



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the First January Meeting

January 12, 2022

1. Call to Order

Chairman Rajesh Kumbhardare called to order the first January meeting at 6:00 p.m. This was a hybrid meeting with participants attending both in person at the Township Building and on-line via Zoom.

Those in attendance in addition to Mr. Kumbhardare were:

Theresa Santalucia, Vice-Chairman
Brian Dunn, Supervisor
Pam Gural-Bear, Interim Township Manager
Ted Otteni, Director of Engineering
Scott Ryle, Public Works Director
Ed Culp, Asst. Public Works Director
John Weller, Planning Director
Marie Guarnere, Codes Director
Beth Jones, Finance Director
Lee Benson, Police Chief
Sean Kilkenny, Solicitor
Pat Layman, Minutes

ANNOUNCEMENTS:

Board members thanked the Police Department for the professional manner in which they managed the Police standoff situation on Monday evening.

The Board of Supervisors met in executive session on January 3rd and prior to tonight's meeting to discuss matters of personnel and litigation.

The Township Building will be closed on Monday, January 17th in observation of Martin Luther King, Jr. Day.

Presentation of Holiday Lights Contest Winners

The Board thanked the Friends of the Parks (FOP) for their work on the Holiday Lights Contest. FOP members in attendance to present the Contest winners were Lori McDermott, Janice Gottesfeld, Ed Culp, and Bill Scutter. Fourteen entries were received and winners in four categories are as follows:

Light up the Town: 1st place – Bill & Patti Underwood; 2nd place – Kimberly McLaughlin

Toylland: 1st place - Mike Shavney; 2nd place - Lorraine Crawford

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Classic White Lights: 1st place - Jill and Rich Valiga; 2nd place – Melissa Hrynko

People’s Choice: 1st place – Tom Brady; 2nd place – Jill & Rich Valiga

PUBLIC COMMENT:

Resident Joe Altimari asked if the Board has issued a statement yet on the dismissal of the previous Township Manager Mimi Gleason. Mr. Kumbhardare said the attorneys involved are still talking, and a statement will be provided when there is a settlement. Mr. Altimari said since last week’s meeting he has received numerous hang-ups on his phone. Mr. Kumbhardare advised him to report such activity to the Police.

HEARINGS & PLANS:

1. Public Works Facility Conditional Use Hearing – Decision and Order

A public hearing was held, and a record was taken by Court Reporter, Elaine Parrish.

Mr. Kilkenny provided a brief background of the project noting that a public hearing was held on November 23, 2021, at the conclusion of which the Board directed the Solicitor to draft a Decision and Order which is included in tonight’s meeting packet posted on the Township’s website.

There was brief discussion on whether to construct the facility with all electric (at an annual increase in maintenance cost of \$25,000) or use a less expensive electric/gas combination. Ms. Santalucia said the cost to the environment from the continued use of fossil fuels must be part of the cost calculation. She and Mr. Dunn both expressed agreement with the all-electric option.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to approve the Decision and Order granting conditional use approval to the application of the West Whiteland Township Department of Public Works for the construction of an operations facility at 215 Valley Creek Blvd. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

In response to a question from Ms. Santalucia, Mr. Kilkenny explained the current State and PSATS rulings for virtual meetings and the need for a physical quorum of Board members necessary to take formal action. He further explained that a Board member who was not present during a hearing may vote and sign an Order provided he/she has reviewed the hearing transcripts.

CONSENT AGENDA:

Ms. Santalucia made a motion, seconded by Mr. Dunn, to approve the Consent Agenda consisting of the following:

- Minutes of January 3, 2022
- Resolution 2022-07 Disposition of Media

Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to approve the minutes of December 8, 2021. Mr. Kumbhardare called for public comment, and there were none. The motion was approved 2-0-1. Mr. Dunn abstained as he was not a Supervisor on December 8, 2021.

