

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
JUNE 7, 2012**

**REGULAR MEETING**

Chairman Jones called the Regular Meeting of the Wallace Township Board of Supervisors to order on Thursday, June 7, 2012, at 7:30 PM in the Township Building.

Supervisors present: Robert D. Jones  
Barbara D'Angelo  
William T. Moore

Solicitor: Michael G. Crotty, Esquire

**EXECUTIVE SESSIONS**

Chairman Jones announced that an executive session was held immediately prior to the meeting to discuss litigation matters.

**CORRESPONDENCE**

Sixty-three (63) pieces of correspondence were noted as received for the month of May. A list of the correspondence as well as the individual pieces of correspondence is available for public inspection.

**MINUTES**

The minutes for the May 3, 2012 meeting were presented for review and were tabled for further review by the Supervisors.

**TREASURER'S REPORT**

Treasurer/Secretary Betty Randzin read the Treasurer's report, which is available at the Township Building for review. Thirteen (13) new invoices were presented for consideration, totaling \$29,688.82, together with two (2) invoices to ratify (totaling \$3,102.98) and a PLGIT invoice to ratify (for the month of May, totaling \$11,067.81). After discussion and review of the various invoices, Chairman Jones moved to authorize payment of the thirteen (13) new invoices for an aggregate of \$29,688.82. Supervisor D'Angelo seconded the motion, which carried unanimously. Chairman Jones further moved that the Township authorize the payment of the two (2) invoices for ratification together with the PLGIT invoices, for an aggregate of \$14,170.79. Supervisor D'Angelo seconded the motion, which carried unanimously. Treasurer/Secretary Randzin then gave an update on the review of the outstanding escrow accounts, which was tabled so that further discussion could take place with the Township's accounting consultant.

## **PENNSYLVANIA STATE POLICE REPORT**

Chairman Jones read the police report. In total, there were forty-two (42) incidents reported in the month of May. No burglaries or other major incidents were reported.

## **GLENMOORE FIRE COMPANY**

Scott Welker of the GMFC provided its report. In the month of May, the GMFC responded to twenty-three (23) calls, seven (7) of which were in Wallace Township. The GMFC will be commencing its annual fundraising drive in the near future. Discussion was held as to putting the information on the Township's website and in its newsletter. Mr. Welker also provided an update on the funding issues for the new fire truck, which will be further discussed with the Township in the near future. Next, Supervisor Moore inquired as to a recent newspaper article that stated that the GMFC was in discussions with West Brandywine Township. The Supervisors expressed their serious concerns with any merger or consolidation. Mr. Welker indicated that the GMFC would not entertain those discussions without first fully consulting with the Township. Lastly, the Supervisors and Township expressed their thanks to the GMFC for their participation in Community Day.

## **EMC**

EMC Mac Kirkpatrick provided a report. He has been meeting with the GMFC in order to better understand their operations. In doing so, he became aware of GMFC's need for volunteers – specifically volunteer positions for non-firefighting roles. The GMFC is in need of volunteers to serve as fire police (5 of them, with the task generally entailing traffic/incident scene management), a historian and a bookkeeper/treasurer/accountant. Mac is in the process of completing the training so that he can serve in the ranks of the volunteer fire police. Discussions ensued as to efforts to better advertise the need for these positions to the Township residents. A blurb will be put on the Township's newsletter and Scott Welker will work with the Township Secretary to finalize. Before completing his report, the Supervisors expressed their appreciation and thanks to Mac for bringing his emergency management trailer out to Community Day.

## **DARC**

No report.

## **PARK AND RECREATION BOARD**

No report. Township Treasurer/Secretary Randzin noted that Wallace Township Community Day was held on Saturday, June 2, 2012, immediately followed by movie night ("The Muppets"). All went well and the events were a big hit. Chairman Jones thanked Betty for her hard work in putting the event together. The Township has received very positive feedback thus far.

