



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the first June Meeting

June 14, 2023

1. Call to Order

Chairman Brian Dunn called to order the first June meeting at 6:34 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
Justin Smiley, Capital & Special Projects Mgr.
Brannon Tupper, Engineering & Construction Projects Mgr.
Ed Culp, Interim Public Works Director
Todd Greenawalt, Codes Administrative & Enforcement Mgr.
Alex Baumler, Solicitor
Sean Kilkenny, Solicitor
Pat Layman, Minutes

ANNOUNCEMENTS:

The Board of Supervisors met in executive session on May 25th and prior to tonight's meeting to discuss matters of personnel and litigation.

The Township Building will be closed on Monday, June 19th in observation of Juneteenth.

Concert in Miller Park on Sunday, June 25th at 6:00 p.m. with the music of Basic Cable.

Community Day at Exton Park is Saturday, July 15th at 4:00 p.m. and includes music by The Dirty Dance Band, followed by fireworks.

PUBLIC COMMENT:

None.

PLANS:

1. Harry Simon Estate/Grove Meadows (request for extension on plan approval)

Mr. Weller reviewed his June 9, 2023, Memorandum explaining that on June 27, 2018, the Board of Supervisors granted final plan approval for a 9-lot residential subdivision at 1364 Grove Rd. The Township's Ordinance states that if no improvements are constructed within five years of approval, said approval shall be null and void unless an extension is granted by the Board. A request for an extension has been received from the Applicant's counsel stating that the owner was not able to proceed with improvements due to an appeal to their NPDES permit application filed by a resident. The Pennsylvania Municipalities Planning Code (MPC) allows the Township to limit the approval period to five years. Staff has no objection to the extension.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to extend the final plan approval for the land development plan of the Estate of Harry J. Simon granted on June 27, 2018, including all waivers and conditions of said approval, to June 30, 2026. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

CONSENT AGENDA:

Mr. Kumbhardare made a correction to the May 24, 2023, Minutes.

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

- Approval of May 24, 2023, Minutes, as corrected by Mr. Kumbhardare
- Resolution 2023-30 Disposition of Media

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

BUSINESS:

1. Ratification of Change Order Request for Path to Dog Park

Mr. Culp explained that the engineer who designed the Dog Park path missed the section required for ADA compliance. This additional work will cost \$14,148.64 and will be completed by SLC Excavating, the same contractor currently constructing the Dog Path. Noting that the contractor's explanation for the omission was that they have never done path work before, Mr. Kumbhardare advised Staff to ask that question of all prospective bidders for all future projects. Ms. Gural-Bear said Staff has put a procedure in place for all future bidding projects.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to approve Change Order 1 to SLC Excavating in the amount of \$14,148.64. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

2. Award of Bid for Vehicles/Equipment

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia to award the sale of the equipment listed below through electronic auction to the highest bidder:

2008 GMC 8500 Dump Truck - Auction Sold Price \$27,900.00
2011 GMC 3500HD 4X4 Truck - Auction Sold Price \$27,700.00
2015 Ford Taurus- Auction Sold Price \$10,651.00
4" Self-Priming Pump - Auction Sold Price \$1725.00
2006 Grasshopper Mower Model 227 - Auction Sold Price \$2125.00
1997 Ingersoll-Rand 5 Ton Roller DD-32 - Auction Sold Price \$6,000.00
X Mark Turfracer Walk Behind Mower - Auction Sold Price \$460.00
2001 Grasshopper Mower Model 725 - Auction Sold Price \$1,261.00
2003 Lesco Aerator - Auction Sold Price \$625.00
2016 Ford Explorer Interceptor - Auction Sold Price \$6,250.00

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

3. Award of Bid for Cured in Place Pipe (CIPP) Construction Contract

Mr. Tupper advised that seven bids were received for cured in place pipe work of which Performance Pipelining submitted the lowest bid.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to award the Cured in Place Pipe (CIPP) Repair to Performance Pipelining at a cost of \$220,117.50. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

4. Final Financial Security Release – Primrose Daycare

Mr. Smiley reviewed his June 9, 2023, Memorandum advising that the Primrose Daycare project is complete, all conditions and waivers have been met, and all required sign-off letters have been received.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve the final escrow release in the amount of \$111,315.00, and to authorize the Township Manager to execute the Certificate of Completion releasing the balance of the Primrose Daycare escrow account. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

5. Approval of Township Payment Report for June 14, 2023

Staff answered Board members' questions regarding specific payments.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to approve the Township Payment Report for June 14, 2023. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

6. Township Commission Updates from Board Liaisons

Mr. Kumbhardare reported that the Planning Commission reviewed a subdivision plan for a 7-lot residential development near the West Goshen Township line. Concerns with the plan included sewer connections with a proposal for individual grinder pumps. The Commission took no action on the plan, and the Applicant will revise the plan before returning to the Planning Commission.

Mr. Dunn advised that the Public Services Commission reviewed several sample signs for the Dog Park. The entire comprehensive signage package, developed for the Township by MERJ, will be presented to the PSC at its July meeting.

Ms. Santalucia reported that Friends of the Park sponsored the first concert of the summer series on June 11, with the next concert scheduled for June 25 with music by Basic Cable. Community Day is scheduled for July 15, complete with food trucks and fireworks. She further reported that the Historical Commission reviewed rehabilitation/restoration options for two historic structures (Tenant House and Springhouse/Schoolhouse) associated with the Bush Auto conditional use plan. In addition, Dale Frens presented his evaluation report for the Thomas Mill, noting that it was in surprisingly good condition. Ms. Santalucia said the Township is fortunate to have one of the only historic Mills with a fully functioning water wheel. Historic Commission members will be visiting the site of the historic structures tomorrow evening at 5:00 p.m.

7. Staff Updates

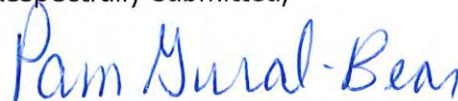
Mr. Culp advised that a soft opening for the Dog Park has been scheduled for June 30, with a formal ribbon cutting for the Dog Park and Cricket Fields to be held at a later date in July. County Commissioners and other officials will be invited to attend the ribbon-cutting ceremony.

Mr. Smiley said clearing has begun for the Ship Road Couplet project with excavation to begin next week.

ADJOURNMENT

The meeting adjourned at approximately 7:01 p.m.

Respectfully submitted,



Pam Gural-Bear
Recording Secretary