BUSINESS:

1. Consideration of Consultant Services for Township Manager Recruitment

Ms. Santalucia made a motion, seconded by Mr. Dunn, to approve the Meyner Center's proposal to perform the recruitment and search services for the Township Manager position at a total cost not to exceed \$10,000. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

Ms. Gural-Bear clarified that the \$10,000 not to exceed cost covers \$6,500 to the Meyner Center and \$3,049 to Intercounty Investigations & Solutions, Inc. for background check.

2. Remaining Appointments for 2022

Ms. Santalucia made a motion, seconded by Mr. Dunn, to make the following appointments:

- Auditor Barbacane Thornton & Company, LLP
- Conflict Traffic Engineer Traffic, Planning & Design
- Jonathan Martin reappointment to Historical Commission term ending 12/31/2025
- enact Resolution 2022-08 appointing Chris Pettia as the Alternate to the Zoning Hearing Board.

Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

3. Resolution Nos. 2022-09 – 2022-12 Signature Forms for Fulton Bank Accounts

Ms. Santalucia made a motion, seconded by Mr. Dunn, to enact Resolution 2022-09, 2022-10, 2022-11, and 2022-12 establishing signatories for various Fulton Bank accounts. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

4. Award of Bid for Dog Park Fence at Exton Park

Mr. Otteni reviewed his Memorandum dated January 4, 2022, noting that the proposed dog park fencing will go around the perimeter of the dog park with a divider separating the area for big and small dogs.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to award the bid to furnish and install fencing for new dog park at Exton Park-Swedesford Recreation Area to the lowest bidder, Pro Max Fencing, for \$34,150. Mr. Kumbhardare called for public comment. Mr. Altimari asked about the Township's liability. Mr. Kilkenny said the Township's insurance carrier was consulted, and there will be coverage with no increase to premiums. The motion was unanimously approved.

5. Award of Bid for Whitford Road Widening Project

Mr. Otteni reviewed his Memorandum dated January 5, 2022, explaining that the proposed project is in conjunction with the roadway widening being performed by the developer constructing Primrose Daycare. The project will improve the flow of traffic in the area.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to award the bid for the Whitford Road Widening Project to the lowest bidder, Ply-Mar Construction Co. Inc. for \$98,668. Mr. Kumbhardare called for public comment. Mr. Altimari asked why the Township is paying for an improvement to a State-owned road. Mr. Otteni explained that the Township is allowed to collect traffic impact fees from developers to offset the impacts of various land development plans. The proposed project is being paid for with traffic impact fees. The motion was unanimously approved.

6. Authorization of Sale of Vehicles and Equipment

Ms. Santalucia made a motion, seconded by Mr. Dunn, to authorize the advertisement and sale on MuniBid of the vehicles and equipment listed in Kimberly Pelcin's Memorandum dated January 4, 2022:

LeeBoy 1000D Paver, Serial #1000Y-40481
2015 Ford Explorer, VIN #1FM5K8AT0FGC51412
2002 Chevy C500 Dump Truck, VIN #1GBP7H1C32J502052

Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

7. Authorization of Bid for Turf Maintenance

Mr. Culp explained that Catov Park has been added to this year's bid. He confirmed that Exton Little League maintains turf at Waltz, Ship, and Meadowbrook Manor Parks.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to authorize the advertisement and posting on PennBID for the turf maintenance contract. Proposed contract to be for a three-year term. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

8. Authorization to Advertise Solid Waste Ordinance

Ms. Gural-Bear reviewed her Memorandum dated January 7, 2022. The proposed revisions address corrections and program updates as well as provide for clarity and consistency. There was discussion of changing the color of the trash bag with the next bid, but this would be very costly. Ms. Santalucia said the WWT logo on current bags is highly visible and suggested providing more education to the hauler to recognize the logo and to residents to not hide the logo by placing the bags inside a tote.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to authorize the advertisement of the changes to the solid waste ordinance. Mr. Kumbhardare called for public comment. Mr. Altimari suggested when the Township goes out to bid for the next bag order to include a requirement in the specifications that a minimum of 30% recycled material be used. Ms. Jones said she will check but believes that requirement is already in the specifications that the Township uses. The motion was unanimously approved.