## **HISTORICAL COMMISSION**

Stephanie Grunwell provided the report of the Historical Commission. Last month, the Todd family came up from Florida, met with the HC and other Township officials, and took a tour of the various historical sites within the Township. Also, Mrs. Grunwell noted that the HC is selling hand-drawn postcards of various historical sites around the Township (a set of 8 for \$15.00). Thanks to Bill Brewster for all of his work in creating them. The HC also requested that a letter be sent to Rouse-Chamberlin as to the maintenance of the historical building on its property. The HC was directed to put together a list of the maintenance items that it believes should be done so that the Township can review with the Township Engineer and forward to the applicant, as appropriate.

## **TRAILS**

No report.

## **EAC**

No report.

## **AUTHORITY**

The Authority's report and presentation were tabled until the New Business portion of the meeting.

## **PLANNING COMMISSION**

No report.

## **OLD BUSINESS**

- a. Township Building Update – HVAC Units: The Township Secretary presented the Supervisors with quotes for the HVAC Service Contract and (separately) the HVAC Repair/Replacement project. Three (3) quotes were received for each. After discussion, the Supervisors chose to table the HVAC Service Contract quotes so that they could further review them. Further discussion was then held as to the various HVAC Repair/Replacement project. Chairman Jones moved that the Township approve the MACK quotation for the HVAC Repair/Replacement project for a total amount of \$6,488, as well as for MACK to perform the recommended duct replacement for a cost of \$175. Supervisor D'Angelo seconded the motion, which carried unanimously.

The remainder of the building update was tabled until after the presentation of the New Business.

## NEW BUSINESS

- a. PennDOT Winter Services Agreement: The Township is in year four (4) of the five (5) year Winter Services Agreement with PennDOT (by which certain state roads are plowed by the Township). After discussion, Chairman Jones moved that the Township approve the form of the Winter Traffic Services Agreement as presented for the 2012/2013 season. Supervisor D'Angelo seconded the motion, which carried unanimously.
- b. Resolution Request by Twin Valley Fire Department: This matter was tabled until the Township receives a review of this request from the Glenmoore Fire Company.
- c. Emergency Operations Plan: This EOP was tabled at the request of the EMC and Township Secretary in order that it could be finalized with full input from the EMC.
- d. BOS Meeting on June 21, 2012: The Supervisors noted that the morning meeting on June 21<sup>st</sup> would not be cancelled.
- e. Movie in the Park Night: The Township Secretary announced that the next Movie in the Park night is scheduled for August 10, 2012.
- f. DEP Notices (Devereux and Ley): The Township Secretary advised of two DEP notices that the Township received about DEP enforcement actions (involving the Devereux property and the Ley property). The Township Solicitor gave a summary of both matters. With respect to the generic request in each letter that the Township notify any affected residents, Solicitor Crotty noted that the DEP inspector with whom he spoke about both matters advised that: there is no evidence of any affected residents for either property; and that, even so, DEP and its consultants typically go door-to-door to notify any affected residents in the event that any exist.
- g. Authority – Grinder Pump Project: Various members of the Authority, together with Authority consultants David Busch, Bond Counsel Tim O'Neill, Esquire and Authority Financial Consultant Michael Wolfe, were present to discuss the proposed grinder pump project. By way of background, the Authority recently completed an asset management study. As a follow up to that study, it solicited bids to replace all of the existing grinder pumps within the Glenmoore system with E-1 pumps (and associated electrical components). The Authority consultants contemplated that the future repair of the pumps would be transitioned from the Authority to the individual lot owners. In order to finance the project and other anticipated repairs, different loan options have been explored; in this effort, the Authority is requesting that the Township serve as the guarantor for the loan. Mr. Busch provided a chart to purportedly set forth cost projections for undertaking a \$1,000,000 loan, a \$750,000 loan and in continuing under the current scheme. A number of questions were raised by the Supervisors about the information presented, among other things, inquiring as to: whether the residents/users have been notified; whether they have been given a

