

West Vincent Township
Board of Supervisors Meeting

September 17, 2018 7:00 PM

Attendance: Chairman, John Jacobs, Vice Chairman, Mike Schneider, Bernie Couris, Member, Rob Sebia, Township Solicitor, Erica Batdorf, Township Manager and Kathryn Shillenn, Township Secretary

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

Approval of Minutes

MOTION by Mr. Schneider to approve the September 4, 2018 minutes as submitted; Mr. Couris seconded the motion. *Motion carries unanimously.*

Mr. Jacobs announced an executive session that was held before the Board meeting to discuss real estate.

Ms. Shick, 1201 Davis Lane asked as to what real estate. Mr. Sebia responded that is was a discussion regarding Township trails.

Mr. Jacobs stated that an executive session will be held directly after the Board meeting to discuss personnel. Mr. Sebia stated that this was a discussion on the police contract negotiations.

Reports:

Police Report: Chief Swinger gave his report. Mr. Couris asked Chief Swinger if he has recovered from the Citadel Country Spirit Music Concert yet.

Ms. Shick, 1201 Davis Lane stated that Chief Swinger and the team received such rave reviews that we should thank them for their efforts regarding the Citadel Country Spirit Music Concert.

Pieter Ouwerkerk, 11 Springlea Lane, commented that he has noticed that the police calls are increasing and asked why they are increasing. Chief Swinger noted that there are more people in the township and there has also been increased traffic.

Brian Curry, 512 Blackhorse Road asked if there have been any change in the nature of the calls. Chief Swinger stated no but that the calls have increased proportionally with the increase in new residents.

Bills List: **MOTION** by Mr. Schneider to approve the Bills List dated September 17, 2018 in the total amount of \$135,600.37; second by Mr. Couris. *Motion carries unanimously.*

Treasurer's Report: Ms. Batdorf stated that she would like to discuss the Treasurer's Report later in the meeting when the Sewer Sales Proceeds will be discussed.

Announcements: Mr. Jacobs announced that there will be a tour of Bryn Coed Park Public Meeting with the Board of Supervisors tomorrow, September 18, 2018 at 8:30 a.m.

Correspondence: None

Presentation:

Parks & Recreation Commission Bryn Coed Park Proposal – Chip Farnham and Jim Deisinger, of the Parks & Recreations Commission shared their proposal regarding the newly acquired Bryn Coed Park. The park proposal was discussed at length. Mr. Farnham stated that there are basically three pillars to this proposal; the park should be consistent with the Natural Lands preserve; public access should be concurrent with the Natural Lands opening in December 2018 and have minimal cost to open. Mr. Farnham shared a map with the trails that they would like in the park. Bill Holderness, Park & Recreation Commission and Carlo Zanni also worked on the park proposal.

Ms. Shick, 1201 Davis Lane asked if the map includes connections to Natural Lands.

Mr. Jacobs stated that the proposal is pretty clear; in the first part where the two trailheads connect to Natural Lands, is there any improvement to that trail or is it good to go the way it is.

Mr. Couris commented on the small stream crossings; these streams are quite sensitive to the environment. Has anyone studied this? Mr. Farnham stated that Mr. Holderness designed crossings at Marsh Creek and French Creek State Park and is an expert on this.

Harriet Stone, 1645 Birchrun Road asked if the Environmental Advisory Council was consulted. Are they part of your planning? Mr. Farnham stated that the Environmental Advisory Council liaison was not at the meeting. Ms. Stone then asked if there will be interpretive signs. Mr. Farnham stated that the initial signs will be very inexpensive, but over time the signs will be more substantial. Ms. Stone also suggests not clearing everything around the pond.

Mr. Jacobs stated that part of the tour tomorrow will be to determine where horse trailer parking will be. Also Mr. Jacobs stated that there should be trash cans and port-a-potties on the list.

Pam Brown, 1075 Jaine Lane asked what the funding sources will be; have you considered grants? Is this going to be a general line item? Mr. Farnham stated for 2018 they will use existing Park and Recreation funds and for 2019 it will possible be a line item.

Brian Curry, 512 Blackhorse Road talked about the geese at the pond and line of sight. You should consider zigzagging the access to the pond so that the geese will not be able to see any potential predators.

Carys Levin, 1912 Kimberton Road asked about the fishing rules. Mr. Farnham stated that they will follow the State of PA rules. Will there be recycling bins, trash cans and picnic tables at the pavilion?

Brian Curry, 512 Blackhorse Road stated that at the current pond there is a problem with algae and in the past we had grass eating carp. Does this new pond have algae in it?

Sara Shick, 1201 Davis Lane asked what the schedule is to have these two trails open and the connections to Natural Lands. Ms. Batdorf stated that she heard the opening will be late fall. So once the trails are opened will they be marked so that people know not to wander in the woods? Is there anything in the Evans Park Rules that will apply to this park?

Bill Holderness, Park & Recreation Committee stated that at DCNR there is a no bushwhacking policy. He would suggest a no bushwhacking policy.

Sara Shick, 1201 Davis Lane also asked if the abutting neighbors have been notified. Is there a plan to let the neighbors know?