9. Approval of Township Payment Report for January 12, 2022

Mr. Kumbhardare commented that the payment report no longer lists the expense category associated with the various payments. Ms. Jones said this is the first report generated with the new software, and she will add the descriptor to future reports.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to approve the Township Payment Report dated January 12, 2022. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

10. Township Commission Updates from Board Liaisons

Ms. Santalucia advised that the Historical Commission has completed the update of the historic resources inventory and the "History of West Whiteland" book. The project will be coming to the Board of Supervisors for acceptance.

Mr. Dunn reported that a presentation on the work of the Traffic Safety Unit was given to the Public Services Commission at its recent meeting.

Mr. Kumbhardare advised that the Planning Commission met on January 4 and reviewed proposed amendments to the Comprehensive Plan Future Land Use Map and text.

11. Staff Updates – Public Works Facility Project and Exton Park Project

Mr. Ryle advised the Board of changes proposed for the equipment replacement plan due to recent price increases. Purchase of the pavement roller has been postponed to offset the price increase of the boom mower. Additionally, a brine tank and truck-mounted hopper salt spreader is needed. A detailed memo will be provided to the Board at the next meeting.

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Ms. Guarnere reported on the Public Works Facility project noting that the land development plans are 95% complete and the interior flow of operations is being reviewed by Staff. Construction is expected to begin in May with a completion date of Spring 2023. She requested direction from the Board on two issues: 1) whether or not to commit to all electric energy as opposed to an electric/gas combination; and 2) which solar option, if any, to proceed with.

The Board gave direction to move forward with the all-electric option.

Ms. Guarnere explained three options for solar energy: 1) installing on the roof of all three buildings which will require reinforcement of the roof at a cost of about \$350,000; 2) reinforce the roof (make roofs solar ready through the construction process but pause for full implementation until a later time; 3) ground solar to be located within the floodplain with conduits running to the buildings – implement solar now or just prepare for it at a later time. The Board gave direction to move forward with preparing for the ground model and to use the energy as received rather than storing in batteries for future use.

Mr. Altimari asked about using the Township's property along Route 100 (site of the current Public Works garage) to offset the cost of constructing the new facility. Mr. Kumbhardare explained that the subject property is not currently on the market; that there are covenants and restrictions that run with the site that need to be addressed. In addition, he said the Township has already secured the necessary funding the new facility.

Mr. Kumbhardare asked if the discrepancy with road names between the County and Township has been resolved. Mr. Ryle advised that it has been resolved, and the County will be changing their names to match the Township names. Mr. Kumbhardare advised of another road name discrepancy – Oakland South. Mr. Ryle will check on the matter.

Mr. Otteni gave an update on the progress at Exton Park, noting that the playgrounds are being installed and the parking lots have been striped.

Ms. Jones reported that Church Farm School is expected to approve a buy-back of the Pennypacker House at its Board meeting next week.

Chief Benson advised that there were no injuries as a result of the Police standoff incident on Monday night, and the matter will be moving to the Office of the District Attorney.

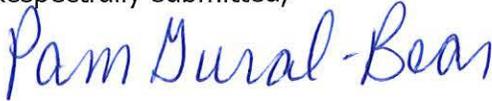
Chief Benson said the Township has been working with the Downingtown VFW to consider placement of banners of fallen heroes in an effort to pay tribute to our veterans. He suggested that Commerce Drive would be a great location as it is highly visible, and the existing light fixtures can accommodate the banners that would be on display from Memorial Day through Veterans Day. A detailed memo will be coming.

ADJOURNMENT

The meeting adjourned at approximately 7:52 p.m.

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Respectfully submitted,



Pam Gural-Bear
Recording Secretary