



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the first February Meeting

February 8, 2023

1. Call to Order

Chairman Brian Dunn called to order the first February meeting at 6:30 p.m. The meeting was a hybrid with participants attending both in person and via Zoom.

Those in attendance in addition to Mr. Dunn were:

Rajesh Kumbhardare, Vice-Chairman
Theresa Santalucia, Supervisor
Pam Gural-Bear, Township Manager
Jennifer Keller, Operations Manager
Lee Benson, Police Chief
John Weller, Planning Director
Justin Smiley, Capital & Special Projects Mgr.
Brannon Tupper, Township Engineer
Ed Culp, Asst. Public Works Director
Sean Kilkenny, Solicitor
Alex Baumler, Solicitor
Pat Layman, Minutes

ANNOUNCEMENTS:

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

The Township Building will be closed on Monday, February 20th in observation of Presidents' Day.

PUBLIC COMMENT:

Tom Berman thanked the Board for their support of the Chester County Library and provided an update on the numerous improvements made in 2022. The lobby has been expanded and five study rooms have been added on the first floor. OIC (GED tutoring) was moved to the first floor for easier access. The reference and multi-media services were merged so that patrons only need to visit one location for all their needs and questions. Adaptive technology has been added for those with mobility issues, along with the addition of a 3-D printer. The free museum pass program saved residents \$119,000 last year. The parking lot has been redesigned to provide 15 more much-needed parking spaces and one-way arrows painted to make navigating the lot safer. Mr. Berman said the Chester County Library is excited to serve the residents!

CONSENT AGENDA:

Ms. Gural-Bear recalled that last year the Board opted to post recordings of the BOS meetings on the website and revisit the matter in one year. After brief discussion, the Board decided to keep the recordings for two years and thereafter delete the oldest recordings on a quarterly basis.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve the following:

- Minutes of January 25, 2023, Minutes
- Resolution 2023-13 Disposition of Media with the modification to keep the recordings for two years and then delete the oldest on a quarterly basis.

Mr. Dunn called for public comment. Resident Libby Madarasz thanked the Board for the decision to keep the recordings for two years. There being no further public comment, the motion was unanimously approved.

BUSINESS:

1. Resolution 2023-14 Amended General Fees

Ms. Keller reviewed her February 3, 2023, Memorandum noting that the red-lined draft Resolution highlights updates to the Township's fee schedule to consolidate some Public Works' fees and add a Police Department fee to cover administrative costs related to the release of law enforcement audio and video recordings.

Ms. Santalucia asked if Scout troops are charged a fee for use of Township facilities. Ms. Gural-Bear explained that Type I (which includes Township residents, government agencies, and non-profits primarily serving West Whiteland) may use the meeting rooms at no charge, but must pay for all other park facilities, including the Boot Road House. Board members wanted the ability to offer the facility to Scout troops at no charge, but not necessarily to all organizations termed non-profits. Mr. Kilkenney advised the Board that they could deal with Type I requests on a case by case basis. Board members were in agreement to proceed with Type I requests on a case by case basis going forward.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve Resolution 2023-14 amending the Township's fee schedule for 2023. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

2. Authorization to Advertise Ordinance to Adopt the 2018 ICC Property Maintenance Code

Ms. Gural-Bear reviewed her February 3, 2023, Memorandum noting that over the last year, Staff and the Board have been considering adoption of the Property Maintenance Code to address ongoing health and safety issues with maintenance of existing buildings in the Township. In an effort to receive feedback and educate residents on the Property Maintenance Code, the Township has held two Open House meetings on the topic and posted articles in the Newsletter and on social media.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to authorize the advertisement of the proposed ordinance to adopt the International Property Maintenance Code, 2018 Edition, for regulating and governing the conditions and maintenance of all property, building, and structures. Mr. Dunn called for public comment. Mr. Kumbhardare asked how the Code will be enforced. Mr. Kilkenny said a citation will be issued to any violators, the same as for any other Township Ordinance. Resident JoAnn Kelton asked if the Code would address "demolition by neglect" for historic resources. Ms. Gural-Bear said the Code will address this issue. Resident Libby Madarasz asked if there will be an opportunity to view infractions. Mr. Kilkenny said the Township law is available for anyone wishing to view it and is also available in tonight's meeting packet materials posted on the Township's website. There being no further comment, the motion was unanimously approved.

3. Resolution 2023-15 Health for Humanity Yogathon Campaign

Vijay Bedekar was in attendance via Zoom and described the various activities associated with the Campaign.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to adopt Resolution 2023-15 recognizing Hindu Swayamsevak Sangh USA's (HSS) annual Health for Humanity Yogathon, also known as Surya Namaskar Yajna (SNY). SNY integrates simple Yoga postures that, along with easy breathing techniques, can provide immense health benefits to both the body and the mind. Mr. Dunn called for public comment, and there were none. The motion was approved 2-0. Ms. Santalucia abstained.

