

MINUTES FROM FEBRUARY 20, 2018

The regular monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, February 20, 2018, at 7:30 p.m. at the Township Building, 890 West Lincoln Highway, Coatesville, PA.

The Board of Supervisors meeting was called to order by Chairwoman Patrice Proctor at 8:01 p.m. Those in attendance were Supervisors Christopher Lehenky, Kathy O'Doherty, Eric Lama, Joe Sciandra and Patrice Proctor. Also in attendance were Ed Rasiul of Pennoni Associates, Inc. (Township Engineer) and Alan J. Jarvis (Township Solicitor). An executive session was held at 6:30 p.m. prior to the meeting to discuss personnel issues and items on the agenda. Ms. Proctor also announced that the Board met in Executive Session on February 19, 2018, to discuss personnel and for team building.

CITIZENS' COMMENTS ON AGENDA:

None

Mr. Sciandra made a motion to take the agenda out of order. Ms. O'Doherty seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

DEPARTMENT REORTS:

Public Safety – Officer Todd Smith provided the January 2018 monthly statistics. There was a total of 263 complaints for the month. Ms. O'Doherty thanked Officer Smith for assistance that he provided to one of her neighbors.

Fire/Ambulance – Chief John Sly gave the monthly EMS report. He reported that there were 123 total responses by the Westwood Ambulance, of which 66 were in Valley Township. He noted that he did not have a fire company report as they are switching to a new system.

Chief Sly read an eMail received thanking the crew that responded to an incident on February 18 in East Fallowfield. There was discussion regarding medic unit service out of Brandywine Hospital. He noted that Medic 93 is the only unit still in operation in the area.

Emergency Management – Nichole Sciandra, Deputy EMC, gave the monthly Emergency Management report. She reported that she attended the Western Chester County Region Emergency Management (WCCREM) meeting on February 8. The WCCREM will met on a quarterly basis with the next meeting scheduled for May 10 at 6:30 p.m. At that meeting, the group is planning to review the basics of Knowledge Center on an EMC level.

It was noted that Ms. Sciandra has completed seven of eight PEMA courses and that she ran a Knowledge Center exercise two weeks ago.

PLANNING COMMISSION REPORT:

Denny Bement gave a report on the Planning Commission meeting of February 13, 2018. He reported that Child Evangelism Fellowship attended the meeting to explore the possibility of subdivision. They own a 2.5-acre property at 187 Country Club Road and are considering selling approximately one acre at the north end.

The Planning Commission reviewed the time extension from Lambert Spawn for their lot consolidation plan application to April 28, 2018. The Planning Commission recommends that the Board of Supervisors accept the time extension.

Mr. Bement reported that the Airport Diner preliminary review letter was issued by Pennoni. The applicant, upon receiving the review letter and talking with Mike Ellis, opted not to attend the meeting. Mr. Bement noted issues in their stormwater plan. The above-ground detention basin is proposed ten feet away from the right-of-way, has fencing in the front yard, and the design calculations did not include water coming off Lincoln Highway. The detention basis is not sized right as a result. Two of the proposed infiltration beds are proposed to depths not consistent with infiltration testing results. They omitted the sidewalks across the West Lincoln Highway frontage. The Chester County Planning Commission also issued comments similar to Pennoni's review letter.

Mr. Bement thanked the Board of Supervisors for authorizing the Planning Commission to hold a special meeting to review casino zoning regulations. He stated that the Commission did not want a "truck stop" type casino. They proposed seated dining with restaurant which would need to be open at the same time that the casino would be open. They discussed parking requirements. Mr. Bement shared concerns that Senator Dinniman told him about regarding possible impact on police and sanitation services.

At this time, Mr. Lehenky stepped out of the meeting.

SOLICITOR'S REPORT:

Mr. Jarvis reported on the following:

- Mr. Jarvis reported that Oakcrest I developer and attorney have requested a meeting. Mr. Jarvis received authorization from the Board to hold the meeting and will remind the developer that they will be billed for the professional staff to attend the meeting.
- Mr. Jarvis reported that he drafted the easement for the Manor Road Rehab project, but will need to confirm the address of the property when in West Chester on Friday as the County had a question.
- Mr. Jarvis reported that he received a letter from the Chester County Airport Authority's attorney regarding an outstanding invoice and possible water shutoff at the former Flying Machine restaurant location.
- Mr. Jarvis reported that he had reviewed the casino draft ordinance.

