

**West Vincent Township
Board of Supervisors**

June 20, 2022 7:00 PM

Attendance: Bernie Couris, Chair, Sara Shick, Vice Chair, Dana Alan, Member, John Granger, Township Manager, Kathy Shillenn, Township Secretary, Ed Latshaw, Township Engineer; Mark Thompson, Township Solicitor

Chairman Couris called the Meeting to order at 7:05 PM

Mr. Couris announced that an Executive Session was held Monday, June 13, 2022, to discuss Personnel

MOTION by Ms. Shick to approve the minutes of May 16, 2022, and June 6, 2022; second by Mrs. Alan. *Motion carries unanimously.*

Presentations:

Uwchlan Ambulance Corp. - Fund Formula Presentation – Cindy Jaros and Tammy Whiteman presented an overview of a proposed funding formula for the donations that the ambulance corp. will be asking of the area municipalities.

McKee Group Presentation on the Bennett Property – Request for Active Adult Development

– Alyson Zarro and Mark McGonigal of the McKee Group presented information on the potential development options of the Bennett property which is fronted on S. Chester Springs Road and Conestoga Road and on the border of West Pikeland. The McKee Group currently has the property under agreement and are the equitable owner. The presentation is what can be done under the existing zoning and another plan for an active adult 55+ development. This is a very early presentation. Under the existing zoning option #1 is the by-right plan of 50 single family homes; option #2 shows an active adult 55+ development, which is what the McKee Group would like to do.

Joan Briddle, 2455 S. Chester Springs Road asked how much the McKee Group paid for the property; also, if it does not sell, will there be a competing bid?

Donna Rubin, Weatherstone Development commented that nothing was presented regarding the environmental impact. She is aghast at the township is considering this.

Julia Braendel, 2472 Flowing Springs Road on behalf of her father at 2440 S. Chester Springs Road asked how an adult community affects the call volume for Uwchlan Ambulance. Is the plan for an onsite septic? Where will water come from? What will be the price point for these homes? Is there a reason the plan shows access on to S. Chester Springs Road and not on Route 401?

Mark Hammond, Traffic Consulting discussed traffic issues and emergency access.

Ms. Braendel stated that the biggest complaint of everyone here will be S. Chester Springs Road and increased volume of traffic.

Stefanie Lindquist - 3 Kings Farm, S. Chester Springs Road – She has three concerns, #1 being the process since this has been in process for over one year; #2 what was presented here was a red herring; the first plan with the bad fiscal projections, she doubts that is the only option. #3 Ms. Lindquist would like to know more about the real fiscal impacts.

Joan Briddle, 2455 S. Chester Springs Road commented that she does not understand why Route 401 is not being considered for any plan.

Matthew Shelkopf, 2619 and 2647 S. Chester Springs Road stated that there are a couple of things he has not heard tonight. He researched 55+ communities and stated that it increases the cost of living, increases the cost of services and brings down the amount that people are paid for their job in the area. What is the benefit of a 55+ community in this area? S. Chester Springs Road is one of the most walked roads in this township. Mr. Shelkopf feels that there is going to be a lot of opposition.

Mr. Couris stated that this presentation will be concluding. There will be an additional meeting held on August 1, 2022, to discuss this presentation.

Announcements:

\$250,000 Grant from Chester County for Improvements at Opalanie Park – Mr. Couris announced this grant that the township received with thanks to John Granger.

\$100,000 Grant from the Conservation District for Improvements along Kimberton Road through the Low Volume Road Program – Mr. Couris announced this grant that the township received thanks to John Granger.

Reports:

Police Report – Mrs. Alan read the report. Report on file.

Bills List – MOTION by Ms. Shick to approve the Bills List in the amount of \$291,801.51; second by Mr. Couris.

George Dulchinos, 1415 Hollow Road asked if the Bills List can be posted on the website before the meeting.

There being no further questions or comments, *Motion carries 2-0-1 with Mrs. Alan recused*

Treasurer's Report – Mr. Granger read the report. Report on file.

John Eldridge, 1634 Hilltop Road noted that the list reports an income in excess of \$1 million but the budget says the income is \$734,000.

