



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the First February Meeting

February 12, 2020

1. Call to Order

Chairman Rajesh Kumbhardare called to order the first February business meeting at 6:30 p.m. Those present besides Mr. Kumbhardare were as follows:

Theresa Santalucia	-	Vice-Chairman
Joshua Anderson	-	Member
Mimi Gleason	-	Township Manager
Pam Gural-Bear	-	Assistant Township Manager
John Weller	-	Director of Planning and Zoning
Ted Otteni	-	Public Works Director
Mark Moses	-	Codes Director
Joseph Catov	-	Police Chief
Vince Pompo	-	Solicitor

ANNOUNCEMENTS:

The Board met in executive session on February 2 to discuss matters of personnel, on February 5 for matters of litigation, and prior to tonight's meeting to discuss matters of personnel, litigation, and real estate.

The Township offices will be closed on Monday, February 17 in observance of Presidents' Day.

POLICE RECOGNITION:

1. Recognition of Officers DeLuise, Lemmon, and Delaney

Police Chief Catov presented Officers Anthony DeLuise and Dan Lemmon with the Chief's Award of Excellence for their actions above and beyond the call of duty when they were dispatched to a local restaurant to help a stranded person. The woman needed a ride to her vehicle that was parked at Walmart – a vehicle that she was living in. Upon arrival at the vehicle, the Officers discovered that her car battery was dead. Concerned about the extreme cold weather that night, the Officers purchased a battery with their own money and installed it in the woman's vehicle. They provided her with the receipt to take back to Walmart along with the old battery and receive \$15. When the Officers wrote up their official report, they made no mention of their purchase of the battery. Officer Courtney Delaney brought their actions to the Chief's attention. Chief Catov thanked Officer Delaney for reporting this generous deed and said he feels honored to have such Officers serving the community.

PRESENTATION:

1. Development by Design – Overview of Township Planning

Mr. Weller gave a presentation entitled Development by Design and explained that the rapid development the Township has been experiencing, while understandably overwhelming to some, has been anticipated and planned for over several years. The Township has been the geographic center of Chester County and a corridor of development for 250 years. The Comprehensive Plan adopted in 1982 established a basic design and development philosophy that is still followed today – with the most intense development occurring along Route 100 and Lincoln Highway, keeping the four outer corners as lower-density residential areas.

Chester County is one of the most rapidly developing areas in the State, and growth is inevitable. With the 2008 recession, development all but stopped, with no land development approvals for any new dwelling units in some years, and very few in the others. Realizing that development would resume once the financial markets recovered, the Township utilized this slow period to conduct the Lincoln Highway Corridor Study, adopt an Act 209 transportation improvements plan and fee, update the Zoning Ordinance, and amend the Comprehensive Plan to add a Bicycle and Pedestrian Plan. The current development is happening where it was planned for, and because the Township was able to put tools such as the Act 209 Plan in place, it is able to require developers to provide additional infrastructure and improvements to help deal with the effects of development. Recent examples include the construction of Keva Drive, the Waterloo Boulevard extension, numerous trails and traffic signal updates, permanent set-aside of over 100 acres of open space, the saving of 12 historic resources, and the soon-to-be-constructed Ship Road Couplet. When developers pay for such improvements, it frees up tax-payer dollars and improves the overall economic condition of the area.

The Development by Design presentation can be found on the Township’s website.

PUBLIC COMMENT:

Kathy Dale, resident of New Garden Township, and volunteer with the Chester County Chapter of Fair Districts Pennsylvania, urged the Supervisors to approve a resolution supporting the concept of an independent citizens commission that would be responsible for drawing legislative district boundaries after the 2020 census. She maintained that the current practice of gerrymandering exercised by both the Republican and Democrat political parties weakens the power of citizens’ votes.

Ms. Gleason advised that Boards previously have not entertained resolutions that do not have to do with Township business. Mr. Kumbhardare said the members will read through the documents and discuss with the Solicitor before taking a position on the matter.

Cheryl Maitland, Township resident and member of the League of Women Voters, encouraged the Board to considered supporting the resolution.

CONSENT AGENDA:

Ms. Gleason noted that while the Consent Agenda contained more items than usual, it consists of legal documents and agreements previously approved. Staff responded to Board members' questions regarding various items in the Warrant Report.

