

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
STOKES ASSEMBLY HALL 1039 WILMINGTON PIKE
June 7, 2004 7:30Pm

In attendance were Supervisors Chair Carol DeWolf, Vice-Chair Dr. Kenton S. Stokes and Police Commissioner L. Charles Scipione; Township Manager Robert Layman; Township Building Inspector Gerald R. DiNunzio; Township Roadmaster Mark S. Gross; and Planning Commission Chairman Don L. Verdiani. There were eight guests in attendance.

I. Call to Order.

As there was a quorum present Chair DeWolf called the meeting to order and led those present in the pledge of allegiance.

II. Approval of Minutes (May 17, 2004 Regular meeting).

On the motion of Mr. Scipione, seconded by Dr. Stokes, the Board of Supervisors unanimously approved the regular meeting minutes of May 17, 2004.

III. Departmental Reports.

A. Township Building Inspector – Gerald R. DiNunzio.

Mr. DiNunzio reviewed the May Building report with the Board of Supervisors. He reported that all lots at the Reserve at Chesterfield have been sold and the development should be completed by the end of the year. He also reported on a fire on South Deerwood Road that is under investigation.

Mr. Scipione asked what is accounting for the high permit fees and high construction costs in the report. Mr. DiNunzio responded that cost of the permit and construction cost of the new high school is the main reason for the increase.

B. Township Roadmaster – Mark S. Gross.

Mr. Gross reviewed the May Road report. He stated that the Road Department worked on stormwater improvements, and park and trail cleanup. Mowing of the open space has commenced and the garden areas around the Municipal Building have been mulched. Mr. Gross stated that a new method for repairing the stormwater and sewer pipes is being used. The pipes are now grouted from the inside which results in a cost savings as the road surface and curbing is not disturbed by this method. He also stated that work will commence on replacement of the control panel at the Pleasant Grove Pump station this week.

Dr. Stokes said it appears the stormwater repair project on Ponds Edge Road was well done. Mr. Gross said the original pipe was replaced with plastic pipe and extended farther into the creek. The Township is responsible for this stormwater collection system which takes the runoff from Ponds Edge to Lees Link and drains into Hickman Run.

Mr. Scipione asked why a backflow valve was needed at the Township Administration building. Mr. Gross stated that Aqua Water is now requiring that they be installed in all public buildings. They have already been installed at the Mansion and the pump stations.

C. Township Planning Commission – Don L. Verdiani.

Mr. Verdiani stated that the Commission reviewed both Tract 2003-14 Tordone and Tract 2003-10 Tag/Orvis at the May 19th Planning Commission Meeting.

Mr. Verdiani stated reviews of the Tordone tract have been received from Chester County Planning Commission and the Chester County Health Department. There are issues in the

reviews that will need to be resolved. He stated that the Township is agreeable to accepting a fee in lieu of dedication of open space for the tract. He also stated that the landscaping plan has been revised which includes keeping many of the old trees along with new plantings.

Mr. Verdiani stated that the Orvis tract is the first development to be reviewed under the new Flex Development Ordinance. He stated that issues raised by the acting Township Engineer have been resolved and the revised proposal for the parallel road has been reviewed by the traffic engineer and is acceptable. The remaining major issue is whatever gravity or grinder pumps will be installed for the public sewer system. The Planning Commission supports grinder pumps but URS, Township sewer engineer, is recommending gravity as the preferred installation. The Commission asked that the developer meet with the Board of Supervisors to discuss this issue which they will be doing this evening. Ms. DeWolf asked how the Commission came to their decision in favor of grinder pumps. Mr. Verdiani responded that the engineer has concluded that the tract lends itself to installation of grinder pumps better than gravity. A full gravity system requires two pump stations which would be owned by the Township. A partial gravity and grinder pump system could be used which would require only one pump station but it has not been determined at this time if the manhole at W. Pleasant Grove Road and Route 202 would work for this system. The cost to the residents would be much less for installation of grinder pumps and how the pumps will be maintained will be covered by Mr. Galbally in his presentation this evening.

IV. Public Comment-Non Agenda Items.

Walter Pavelchek, 1050 S. New Street, stated that he is collecting signatures for a petition to SEPTA to extend the R3 line from Elwyn to West Chester. A petition will be available at the Township office.

Mr. Verdiani asked who is responsible, the Township or the home owner, for repairing the deteriorating curbing in the West Glen development. Mr. Layman will address this issue.