chance to provide input/feedback; whether transitioning the future repair obligations onto the landowners is appropriate; what the rates and rate increases would be under the different scenarios; the basis for the assumptions that were used in the chart (including the assumption that the collection system expenses will double from 2012 to 2013 if the grinder pump project is not authorized); etc. Questions were also raised as to whether the consultant has devised a plan to address the need for a capital reserve fund for the overall Glenmoore system, which have not been incorporated into the projections/rate increases. Mr. Busch was requested to revise the chart to incorporate the additional information and to address the basis for the assumptions incorporated. The Supervisors also stressed the need for participation in the process by the users within the Glenmoore system. A letter is being sent out to the residents/users of the system to invite them to a meeting with the Authority to discuss the project on June 26<sup>th</sup>. At the conclusion of the discussion, Chairman Jones summarize the additional information needed from Mr. Busch and the open issues to address (including, whether to transition the repair/replacement requirement to the homeowners, the need for feedback from the public; and the additional data and assumptions factored into the projections presented).

### **OLD BUSINESS (cont'd)**

- b. Chipper: In soliciting quotes for the purchase of a chipper, the Township Road Foreman noted that he could sell his personal chipper to the Township. As advised by the Township Solicitor, any such purchase from a township official/employee greater than \$500 would only be permitted if the matter was put out to public bid. After discussion, Chairman Jones moved that the Township authorize putting out to bid for a chipper for the Township's July meeting. Supervisor D'Angelo seconded the motion, which carried unanimously.
- c. Boom Mowing: A discussion was held about the recent boom mowing. The Road Foreman is in the midst of the 40 hour boom mowing rental period. The Township Secretary noted that there have been some complaints as to debris in the roadway and roughly-cut foliage. The Road Foreman was directed to address these issues at his earliest opportunity (while also maximizing the ability to utilize the boom mower during the rental period).
- d. Township Door Repairs: The quotes for the repairs to the Township doors were presented and discussed. After review, Chairman Jones moved that the Township approve quote by Advanced Security in the amount of \$1,210 for the door repair project as set forth in the quote. Supervisor D'Angelo seconded the motion, which carried unanimously.
- e. Gutter Repair: The Supervisors discussed a quote for the installation of new gutters on the rear of the Township building (with the removal of the downspout near the heat pumps). In the course of the dialogue, the Supervisors requested that the Road Foreman be directed to remove the superfluous roofed area above the HVAC units (which is causing them to overheat when in operation). Supervisor Moore further moved that the Township approve the quote of King Family Roofing for the

replacement of the gutters at the rear of the Township building at a cost of \$525. Chairman Jones seconded the motion, which carried unanimously.

- f. Roof Repair: Three quotes were received for repairs to the roof at the Township building. After discussion, the Supervisors chose to table this matter in order to further assess the extent and scope of any roof replacement necessary.
- g. Tree Purchase: As a follow up to the Board's discussion at past meetings, a quote was received for the purchase of a 17'-18' tall evergreen tree from Ferrell Corrata Landscaping. The purchase would come with a one (1) year warranty. After discussion, Chairman Jones moved that the Township approve the purchase of the above-referenced tree from Ferrell Corrata Landscaping in an amount of \$2,100. Supervisor Moore seconded the motion, which carried unanimously.
- h. Markealli: It was announced that the conditional use hearing advertised for this evening was cancelled because of the withdrawal of the application. In moving forward in an attempt to secure any municipal approval of the purported use on the property, it appears that the applicant will either need to establish the use as a nonconforming use before the Township Zoning Officer or she will otherwise need to obtain a variance. The Township Supervisors noted their agreement to refund the applicant the \$650 application fee.
- i. VPP Grant: The Township Secretary noted that the second round of VPP Grant applications is upcoming. The Township Engineer and NLT are working together to finalize and submit the application (which was previously authorized by the Township).

**Public Comment**

None.

**Adjournment**

Chairman Jones moved that the meeting be adjourned. The motion was seconded by Supervisor Moore, which carried unanimously. Meeting adjourned at 11:30 PM.

Respectfully submitted,

Betty Randzin  
Township Secretary/Treasurer