Barb Mueller, 1026 Jaine Lane stated that she was asking to make sure the township park will be open to the hunt; Kimberton Hunt worked a lot with NLT to be able to hunt on the property; they also hoped to be able to park in the trailer area.

Jennifer Munson, 1974 Beaver Hill Road volunteered for Sustainability to talk with Parks and Recreation about the plan; she has a suggestion for the future. When it is time to discuss the demolition, one item to be considered should be to reserve some of the concrete for future purposes such as a base for composting or mulching. Ms. Munson also mentioned working with another township to allow WVT residents access the neighboring townships mulch area.

Brian Curry, 512 Blackhorse Road noticed on the map the powerhouse will be demolished. There was a power line from PECO running through it which was identified initially. Has anyone looked into or checked up on how the various electrical consumers on the property will be supplied power if this is demolished? Mr. Jacobs stated that the Supervisors are aware of it.

Maria Jacobs, 2351 Beaver Hill Road asked about the EAC piece that came up earlier. The Bryn Coed piece has been given to EAC for consideration and review. Has not the EAC been asked to review this? Is there a liaison to Parks & Rec from the EAC?

Mr. Farnham would like to thank Bill Holderness for his expertise on this project; his knowledge has been very valuable.

Subdivision/Land Development:

Kimberton Village Zoning Petition – Acknowledge Receipt – Ms. Batdorf discussed this Zoning Petition. This was submitted by Carys Levin, 1912 Kimberton Road on behalf of herself and a concerned group of residents. They put together quite a few notarized copies in support of this petition to change the zoning status of Kimberton Village Zoning District to R2. It is being reviewed by staff. **The Board acknowledged receipt of the Kimberton Village Zoning Petition.**

Brian Curry, 512 Blackhorse Road commented that he wasn't around when the Kimberton Village Zoning District was developed. Is there any history as to why this was created differently as opposed to being R2? This might be something to look into as to the basis of why it was created.

Carys Levin, 1912 Kimberton Road asked to be notified when this item is on the agenda for the Board of Supervisors and the Planning Commission so that she can get the word out to the residents.

Old Business: None

New Business:

Open Space Advisory Committee Recommendation – Glen Hill, 1692 Hollow Road – Request for Appraisal of TDRS – Ms. Batdorf gave an overview of the recommendation. The Hills have created their own TDR worksheet; the TDR worksheet, as part of the subdivision process, was accepted by the township. The committee would like to move forward with having an appraisal done on those TDR's available and had made a recommendation to the board to ask to have that appraisal completed so that they can assess what the value of the TDR's are on the property.

Glen Hill, 1692 Hollow Road discussed his process for this request. They own the property along the French Creek and right next to the Sheeder Mill covered bridge. They have been very interested in conserving this land. They have invested \$6,000 to \$8,000 in the TDR worksheet process. They would like to go ahead and get this appraised to see what it would take to protect the land. Mr. Schneider stated that this was brought up back in January and the board voted to not approve having the TDR worksheet appraisal done. Mr. Schneider sees no reason to do this as he doesn't feel the township is in the position to spend any open space funds as the Bryn Coed

project is not complete. Mr. Jacobs stated the township would need an appraisal for the TDR's but he feels that the number would be about \$23,000 per TDR.

Sara Shick, 1201 Davis Lane stated that Mr. Hill couldn't do the appraisal, the township would need to have it completed.

Mr. Jacobs stated that he would like to see the Open Space Advisory Committee's Top 10 List. Mr. Jacobs asked what the chances are of the property being developed.

Glen Hill, 1692 Hollow Road stated that all the property down by the creek is his. He wants it to be open and preserved. He could shut the parking down. If township is not interested, just say so. Mr. Jacobs stated that it would not make his Top 10 list. Mr. Couris stated that the board should get the Top 10 List from the Open Space Committee. He feels that authorizing the appraisal tonight would demonstrate good will. Mr. Schneider agrees with reviewing the list, but why don't we wait until later when Bryn Coed is complete to do the appraisal. Mr. Couris commented that maybe they need to know what Mr. Hill's time line is.

Jim Bergey, 1443 Birch Run Road stated that the Board of Supervisors represent the township, the board is not the township. The Supervisors were elected to represent the township residents. He feels that the responsibility of the Board is to listen to the Open Space Advisory Board. He thinks the time is right now to make a decision.

Kate Damsgaard, 1073 Hollow Road stated that she is familiar with the Hill's property. French & Pickering Creeks Trust was very concerned to have the Hill's property protected. She was head of the task force for the Open Space Plan back in 1992. She stated that for \$2,500 that this will cost to fund it, the Hill's spent three times as much, it's a very sad commentary on where we currently are. Mr. Jacobs vehemently disagrees. He would like to see the two properties ahead of the Hill's property on the Top 10 List.

Bill Holderness 958 Jaine Lane, commented that he does have a contrary opinion, 16Yrs LLC was so important we had to do that and now this one is so important; he's asking the Board to slow down with the spending.

