



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the second September Meeting

September 28, 2022

1. Call to Order

Chairman Rajesh Kumbhardare called to order the second September meeting at 6:35 p.m. This was a hybrid meeting with participants attending both in person at the Township Building and on-line via Zoom.

Those in attendance in addition to Mr. Kumbhardare were:

Theresa Santalucia, Vice-Chairman
Brian Dunn, Supervisor
Pam Gural-Bear, Interim Township Manager
Jen Keller, Executive Assistant
Scott Ryle, Public Works Director
Ted Otteni, Director of Engineering
Ed Culp, Assistant Public Works Director
Caroline Partridge, Finance Director
Justin Smiley, Capital & Special Projects Manager
Wyatt Williams, Sustainability Coordinator
Ally Spielman, Park, Rec & Events Coordinator
Lee Benson, Police Chief
Sean Kilkenny, Solicitor
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.

APPOINTMENTS:

1. Appointment of Fire Marshal

Theresa Santalucia made a motion, seconded by Brian Dunn to appoint Don Stiteler to the position of Fire Marshal. The motion was unanimously approved.

2. Appointment of Virginia Kerslake to Public Services Commission (PSC)

Brian Dunn made a motion, seconded by Theresa Santalucia to appoint Virginia Kerslake to a position on the Public Services Commission. The motion was unanimously approved.

PUBLIC COMMENT:

None.

CONSENT AGENDA:

Ms. Santalucia made a motion, seconded by Mr. Dunn, to approve the following:

- Minutes of September 14, 2022
- Resolution 2022-39 Disposition of Media
- Approval of Final Escrow Release for Church Farm School – North Campus

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

BUSINESS:

1. Authorization to Sign the Condition Statement for 690 E. Lincoln Associates H.O.P.

Mr. Otteni reviewed his September 22, 2022, Memorandum and explained that as part of the approved plan for 690 East Lincoln Associates, LLC, the south leg of the new Ship Road Couplet will be constructed by the developer. Because Ship Road and Lincoln Highway are state roads, PennDOT requires the developer to submit a Highway Occupancy Permit for construction of the new road and a Condition Statement that ensures the new road is dedicated to the Township.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to authorize the Interim Township Manager to sign the PennDOT-required Highway Occupancy Permit Condition Statement, in conjunction with the Ship Road Couplet. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

2. Resolution 2022-40 to Accept Property from Aqua

Mr. Otteni advised that as a part of the Ship Road Couplet project, a portion of land owned by Aqua (150 S. Ship Road) needs to be acquired as Right-of Way for the construction of the new roadway. Additionally, a sight distance easement must be obtained to help ensure that adequate sight distance from an adjacent intersection is maintained, and a Temporary Construction Easement needs to be obtained. Based on an appraisal, and as agreed to by Aqua, the Township will compensate Aqua \$6,600 for the acquisition (friendly condemnation) of Right-of-Way and \$3,400 for the Sight Distance Easement (\$10,000 total). The acquisition of the area for Right-of-Way will follow a condemnation process as agreed to by Aqua.

Mr. Dunn made a motion, to execute the Resolution 2022-40 authorizing the partial acquisition from Aqua for Right-of-Way by means of Condemnation and to execute the Sight Distance Easement and a Temporary Construction Easement in conjunction with the construction of the Ship Road Couplet. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

3. Approval of Change Order for Clover Mill Pump Station Rehabilitation

Mr. Otteni reviewed his Memorandum dated September 23, 2022, outlining necessary changes which include:

- Change Order 1 – Value \$2,028.12 for modification of the mounting height (which required different fixtures) in the dry well due to clearance conflicts with the proposed equipment.
- Change Order #2 – Value \$11,163.88 for:
 - Modifications to existing motors for VFD compatibility - \$5,680.96
 - Steel framing for roof-mounted fan support in control room - \$2,971.36
 - Switchover to new PECO service prior to equipment delivery - \$19,486.71
 - Change large conductors (wires) from Copper to Aluminum resulting in a credit – (\$16,975.15)
 - Extension of time to complete the contract and split the project into Phase 1A & 1B due to the substantial lead time for critical electrical components to arrive.

Mr. Kumbhardare noted that the project was originally to be completed by the end of 2022. Mr. Otteni explained that the shop drawings were done on time, but supply chain issues are causing the delay. He added that the engineers are investigating the merits of adding air conditioning to the pump station to help the equipment last longer.