V. Old Business:

A. DCED Grant Extension Smith Mansion.

Ms. DeWolf stated we received a grant from DCED for \$20,000 for the Smith Mansion which will expire on June 30th of this year. She asked for a motion to extend the grant period to June 30th 2005.

Dr. Stokes made a motion, seconded by Mr. Scipione, to extend the DCED Grant period to June 30th, 2005. Ms. DeWolf asked for public comment. Mr. Walter Pavelchek, 1050 S. New Street, stated he thought the grant money had been used in 2003 for work on the Mansion. Mr. Layman said the grant had not been used and the Township is considering using the funds for Mansion roof repairs. The Board of Supervisors unanimously approved the DCED grant extension.

B. Oakbourne Park Phase I Bid Award and Approval of Change Orders.

Dr. Stokes made a motion, seconded by Mr. Scipione, to award the Oakbourne Park Phase I improvements to Lechmanik, Inc, in the amount of \$297,000. Ms. DeWolf asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously awarded the bid to Lechmanik, Inc.

Dr. Stokes made a motion, seconded by Mr. Scipione, to approve change orders in the amount of \$77,025.30 to reduce the amount of the project to \$219,974.30. Ms. DeWolf asked for public comment. There was no public comment at this time. The Board of Supervisors approved the change orders for Lechmanik, Inc.

VI. New Business.

A. Tract 2003-10 Tag/Orvis – Grinder Pumps.

Present for the applicant were Wendy McLean, Attorney; Tom Galbally, Developer; John Robinson, Engineer, and Charles Waddy from Predoc.

Mr. Galbally thanked the Board of Supervisors for the opportunity to make this presentation. He provided the Board with sketches and the three cost alternatives for public sewer for the tract.

The first alternative is a low pressure grinder pump system to serve all the dwelling units on the site. The system will be pumped to the manhole on the northeast corner of the tract at the Stetson manhole. The estimated cost of the system is \$494,475. The grinder pumps will be owned by the Homeowners Association ("HOA") and maintained by an outside contractor. There would be a tri-party agreement between the HOA, the contractor and the Township. The Township would collect the tapping fees and bill the residents a quarterly sewer fee.

The second alternative is an all gravity system. Twenty of the dwelling units will be served by a pump station and a force main along W. Pleasant Grove Road. The remaining 16 dwelling units will be served by a gravity system starting at lot 27 and run downhill through steep slopes to the manhole at the southeast corner of W. Pleasant Grove Road and Route 202. This manhole has not been tested. The cost of installation would be \$897,115 which includes the \$200,000 cost of the pump station. The system would be dedicated to the Township. Ms. DeWolf asked why the gravity system starting at lot 27 could not be run to the manhole at Stetson. Mr. Robinson responded that the as the manhole to the southeast is deeper this creates a natural gravity flow system for the lots.

The third alternative is a split system. Twenty-one dwelling units would be served by a low pressure grinder pump system that would tie into a gravity sewer line in front of lot 26. The remaining fifteen dwelling units would use a gravity sewer line run through steep slopes. Both systems would use the manhole at the southeast corner of W. Pleasant Grove Road and Route 926. This system would eliminate the pump station and the force main on W. Pleasant Grove Road. The cost of system would be \$546,345.00.

Mr. Galbally said as a builder he prefers the all grinder pump system. He stated he feels the HOA would have concerns with a partial system of grinder pumps and gravity. He also stated that he has read the Township's Act 537 and does not see how a pump station would benefit another development in the area as Crebilly is to be an on-site system. Ms. DeWolf asked what is the capacity of the pump station. Mr. Galbally responded that as the engineering has not been completed the capacity is unknown at this time.

