



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the first May Meeting

May 10, 2023

1. Call to Order

Chairman Brian Dunn called to order the first May meeting at 6:40 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
Caroline Partridge, Finance Director
John Weller, Planning & Zoning Director
Brannon Tupper, Engineering & Construction Projects Mgr.
Ed Culp, Interim Public Works Director
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, May 29th in observation of Memorial Day.

PUBLIC COMMENT:

Tammy Whiteman, Chief of the Uwchlan Ambulance Corps, provided a quarterly update of activity within West Whiteland. The Corps is averaging 196 calls per month from within the Township, 38-40 of which are from Pro-Medica. A new substation will be opening this month in Upper Uwchlan Township, and a fourth truck will be added to the fleet during the day.

Resident Angela Phillips asked the Township for help in resolving a dispute with her neighbor who refuses to remove his fence that encroaches on her property. Ms. Gural-Bear provided an update on steps taken thus far by the Township. Board members agreed that daily fines should be issued for violating Township regulations. Ms. Gural-Bear said this is currently under review. Solicitor Baumler will start that process.

CONSENT AGENDA:

Mr. Kumbhardare made a correction to the April 26, 2023, Minutes.

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

- Approval of April 26, 2023, Minutes as corrected by Mr. Kumbhardare
- Resolution 2023-25 Disposition of Media

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

BUSINESS:

1. Acknowledgement of Change in Sidewalk Fee for Whiteland Tech Center

Mr. Weller reviewed his Memorandum dated May 5, 2023, explaining that as part of the 2017 land development approval for expansion of a parking lot at the Whiteland Technology Center, a waiver from the sidewalk requirement was granted in lieu of a donation to the Township's sidewalk fund in an amount equivalent to the cost of construction. The project is now complete, and the Applicant advised that they prefer to construct the sidewalk rather than pay the fee. Mr. Weller said Staff greatly prefers to have developers construct improvements because they are usually able to do so more efficiently than the Township. Mr. Weller said the invoice issued to the developer for payment of the sidewalk fee will be voided. The Township will still hold financial security until the sidewalk is complete. No motion was required from the Board.

2. Resolution 2023-26 Amended General Fees

Ms. Gural-Bear clarified changes being proposed to various fees listed in Todd Greenawalt's May 4, 2023, Memorandum:

- Zoning permit (when building permit not required)- residential \$90; commercial \$125
- Reinspection for failed building permit inspection – residential \$75; commercial \$150
- Reinspection for failed rental inspection - \$50

Ms. Gural-Bear explained that inspection fees for multi-unit apartment complexes are being removed at this time, as only individual units are being inspected with the program's recent reinstatement, but will be added in the future.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve Resolution 2023-26 amending the Township's fee schedule for 2023. Mr. Dunn called for public comment. Resident JoAnn Kelton asked if the fees for park facilities/reservations are posted at the parks and if children can play pick-up games if desired. Ms. Gural-Bear said the Park Rules are posted at the parks and reference the reservation process that is done through the Township's website. Mr. Kumbhardare confirmed that if a court/facility is not reserved, it can be used for play. There being no further public comment, the motion was unanimously approved.

3. Resolution 2023-27 Accepting Deed of Dedication from Lochiel Farm - Roads and Sewer System

Ms. Keller advised that the roads and sanitary sewer lines that are part of the Lochiel Farm residential land development have been completed, inspected, and found satisfactory for dedication to the Township.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to adopt Resolution 2023-27, accepting the dedication of Livingston Lane, Lochiel Lane, Lochiel Farm's Sanitary Sewer facilities, and the Maintenance Agreement. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

4. Award of the Bid for 2023 Road Paving

Mr. Culp advised that seven bids were received for pavement of eight Township roads including Spackman and Burgoyne. Alan Myers L.P. was the lowest bidder.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to award the 2023 Roadway Paving Project to Alan Myers L.P. at a cost of \$448,905.60. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

5. Approval of Police Policy Pre-Planned Event or Incident

Chief Benson reviewed his May 10, 2023, Memorandum explaining that the proposed policy is a PLEAC standard.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve the Police Pre-Planned Events or Incidents Policy, for inclusion in the West Whiteland Township Police Policy and Procedure Manual. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

6. Authorization for Use of Sound Amplification in Miller Park

Mr. Culp advised that Grace Covenant Church is requesting the use of sound amplification for services on June 18, 2023. They will provide all necessary equipment and will notify adjoining neighbors.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to authorize the use of sound amplification in Albert C. Miller Park for church services on June 18, 2023, from 9:00 a.m. to 2:00 p.m. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

7. Approval of Township Payment Report for May 10, 2023

Staff provided answers to Board members' questions. In light of the large gasoline bills for Police vehicles, Chief Benson will look into the possibility of electric vehicles.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve the Township Payment Report for May 10, 2023. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

8. Township Commission Updates from Board Liaisons

Ms. Santalucia reported that the Historical Commission reviewed a Sketch Plan for a proposed residential development of the Weston property. The Commission recommended the Applicant revise the plan to better preserve the historic resources on the property. She further advised that the Spring Craft Fair was a big success with a great turn-out.

Mr. Kumbhardare reported that the Planning Commission reviewed a Sketch Plan for a car wash facility at the corner of Pottstown Pike and Rockland Drive, and a final land development plan for Keva Flats project to construct two additional apartment buildings and stream restoration. Bush Auto presented a conditional use plan to develop the old Exton Collision and McIlvaine properties as a satellite location for Exton Nissan.

Mr. Dunn advised that Wyatt Williams reviewed Sustainability goals with the Public Services Commission, and Mr. Greenawalt presented the Township's rental inspection program. The Pension Advisory Board met and reviewed market performance and projections for Minimum Municipal Obligations (MMO's), noting that despite market ups and downs, the Township's pension plans are in a relatively good position.

9. Staff Updates

Chief Benson reported that the Coffee with a Cop event held at Barnes & Noble was well received, and more will be scheduled in the future. The carnival begins tomorrow, and there will be two officers on site during evening hours to keep any potential issues under control. Gun locks and brochures on Fire Arms Responsibility are available free to the public in the Township lobby.

Ms. Gural-Bear said the new blue PAYT trash bags will be distributed to retailers tomorrow. Residents will receive a flyer regarding same in their bills and notified in the Township's Newsletter. Anyone with a supply of black bags will be allowed to use them until gone.

The Delaware Valley Regional Planning Commission is seeking letters of commitment from municipalities for its EV Charger program that will provide funding for 80% of the cost of same. The Township would like to install EV Chargers at Exton Park, Boot Road Park, and additional stations at the Township building. The Board agreed to sign and send a letter of commitment.

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ADJOURNMENT

The meeting adjourned at approximately 7:28 p.m.

Respectfully submitted,



Pam Gural-Bear
Recording Secretary