Manager's Report – Mr. Granger reported the work to repair the Kimberton Road Bridge should be complete within the next two weeks. The road work and shearing under the bridge should be done in the next two weeks. Weatherstone paving is almost complete. The Kimberton Road

Drainage project will begin within the next two weeks starting at the eastern end of Kimberton Road. The Fellowship Road Bridge award bid will be awarded during this meeting.

Old Business:

Approve Resolution - Cash Escrow Agreement - Hampshire Properties and the Release of the Hankin Escrow - MOTION by Ms. Shick to approve Resolution No. 21-2022, Cash Escrow Agreement for Hampshire Properties in the amount of \$147,733.74; second by Mrs. Alan.

Mr. Granger explained the agreement and the release of the Hankin Letter of Credit.

Barry DiLibero, 1012 Pottstown Pike, asked Mr. Granger to elaborate on the Weatherstone paving. Mr. DiLibero also asked if Weatherstone was on the original plan of the roads that were on a priority list. Mr. DiLibero looked at the asphalt and there is a lot of cratering; he feels that it will not last more than 5 years.

Mrs. Alan commented that she did not see the completion date for the Hampshire Properties. Mr. Thompson explained that for land developments, there is a time limit of one-year.

There being no further questions or comments, *Motion carries unanimously.*

MOTION by Ms. Shick to approve the Release of the Hankin Letter of Credit in the amount of \$147,733.74; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

Accept Proposal from Lobar Site Development Corp., in the amount of \$134,404.44 for the repairs to the Fellowship Road Culvert - MOTION by Ms. Shick to accept the proposal of Lobar Site Development in the amount of \$134,404.44 for repairs to the Fellowship Road Culvert; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

New Business:

Approve Resolution No. 20-2022, Accepting Dedication of Right-of-Way along St. Matthews Road and Red Bone Road and the Trail Easement across the Property at 613 St. Matthews Road - MOTION by Ms. Shick to approve Resolution No. 20-2022 accepting dedication of Right-of-Way along St. Matthews Road and Red Bone Road and the Trail Easement across the property at 613 St. Matthews Road; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

Authorize Advertisement to update Ordinance No. 41 to Set Compensation of Supervisors in Accordance with the Second-Class Township Code - With the Township's population now exceeding 6000, the maximum salary for a Supervisor can be \$2,500 annually for all Supervisors elected after 1/1/2021 - MOTION by Ms. Shick to authorize advertisement to update Ordinance #41 to set the compensation of supervisors in accordance with the Second-Class Township Code to \$2500 annually for all supervisors elected after 1/1/2021; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

Authorize the Acquisition of Signage for Opalanie Park at a cost not to exceed \$15,000 – MOTION by Ms. Shick to authorize the acquisition of signage for Opalanie Park at a cost not to exceed \$15,000; second by Mrs. Alan.

Mr. Granger discussed the presentation of the signage.

Julia Braendel, 2472 Flowing Springs Road asked if the \$15,000 includes all the signage in the park. Ms. Braendel also asked what they are made of.

There being no further questions or comments, *Motion carries unanimously.*

Authorize the Purchase of Swenson Cross Conveyor from E.M. Kutz, Inc. for Public Works in the Amount of \$11,077 – MOTION by Ms. Shick to authorize the purchase of a Swenson Cross Conveyor from E.M. Kutz, Inc. for Public Works in the amount of \$11,077; second by Mrs. Alan.

Mr. Granger explained the workings of a Swenson Cross Conveyor. This conveyor sits on the back of a dump truck and moves the materials in the dump truck from side to side.

There being no questions or comments, *Motion carries unanimously.*

Accept the Proposal for a Replacement of the Telephone System in the Amount of \$5,200 – MOTION by Ms. Shick to accept the proposal of Semperon for the Replacement of the Telephone System in the amount of \$5,200; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

Appoint Jim Bergey as Interim Chair of the Open Space Review Board – MOTION by Ms. Shick to appoint Jim Bergey as Interim Chair of the Open Space Review Board; second by Mrs. Alan.

Peggy Glaser, 2990 Horseshoe Trail asked if the Open Space Review Board will review the Bennett Development that was presented this evening.