Mr. Jacobs stated that the Board will wait to see the Top 10 List. Ms. Batdorf noted that the Open Space Advisory Board has been working on a map of the preserved properties in the Township. This map was an objective that came out of the joint meeting that occurred in the early spring.

Sara Shick, 1201 Davis Lane stated since they are down one member on the Open Space Advisory Board, they will revisit the map to get the new member up to speed. Also, the Hill's have said that they don't need to be paid all at once.

Mr. Jacobs commented that with the 16 Yrs, LLC, project, it was a unanimous vote by the Open Space Committee to fund \$275,000 for them to get grant money. Two board members felt that they would sell the property after they did the conservation easement and make a profit. The Board went into executive session and within minutes saved \$75,000. We welcome committees making recommendations but it is up to the Board to make a final determination.

Bill Holderness, 958 Jaine Lane commented that both he and Carlo Zanni toured the site and both feel that your estimate to clear the Bryn Coed property is probably low by half. Both think it will cost a lot more than the budget says it will cost. This is for demolition and removal.

Glen Hill, 1692 Hollow Road asked if this will be re-addressed in two weeks. Mr. Schneider stated it will if we are able to review the Open Space Advisory Board's materials.

Minimum Municipal Obligation (MMO) 2019 Submission to Pennsylvania Municipal Retirement System - Ms. Batdorf discussed this which is for the Police Pension Plan. The submission for 2019 is \$49,635.20. The MMO has gone down from last year. Mr. Couris asked what the investment vehicle is. What is the benefit of funding for future years? We will receive

in the next two weeks the state aid for our pension plan; she will calculate out what aid has been received and also discuss the funding of the non-uniformed defined contribution plan.

Funding above the MMO is fine. The state requirement is that it's funded and solvent and at the state required level.

MOTION by Mr. Schneider to authorize the 2019 Minimum Municipal Obligation (MMO) of the \$49,635.20 for the West Vincent Township Police Pension Plan; second by Mr. Couris. *Motion carries unanimously.*

Township Insurance Renewal Quote Review - **MOTION** by Mr. Schneider to approve the municipal insurance with Selective Insurance Company for the 2018-2019 year in the total amount of \$136,923.00; second by Mr. Couris. *Motion carries unanimously.*

Ms. Batdorf explained this. This is the renewal insurance quote for the township through Selective Insurance Company; this quote also includes Worker's Compensation. The insurance has gone down slightly due to the sale of the sewer system. The total amount is for \$136,923.00.

Evans Park Field Maintenance Quote Review - **MOTION** by Mr. Schneider to approve Jones Turf Management, Inc. for the Evans Park Field Maintenance without the broad leaf treatment of the baseball field for a total of \$6,605.00; second by Mr. Couris. *Motion carries unanimously.*

Ms. Batdorf discussed this contract. The contract period runs through fall of this year until spring and summer of 2019. The Park and Rec Commission reviewed the three quotes that were received. Mr. Farnham stated that the Park and Rec Commission did a vinegar and salt treatment on the infield of the baseball field. Mr. Jacobs asked if the outfield will be treated with the broadleaf treatment.

Brian Curry, 512 Blackhorse Road stated that he's not sure that the outfield has ever been treated at all. They were simply mowed. Ms. Batdorf stated that this treatment is included in the quote.

Sewer Sale Proceeds Discussion - **MOTION** by Mr. Schneider to authorize \$1.5 million of the Sewer Sale Proceeds for the 2019 Road Program. *Motion tabled.*

Mr. Couris stated that the Board has never discussed the Sewer Sale Proceeds. Ms. Batdorf stated that she put forward this motion as she wanted to discuss this because of the budget. Mr. Jacobs agrees and the Sewer Proceeds discussion will be put on the agenda for the next board meeting.

Ms. Batdorf reviewed the Treasurer's Report. Mr. Jacobs stated that last year the Supervisors passed a Fund Balance Policy by Resolution; are we meeting that requirement? Ms. Batdorf stated yes.

Public Comment on Non-Agenda Items:

Jennifer Munson, 1974 Beaver Hill Road thanked the township for advertising the Spotted Lantern Fly Meeting. One of the things that was mentioned was that anyone doing work in the area should be certified. On Remington Drive, contractors are taking out logs and moving lumber where spotted lantern flies are. Do we have a process for these contractors to be certified? Ms. Batdorf stated that the state has a certification program. Mr. Jacobs stated that there is a quarantine where the vehicles have to be inspected. The township will contact the PA Agriculture Department to request an inspection of the property.

Brian Curry, 512 Blackhorse Road commented that it occurred to him that this might be something that the zoning officer could do when a developer comes into start a development.

Mr. Couris commented that he would like to entertain the thought of having one Board Meeting per month instead of two. He's been to a couple of other townships that have one meeting a month. Mr. Jacobs commented that if this is something the Board wants to do, do we do it mid-stream or wait to discuss.

Bill Holderness stated that if anyone wants topographic maps of the park, he has them.

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

Meeting adjourned at 8:50 p.m.

Respectfully Submitted,

Kathryn Shillenn
Township Secretary