

WALLACE TOWNSHIP BOARD OF SUPERVISORS
December 1, 2016

The Regular Meeting of the Wallace Township Board of Supervisors was called to order on Thursday, December 1, 2016 at 7:30 PM in the Township Building by Chairman William Moore.

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

Engineer/Zoning Officer: Craig Kologie, Castle Valley Consultants

Solicitor: Michael G. Crotty, Esquire

PLEDGE OF ALLEGIANCE

The Supervisors began the meeting by reciting the Pledge of Allegiance.

EXECUTIVE SESSIONS

None.

CORRESPONDENCE

Eight pieces of correspondence were noted on the correspondence list, which is available for review at the Township building.

MINUTES

The minutes for the November 3, 2016 meeting were presented for consideration. After discussion, Supervisor Jones moved that the minutes be approved as presented. Supervisor D'Angelo seconded the motion, which carried unanimously.

TREASURER'S REPORT

Manager/Treasurer Randzin presented the Treasurer's report. Eighteen (18) invoices were presented, together with the November PLGIT payment for ratification. After discussion, Supervisor Jones moved that the Township approve the eighteen (18) invoices on the bills list in the amount of \$74,988.56. Supervisor D'Angelo seconded the motion, which carried unanimously. Next, after Board review, Supervisor Jones moved that the Township approve and ratify the November PLGIT payment in the amount of \$10,654.71. Supervisor D'Angelo seconded the motion, which carried unanimously.

POLICE REPORT

Supervisor Jones presented the report from the Pennsylvania State Police. In November, it listed 62 call incidents, 26 of which were listed as patrol checks, 3 were speeches, and 13 others were listed as either false alarms or 911 hang ups.

Next, Lieutenant Kimes from the West Brandywine Township Police Department provided the WBTPD report. It conducted traffic patrols for 92 hours in November, with 4 hours of court time. It issued 46 traffic citations, and provided assistance with premises checks. It will continue to be vigilant in its traffic enforcement. As a follow up to the discussions at the past several Board meetings, Chairman Moore noted that a draft police services agreement for 2017 has been prepared and is ready for consideration. Solicitor Crotty summarized the relevant terms of the agreement, including that it would authorize the potential for joint purchases, and he noted that an ordinance is required to adopt the agreement. The draft agreement and draft ordinance have both been prepared and are ready for Board action. After further discussion, Supervisor Jones moved that the Township authorize the advertisement of the ordinance to adopt the 2017 police services agreement. Supervisor D'Angelo seconded the motion, which carried unanimously.

GLEN MOORE FIRE COMPANY/ WESTWOOD & ELVERSON AMBULANCE

Richard King from the GMFC was present to provide its report. In total, the GMFC responded to twenty (20) calls in November, four (4) of which were in the Township. He also noted that the GMFC would transition to a new president in January, Jeff Camp. A representative from Elverson/Honey Brook Ambulance was unable to attend or provide a report. Lastly, Joe Kennedy provided the report of Westwood Ambulance. It responded to 98 calls in November, 4 of which were in the Township. It had an average response time of 12 minutes. No report was provided by the Uwchlan Ambulance Corps.

EMC

In his capacity as Assistant Emergency Management Coordinator, Supervisor Jones provided an update on the emergency management efforts. He is in the process of setting up meetings with EMCs of surrounding municipalities and police to discuss EMC protocols and planning for warming centers.

DARC

No report. Manager/Treasurer Randzin indicated that the Township is waiting for an update from DARC from its last meeting.

PARK AND RECREATION BOARD

Manager/Treasurer Randzin provided the report from the Park and Rec Board. The Park and Rec Board is continuing its planning for the December 3rd tree lighting ceremony, which starts at 6:00 p.m. In response to a question from resident Scott Juenger and interest from other residents of the village, it was noted that the Township Road Foreman will be installing the ice rink after the tree lighting ceremony. Nearby residents, including those who assisted in setting it up last year, will assist with the set up. The location of the ice rink was discussed as well. The tennis court location proved problematic last year given the amount of sun that it received and issues with snow accumulation. The rink will be located under the pavilion in the park, provided that a suitable place can be found for the picnic tables, and that a timer can be provided to control

lighting. Per recommendation of the Solicitor, the Township's liability provider will also be contacted regarding the new location.