Mr. Dunn made a motion, seconded by Ms. Santalucia, to modify the contract value of the Clover Mill Pump Station Rehabilitation – Phase 1 from \$1,054,900 to \$1,068,092 to incorporate Change Orders 1 and 2. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

4. Authorization to Advertise Stop Sign Ordinance

Mr. Otteni advised that a meeting with Indian King residents noted that two internal intersections on the south side of Belvedere Circle are three-leg intersections with two of the legs having Stop signs and the third leg unrestricted movement. Mr. Otteni explained that this is not consistent with driver expectations and recommended adding a Stop sign on the third leg creating an all way stop condition.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to authorize advertisement of an amendment to Chapter 300, Article II, section 300-11 of the West Whiteland Township Code to add stop signs at the two intersections on Belvedere Circle that access Boot Road, effectively making both intersections all-way stops. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

5. Approval of Temporary Road Closure for Color Run

Mr. Culp reported that Chester County has requested the closure of Church Farm Lane to conduct a 5K Color Run. Mr. Kumbhardare directed Staff to notify the sports teams that normally play at Exton Park of the date and that Valley Creek Corporate Center can be used for parking.

Mr. Dunn made a motion, seconded by Ms. Santalucia, to authorize the temporary closure of Church Farm Lane on the south side of Swedesford Road on Saturday, October 8, 2022, from 6:00 a.m. to 12:00 p.m. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

6. 2023 Budget Discussion

Ms. Gural-Bear presented the Township Vision, Mission and Values statement to the Board and asked for their feedback. Mr. Kumbhardare said it was a good summation and suggested that the Mission statement be posted on Township walls so the Mission is reinforced daily.

Ms. Gural-Bear then presented the Township Goals, Initiatives, and Priorities. Mr. Kumbhardare suggested adding E-bikes for those who may wish to bike to shopping and events as a way to foster connections within the Exton Crossroads.

Friends of the Parks 501c3:

Lori McDermott, Marguerite Dube, and Janice Gottesfeld, members of Friends of the Parks, were in attendance and gave an overview of the events held throughout the year including the annual Egg Hunt, Summer Concert Series, Craft Fairs, Tree Lighting, Community Day, and Holiday Lights Contest. A Beer & Wine Garden was added to Community Day this year. Ms. Dube reviewed the budget numbers, noting income from donations, sponsorships, and various grants. She reviewed the expenses and noted that FOTP will be donating \$15,000 to Disc Golf project at Exton Park.

Parks, Recreation & Events:

Ally Spielman, Park Rec & Events Coordinator, reviewed her Memorandum dated September 28, 2022, and presented event ideas for consideration. These include Earth Day, National Night Out, Make a Difference Day, Exton Park 5-K, and a Holiday Parade. Mr. Kumbhardare suggested getting a sponsor for the 5-K event that could help with the many volunteers needed for such an event. Also, he said suggested partnering with area schools for Earth Day as had been done previously. He added that he felt Exton Park was too big of a venue for the Egg Hunt and would require more volunteers. There was discussion of ways to improve the Boot Road Park Egg Hunt with suggestions of implementing a cut-off time for people to come and/or limiting the number of vehicles that can park at the Boot Road Park and directing others to Catov Park.

Sustainability:

Wyatt Williams presented a list of sustainability initiatives listing the top priorities as:

- Update ordinances with sustainability standards (plastic, solar, EV)
- Install an additional EV charger at the Township building
- Feasibility of solar at Boot Road House and Township building

Mr. Williams then reviewed highlights of 3 main types of plastic bans. Mr. Kumbhardare expressed a preference for the second type which bans single use plastic bags, pay for all paper and reusable

bags, bring and use your own reusable bags at store, and a 10 cent fee for 40% recycled paper bags. There was discussion on possible exemptions such as straws, take-out containers, and Styrofoam. Ms. Santalucia suggested a possible waiver of straws for care facilities. On the matter of enforcement, Board members would like to talk to area businesses before deciding but leaned toward a less formal method.

Mr. Williams shared quotes he received for solar options; \$37,296 for Boot Road House, and \$391,050 for the Township building. He added that incentives will bring those prices down and more funding is becoming available. Converting to solar, Boot Road House could produce 100% of its energy usage. The Township building could produce 35-40% of its energy usage with a solar conversion. Mr. Kumbhardare suggested moving forward for both buildings and finding partners for solar panels at Exton Park.

EV chargers were discussed. Data on usage at the Township building warrants installation of an additional charger, but Mr. Williams noted that there currently is an idle-charging issue – owners leave their vehicles parked at the chargers after their vehicles have reached their full charging capacity. He suggested adding a fee to discourage this. Mr. Kumbhardare agreed. Mr. Williams asked if there were any other locations that should be considered. Resident Libby Madarasz suggested Miller Park as it is close to shops and restaurants that people could walk to while their car is charging. Mr. Kumbhardare noted that there is limited parking available at Miller Park, and Mr. Otteni said the electrical service there is antiquated and could not accommodate a charging station. Ms. Santalucia suggested Catov Park as a possible location. Resident Virginia Kerslake suggested a place close to townhomes and/or apartments that do not have garages. Mr. Smiley advised that Kohl's Department Store has contacted the Township about chargers, and he advised that there will be more in the future, possibly with advertising on them. He encouraged the Board to consider ordinances now that will address future issues. Mr. Kumbhardare added that the State also needs to address the liquid fuels issue and how road maintenance will be funded.