At this time, Mr. Lehenky returned to the meeting.

- Mr. Jarvis advised he has received the proposed lease from Verizon Wireless.
- Mr. Jarvis reported he received a proposed new lease from TMobile. They want to reduce what they are currently paying, but will provide for a guarantee of ten years.
- Mr. Jarvis reported he had contacted H.B. Frazer's performance bond holder, the electrical contractor for the new township building project. He stated that he would advise them that the Township has seen "improved response". Mr. Jarvis noted that we need to see if other contractors advise of delays caused by Frazer.

NEW BUSINESS:

Discussion/consideration to set a date for a Conditional Use Hearing for the application of Joanne Voelcker and Amy Saha for 123 Mt. Airy Road to host weddings and special events at 123 Mt. Airy Road (Section 415 of Zoning Ordinance) – Mr. Sciandra made a motion to set March 26, 2018, at 7:00 p.m. to hold a Conditional Use Hearing for Joanne Voelcker and Amy Saha for 123 Mt. Airy Road to host weddings and special events. Mr. Lama seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

At this time, Mr. Jarvis departed the meeting.

ENGINEER'S REPORT:

Mr. Rasiul read and submitted the engineer's report which is on file at the Township Office.

OLD BUSINESS:

Discussion/consideration to award the Sucker Run Stream Bank Stabilization Project – Mr. Rasiul noted that 12 bids were received for the project. Based on the Township Engineer's recommendation, Ms. O'Doherty made a motion to award the Sucker Run Stream Bank Stabilization Contract to Job Site Resources, Pennsburg, PA, in the amount of \$73,575 for the base bid and all add items pending CCDC concurrence. Mr. Sciandra seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration regarding proposed Zoning Ordinance Amendment adding a definition for Casino and adding Casino as a conditional use, etc., and consideration to move forward with the proposed zoning ordinance amendment – Mr. Sciandra made a motion to authorize proceeding with a zoning ordinance to amend Chapter 27 of the Code of Ordinances by amending Section 111 by adding a definition for casino; amending Section 205 by adding Casino as a conditional use; amending section 207 by adding casino as a conditional use; amending Section 208 by adding casino as a conditional use; and amending Part 4 by adding Section 455 to provide specific criteria for casinos. Mr. Lehenky seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

At this time, Mr. Rasiul departed the meeting.

Mr. Sciandra made a motion to add under New Business #9, Multivista's proposal for the new township building. Mr. Lehenky seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

At this time, Mr. Sciandra stepped out of the meeting.

Discussion/consideration to accept Lambert Spawn's time extension with respect to their lot consolidation plan to April 28, 2018 – **Mr. Lama made a motion to accept Lambert Spawn's time extension to April 28, 2018, for their lot consolidation plan. Mr. Lehenky seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

At this time, Mr. Sciandra rejoined the meeting.

Discussion/consideration to attend Spring CCATO Meeting – Ms. Proctor and Ms. O'Doherty will attend the Spring CCATO meeting on March 8, 2018.

Discussion/consideration to ratify decision to authorize LTL Consultants to perform electrical inspections for the new township building – **Mr. Sciandra made a motion to ratify the decision to authorize LTL Consultants to perform electrical inspections for the new township building. Mr. Lama seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to ratify the decision to authorize the Chairwoman to sign the PECO gas facility agreement and issue a check in the amount of \$506 – **Mr. Sciandra made a motion to ratify the Chairwoman signing the PECO gas facility agreement and the issuance of a check in the amount of \$506 for service at the new township building. Mr. Lehenky seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to ratify the decision to authorize the Chairwoman to sign the PECO Agreement to install 9u meter for Aerial temp service and issue a check in the amount of \$270 - **Mr. Sciandra made a motion to ratify the Chairwoman signing the PECO Agreement to install a 9u meter for Aerial temp service and issue a check in the amount of \$270. Ms. O'Doherty seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

APPROVAL OF MINUTES:

Mr. Lama made a motion to accept the minutes of the February 6, 2018, Board of Supervisors meeting. Ms. O'Doherty seconded the motion. Question: Mr. Lehenky – abstain; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – abstain; Ms. Proctor – yes.

