

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
JULY 5, 2012**

REGULAR MEETING

Chairman Jones called the Regular Meeting of the Wallace Township Board of Supervisors to order on Thursday, July 5, 2012, at 7:35 PM in the Township Building.

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

Engineer: Craig Kologie, Castle Valley Consultants

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-four (64) pieces of correspondence were noted as received for the month of June. 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, June 7, 2012 and June 21, 2012 meetings were presented for review. After discussion, Chairman Jones moved that the Board approve the May 3, 2012 and June 7, 2012 meeting minutes as presented. Supervisor D'Angelo seconded the motion, which carried unanimously. Chairman Jones further moved that the Board approve the June 21, 2012 meeting minutes in the form as presented. Supervisor Moore abstained from the vote on these minutes due to his absence from that meeting. Supervisor D'Angelo seconded the motion, which carried with affirmative votes of Chairman Jones and Supervisor D'Angelo.

TREASURER'S REPORT

Treasurer/Secretary Betty Randzin presented and read the Treasurer's report, which is available at the Township Building for review. Seventeen (17) new invoices were presented for consideration, totaling \$48,693.84, together with a PLGIT invoice to ratify for the month of June, totaling \$12,988.24. With respect to the invoice for Mack Services Group (related to the HVAC repairs), the Board noted that they would authorize it for payment subject to completion of the work and repairs to the second HVAC unit damaged during the earlier work. After discussion and review of the various invoices, Chairman Jones moved to authorize payment of the seventeen (17) new invoices for an aggregate of \$48,693.84, subject to the above condition

on the Mack Services Group invoice. Supervisor D'Angelo seconded the motion, which carried unanimously. Chairman Jones further moved that the Township authorize the payment and ratification of the PLGIT invoices, for an aggregate of \$12,988.24. 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 thirty-seven (37) incidents reported in the month of June. It was noted that the two assaults occurred internally at Devereux, and that the suspicious person calls were door to door salespeople. The Supervisors again reminded the residents to phone the police if a solicitor/door-to-door salesperson does not present them with a permit obtained from the Township.

GLENMOORE FIRE COMPANY

No report.

EMC

No report.

DARC

No report.

PARK AND RECREATION BOARD

No report. A discussion was held as to the timing of the annual Halloween party given that the holiday falls on a Wednesday this year. Due to volunteer schedules and other considerations, the party will be held on the Saturday prior to Halloween (note that this will not affect the timing of Halloween trick-or-treating itself). A notice will be placed in the next newsletter, which is scheduled to go out by the end of July.

HISTORICAL COMMISSION

Bonnie Radford of the Historical Commission was present to provide its report. The HC is continuing to work on completion of the Historical Atlas. Additionally, the note cards prepared by Bill Brewster are on sale at the Township, \$15 for a set of 8. Lastly, the HC requested that the Township send an invitation to Shirley O'Brien to the National Register ceremony. Shirley is credited with the concept of selling calendars for the project. Chairman Jones requested that the Township Secretary contact John Miller to coordinate.

TRAILS

Dorothy Kirk was present on behalf of the Trails Board to provide its report. The trails at the Highspire Estates subdivision were discussed. It was noted that there is a need for enforcement by the Township Zoning Officer as to various trail issues (centering on encroachment by neighbors in the form of clearing protected vegetation and placement of sheds within open space). Dorothy indicated that, if invited, she would attend the next HOA meeting to discuss the need for trail and open space maintenance. The Supervisors noted that the Zoning Officer has previously been directed to review the issue. Lastly, the Trails Board requested authorization to purchase an additional trail totem sign post (for the Highspire Estates subdivision) and several smaller trail totem signs (for the Brandywine Hill subdivision), all for an aggregate cost of \$150. After discussion, Chairman Jones moved to authorize the purchase of the trail totem sign post and the smaller trail totem signs from Edwards Landscaping for a total cost not to exceed \$150. Supervisor Moore seconded the motion, which carried unanimously.

EAC

No report. Township Secretary Betty Randzin noted that Tish Malloy of the EAC would be holding a Summer Nature Discovery Walk at the Township building on August 4, 2012, from 9:30 – 10:30 a.m.

AUTHORITY

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

PLANNING COMMISSION

No report.

