

WALLACE TOWNSHIP BOARD OF SUPERVISORS
March 28, 2024

The Regular Meeting of the Wallace Township Board of Supervisors was called to order on Thursday, March 28, 2024, at 9:00 AM in the Township Building by Chairman Jones.

Supervisors present: Jeff Seese | Robert Jones

Engineer/Zoning Officer: Craig Kologie, Castle Valley Consultants (Remote)

Solicitor: Michael G. Crotty, Esquire

PLEDGE OF ALLEGIANCE

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

EXECUTIVE SESSIONS

Chairman Jones announced that an executive session was held on March 27, 2024, to discuss legal and personnel matters with the Solicitor.

TREASURER'S REPORT

The Treasurer's Report was presented for review by Ms. Grashof. After discussion and review, Chairman Jones moved to approve and pay the twenty-five (25) invoices from the General Fund, in the amount of \$87,635.32. Supervisor Seese seconded the motion, which carried unanimously. Next, Supervisor Seese moved that the Township approve the list of twelve (12) invoices to be paid with the PLGIT account, in the amount of \$3,687.37. Chairman Jones seconded the motion, which carried unanimously. Next, Supervisor Seese moved that the Board ratify the February 27, 2024 PLGIT statement, totaling \$17,945.85. Chairman Jones seconded the motion, which carried unanimously. Lastly, Chairman Jones moved to ratify check no. 3273 (Western Chester County Chamber of Commerce) and no. 3274 (Wagontown Fire Company), in the aggregate amount of \$530. Supervisor Seese seconded the motion, which carried unanimously.

GLEN MOORE FIRE COMPANY/ WESTWOOD & ELVERSON AMBULANCE

No reports other than the Uwchlan Ambulance Company and Elverson Honey Brook Ambulance Company reports. UAC responded to 4 calls in the Township in the prior month, while EHB responded to 3 calls.

PARK AND RECREATION BOARD

Laura Braun provided the PRB report. She discussed the Easter Egg Hunt, Flea Market/Community Yard Sale, Movie Nights, Concert in the Park and other event planning for later in the year. There was a discussion about the need to coordinate dates with the fields in order to avoid conflicts.

HISTORICAL COMMISSION/TOWNSHIP ARCHIVIST

No report, although Manager Elizabeth Randzin noted the thanks from the Historical Commission to Norman Glass, Tim Lang and Brendan Shea for the event held the prior week.

TRAILS

No report.

EAC

Tish Malloy presented the EAC report. Spring cleanup day is scheduled for April 13th. A discussion was held about the potential for converting some of the landscaped areas at the Township building for meadow plantings. Chairman Jones requested that the plant materials be provided for review. Discussion also took place as to the rain garden, the recent sustainability talk, an upcoming meeting with the Chester County/Brandywine flood study, and tree plantings near the Authority trail.

AUTHORITY

No report.

PLANNING COMMISSION

PC Chairman Bill Moore noted that the Planning Commission met to discuss recommendations on kennel regulations, which were conveyed to the Township/Board. After a discussion as to the various aspects of it (including the best way to address the noise and dog barking provision), Chairman Jones moved that the Board authorize the draft ordinance amendment be forwarded to the County Planning Commission for review, after which for it to be advertised for adoption. Supervisor Seese seconded the motion, which carried unanimously.

<u>Township Subdivision No.</u>	<u>Plan Name</u>	<u>Plan Submission Date</u>	<u>MPC Review Periods</u>
19-05	Mila Woods (11 lots)	11/7/19	5/15/24

NEW BUSINESS

- 1) Grant Applications: The Township Engineer presented the scope and other documentation related to the next phase of the park improvements. It would include playground equipment, additional stormwater management, parking improvements, trail work and the concession stand improvements. The estimated budget for it is \$815,000. The Township is looking into several grants for funding for the park, including a grant through the Department of Conservation and Natural Resources. After discussion, Chairman Jones moved that the Township authorize the DCNR grant submission for the project. Supervisor Seese seconded the motion, which carried unanimously. Following the discussion on the park, there was discussion as to the potential for a pedestrian trail

bridge (in order to connect several trails). Grant funding is being sought for that project as well. After discussion, Chairman Jones moved that the Township be authorized to submit the grant application for the pedestrian trail bridge. Supervisor Seese seconded the motion, which carried unanimously.

