



## WEST WHITELAND TOWNSHIP BOARD OF SUPERVISORS

### BUSINESS MEETING

Minutes of the First May Meeting

May 12, 2021

#### 1. Call to Order

Chairman Rajesh Kumbhardare called to order the first May meeting at 6:30 p.m. The meeting was held via Zoom due to the COVID-19 pandemic.

Mr. Kumbhardare reviewed the guidelines for the meeting which included the following:

- We ask you to mute your device when you are not speaking to improve the sound quality for everyone else.
- There will be opportunities for public comment at the beginning of the meeting for general concerns.
  - If you have a question or comment, please click the "raise your hand" feature in Zoom, which is available under the "more" menu on the participant tab.
  - If you have dialed in to this meeting by phone, you can press \*9 to raise your hand to speak. When you are called upon, press \*6 to unmute your phone, state your name and address and make your brief comment. Please remember to mute your phone by pressing \*6 after your comment.
  - Please wait until you are recognized before speaking.
  - Speakers are asked to provide their name and address and limit their comments to 3 minutes.
  - Preference will be given to Township residents, and all speakers are asked to keep a respectful tone.

Those in attendance in addition to Mr. Kumbhardare were:

Theresa Santalucia, Vice-Chairman  
Joshua Anderson, Supervisor  
Mimi Gleason, Township Manager  
Pam Gural-Bear, Assistant Township Manager  
Ted Otteni – Public Works Director  
Ed Culp – Assistant Public Works Director  
Beth Jones – Finance Director  
John Weller – Planning Director  
Marie Guarnera – Codes Director  
Lee Benson – Police Chief  
Andrew Rau, Solicitor  
Pat Layman – Minutes

#### ANNOUNCEMENTS:

The Board of Supervisors met in executive session on May 10<sup>th</sup> to discuss matters of personnel and prior to tonight's meeting to discuss matters of personnel, litigation, and emergency management.

The Township Building will be closed on Monday, May 31<sup>st</sup> in observation of Memorial Day.

**PUBLIC COMMENT:**

Christian McFadden, resident of Longridge Lane, described an accident involving his daughter that occurred on April 29 at the intersection of Watch Hill Road, Shoen Road and Fairview Drive. Mr. McFadden said the accident highlights a speeding problem on Shoen Road that needs immediate attention. He requested installation of a 4-way stop and rumble strips at the intersection.

Theresa Barthol, resident of Shoen Road, expressed similar speeding concerns as the road is increasingly used as a cut-through. She described three separate incidents of speeding that resulted in both personal injury and property damage. While Ms. Barthol and Mr. McFadden thanked the Police Department for its increased presence in the area, they both agreed it is not enough and requested the speed limit be reduced from 35 to 25 mph.

Virginia Kerslake, also of Shoen Road, described similar speeding issues along Shoen Road and pointed out increased foot traffic and children on bikes in the area. She also noted the need to trim vines covering an existing stop sign.

Mr. Kumbhardare said the police are conducting speed studies in the area and suggested a meeting be scheduled with residents of Shoen Road and the HOA of the Whitford Ridge community.

Chief Benson shared preliminary data from the speed trailer that showed an average speed of 34.33 and a high of 49 mph. He also noted that while enforcement has been stepped up and the speed trailer in place, speeders typically slow down when they see a marked car or speed trailer in the area. He explained that state law does not allow local law enforcement to use radar. Chief Benson will look into the possibility of moving the speed trailer closer to the Watch Hill/Fairview and Shoen intersection provided there is sufficient room to not create a driving hazard.

Mr. Otteni explained that the placement of stop signs is regulated by PennDOT, even for local roads, as well as the federal Manual of Uniform Traffic Control Devices that must be adhered to. He also noted that rumble strips are not good options in a residential area because they are noisy when cars drive over them. Mr. Otteni will engage the Township's traffic consultant to evaluate what measures would be effective in slowing traffic and feasible under the regulations.

Mr. McFadden offered to secure signatures on a petition or any other community efforts that may help in addressing the speeding issues on Shoen Road.