OLD BUSINESS

- a. Township Building Update – Doors, Roof, Gutters, HVAC, and Filing Room: A brief update was provided as to the status of the Township building repairs. The roof work is complete, with work continuing on the HVAC repairs. The door repairs are expected to move forward by the end of the month. HVAC service contract quotes were presented for review. Given the current (non-operational) status of the HVAC and the need for Board review, the quotes were tabled.
- b. Municipal Authority Grinder Pump/Capital Reserve Project: Tom McClung and Roger Irey of the Authority were present to discuss the Authority's exploration of the options for addressing the grinder pump issue, creating a capital reserve and adjusting the sewer rate over time. Mr. McClung noted that the prior numbers presented by the Authority consultants were expanded to include the need for a capital reserve and to modify the scope of the proposed grinder pump project. The ownership or maintenance of the pumps would not be turned over to the residents, but would instead remain with the Authority. A meeting with the residents within the

Glenmoore system was held on June 26th, and all were supportive of the efforts. The Supervisors and Authority members discussed a number of different scenarios and the proposed plans, with the consensus leaning toward the gradual, scaled grinder pump replacement project, together with the Authority borrowing approximately \$300,000 and raising user rates sufficient to fund an ongoing capital reserve. The Authority will next research potential bank rates for the borrowing. The Supervisors thanked the members of the Authority for listening to the comments raised by the Supervisors at the previous night meeting.

The Authority and Board further discussed the mowing rate being applied for the mowing of the Authority facilities. After discussion, the Supervisors agreed to adjust the rate to \$40 per man hour. Chairman Jones moved that the Township establish the mowing rate for the municipal authority facilities at \$40 per man hour. Supervisor D'Angelo seconded the motion, which carried unanimously.

- c. VPP Grant: The Township Engineer noted that the Township is preparing the VPP grant application for the August submission deadline. The grant would be used for completion of the Township's Comprehensive Plan. The Township is otherwise in the process of finalizing the survey that will be provided for the residents to complete as a component of the Comp Plan. Notice of the survey will be advertised in the Township's newsletter.

NEW BUSINESS

- a. Eagle Scout Project – Nolan Wible: Nolan Wible gave a presentation to the Board of Supervisors for a proposed Eagle Scout project. A binder and written materials were provided for review. The project will generally entail improvements to the entrance island at Wagenseller Park: installing new signage; stabilizing and anchoring the welcome sign; removing, sanding, repainting and re-erecting the flag pole; and installing pavers and other landscaping as part of the island. The Supervisors noted their appreciation for Nolan taking on the task. A number of the components of the plan were discussed. The Township indicated their willingness to contribute financially, as to be discussed after the project has been fully approved and prices obtained. The potential for using donated pavers and retaining wall blocks was discussed. After discussion, Chairman Jones moved that the Township approve the Eagle Scout project proposed by Nolan Wible. Supervisor D'Angelo seconded the motion, which carried unanimously.
- b. GGs Fences and Field Sketch Plans: Steve Senn was present to discuss various aspects of the softball and other fields throughout the parks in the Township. In regard to the existing fields at Wagenseller Park, quotes were presented for the purchase of a permanent outfield fence for the upper field, a temporary fence for the lower field and a scoreboard. With respect to the permanent fence for the upper field, it was requested that at least 2 additional quotes be obtained given the potential price of the project. It is expected that they will be presented to the Board for its consideration at the July 19th morning meeting. With respect to the temporary fence

for the lower field, two (2) quotes were received and reviewed. After discussion, Chairman Jones moved that the Township authorize the expenditure of up to \$1,200 for the purchase of the temporary fence and ground sockets. Supervisor D'Angelo seconded the motion, which carried unanimously. Chairman Jones further moved that the Township authorize the purchase of the scoreboard from BSN Sports for a price of up to \$5,050. Supervisor D'Angelo seconded the motion, which carried unanimously.

Additionally, Mr. Senn presented the sketch plans prepared by Dave Beideman for proposed fields at Ray Park. A number of aspects of the plans were discussed, including the orientation of the fields, parking and access. An additional sketch plan will be prepared (to depict the removal of the smaller field/reorientation of the adjacent fields as well as alternative access routes). The Supervisors thanked Mr. Senn for all of his hard work on these projects.