HISTORICAL COMMISSION/TOWNSHIP ARCHIVIST

No report.

TRAILS PRESERVATION BOARD

No report.

EAC

No report.

AUTHORITY

The Road Foreman Steve Senn noted that oars and safety equipment was ordered for the boat at the Wagenseller Treatment Plant. Additionally, Chairman Moore noted that the additional work to the Authority trail has been completed. Landscaping and screenings have been installed. The residents in attendance commented on the great result. Chairman Moore noted that it would be revisited in the spring to touch up a few additional areas.

PLANNING COMMISSION

Chairman Moore noted that the Planning Commission currently has several plans under review: Diamant, Popjoy and Schneider. An extension request for the Popjoy project will be considered later in the meeting.

ROAD FOREMAN REPORT

The Road Foreman provided his report. He noted that the department has been busy with truck fixes and repairs, and other work in preparation for the upcoming winter. He and Jeremy also attended Costars and other training, and he has had preliminary discussions with an individual who might be in a position to donate a generator for the maintenance building. With respect to the plow vehicles and equipment, it was discovered that the frame for one of the plows appears to have been damaged 1 – 2 seasons ago. There is apparent damage to the front of the truck to which the plow connects, which appears to be related to the snow plow frame damage. No such damage was previously reported to the Board. The Township will submit the damage claim to its insurance and will otherwise arrange for repair. A discussion also took place about the maintenance of the unleaded fuel in the gas storage tank at the maintenance garage.

PUBLIC COMMENT

In order to accommodate resident schedules, the Board agreed to take public comment earlier in the meeting.

- a. Resident Scott Juenger inquired about the status of the cell tower on the Township property. Solicitor Crotty noted that approvals related to it are already on the agenda for Board consideration at this meeting (below). Next, Mr. Juenger noted that a portion of Fairview Road was in need of repairs. As this is a state road, it is PennDOT's obligation to maintain and repair, and the Township has previously advised PennDOT of the need for repairs to that and other portions of the road. The Board requested that Manager/Treasurer Randzin prepare a letter to PennDOT to follow up on the request for PennDOT repairs.

NEW BUSINESS

- a. Marsh Lea/Popjoy SALDO Extension: The Township Engineer noted that the applicant submitted a request of 60 days for the MPC review period associated with this project. After discussion, Chairman Moore moved that the Board approve the extension request. Supervisor Jones seconded the motion, which carried unanimously. With the extension, the review period will now expire on February 11, 2017.
- b. Resolution No. 16-10 – 2017 Real Estate Tax: A resolution to confirm that the Township is imposing no real property tax (zero mills) for 2017 was presented. Supervisor Moore moved that the Township approve Resolution 2016-10, establishing the Township's 2017 real estate tax rate at zero mills, for the ninth year in a row. Supervisor Jones seconded the motion. Resident Marie McCabe inquired as to why the Township did not impose a tax, questioning whether one should be imposed. The Road Foreman noted that the Board works very hard to be fiscally conservative in providing excellent services to the residents, and the Board noted the variety of other revenues it receives without the need to impose additional tax burdens on the residents. In light of the positive fiscal condition of the Township, the quality services that the Township is able to provide, and to not unduly tax residents, a real estate tax is unwarranted. The motion to approve the budget was thereafter unanimously approved.
- c. Chester County Hazard Mitigation Plan: The Plan remains under review by the Board.
- d. Upgrade of the Designation of Marsh Creek: The Board discussed the request for support of upgrading the designation of Marsh Creek from HQ High Quality to EV Exceptional Value. The Township Engineer provided some insight as to the differences between the two designations. The Board noted that it would continue to take the matter under advisement, noting the concern of increased regulations of individual property rights of increased regulation to be considered.
- e. Sunoco Logistics Restoration Approval and Release Request: Manager/Treasurer Randzin and Solicitor Crotty noted that Sunoco has requested that the Township sign an approval and release for work that Sunoco claims to have done over the pipeline right of way. Solicitor Crotty noted that Sunoco's obligation to do the work is in the existing easement agreement, and there is no legal requirement and no consideration for the Township to execute the "release." The Board noted that they are not inclined to do so.