**CONSENT AGENDA:**

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve the minutes of April 28, 2021. The motion was approved 2-0-1. Mr. Kumbhardare abstained.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve Resolution 2021-24 Disposition of Media. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**BUSINESS:**

**1. Appointment of Michael Holmes as Assistant Fire Marshal, replacing Mark Moses**

Ms. Santalucia made a motion, seconded by Mr. Anderson, to appoint Michael Holmes as Assistant Fire Marshal, replacing Mark Moses. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**2. Appointment of Jeff Glisson to the Pension Advisory Board to fill a vacant position through the end of the term, 12/31/2021**

Ms. Santalucia made a motion, seconded by Mr. Anderson, to appoint Jeff Glisson to the Pension Advisory Board to fill a vacant position through the end of the term, December 31, 2021. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**3. Overview of Building Permits and New Online Application Process**

Ms. Guarnera gave a presentation of the new online permitting process that will allow contractors and residents to apply for permits 24/7. The new software will streamline the permitting process, inspection management, and electronic plan review processes. It also provides applicable code and ordinances requirements for various projects and processes payment for the related fee. The system will improve record keeping and reporting capabilities and eliminate the need to scan and file paper applications. Rollout of the new system is expected to take place within the next few weeks with a full transition by September.

**4. Plan for New Cricket Field in Exton Park**

Mr. Kumbhardare explained that Major League Cricket is interested in using the future cricket field at Exton Park for a new minor league semi-pro team and hopes to have the field ready by May 2022. Ms. Gleason explained that a number of issues remain to be worked out, including cost-sharing, maintenance, extent of use, etc. Mr. Otteni further stressed the urgency to determine whether or not it would be feasible soon to meet the tight timeline to have the field ready by next spring.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to authorize staff and the solicitor to begin formal negotiations with Major League Cricket regarding use of the new cricket field in Exton Park by a minor league team. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**5. Approval of Declarations and Covenants for Exton Park**

Mr. Otteni said the proposed Declarations and Covenants was presented to the Board for approval previously on November 24, 2020 but was missing the accompanying exhibits. While the Declaration calls for the entire park to be used for recreational purposes only, Mr. Otteni said the exhibits were modified to allow for the outer-edge property to be used for future infrastructure (road or sidewalk widening) improvements.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to authorize the execution of the Municipal Declaration of Public Trust, Covenants, Conditions, and Restrictions for Exton Park – Swedesford Recreation Area. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**6. Approval of the Purchase of a Financial and Utility Billing Software Platform**

Ms. Jones reviewed her May 5, 2021 Memorandum and explained that the Township currently uses two separate platforms for its financial software and utility billing. Customer support and training have both been inadequate and expensive. Additionally, the platforms do not integrate with each other requiring staff to make duplicate entries. Standard reporting is also lacking. After researching other platforms, staff found Caselle to be tops in ease of use, reporting options, and customer service, as well as being less expensive than the current platforms.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to authorize the Township Manager to sign agreements with Dallas Data Systems for Caselle software license fees, data conversion, customer support, and cloud hosting. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**7. Authorization to Close Valley Creek Blvd. for Chrissy's Run**

Ed Culp reviewed his memo. Chief Benson said the Fire Police will provide the necessary equipment and staff to direct traffic at the annual event.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to authorize the closing of Valley Creek Boulevard, both directions, between East Lincoln Highway and Swedesford Road on Saturday, June 5, 2021, from 8:00 a.m. – 12:00 p.m. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**8. Approval of Police Selection and Hiring Policy**

Chief Benson reviewed his April 29, 2021 Memorandum, outlining proposed changes to the Selection & Hiring policy. The changes emphasize advertising that will focus on minority recruitment and expand the applicant pool.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve the policy (Selection and Hiring) noted in Chief Benson's memo dated April 29, 2021 for inclusion in the West Whiteland Township Policy and Procedure Manual. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**9. Accounts Payable Warrant Report**

The Board had no questions on the Accounts Payable Warrant Report.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve the Accounts Payable Warrant Report dated May 12, 2021. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

**10. Township Commission Updates from Board Liaisons**

Ms. Santalucia said the groundbreaking ceremony for Exton Park is scheduled for next week, May 19.

Mr. Anderson reported that members of the Historical Commission have been researching local property deeds to see if there is any history of racially restrictive covenants.

Mr. Kumbhardare said the Planning Commission continued its review of proposed amendments to the Subdivision and Land Development and Zoning Ordinances.

**11. Staff Updates**

Ms. Guarnere reported that a permit application has been received for the carnival to come to the Exton Mall tentatively scheduled for June 4 - June 12.

The dilapidated building at 500 N. Pottstown Pike has been demolished, but not without first contacting the USDA to relocate the turkey vulture nest found in the building's basement. The turkey vulture and hatchlings were properly relocated to a new home per USDA regulations.

**ADJOURNMENT**

The meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,



Mimi Gleason  
Recording Secretary