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

- Minutes of January 22, 2020
- Accounts Payable Warrant Report dated February 12, 2020
- Resolution 2020-11 Disposition of Media
- New Horizon Montessori School Closeout
- Resolution 2020-12 Acceptance of Deed of Dedication for Waterloo Boulevard (Extension) and Authorization to Execute Maintenance Agreement
- Resolution 2020-13 Sanitary Sewer Dedication for Hanover Apartments
- Authorization to Execute Boot Road Park North Easement Agreement
- Authorization to Execute Maintenance Bond and Release Escrow for Dante's Run
- Resolution 2020-14 Cash Reserve Investment Management Agreement
- Required PA Municipalities Planning Code Report for 2019

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

BUSINESS:

1. 2019 Annual Township Report

Ms. Gural-Bear introduced Katie Pusey, the Township's Public Information Assistant. Ms. Pusey presented the first Annual Township Report which provides a snapshot of the state of the Township at the end of 2019, outlining initiatives accomplished with a focus on the Township's Mission Statement of Safety, Sustainability and Quality of Life.

Board members felt the Report is a good way of communicating to residents and suggested highlights be included in the upcoming Township Newsletter. Suggestions for additions to the report included historic resources and open space saved as a result of Township practices and ordinances. The annual report can be found on the Township's website.

2. Appointment of Emergency Management Coordinator

Ms. Santalucia made a motion, seconded by Mr. Anderson, to appoint George Turner to the position of Emergency Management Coordinator to fill a vacancy. Mr. Kumbhardare called for public comment and there were none. The motion was unanimously approved.

3. Award bid for construction of path from Chester Valley Trail to Exton Train Station, and add-alt for CVT crossing of Route 100

Mr. Otteni reviewed his Memorandum dated February 5, 2020. He advised that the Township and County projects will move forward as one project. While improving pedestrian access next to Route 100 from Whiteland Woods to the railroad bridges was not a part of this project, Mr. Otteni said he is looking into ways that this could possibly be accomplished in the future.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to award the base bid for construction of the Township's Multi-Use Path from the Chester Valley Trail to Exton Train Station to the low bidder, Road-Con Inc., in the amount of \$1,016,527.75 and, contingent upon bid approval from the Chester County Commissioners and completion of a reimbursement agreement with the County drafted to the satisfaction of the Solicitor, also award the bid alternate for the County's Route 100 Trail Crossing Improvements project to the low bidder, Road-Con Inc., in the amount of \$374,165.25. The motion was unanimously approved.

4. Residential Fire Sprinklers Administration and Enforcement

Mr. Moses advised that in 2014, the Board amended the Township's regulations on building construction to authorize homes in part of Swedesford Chase to deactivate their sprinklers. The sprinklers in question were found to be faulty and beyond repair, causing in some cases, significant damage to homes. Recently, some homes in other neighborhoods have experienced the same problem, and Staff recommends a further amendment to the regulations to add criteria for which homes would be allowed to deactivate sprinklers based on certain faulty designs and materials. Mr. Moses said the proposed amendment and authorization to advertise will be ready for the Board's review at the March 11 meeting.

5. Township Commission Updates from Board Liaisons

Mr. Anderson reported that the Historical Commission will soon begin a survey of historic properties to update the last survey conducted in 1982. The Pension Advisory Board reviewed an RFP for an Investment Advisor for the pension plans which was issued on January 27th.

Mr. Kumbhardare advised that the Planning Commission issued a motion for a conditional use plan for Exton Knoll, a residential development with a mix of rental units and for sale townhomes. The Commission also reviewed a residential sketch plan that proposed access via Boot Road Park. The Township Solicitor issued a determination that such access would not be allowed.

Ms. Santalucia said that the West Chester Area Council of Governments heard a presentation about the energy transition plan. The final plan is almost done. She also noted that CCATO's spring conference for Township officials will be held on March 12th at the Desmond Hotel.

6. Staff Updates – King of Prussia Apartments

Mr. Moses reported on the fire at Kingston Apartments in King of Prussia. He said he spoke with the Deputy Fire Marshal who advised that the building was constructed in the mid-1960's and the fire was accidentally caused by cooking in a top-floor unit. The unit balcony door was left open which allowed the fire to spread rapidly. Mr. Moses provided a spreadsheet of apartment complexes within West Whiteland Township listing features of construction that could contribute to fire spread and features that could prohibit fire loss. He noted the effectiveness of fire walls in containing fires and protecting adjacent properties.

ADJOURNMENT

The meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,



Mimi Gleason
Recording Secretary