- f. December 15, 2016 Meeting: The Board noted that the meeting would be kept on the schedule at this time, but would likely be cancelled unless a pressing issue arises.
- g. Personnel: Manager/Treasurer Randzin noted that Road Foreman Steve Senn has completed his probationary period with the Township. After discussion, Supervisor Jones moved that the Township acknowledge the conclusion of Mr. Senn's probationary period and his status as a permanent full-time employee of the Township. Chairman Moore seconded the motion, which carried unanimously. The Board thanked Steve for all of his work in the Department. Next, Solicitor Crotty noted that a revision had been proposed to the Personnel Manual, addressing healthcare coverage to new permanent, full-time employees upon the date of hire. A draft was presented. After discussion, Chairman Moore moved that the Personnel Manual be revised as proposed. Supervisor Jones seconded the motion, which carried unanimously. Lastly, the list of seasonal, part-time snow removal employees was presented for Board consideration. The Board discussed different rates of pay, based on which of the seasonal employees had a CDL. After discussion, Supervisor Jones moved to authorize the hiring of David Gondy (\$19.00 per hour), William Gondy (\$22.00 per hour), Corey Hostetler (\$22.00 per hour), Jeffrey Kimes (\$22.00), James Phillips (\$19.00 per hour), and Frank Styer (\$22.00 per hour), to serve on the on-call list of seasonal part-time snow plow laborers. Supervisor D'Angelo seconded the motion, which carried unanimously. Next, Supervisor Jones moved that the Township continue to acknowledge Joseph Lewis as being on the on-call list of snow plow laborers, at his usual rate of \$25.00 per hour. Supervisor D'Angelo seconded the motion, which carried unanimously.
- h. 2017 Budget: It was noted that the availability of the 2017 budget has been advertised. The various components of it were discussed, with Township real estate taxes to remain at zero mills and with the enhanced police coverage to be provided through the agreement with West Brandywine Township. After discussion, Supervisor Jones moved that the budget be approved as prepared and advertised. Chairman Moore seconded the motion, which carried unanimously.
- i. Organization Meeting: Chairman Moore announced that the Board's organization meeting will be held on January 3, 2017, to be immediately followed by its regular meeting.

OLD BUSINESS

- a. Indiantown Schoolhouse: A discussion took place about the potential uses, HVAC alternatives and other planning efforts related to the Indiantown Schoolhouse.
- b. P3 Towers: Solicitor Crotty and the Township Engineer provided an update as to the planning for the cell tower project. The lease agreement between the Township and P3 Towers was previously approved by the Board, and an application for the necessary lot line change to accommodate the project was filed in October. The lot line change plans were presented to and reviewed by the Township and County Planning Commissions, both of which gave positive remarks. The County also indicated its approval to modifying the existing easement agreement in order to permit the use. Ultimately, the lot

line change plans are ready for Board approval. Chairman Moore described the layout and need for the lot line change, which was reflected on the plans presented. Solicitor Crotty also introduced the draft form of written approval. After discussion, Supervisor D'Angelo moved that the lot line change plan application be approved. Supervisor Jones seconded the motion, which carried unanimously. Next, Solicitor Crotty noted that the project also involves a revision to the existing conservation easement for the property. The form of it has already been approved by the County. After discussion, Supervisor D'Angelo moved that the Township approve the Amendment to the Declaration of Covenants, Conditions and Restrictions in the form as presented. Supervisor Jones seconded the motion, which carried unanimously.

- c. Announcements: Chairman Moore announced that the tree lighting ceremony will take place on December 3, 2016, at 6:00 p.m.

Public Comment (Cont'd)

b. Henry Zawava, a resident of West Nantmeal Township, noted his concerns over the existing 4-way stop intersection at Fairview and Little Conestoga Roads. He inquired as to whether flashing signals or rumble strips could be considered. Solicitor Crotty noted that both of these roads are PennDOT-owned roadways, subject to its jurisdiction and control. Notice has already been provided to the West Brandywine Police Department to monitor the area for traffic enforcement.

Adjournment

Supervisor Jones moved that the meeting be adjourned. The motion was seconded by Supervisor D'Angelo, which carried unanimously. Meeting adjourned at 10:20 p.m.

Respectfully submitted,

Betty Randzin
Township Manager/Secretary