

**West Vincent Township  
Board of Supervisors**

**April 18, 2022 7:00 PM**

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

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

Mr. Couris addressed comments that were made at the last Board of Supervisors meeting regarding the minutes of the meeting.

**MOTION** by Ms. Shick to approve the minutes of March 21, 2022; second by Ms. Alan

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

Ms. Shick requested to amend the agenda to include appointing Scott Casey to the Park and Recreation Commission.

**MOTION** by Ms. Shick to amend the meeting agenda to include appointment of Scott Casey to the Park and Recreation Commission for term ending 12/31/2025; second by Ms. Alan.

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

**Police Report** - Chief Swinger gave the report. Report acknowledged as received.

**Bills List** - **MOTION** by Ms. Shick to approve the Bills List in the amount of \$820,571.27; second by Ms. Alan.

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

**Treasurer's List** - Mr. Granger reviewed the Treasurer's Report. Report acknowledged as received.

**Manager's Report** - Mr. Granger gave his report and announced the repairs to Kimberton Road, from Art School Road to Flint Road, will begin soon and will be weather dependent. The township is in the process of dedication of the Sewer System for Courts of Chester Springs to Bucks County Sewer Authority. The administration is also submitting a request to FEMA for costs of Hurricane Ida in the amount of \$451,235.

**Old Business** - None

**New Business**

**Lennar at Byers Station Community Association – Amendment to Declaration –**

**MOTION** by Ms. Shick to approve the Amendment to the Declaration of the Byers Station Community Association; second by Ms. Alan.

Mr. Couris stated that this amendment was approved by the Community Association to increase the square footage of the decks. The Board of Supervisors must also approve it.

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

**Approve Escrow Reduction #2 Request for Phase 1 for Site Improvements in the Amount of \$88,211.59 – Courts of Chester Springs –** **MOTION** by Ms. Shick to approve the Escrow Reduction #2 Request for Site Improvements in the Amount of \$88,211.59; second by Ms. Alan.

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

**Approve Escrow Reduction #2 Request for Phase 2A Site Improvements in the amount of \$416,386.27 – Courts of Chester Springs –** **MOTION** by Ms. Shick to approve the escrow reduction #2 request for Phase 2A Site Improvements in the amount of \$416,386.27 – Courts of Chester Springs; second by Ms. Alan.

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

**Approve Escrow Reduction #2 Request for Phase 2B for Site Improvements in the amount of \$383,606.46 – Courts of Chester Springs –** **MOTION** by Ms. Shick to approve escrow reduction #2 request for Phase 2B for site improvements in the amount of \$383,606.46 – Courts of Chester Springs; second by Ms. Alan.

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

**Approve Wastewater Treatment Plant Escrow Reduction #3 in the amount of \$630,984.75 – Courts of Chester Springs –** **MOTION** by Ms. Shick to approve the Wastewater Treatment Plant Escrow Reduction #3 in the amount of \$630,984.75 – Courts of Chester Springs; second by Ms. Alan.

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

**Final Escrow Release #5 and Bond Reduction in the amount of \$118,763.65 – Sunderland Avenue East –** **MOTION** by Ms. Shick to approve the final escrow release #5 and bond reduction in the amount of \$118,763.65 for Sunderland Avenue East; second by Ms. Alan.

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

**Discussion on Resolution to Approve Sale of Weatherstone Town Center** – Augusta O’Neal, Attorney for the Hampshire Group and Jane Malone, Senior Property Manager discussed the potential sale and vision for the Weatherstone Town Center property.

Karl Brachwitz, 1286 Hollow Road questioned if the sale of the property will extinguish any rights of the settlement agreement.

Ms. Shick explained TDR’s; there are approximately 114 TDRs with the Weatherstone Commercial Development; Ms. Malone commented that there are no plans to use any TDRs at the Weatherstone Commercial Property. A brief discussion followed about TDRs and escrow. The resolution will come before the Board of Supervisors at the next meeting for approval.

Hans Buitendijk, 906 St. Matthews Road questioned if there were any future plans and what would happen if the developer changed.

Julie Braendel, 2472 Flowing Springs Road commented regarding the last motion. Courts of Chester Springs was stated instead of Sunderland Avenue East.

**MOTION** by Ms. Shick to rescind the original motion to approve the final escrow release #5 and Bond Reduction in the amount of \$118,763,65 for Courts of Chester Springs; second by Mrs. Alan.

**MOTION** by Ms. Shick to approve the Final Escrow Release #5 and Bond Reduction in the amount of \$118,763.65 for Sunderland Avenue East; second by Mrs. Alan.

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

**Discussion on American Rescue Plan Funds** – Mr. Granger discussed this, the rules state very specific targeted uses. Mr. Granger is recommending depositing the funds into the General Fund and using the funds for the Storm Sewer Improvements and the balance for the Kimberton Road project.

