and 24 hour coverage, additional patrolmen would need to be hired. What the state might change is an unknown, especially with a new Governor, but the population increase is certain.

Mr. Jacobs stated he has many concerns starting with additional roads and more equipment, would a new road crew member need to be added. He added that the police are growing out of their office space and, has heard that there may be a need to renovate and convert the barn on the

Township property into office space. He thinks a game plan should be done. He also wants to consider the trails and the ball fields. He stated that the Township currently has 27% Open Space. He would like to know what the initial goal was. He was informed that the Open Space Advisory Committee's goal was 35%. Mr. Jacobs is concerned if the Capital Reserves are correct for the age of the sewer plants. He asked Mr. Wendelgass about the Pensions for the Police and the non-police and how they were funded and if there would be any future problems. Mr. Wendelgass explained that the Township Pensions are fully funded and how they each worked. The non-police use a 457 Plan and it cannot be underfunded since it is a Defined Contribution Plan. The Board determines the amount each year to contribute after it gets its money from the state. The Police Pension uses PMRS to manage its account. It has been stable for many years. PMRS supplies a formula on how to calculate the amount to contribute each year. This is a Defined Benefit Plan. The Township receives money from the state to fund the accounts. Once that amount is distributed to the Police Pension, the remaining is used to fund the plan for the non-police employees. Mr. Wendelgass does not see any projected deficits in the pension plans.

Mr. Miller brought up the 1157 acres of land that is owned by Bryn Coed. It is 28 parcels and there have been many stories over the last 30 years as to what is going to happen to these parcels. The Board has not been in discussion with the owners or any developer. Mr. Wendelgass stated that he has spoken with different entities who have been interested in it, but as of today, he has not heard of any agreement of sale for any or all of the land including the parcels in East Pikeland and East Vincent Townships. Mr. Miller stated that he has heard that the Township is involved with the sale and that is not the case. The Township finds out when everyone else does. It has been rumored to be for sale many times and the Township was never involved in any discussions. It is a private enterprise. If and when it sells, the Zoning Ordinance will protect the Township. If this property would sell tomorrow, the likelihood that it would affect the Township in the next 5 years is very unlikely. It took Toll Bros. 20 years to do Eagle Farms Subdivision. The Multi-Modal Plan can be put into effect and Mr. Miller suggested that the Township move that plan forward. The Township can do its best to control traffic in that area of a subdivision by the layout of roads and access to major roadways. Money should be kept in the budget for traffic calming. Mr. Miller suggested that the Regional Comprehensive Plan also be updated. It has been almost 10 years since its adoption. West Vincent wants to continue to ensure that the land use laws remain as conservative as possible.

Mr. Miller stated that the Township has advertised an RFP for the sale of the Townships water and sewer plants. It is not certain that they will be sold, but this could result in an influx of a large amount of cash to the Township which would then have to decide on what to do with it. Mr. Miller explained that the reason the Township has these systems is that they are mandated by the State and DEP. The company that would purchase these plants would be a PUC regulated company. Carroll Engineering has experience in selling plants like these and it makes sense to do it. The sale would likely have conditions which would require the rates to stay the same for at least 5 years and then normalize to be close to the same across the Township. If the Township does not receive a good price, then they will not be sold. Mr. Miller suggested that if or when the sewer plants sell, that a portion of the proceeds could go to the Fire Departments.

Mr. Miller stated that as Road Master, he submitted last year a 5-year project list on what roads should be repaired. In 2015, the Budget has \$499,000 in Road Maintenance and Improvements but that does not keep up with the need. The Township is responsible for maintaining the roads every year. Carroll Engineering's proposal for the roads that needed the most work was estimated at approximately \$3,000,000. That is not including the cost to maintain the roads. He also added that this year may be a good year to pave since the price of oil has gone down. Mr. Miller stated that as the police department grows and needs more patrolmen, so does the road department. He foresees the need to hire an additional road crew member in the next 5 years. Mr. Miller discussed how the Turnback from the State does not make it worth it to have the Township take care of the winter maintenance on the State roads. Currently the Administrative staff is smaller than it was 10 years ago. If the push for social media continues, a new staff member will be necessary to do that work. There will come a point when staff will not be able to get everything done.

Mr. Jacobs asked if the Fire Department contributions will go up as the population does. Mr. Wendelgass stated that the Kimberton Fire Department has already approached the Township to have a special contribution for equipment of \$10,000 a year. There are two other Fire Department that take care of portions of West Vincent Township. Mr. Brown added that being involved with the volunteer fire departments for several years, they are the best bargain the Township has.

Mr. Wendelgass stated that something the Township needs to consider in the 5-year plan would be the possibility of having to participate in the States MS4 Program. The Township has been able to obtain waivers for this until 2018. This is a program that DEP requires every stormwater outfall and piping be mapped. This would be a significant engineering cost, of approximately \$50,000 a year. There would be inspections and water testing done every year. The Township would prepare and get approved a MS4 Plan which would have a protocol that the Township will have to follow if an additional waiver is not obtained.

The Board took many comments from the residents during the meeting. A second meeting will be held on March 12, 2015 at 7:30 PM. This will try to address the expense for the things discussed in this meeting.

Meeting adjourned 9:00 PM.