



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the Second May Meeting

May 26, 2021

1. Call to Order

Chairman Rajesh Kumbhardare called to order the second May meeting at 6:35 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
Beth Jones – Finance Director
John Weller – Planning Director
Marie Guarneri – Codes Director
Lee Benson – Police Chief
Andrew Rau, Solicitor
Pat Layman – Minutes

ANNOUNCEMENTS:

The Board of Supervisors presented Paul Nickels with the Albert P. Greenleaf "Outstanding Volunteer" Award for his 22 years of service as a member of the Zoning Hearing Board. Over the years, Paul generously shared his experience in the construction industry as he reviewed

applications and proposed construction plans from residents seeking relief from the Township's zoning regulations for their various projects. Thank you, Paul!

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

PUBLIC COMMENT:

None.

CONSENT AGENDA:

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

- Minutes of May 12, 2021
- Resolution 2021-25 Disposition of Media
- Final Escrow Release for Moser Court

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

BUSINESS:

1. Authorization to Award Bid for 2021 Paving Project

Mr. Otteni reviewed his May 20, 2021 Memorandum and advised that seven bids were received for the 2021 paving project. In response to Board members' questions, Mr. Otteni said the paving is required to be completed by August 31 and should take approximately 3 weeks once the contractor is fully mobilized. He added that glowing recommendations were received for the low bidder.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to award the base bid for the 2021 Paving Project contract to the low bidder, Innovative Construction Services, in the amount of \$271,636.70. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

2. Resolution 2021-26 Authorization to Sign Traffic Signal Maintenance Agreement

Mr. Otteni reviewed his Memorandum dated May 20, 2021 and explained that the Township owns and maintains all traffic signals in the Township, but PennDOT has regulatory authority. PennDOT's recently revised policy requires the Township to execute an updated and revised Traffic Signal Maintenance Agreement. The new policy will eliminate the need for the Township to enact a resolution and TE-160 form every time a traffic signal is modified.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to enact Resolution 2021-26 authorizing the Director of Public Works/Township Engineer to sign the new Traffic Signal Maintenance Agreement as required by PennDOT. Mr. Kumbhardare called for public comment,

and there were none. The motion was unanimously approved.

3. Exton Knoll Land Development – PennDOT approvals

a. Resolution 2021-27 Authorization to Sign PennDOT Applications & Form TE-160 for Traffic Signal Improvements

Mr. Otteni said the proposed resolution and TE-160 form are for the intersections of Lincoln Highway and Springdale Drive and Lincoln Highway and Belden Boulevard.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to enact Resolution 2021-27 authorizing the Director of Public Works to sign the PennDOT Applications for Traffic Signal Approval, Form TE-160, for the traffic signal improvements associated with the Exton Knoll Land Development Project. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

b. Authorization for the Township Manager to Sign PennDOT Right-of-Way Stormwater Management Facilities Agreement

Mr. Otteni explained that PennDOT policy requires local municipalities to assume maintenance responsibilities of any new or modified drainage components located within the State right-of-way. The approved plan for the Exton Knoll development calls for drainage work to be done along Lincoln Highway (a State road). The developer is required to pay a lump sum payment of 50% of the estimated construction costs of those drainage components. The money will be placed in a dedicated Township account to be used for future maintenance and repairs of those facilities as well as others similarly located within the PennDOT right-of-way.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to authorize the Township Manager to sign the PennDOT Right-of-Way Stormwater Management Facilities Agreement with Weston Investment Properties, LP for the Exton Knoll Land Development, which includes a requirement for a lump sum contribution of \$10,212 for future maintenance. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

4. Authorization to Advertise Ordinance Amendment to Traffic Impact Fee

Mr. Weller noted that when the Act 209 plan was adopted in 2015, the traffic impact fee was set at \$1,219.65 per p.m. peak hour trip. To address the increase in construction costs since 2015, the Transportation Impact Fee Advisory Committee is recommending an increase to \$1,449.00 per p.m. peak hour. Such a change will require an amendment to the Ordinance following a public hearing. Development plans submitted before the amendment is adopted will be reviewed under the existing regulation.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to direct Staff to initiate the process to adopt an amendment to increase the traffic impact fee. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

5. Resolution 2021-28 Requesting Continued Use of Virtual Meeting Platforms for Public Meetings

At the start of the COVID pandemic, the State Legislature enacted Act 15 which allows municipalities to conduct virtual meetings until the expiration of the emergency declaration. Municipalities have found that the virtual platform has allowed more residents to attend meetings and would like to continue to provide virtual access. The proposed resolution requests the Pennsylvania General Assembly adopt legislation to permit the continued use of virtual meeting platforms.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve Resolution 2021-28 encouraging the legislature to consider legislation that would permit the use of virtual meeting platforms to conduct public meetings after the end of the COVID-19 pandemic. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

6. Accounts Payable Warrant Report

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve the Accounts Payable Warrant Report dated May 26, 2021. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

7. April Treasurer's and Financial Report

Ms. Jones pointed out that the \$1.2 million difference in revenue over expenses from March to April is a reflection of financial gains in the pension plans due to stock market performance and is expected to go down in May.

8. Township Commission Updates from Board Liaisons

Ms. Santalucia reported that the groundbreaking ceremony for Exton Park was a great success. Friends of the Parks is planning an outdoor Craft Fair in July to be held at Miller Park. The ULI Brainstorming Committee continued its discussion of the Exton Crossroads including the possible addition of flag poles and trees. Ms. Gleason said the Streetscape plan should be completed first to avoid potential conflicts.

Mr. Kumbhardare said the West Chester Area Council of Governments continued discussion on the Power Purchase Agreement for the transition to renewable energy. In addition, Neighborhood University will begin again in September and hopes to hold in-person classes at the various municipal buildings. The Planning Commission continued its review of proposed amendments to the Subdivision and Land Development Ordinance and Zoning Ordinance.

9. Staff Updates

Mr. Otteni reported that the new jet truck has been delivered and will be used to jet the sewer lines before video tapings as well as clear any clogs in the lines.

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Staff has met with McMahon Associates to discuss possible options for Shoen Road to address speeding concerns.

The Board complimented Staff on the parking lot sealing and re-stripping.

ADJOURNMENT

The meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,



Mimi Gleason
Recording Secretary