Karl Brachwitz, 1286 Hollow Road recommended using funds for Sheeder Mill Road; two sections are falling apart.

King Graver, 1281 Green Lane suggested allocating funds to the Fire Companies and Ambulance Corps. The Board of Supervisors may want to consider supplementing the volunteers of the Fire Companies with a small monetary amount.

**MOTION** by Mrs. Alan to prepare a program to remunerate Fire Company Volunteers and Ambulance Corps.; second by Ms. Shick.

King Graver also asked if the Board had any thoughts as to giving funds to other Civic Organizations.

Julie Braendel commented that service providers are considered third parties. The township is putting the monies in the general fund; she would like to know how the township will get away with that.

John Eldridge, 1634 Hilltop Road stated that every surrounding township has a Local Services Tax. The COVID Relief Funds are a significant amount.

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

**Resolution No. 16-2022 – Authorizing Expenditure of American Rescue Funds** – Mr. Granger read the Resolution. **MOTION** by Ms. Shick to approve Resolution No. 16-2022 authorizing the expenditure of American Rescue Funds; second by Mrs. Alan.

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

**Resolution No. 17-2022 – Authorizing Application to DCNR for Grant in the Amount of \$157,970 for Acquisition of 1925 French Creek Road** – **MOTION** by Ms. Shick to approve Resolution No. 17-2022 Authorizing Application to DCNR for Grant in the amount of \$157,970 for Acquisition of 1925 French Creek Road; second by Mrs. Alan.

Mrs. Alan spoke with Public Works and after speaking with them, Public Works could do the demolition and dispose of the materials quickly. The Board should consider the use of Public Works for the job.

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

**Resolution No. 18-2022 Accept Deed of Dedication for Morgera Horseshoe Trail Road Right-of-Way Dedication** – **MOTION** by Ms. Shick to approve Resolution No. 18-2022 to Accept the Deed of Dedication for Morgera Horseshoe Trail Road Right-of-Way Dedication; second by Mrs. Alan.

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

**Accept Bid of G&B Construction for the Kimberton Road Drainage Project in the amount of \$497,954** – **MOTION** by Ms. Shick to accept the bid of G&B Construction for the Kimberton Road Drainage Project in the amount of \$497,954; second by Mrs. Alan.

The township received four (4) bids.

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

**Accept Bid for Contracted Equipment Services** – No bids were received. This will be re-bid.

**Authorize the Administration to Advertise for Bids for Repairs to Fellowship Road Bridge** – **MOTION** by Mrs. Alan to authorize the administration to advertise for bids for repairs to Fellowship Road Bridge; second by Ms. Shick.

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

**Accept Resignation of Ken Plummer from the Environmental Advisory Board** - MOTION by Ms. Shick to accept the resignation of Ken Plummer from the Environmental Advisory Board; second by Mrs. Alan.

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

**Appoint Rachel McKay to the Environmental Advisory Board for the term set to expire 12/31/2024** - MOTION by Ms. Shick to appoint Rachel McKay to the Environmental Advisory Board for the term set to expire 12/31/2024; second by Mrs. Alan.

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

**First Quarter Report** - Mr. Granger discussed the first quarter report.

Regarding the house at 1925 French Creek Road, Ms. Shick mentioned speaking to Public Works about completing the demolition or hire a demolition company.

Julia Braendel asked if the house was historic. Historic Commission noted that this house is not historic. The township could salvage some of the stuff from the house.

Barry DiLibero, Pottstown Pike asked if settlement on the house has happened. The closing price was \$420,000.

Karl Brachwitz, 1286 Hollow Road commented to find a demolition contractor and extract out all items for cash.

Mr. Granger asked the Board of Supervisors if they wanted him to prepare the specs to put out to bid. Mr. Couris would like to still put the demolition out to bid. Ms. Shick wanted to know how long before the bid will be advertised. Mr. Granger stated about two weeks. This could be deferred until June. The Bid must be advertised and will require a substantial down payment.

Karl Brachwitz suggested letting the market handle this, but still would need to be put out to bid.

**MOTION** by Ms. Shick to direct manager to stop efforts on bidding for demolition and direct Public Works to find the best way to demolish building; second by Mrs. Alan.

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

**Public Comment on Non-Agenda Items**

Karl Brachwitz commented that the Historical Commission would like to change their meeting date from the second Tuesday of the month to the second Wednesday of the month.

**MOTION** by Ms. Shick to amend the Board of Supervisors meeting agenda to add a discussion of the historical meeting date change; second by Mrs. Alan.

**MOTION** by Ms. Shick to change the meeting date for the Historical Commission from the second Tuesday of the month to the second Wednesday of the month; second by Mrs. Alan.

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

Ken Alan, 21 Ivy Lane gave an update on Community Day which will be held Saturday, May 14, 2022 from 10am to 3pm.

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

Meeting adjourned at 8:32PM

Respectfully Submitted,  
Kathy Shillenn  
Township Secretary