Charles Waddy, Vice President of Predoc, a company that maintains and operates sewer systems, discussed the installation and maintenance of grinder pumps with the Board. His company services the grinder pump system at Bridlewood, in Thornbury and the system in Willistown Township. His company provides a 24/7 maintenance service. All homeowners would be instructed in the proper use and operation of the system. Ms. DeWolf asked how frequently do the grinder pumps have to be replaced. Mr. Waddy responded if maintained properly the life expectancy is twelve to fifteen years if not it would be eight to nine years. Mr. Scipione asked in an event of an emergency what would be the response time. Mr. Waddy said they would respond under an hour. He also stated that the pumps have a capacity of 120 gallons before a problem would arise. Ms. DeWolf stated there is an electrical issue with the western section of the Township and power can be out for three to five days. Mr. Waddy said there would not be a problem as long as the 100-120 gallon pump capacity was not exceeded. Dr. Stokes stated that the Township had looked extensively at a grinder pump system when preparing the Act 537 but at the time the majority of the residents were against grinder pumps and wanted a full gravity system. Letters from the residents expressing their concerns were included in the Act 537 plan presented to DEP. He also stated that he personally felt at that time there was a future in grinder pumps and worth researching. Mr. Waddy said wastewater recycling is becoming very important and a low pressure grinder pump system is more economical as funding for public sewer is not available. The system works well if properly installed and maintained. Ms. McLean clarified that the HOA would be primarily responsible for the system and would assess the homeowners for the maintenance and any improvements to the system. The Township would not be under any obligation to be involved with the system. If the Township did any maintenance on the system they would charge the HOA or would have the ability to lien the properties.

Ms. DeWolf thanked Mr. Galbally for the presentation and stated that the Board will take this issue under advisement.

B. Final Payment Chester County Seal Coat & Paving S. Concord Road/Kolbe Lane.

Mr. Layman reviewed request #3 final payments for completion of the work on S. Concord Road and Kolbe Lane. Mr. Scipione said the Township is paying for work on Kolbe Lane that the contractor had defaulted on and how can the Township recoup this payment. Mr. Layman stated that he has spoken with the bank and the bank will not release any money held in escrow to Mr. Kravitz. He also stated that Mr. Capuzzi had prepared a cost estimate to increase the escrow but Mr. Kravitz has not responded to this request. The Township Solicitor is preparing to lien the remaining property owned by Mr. Kravitz on Kolbe Lane.

Dr. Stokes made a motion, seconded by Mr. Scipione, to authorize release of escrow funds to the Township to make a final payment to Chester County Seal Coat and Paving for Kolbe Lane in the amount of \$25,230.88 contingent upon placement of a lien on Mr. Kravitz's Kolbe Lane property. Ms. DeWolf asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved the payment to Chester County Seal Coat and Paving.

Mr. Scipione made a motion, seconded by Dr. Stokes, to release payment request #3 for the S. Concord Road project in the amount of \$13,243.25. to Chester County Seal Coat and Paving. Ms. DeWolf asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved the payment.

VII. Public Comment (all topics)

Mr. William Steele, 1055 E. Niels Lane, stated that the Orvis tract lends itself to a gravity system and that the Board would be remiss if they approved grinder pumps. A gravity system is the solution for this tract.

Mr. Pavelchek said he had attended numerous meetings on the Act 537 and the major objection to grinder pumps is electric power failures. He feels this is a big deterrent to having a grinder pump system. The residents attending these meetings also spoke out against having to connect to public sewer when their on-site system was working well.

Ms. McLean said the purchasers in the Tag development are not the residents who attended the Act 537 meetings. They will not be forced to make a choice but will know that they are purchasing a property with a grinder pump system. Ms. McLean said that Mr. Waddy has mentioned that there will be enough pump capacity during a three day electric outage if residents are conservative with their usage.

Ms. DeWolf asked the size and cost of the homes proposed for the Orvis Tract. Mr. Galbally stated they would be approximately 3,000 to 4,000 square feet. Ms. DeWolf stated that she is not in favor of grinder pumps. Dr. Stokes said he represent the residents who have made it very clear they do not want a grinder system. He also stated that there are two sewer issues; the Township and the Orvis tract and feels that the Board can look at the Orvis tract separately from the Township situation. Ms. DeWolf said the Township is in the process of obtaining approval for the Act 537 plan which calls for all gravity with a few exceptions. Mr. Galbally said he has read the Act 537 and it includes both grinder and gravity systems. Ms. DeWolf stated the Township is preparing an addendum to the Act 537. Ms. DeWolf said she is not opposed to new technology but has issues with grinder pumps and cannot support a grinder pump system at this time.

VIII. Payment of Bills.

The Board of Supervisors reviewed the bill list. Mr. Scipione commented that the bill list formatted using the Township's new accounting system, is very clear and understandable.

On the motion of Mr. Scipione, seconded by Dr. Stokes, the Board of Supervisors unanimously approved payment of the bills as presented.

IX Adjournment.

On the motion of Dr. Stokes, seconded by Mr. Scipione, the meeting was unanimously adjourned.

Respectfully Submitted
Robert Layman, Township Manager

