

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown
Monday, June 3, 2013 at 7:30PM

In attendance were: Chair Thomas Haws, Vice Chair Carol DeWolf, Police Commissioner Charles Barber, Township Manager Robert Layman, Roadmaster Mark Gross, and Planning Commission member Russ Hatton. There were 5 guests present.

I. **Call to Order**

Chairman Haws called the meeting to order at 7:35pm and led the Pledge of Allegiance.

II. **Approval of Minutes (Board of Supervisors, May 6, 2013)**

Ms. DeWolf made a motion to accept the minutes, seconded by Mr. Barber. There was no public comment and the minutes were approved.

III. **Summary of Board of Supervisors Workshop – June 3, 2013**

Chairman Haws summarized the supervisor's workshop, which began at 6:00pm. There were 6 items initially on the agenda, with two added. First, the Board met with a candidate for an opening on the Historical Commission and will be making an appointment later this evening.

Next, the Board heard from a representative from Bozutto on the development of Crebilly Farm. They expect a Conditional Use application within the next few months.

The Renewable Energy Ordinance had been tabled last meeting, but was discussed tonight. Ms. Adler is going to address a few questions that the Board raised.

The Board also considered changing the Solicitor's Ordinance to have selling hours mirror seasonal daylight.

The Police contract with East Goshen was also revisited, specifically the proposed amendment from East Goshen pertaining to billing based on PPU's.

Act 13 funding monies are available for Recreation and Conservation. Information will be sent to Parks and Recreation for their consideration. Grant Applications are due by July 31.

The Board added the Dunvegan Road culvert replacement to their workshop agenda. The culvert has failed and McCormick Taylor has submitted a proposal for the engineering costs relating to its replacement. The Board will be making a motion to approve that proposal later tonight.

Finally, the Board briefly considered Westtown School's sewer DMR's.

There were no questions or comments from the public regarding the workshop.

IV. **Departmental Reports**

A. **Township Building Inspector – John Wilson**

Mr. Wilson summarized the monthly permit report. There were 44 permits issued in May, including 22 Certificates of Occupancy, which is about double the normal number.

Mr. Wilson stated that he attended a seminar earlier this week which discussed accessibility issues. All parks, ball fields and gardens must be accessible. He will prepare some recommendations for the Board to consider.

There were no questions or comments from the public.

B. Township Roadmaster – Mark Gross

Mr. Gross reported that much of May was spent trimming trees in the north central part of the township between Shiloh and S. Concord Roads. The crew also strengthened the end walls on the Dunvegan Road culvert. A sink hole opened up on E. Pleasant Grove at the discharge from the St. Maximilian Kolbe stormwater basin that is piped down to a small tributary on Kolbe Lane. The bottom of the 36" corrugated steel pipe is completely deteriorated. It's been cleaned out and videoed. A gas line parallels the pipe, as well as water and sanitary sewer lines. The pipe is 8 feet deep, so it would be an extensive excavation to repair the pipe. Mark is working with Christie Pace at McCormick Taylor to evaluate options.

The dining room floor was replaced at the mansion. All floors on the main level have now been replaced.

The temporary phosphorus reduction system is in at the wastewater plant. Chris Culbertson installed the system, and phosphorus levels have been reduced from 3.0 to 1.6 in just twenty days. Our limit is 1.0 so we are reaching our target quickly. They are also looking to improve the fire alarm system at the plant to install a digital communicator that will reach a live person who monitors the system and calls for assistance. New smoke and heat detectors will also be installed.

The Road crew is also replacing manhole gaskets, frame, and covers and repairing stormwater inlets in preparation for the curbing and paving project.

Carol asked about the situation on E. Pleasant Grove. Mark indicated that the original plans for the church called for concrete pipe from the storm basin all the way across E. Pleasant Grove. However, the concrete pipe stops at the road, and then steel pipe was used from the inlet down to the stream, probably installed to reduce costs. The concrete pipe is still in great shape.