- 2) Cell Tower – T-Mobile: Solicitor Crotty provided an update, noting that Crown Castle has indicated the installation of equipment for T-Mobile for the tower at the Maintenance Building.
- 3) Zoning Enforcement Update – Sheller/Dalessandro: Solicitor Crotty provided an update as to the continuing enforcement efforts, including the property maintenance violations and the Zoning Ordinance violation (operation of a junkyard). In order to press the matter forward and given the lack of responsiveness by the Shellers/Dalessandros to the prior efforts, Solicitor Crotty noted the additional options available. The Board discussed the options at length and the frustration with the property owner not taking action to come into compliance. Various of the neighbors commented on the condition of the property as well. After discussion, Chairman Jones moved to authorize the Solicitor to initiate a civil action in the Court of Common Pleas to further pursue enforcement of the violations and cleanup of the same. Supervisor Seese seconded the motion, which carried unanimously.
- 4) Uhrig Payment Request #9: Uhrig has submitted a payment request (number 9) associated with the park project. It was noted that the issue of their failure to timely complete the project remains outstanding, and there are still issues for it to complete. The Township Engineer noted that the current escrow release recommendation takes into account those potential liquidated damages. Supervisor Seese also raised a question as to cracking in portions of the curbing. After discussion, Chairman Jones moved that the Township approve the payment request of Uhrig, but only for \$32,584, per the recommendation of the Township Engineer. Supervisor Seese seconded the motion, which carried unanimously.
- 5) Final Escrow Release Request – Cesarz Tract/Rotelle: The Township Engineer noted that the development improvements have been fully completed and its office has issued a recommendation for the final release of the escrow balance. Chairman Jones moved that the Township approve the release of \$8,314.90 per the recommendation of the Township Engineer. Supervisor Seese seconded the motion, which carried unanimously.
- 6) Stormwater Management Agreement – 2 Peters Lane: The standard form of Stormwater Management Agreement was presented for 2 Peters Lane. Solicitor Crotty described its general contents. After discussion, Chairman Jones moved that the Township approve the
- 7) Lapp Conditional Use Hearing: It was announced that the conditional use hearing for the Lapp Kennel application is scheduled for April 11, 2024, at 6:00 p.m.
- 8) Forestry Plan and Timbering – Highspire Estates Open Space Areas: Road Foreman Steve Senn had a timbering professional out to inspect the wooded, open space areas

within Highspire Estates in response to complaints about certain of the tree limbs damaged or trees leaning. From that visit, a proposal was provided to perform a selective cut of certain trees within the open space to remove those that are an issue and to otherwise to promote forest regeneration. After discussion, the Board directed that the trees to be removed be marked and that the Township work with the HOA to notify it and get its feedback.

- 9) Personnel Compensation: The Board discussed the 2024 wage rates for the Township personnel. Overall, the Board praised the staff for their hard work and dedication in making the Township one of the best. After discussion, Supervisor Seese moved to increase the rates and salaries for all employees by 7%, all of which would be effective retroactive to January 1st. Chairman Jones seconded the motion, which carried unanimously.

ROAD FOREMAN REPORT

Road Foreman Steve Senn provided his report, noting that he looked into pricing for the picnic tables for the park. After discussion on them, the request for authorization to purchase them was tabled in order to obtain additional information. Mr. Senn noted the trail encroachment issues in certain areas, particularly near developments where property owners ignore or mistakenly believe that trails or other open space areas are their property or suitable for dumping. Otherwise, Mr. Senn noted that the Department is finishing up winter equipment maintenance and prepping the spring/summer equipment for the season.

PUBLIC COMMENT

PC Chairman Moore commented on the Planning Commission's review of the kennel ordinance provisions. Various neighbors to the Sheller/Dalessandro property commented as to its condition.

EVENTS

The Easter Egg Hunt is scheduled for Saturday, March 30th; Spring Bulk Trash Days are scheduled for April 12th and 13th; Keep Wallace Beautiful Day is April 13th; and the Historical Commission will be putting on a slide show of animals and flowers along the Brandywine Creek on April 20th.

ADJOURNMENT

Chairman Jones moved that the meeting be adjourned at 9:31 p.m. Supervisor Seese seconded the motion, which carried unanimously.

Respectfully submitted,

Betty Randzin
Township Manager/Secretary