TREASURER'S REPORT:

The Treasurer's Report was accepted as read.

MOTION TO PAY BILLS:

Ms. O'Doherty made a motion to pay bills as presented. Mr. Lama seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

BOARD GENERAL COMMENTS:

Ms. Proctor noted that the Annual Easter Egg Hunt will be held on Friday, March 30, 2018, at 3:00 p.m. at Rainbow Elementary School. Volunteers are welcome to help with the hiding of eggs around noon that day.

NEW BUSINESS CONTINUED:

Discussion/consideration to ratify transfer of funds from PSDLAF to CSB General Fund for contractor payments in the amount of \$115,478.63 – **Ms. O'Doherty made a motion to ratify the transfer of funds from PSDLAF to CSB General Fund in the amount of \$115,478.63. Mr. Lama seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to approve payment to Perrotto Builders in the amount of \$104,478.63 – Based on the Township Architect's recommendation, **Ms. O'Doherty made a motion to approve payment application #2 to Perrotto Builders in the amount of \$104,930.63. Mr. Lehenky seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to approve payment to H. B. Frazer in the amount of \$10,548.00 – Based on the Township Architect's recommendation, **Mr. Lehenky made a motion to approve payment application #1 to H. B. Frazer in the amount of \$10,548.00. Ms. O'Doherty seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to accept The Gilbertson Group's proposal for Security System for the new township building in the amount of \$89,478.63 – **Mr. Sciandra made a motion accept the Gilbertson Group's proposal for security system for the new township building in the amount of \$89,478.63. Mr. Lehenky seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to replace the high limit and outside air lockout parts at the Maintenance Garage per E.B. O'Reilly's proposal in the amount of \$856 – **Ms. O'Doherty made a motion to accept the proposal from E. B. O'Reilly in the amount of \$856 to replace the high limit and outside air lockout parts at the Maintenance Garage. Mr. Lehenky**

seconded the motion. Question: Mr. Lehenky – yes; Ms. O’Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration regarding a Service Agreement for the Maintenance Garage fire alarm system from Oliver Fire Protection & Security in the amount of \$1,250 – **Mr. Lehenky made a motion to approve the Service Agreement for the Maintenance Garage fire alarm system from Oliver Fire Protection & Security in the amount of \$1,250. Mr. Sciandra seconded the motion.** Question: Mr. Lehenky – yes; Ms. O’Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration for 2018/19 CoStars Salt Contract – It was noted that for the 2017/18 winter season, we have already used approximately 516 tons of salt. It was noted that we must purchase 60% of our contracted amount and we can purchase up to 140% of the amount contracted. Our guaranteed amount for this winter was 400 tons. After discussion, **Mr. Lehenky made a motion to complete the 2018/19 CoStars salt contract for 800 tons of salt. Ms. O’Doherty seconded the motion.** Question: Mr. Lehenky – yes; Ms. O’Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration of project quote and agreement from MultiVista – Mr. Sciandra reviewed the proposal and quote from MultiVista for photographic documentation during the construction of the new township building. The Board discussed adding pre-slab documentation and finished interior documentation. **Ms. O’Doherty made a motion to authorize the Chairwoman to sign an agreement with MultiVista for photographic documentation of the new township building at a cost not to exceed \$8,000 to include the pricing in their proposal dated February 16, 2018, and to add pre-slab and finished interior documentation. Mr. Sciandra seconded the motion.** Question: Mr. Lehenky – yes; Ms. O’Doherty – yes; Mr. Lama – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

DEPARTMENT REPORTS:

Public Works – The monthly report was distributed to the Board of Supervisors and is on file at the Township Office.

Administration – The monthly report was distributed to the Board of Supervisors and is on file at the Township Office.

CITIZEN COMMENTS:

None

ADJOURNMENT:

There being no further business to discuss, the meeting was properly adjourned at 10:17 p.m.

Janis A. Rambo, Township Secretary