Mr. Gross indicated the issue needs to be addressed this year. They have placed two steel plates over the sinkholes on E. Pleasant Grove. The Board asked about replacement cost. Mr. Gross said it would depend on whether we re-line the pipe or replace it. Due to the depth of the excavation, curbing, and water/gas/sewer lines to contend with, the cost could be significant. He said he would have more detailed information next month.

There were no other questions or comments.

C. Township Planning Commission – Russ Hatton

Mr. Hatton stated that the Planning Commission has not met since the last report to the Board. The Commission has received the Board's submission of the On-Lot Management Ordinance and has begun reviewing it. Their meeting for June 5th has been cancelled in order to give the Commission time to review the ordinance.

There were no questions or comments from the public.

V. Public Comment on Non-Agenda Items

Kathy DiDomenico, 1530 Woodland Drive, asked if we had heard anything from DEP. Mr. Haws stated that we had not. Kathy then suggested looking at using Act 13 grant monies to address park accessibility issues.

There was no further comment from the public.

VI. Old Business

None.

VII. New Business

A. Appointment

Earlier this evening, the Board interviewed Dan Campbell for an opening on the Historical Commission. Ms. DeWolf stated that Mr. Campbell is an architect with 25 years experience in historical preservation. Mr. Haws made a motion to appoint him to the Commission. The motion was seconded by Mr. Barber.

There was no public comment and the motion was approved.

B. Westtown Reserve Escrow Releases

McCormick Taylor has reviewed the requests for escrow releases for the Westtown Reserve project. Mr. Barber asked Christie Pace from McCormick Taylor if she thought the remaining escrow was sufficient for completion of the project. Ms. Pace stated that we are retaining 15% of the Phase 2 escrow until we receive an updated cost estimate. McCormick Taylor is comfortable with the values as presented:

Phase 1, Release #2 - \$6,310.06
Phase 2, Release #1 – 142,760.90
Unit One Supplemental Security - \$54,450.00

Ms. DeWolf made a motion to release the escrows as presented, seconded by Mr. Haws. There was no public comment and the motion was passed.

C. Announcement

The kindergartners at St. Maximilian Kolbe School won the Chester County Kindergartners Collect Cans contest, collecting nearly 43 pounds per student. Congratulations!

D. Dunvegan Road Culvert

McCormick Taylor has put together a proposal for the engineering services related to the replacement of the culvert. Ms. DeWolf made a motion to approve their proposal of \$38,180. Mr. Barber seconded the motion.

There was no public comment and the motion was approved.

VIII. Public Comments on All Topics

Kathy DiDomenico asked again about the delay in appointing a citizen's advisory committee for the website. Mr. Haws responded by saying that the Board is not prepared to appoint a committee until they have a complete understanding of what they want it to accomplish. The

Board is still deciding on infrastructure changes that would impact the website, and also still waiting to hear from the DEP regarding the Act 537 Plan. He does not want to disenfranchise a group of volunteers by asking them to work on a project without clear directions from the Board.

Russ Hatton, Kilduff Circle, asked whether the Open Space Survey was still open. He was told it is. Mr. Hatton asked how long it will remain open. Mr. Layman said the Open Space Task Force will be meeting June 13 and may decide then when to close the survey. He added that the task force will be taking off the summer months, reconvening in September.

Kathy DiDomenico stated that she has completed the survey five times, which she said proves the invalidity of the results. Ms. DeWolf responded by questioning the integrity of anyone who would intentionally abuse the system to stack the results.

Walt Pavelchek (1050 S. New Street), Open Space Task Force member, stated that the consultant has addressed the issue of redundancy, stating that they have methods of detecting duplicate submissions. He echoed Ms. DeWolf's disappointment in hearing that a resident would intentionally try to "stuff the ballot box" by completing the survey multiple times.

There was no other public comment.

IX. Payment of Bills

Mr. Barber stated he had reviewed the bills and had no questions. He then made a motion to approve the bills for May 29, 2013. Mr. Haws seconded the motion.

There were no public comments or questions and the motion was approved.

X. Adjournment

Mr. Haws made a motion to adjourn the meeting, which was seconded by Mr. Barber. The meeting was adjourned at 8:15pm.

Respectfully Submitted,
Robert Layman,
Township Manager