Other sustainable initiatives discussed for the future included heat island mitigation and lawn to meadow conversion.

Capital & Special Projects:

Mr. Smiley presented a spreadsheet of capital and special projects seeking feedback from the Board on prioritization. The top three special projects are: Exton Crossroads Streetscapes/Intersections Plan, Wayfinding Signage (Pedestrian & Vehicular), and Update Comprehensive Plan: Transportation Mobility Plan, Sustainability Plan. Top bicycle & pedestrian projects highlighted include: Ship Road Couplet Trail connector to Wawa and connector from Wawa to Ship Run, Waterloo Boulevard sidewalk connection from Miller Way to PA 100, and Whiteland Woods Trail to Route 30 bypass.

Roads:

Mr. Ryle presented the road projects and the funding associated with each. The top priority is the PA 100 third northbound lane (widening) with a new intersection at Mountain View Drive/Whiteland Woods Blvd. The Ship Road Couplet (northern and southern legs) are in

progress, and an additional lane on Bartlett at PA 100 was discussed. It was suggested that the Township reach out to residents of The Crest to see how they feel about a second ingress/egress onto Commerce Drive. Roundabouts at Ship & King and Ship & Boot are also projects for future consideration.

Stormwater projects:

Mr. Ryle reviewed the top 3 stormwater projects: St. Annes/Cole Brook/Whitford Hills Rd. Drainage, retrofit of the Swedesford Chase basin, and rehabilitation of Hollyview basin. Additional projects are Boot Rd/Greentree Lane basin, stream restoration at Keva Flats and Exton Square Mall frontage.

Sewer infrastructure projects:

The Clover Mill Pump Station Rehabilitation project is in progress and is expected to be complete next year. Design and construction phases for rehabilitation of the Grubbs Mill Pump Station are the nos. 2 and 3 priority. Remaining projects include the Mill Valley Pump Station, Boot Road Amtrak bridge, Boot and Quarry Rds. Force main, and Hunter Lane sewer extension. Numerous CIPP (cured in place piping) projects are scheduled for 2023.

Facilities projects:

Mr. Culp presented the facilities projects including the new Public Works Facility, which is in progress, office reconfiguration of the municipal complex also in progress, and an HVAC system assessment and possible replacement. An LED sign for the municipal complex was also on the list. Mr. Kumbhardare said he would like to see more details on the office reconfiguration before moving forward. He also expressed agreement with a sign for the municipal complex depending on the sign details.

Parks projects:

The top priority Parks projects are signage for Exton Park, the Fitness Court at Exton Park, and Swedesford Recreation Area, all of which are in progress. Mr. Culp reviewed the remainder of the list of projects. Mr. Kumbhardare directed Staff to focus on parking at Burke Road Park and check when the restrictions on the USTA grant obtained for the Meadowbrook Manor tennis courts expire, as it would be nice to share this area with pickle ball courts.

7. Approval of Township Payment Report for September 28, 2022

Ms. Santalucia made a motion, seconded by Mr. Dunn, to approve the Township Payment Report dated September 28, 2022. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

8. August Financial Report

Board members had no questions on the August Financial Report.

9. Township Commission Updates from Board Liaisons

Ms. Santalucia reported that the West Chester Area Council of Governments met and discussed the pros and cons of online permitting. She added that West Goshen is currently considering a plan to convert a hotel to an assisted living facility. As part of any approval, West Goshen will be requesting the Applicant to require full-time nursing staff and ambulance subscriptions as initially implemented by the West Whiteland Board of Supervisors.

Mr. Kumbhardare advised that the Planning Commission reviewed a land development plan for CPC Westrum to construct 150-unit Personal Care Facility at 50-70 W. Boot Road, and a land development plan to construct a Wawa with gas service. The Commission took no action on either plan. The Applicants will address concerns and submit revised plans for further review. The Commission also reviewed two options for a residential development on the Weston property. Because the submission was a Sketch Plan, no action was required, but the Commission and neighboring residents advised a preference for the option that contained a combination of carriage homes and single-family dwellings.

10. Staff Updates

Ms. Gural-Bear announced that Mr. Otteni will be leaving employment with the Township and thanked him for his service. Ms. Santalucia said she has learned a lot from Mr. Otteni and thanked him for his work with the residents.

ADJOURNMENT

The meeting adjourned at approximately 9:45 p.m.

Respectfully submitted,



Pam Gural-Bear
Recording Secretary