There being no further questions or comments, *Motion carries unanimously.*

Appoint Jim Wendlegass to the Open Space Review Board for the Term Ending 12/31/2024 – MOTION by Ms. Shick to appoint Jim Wendlegass to the Open Space Review Board for the term ending 12/31/2024; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

Appoint Richard (Robin) Austin to the Human Relations Commission for the Term Ending 12/31/2023 – MOTION by Mrs. Shick to appoint Richard (Robin) Austin to the Human Relations Commission for the term ending 12/31/2023; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

Authorize the Creation of the Position of Corporal in the Police Department – MOTION by Ms. Shick to authorize the creation of the position of Corporal in the Police Department; second by Mrs. Alan.

Mr. Granger explained that the police department has two platoons, day shift and night shift. The creation of the corporal position allows someone to have management of each shift, also provides upward mobility.

Julie Braendel, 2472 Flowing Springs Road asked if someone was being promoted from within the department or hiring someone new.

There being no further questions or comments, *Motion carries unanimously.*

Establish Compensation for Corporal in the Police Department at an Additional 3% Above the Class A Patrolman's Rate – MOTION by Ms. Shick to establish compensation for Corporal in the Police Department at an additional 3% above the Class A Patrolman's Rate; second by Mrs. Alan.

Meghan Emery, 1506 Sheeder Mill Road asked why someone would go for more responsibility with only a 3% increase.

There being no further questions or comments, *Motion carries unanimously.*

Approve Updated Police Labor Agreement – The Update incorporates the Corporal Position, Extends the Agreement to 12/31/2025 and Approves a Rate of Pay Increase of 4% for 2025 – MOTION by Mrs. Shick to approve the updated Police Labor Agreement which incorporates the Corporal position, extends the agreement to 12/31/2025 and approves a rate of pay increase of 4% for 2025; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

Appoint Frangipani (Pani) Martin to the Position of Township Treasurer at a Salary of \$96,000 effective August 1, 2022 – MOTION by Ms. Shick to appoint Frangipani (Pani) Martin to the position of Township Treasurer at a salary of \$96,000 effective August 1, 2022; second by Mrs. Alan.

Barry DiLibero asked what the salary of the previous treasurer was.
The salary of the previous treasurer was in the upper 70's.

There being no further questions or comments, *Motion carries unanimously.*

Appoint Robert Nagle, Fox Rothschild as Special Labor Counsel for Contract Negotiations – MOTION by Ms. Shick to appoint Robert Nagle, Fox Rothschild as Special Labor Counsel for Contract Negotiations; second by Mrs. Alan.

There being no questions or comments, *Motion carries unanimously.*

Acknowledge Receipt of Zoning Hearing Board Application, Facciolo - 3924 Powell Road - Installation of an In-Ground Swimming Pool - Receipt acknowledged.

Acknowledge Receipt of Zoning Hearing Board Application, Kreger - 942 St. Matthews Road, Construction of a Garage - Receipt acknowledged.

Public Comment

John Eldridge, 1634 Hilltop Road stated that he is an elected auditor and met with John Granger today and asked for three things. Meet the accountant, meet the financial consultants, and review the draft audit. Mr. Granger and Mr. Eldridge had a conversation about elected auditors and what they can do. Mr. Eldridge asked the Supervisors about this conversation regarding what elected auditor can and cannot do. Mr. Thompson answered the question based on the Second-Class Township Code that if the township appoints a CPA, it takes out the Board of Auditors and allows the appointed CPA to do the full audit. Therefore, the Board of Auditors has little to no responsibility under the Second-Class Township Code.

Julia Braendel, 2472 Flowing Springs Road commented that Mr. Eldridge who is an elected auditor is not allowed to see the draft audit because there are appointed auditors. Mr. Eldridge should see it.

Barry DiLibero stated that Mr. Eldridge did get to do important things under the last very open administration. There should not be an issue and the auditors should be allowed to see these things. Has the Human Relations Commission had any cases yet and how long have they've been in existence?

George Dulchinos stated that he spoke with Ed Theurkauf who made a presentation to the Planning Commission regarding Ludwig's Corner. Can that document be posted to the website.

There being no further discussion, the **MOTION** to adjourn was brought forward by Ms. Shick; second by Mrs. Alan. *Motion carries unanimously.*

Meeting adjourned at 8:54pm

Respectfully Submitted,
Kathy Shillenn
Township Secretary