- c. Zoning Hearing Board: The Township Secretary noted that ZHB member Jay Heim submitted a letter of resignation (as he is moving out of the Township). The Supervisors acknowledged receipt of the notice and noted their thanks for Mr. Heim for his service. A number of potential candidates were discussed for the position, which will be further discussed at future meetings.
- d. Chipper Purchase: Three bids were received in response to the notice advertised by the Township. The matter was placed out to bid pursuant to the Second Class Township Code because one of the potential chippers available for purchase is owned by the Township Road Foreman. Solicitor Crotty opened and read the sealed bids. After discussion, Supervisor Moore moved that the Township authorize the purchase of the chipper from Duane Hammond for the amount of \$13,900. Chairman Jones seconded the motion, which carried unanimously.
- e. Emergency Operations Plan: The EOP was presented for review by the Supervisors. After discussion, Chairman Jones moved that the Township adopt Resolution 12-09, thus adopting the Emergency Operations Plan of 2012. Supervisor D'Angelo seconded the motion, which carried unanimously.
- f. Heritage Highspire Estates Subdivision: The applicant, Heritage, has approached the Township to discuss the remaining improvements required to be completed for the development and the maintenance bond associated with any dedication. The Solicitor and Township Engineer gave an update as to the recent meeting with the applicant on the issue. The applicant has indicated that it does not have sufficient funds to provide a maintenance bond for the dedication of any roadways. Discussion was held as to the various ways in which this issue will be mitigated or nullified. All of the remaining required improvements will still be completed by the applicant. The applicant also indicated the possibility that it would need to utilize a part of the contingency component of the financial security to complete the required improvements. However, the paving contract was dated and updated paving prices would be necessary. After discussion, Chairman Jones noted that the concept generally sounds reasonable to the Township, subject to: the applicant providing the

Township Engineer with finalized, up to date paving prices and all other contracts for remaining improvements for confirmation that the same are within industry accepted standards and pricing; a twelve (12) month guaranty on any remaining road work that is assigned to the Township; and the remaining balance of financial security to be provided to the Township as the maintenance bond for the roadways subject to dedication.

- g. Escrow Account – Bryan Subdivision: Township Secretary/Treasurer Randzin noted that she has completed her file review with respect to the Bryan Subdivision escrow account. The Township Engineer confirmed that the development is completed. After discussion, Supervisor D'Angelo moved that the Township close the Bryan subdivision escrow account and return all unused financial security to the applicant, in the amount of \$1,868.24. Chairman Jones seconded the motion, which carried unanimously. Township Secretary/Treasurer Randzin is in the process of reviewing the status and history of a number of the other escrow/restricted accounts.
- h. Road Improvement Fund: The Supervisors and Township Secretary/Treasurer discussed the Road Improvement Fund. After discussion, Supervisor D'Angelo moved that the Township transfer the remaining balance in the road improvement fund into the Township's General Fund account. Chairman Jones seconded the motion, which carried unanimously.
- i. Chalfont/St. Giles Trees: Two (2) new residents to the Chalfont/St. Giles subdivision requested that an aggregate of fifteen (15) trees be placed on their properties. Discussion was had as to the financial security associated with this completed project. Ultimately, Chairman Jones moved that the Township authorize the Township to obtain three (3) bids for the trees, which will be further considered by the Township. Supervisor Moore seconded the motion, which carried unanimously.
- j. French Creek Iron Tour: The Supervisors noted their concern as to the manner in which the bike race/tour was run. No traffic control measures were employed, and, with bikers spread out over a wide area of roads, packs of riders would sporadically ride through an area and not heed stop signs and other traffic controls. The Solicitor was requested to prepare a letter to the operator of the event to note the Township's concerns.
- k. Chester County – Proposed Department of Emergency Services Fees: A discussion was held as to the recent effort by the Chester County Commissioners to impose a per capita fee on all municipalities throughout the County. Questions have previously been raised as to the legal authority for the County imposing this tax. The Township Supervisors authorized a letter to be drafted to oppose any effort by the County Commissioners to impose this tax.
- l. Pennsylvania Administrator's Conference: The Township Secretary/Treasurer Betty Randzin has requested authorization to attend the PA Administrator's Association conference. The registration fee is \$260, with a hotel room costing \$109. After discussion, Chairman Jones moved that the Township authorize Mrs. Randzin to

attend the conference, with payment of the application fee and hotel room fee. Supervisor D'Angelo seconded the motion, which carried unanimously.

- m. Movie Night: Township Secretary Betty Randzin announced a reminder that movie night in the park is scheduled for August 10, 2012, starting at 8:30 p.m.
- n. BOS Meeting on July 19, 2012: The Supervisors noted that the morning meeting on July 19th would not be cancelled.

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 11:00 PM.

Respectfully submitted,

Betty Randzin
Township Secretary/Treasurer