4. Authorization to Sell Equipment

Ms. Gural-Bear reviewed Martin Topham's Memorandum dated February 8, 2023. Mr. Kumbhardare asked about the disparity in mileage of the two Police vehicles. Chief Benson said one received more use, but going forward vehicles will be rotated more to equal out mileage.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to authorize the advertisement and sale on MuniBid of the vehicles and equipment listed in Martin Topham's February 8, 2023, Memorandum:

- 2015 - Oxford White Ford Taurus, Police. 49,000 Miles (Condition-Fair)
- 2015 - Magnetic Metallic Ford Taurus, Police. 91,000 Miles (Condition-Fair)
- 2015 - Grey Ford Taurus, Police. 50,000 Miles (Condition-Fair)
- Office Fixtures - File Cabinets & Office Organizer Cabinet (Condition-Good)

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

5. Authorization to Advertise Work for Phase 2 of Clover Mill Pump Station

Mr. Tupper provided a brief background of the project. The Board previously authorized the updating/rehabilitation of the Clover Mill Pump Station which was built in the 1970's. Phase 1 included electrical services and is expected to be completed this Fall. Phase 2 covers all of the plumbing and mechanical equipment at an estimated cost of \$2,879,921 which will be split

between West Whiteland and Uwchlan Township based on usage. Phase 2 is estimated to take 18 months to complete.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to authorize advertisement of the Clover Mill Pump Station Rehabilitation, Phase 2 Project for the solicitation of bids. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

6. Resolution 2023-16 Accepting Deed of Dedication for Right of Way and Sanitary Sewer for Lee Place at Waterloo Reserve

Mr. Smiley explained that dedication of Lee Place and the sanitary sewer lines and easement are all part of the approved Waterloo Reserve Residential Development Subdivision Plan. The roadways and sewer lines have been inspected and approved for the Township's acceptance.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to authorize the execution of the following documents pertaining to the Waterloo Reserve development: Deed of Dedication for Lee Place; Deed of Dedication for Sanitary Sewer Facilities; and Maintenance Agreement; and to adopt Resolution 2023-16 accepting the dedication of Lee Place, Waterloo Reserve's sanitary sewer facilities, to execute the Deeds of Dedication and Maintenance Agreement and to accept the eighteen-month Maintenance Bond in the amount of \$189,485.00. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

7. Logan's Funeral Home
a. Deed of Dedication for Ultimate Right of Way
b. Traffic Signal Easement Agreement

Mr. Smiley advised that the Township has met with the property owner of Logan's Funeral Home, the Solicitor has reviewed the documents, and the Deed of Dedication for the Ultimate Right of Way and Traffic Signal Easement Agreement have been signed by the property owner. Mr. Smiley said this completes the agreements needed with all adjacent property owners for the Ship Road Couplet construction.

8. Approval of Township Payment Report for February 8, 2023

Staff answered various questions from Board members.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve the Township Payment Report for February 8, 2023. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

9. Township Commission Updates from Board Liaisons

Mr. Dunn reported that Wyatt Williams provided an overview to the Public Services Commission of sustainability initiatives that included plastic ordinances, EV charging stations, and solar energy. Ms. Gural-Bear advised that Staff is scheduling a business forum to receive feedback

from local businesses on a possible plastic ordinance. The forum will also cover other sustainability issues as well as a streetscapes presentation by McMahon.

Ms. Santalucia advised that Friends of the Parks continues planning for the Annual Easter Egg Hunt focusing this year on timing and entrance to the park to avoid issues experienced at last year's event.

Mr. Dunn reported on the West Chester Area Council of Governments meeting that focused on cyber security and the EMS tax.

10. Staff Updates

While pickle ball courts are planned for Exton Park, Mr. Culp asked if the Board would provide Staff with direction to look into the possibility of pickle ball courts at Miller Park, as residents' requests for the courts continue to come in. Board members were in agreement to pursue pricing and grant opportunities available.

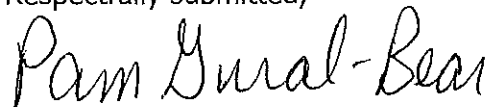
Mr. Smiley said he received a call from a realtor looking to sell the Pennypacker House and asking if the Township would be interested in acquiring the house. The current owner has renovated the home, but evidently is no longer interested in living there. Board members are not interested in acquiring the home.

Mr. Weller said PREIT (Exton Square Mall) has withdrawn its conditional use application to construct a second apartment complex on the site. The future of the Mall site remains unknown, but any future application must be accompanied by a master plan for the entire tract.

ADJOURNMENT

The meeting adjourned at approximately 7:15 p.m.

Respectfully submitted,



Pam Gural-Bear
Recording Secretary