



**WEST WHITELAND TOWNSHIP  
BOARD OF SUPERVISORS**

**BUSINESS MEETING**

Minutes of the first August Meeting

August 9, 2023

**1. Call to Order**

Vice-Chairman Rajesh Kumbhardare called to order the first August 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. Kumbhardare were:

Theresa Santalucia, Supervisor  
Pam Gural-Bear, Township Manager  
Lee Benson, Police Chief  
Caroline Partridge, Finance Director  
Justin Smiley, Capital & Special Projects Manager  
Brannon Tupper, Engineering & Construction Projects Mgr.  
Todd Greenawalt, Codes Administrative & Enforcement Mgr.  
Ed Culp, Interim Public Works Director  
Sean Kilkenny, 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.

Join us for the Concert in Miller Park – Sunday, August 13th at 6 pm with music from the Jess Zimmerman Band.

Volunteer for Make a Difference Day, September 23<sup>rd</sup> at 8:00 a.m. in Exton Park. Details can be found on the Township's website and Facebook page.

**PUBLIC COMMENT:**

Resident Jo Ann Kelton noted that regulations regarding political signs on Township property are not addressed on the Township's website and advised that people have been asking for clarification on this issue. Mr. Kumbhardare provided a brief history of the matter explaining that previously no political signs were allowed anywhere on Township property, but two years ago the League of Women Voters ask to have a Voter Registration table at Community Day. This was allowed, however, both Democrat and Republican groups had representation at this year's event. Mr. Kumbhardare expressed his opinion that no political signs should be allowed because if you allow one, you must allow all, including extremist groups. Ms. Santalucia explained that Friends of the Parks (FOP) runs many of the park events held in the Township securing funding for same by fundraising efforts. FOP is a 501(c)3 tax exempt organization, and as such is

prohibited by law from any political affiliation. Mr. Kilkenney said the Township can prohibit political signs on its property and noted that each Township treats the matter differently.

Resident Libby Madarasz said the West Whiteland Democrats provided free facepainting at Community Day this year and displayed a sign stating that the facepainting was "courtesy of West Whiteland Democrats". She maintained there was no sense in providing a service without the ability to identify themselves. Ms. Santalucia suggested Ms. Madarasz approach FOP to have their own booth for which a fee is charged. Ms. Gural-Bear noted that the Township also partners with the County, Church Farm School, and the Chester County Library to host Community Day, and the County has recommended no politics should be allowed at the event. The matter is still being discussed among the partners for next year's event. Mr. Kumbhardare said the Board will work on the matter. Ms. Kelton asked that the end result be posted to the website.

Resident Alan Avidar requested that the Township's noise ordinance be amended to include noise from vehicles. He said he reported a neighbor's noisy muffler but was advised that the current ordinance does not cover vehicles. Chief Benson replied that the matter is being looked into from an inspection standpoint for a possible illegal muffler. Mr. Kumbhardare said the Board will look into amending the existing noise ordinance.

#### **CONSENT AGENDA:**

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

- Approval of July 26, 2023, Minutes
- Resolution 2023-34 Disposition of Media

Mr. Kumbhardare called for public comment, and there were none. The motion was approved 2-0.

#### **BUSINESS:**

##### **1. Budget Amendment for General Fund**

Ms. Partridge advised that Staff monitors the variances in revenues and expenses between the approved budget and operational activity throughout the year and is seeing a significant decline in permit revenue. As a result, an amendment to the 2023 General Fund Budget is being requested.

Licenses and Permits have seen a \$550,000 decrease due to the slowdown in the housing market. It is estimated that \$500,000 from several development projects will be delayed until at least 2024. This is offset somewhat by an increase of \$17,500 received from implementing the fire/rental inspection program. Additionally, investment income from the Township's reserves has increased \$440,000 with the increase in interest rates by the Federal Reserve.

The Administration Department has seen an increase in training and development expenses of \$11,000 with the onboarding of several new employees, and the Finance Department has seen an increase of \$18,170 with the change in appointed auditor to Maillie, LLC.

Lacking a full staff, the Codes Department has continued using contracted service providers to complete plan reviews and inspections. The \$235,000 overage is partially offset by approximately \$98,000 in Codes salary. Roads also saw an increase of \$26,000 for contracted engineering services for general traffic concerns not related to any specific development project. General supplies for Parks are up \$10,000 but are offset by a \$10,000 decrease in contracted services.

As of today, Ms. Partridge said there is a \$95,000 deficit, but it is expected that more revenue will come in before the end of the year from projects that have been approved but have not yet started the construction/permitting process.

Mr. Kumbhardare asked about the overage in the Administration training line item. Ms. Gural-Bear said she believed some of it is a result of misallocation. Mr. Kumbhardare said he would like to see the plan for the Codes staff to take over some of the work currently done by contracted services. Ms. Gural-Bear said that is already in place and will see reduced bills soon. She added that the Codes Department is still down one person.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to approve an amendment to the 2023 General Fund Budget as listed in Caroline Partridge’s Memorandum. Mr. Kumbhardare called for public comment, and there were none. The motion was approved 2-0.

**2. Award of Bid for Demolition of 217 & 219 Namar Ave.**

Mr. Greenawalt reported that on June 20, 2023, the District Justice ordered Simpson Rehabilitation Corporation to submit for building permits to bring the homes at 217 & 219 Namar Ave. into good report or have the buildings demolished within 45 days. To date, neither action has been taken. Mr. Greenawalt said the requested motion for demolition is subject to the trial hearing scheduled next week, August 16, 2023, in front of District Justice Bailey.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to award the demolition contract to BRB Contractors for the demolition of two homes located at 217 and 219 Namar Avenue at a cost of \$29,000.00. Mr. Kumbhardare called for public comment, and there were none. The motion was approved 2-0.

**3. Approval of Township Payment Report for August 9, 2023**

Staff provided answers to Board members’ questions.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to approve the Township Payment Report for August 9, 2023. Mr. Kumbhardare called for public comment, and there were none. The motion was approved 2-0.

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

Ms. Santalucia reported that she met with Good Fellowship Ambulance Corp, and they advised that calls from nursing homes are down now that the facilities have hired registered nurses to be onsite 24/7 that can perform duties previously relied on by emergency service

providers. Ms. Santalucia thanked George "Bud" Turner and Pam Gural-Bear for their efforts in this matter.

Mr. Kumbhardare advised that the Planning Commission reviewed a subdivision plan for a 7-lot subdivision at 1354 Old Pottstown Pike and conducted an informal discussion regarding an amendment to the Zoning Ordinance to allow a residential development on the Weston Tract.

## **5. Staff Updates**

Mr. Culp advised that the tennis courts at Miller Park are currently being resurfaced, and PennDOT will be repairing the sinkhole on Whitford Road that developed during the last storm. A number of traffic lights went out during the last storm, and the Public Works team hooked them up to generators. Clover Mill Road is currently closed at Jeffers Circle due to a sinkhole that will be repaired by the Quarry.

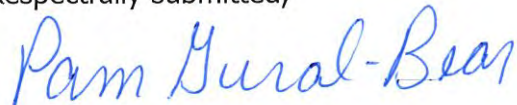
Ms. Gural-Bear reported that the bid for the new Public Works facility went live last week with 140 vendors indicating interest in the project.

Mr. Tupper said Staff continues to meet with residents regarding stormwater issues and is developing a data base of problem areas to be addressed.

## **ADJOURNMENT**

The meeting adjourned at approximately 7:16 p.m.

Respectfully submitted,



Pam Gural-Bear  
Recording Secretary