

## MINUTES FROM OCTOBER 3, 2017

The regular monthly meeting of the Valley Township Board of Supervisors was held on Tuesday October 3, 2017, at 7:30 p.m. at the Township Building, 890 West Lincoln Highway, Coatesville, PA.

The meeting was called to order by Chairwoman Patrice Proctor at 7:35 p.m. Those in attendance were Supervisors Christopher Lehenky, Kathy O'Doherty, Eric Lama, and Patrice Proctor. Supervisor Joe Sciandra was absent. Also in attendance were Edward Rasiul, P.E. of Pennoni Associates, Inc. (Township Engineer) and Alan 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.

### CITIZEN COMMENTS ON AGENDA ITEMS:

Fred Matz, 172 Gavish Road, inquired about the Township adding an additional polling place. Ms. O'Doherty advised that the adding of polling places is not a Board-sanctioned action. She stated that ideally a committee would be formed to take the lead. Ms. Proctor added that all committee representatives must agree. Ms. O'Doherty emphasized that Voter Services sets the process which must be followed. Ms. O'Doherty and Ms. Proctor stated that they would be willing to serve on a committee. Ms. O'Doherty advised Mr. Matz that if he wanted the information from Voter Services that she could provide him with the packet that she received.

### BOARD GENERAL COMMENTS:

Ms. Proctor noted that fall bulk collection will continue on October 23 and October 30 in the designated areas. Valley Day will be held on October 7 from 10:00 am to 4:00 pm in conjunction with the Chester County Airport's *Flying Festival*. Both events will be located at the G.O. Carlson Airport with handicap parking onsite and shuttle service from the Bel Air business park.

### APPROVAL OF MINUTES:

**Mr. Lama made a motion to accept the minutes of the September 19, 2017 meeting as presented. Ms. O'Doherty seconded the motion.** Question: Mr. Lehenky – abstain; Ms. O'Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

### CITIZEN'S COMMENTS:

Michael Robinson, 909 Wagontown Road, addressed the Board of Supervisors regarding a recent sewer problem. He noted that there are 8 houses in his area which has 6 laterals. His and another unit share a lateral with adjacent properties. He stated that the two properties affected are his, 909 Wagontown, and 911 Wagontown. He believes that he does not have an easement onto his neighbor's property should he need to have access. Ms. Proctor noted that she believes there are similar situations on Manor Road and Mr. Lehenky advised there are some in the

Westwood area. He reviewed the recent incident that occurred involving a township sewer line break as well as backup of his line. He stated that he believes his father paid a tap-in and lateral fee. The Board and Mr. Jarvis suggested he explore a maintenance agreement with his neighbor. Mr. Robinson stated that the property transferred about six months and that he doesn't know the current owner as the property is a rental. Mr. Robinson stated that Township personnel are welcome to come on to his property. Ms. Proctor noted that verbal threats by Mr. Robinson were made recently about Township personnel on his property. Mr. Robinson apologized for those comments.

Julia Bearsley, 915 Wagontown Road, stated that she lives in the building next to Mr. Robinson and witnessed the sewer issue. She stated that her husband has PTSD and a heart condition and during the three-week period during the sewer backup, he was not feeling well.

The Board again reiterated that Mr. Robinson may wish to explore an abatement easement and maintenance agreement with 911 Wagontown Road or to put in his own lateral.

**SOLICITOR'S REPORT:**

- Mr. Jarvis reported that he received the legal description for 1230 Valley Road which has been passed on to Pennoni Associates.
- Mr. Jarvis reported that he also looked into another parcel near Westwood Park which is on the depository list. He stated that he would estimate that the Township could purchase the property for approximately \$1,000.
- Mr. Jarvis reported that he and Mr. Cutlip attending a meeting with Lampart Spawn which resulted in Mr. Cutlip advising that he would issue a zoning permit for use of their garage for drying mushroom spores as agriculture use is permitted.
- Mr. Jarvis reported about the requirement for a reverse subdivision for two lots to be made into one lot. He noted reports that some townships allow a property owner to request this of the County without going through the subdivision process.
- Mr. Jarvis reported that he again spoke to Mr. Ansari of Donna Drive regarding his ongoing light complaint.
- Mr. Jarvis reported that with regards to agenda item 2B regarding Township-owned properties which were to be appraised for possible sale, he would confirm if any of these properties were purchased through DCED funding.

At this time, Mr. Jarvis departed the meeting.

**ENGINEER'S REPORT:**

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

Mr. Rasiul review the proposed Caster Agreement with PennDOT which will be considered by the Board of Supervisors.

**OLD BUSINESS:**

Discussion/consideration to request proposals from firms to inspect the septic systems in the Township – Mr. Rasiul advised that Codes can work with the County for pump information. He did state that the Township’s ordinance requires an inspection. He stated that one option would be for the Township to hire a firm; another option would be to ask the homeowners to do it when they are having their system pumped. The Board agreed to defer to the property owner to have the inspection.

Mr. Saha, 123 North Mt. Airy Road, inquired how often one needs to have their system pumped. Mr. Rasiul stated at least every three years.

At this time, Mr. Rasiul departed the meeting

Discussion/consideration regarding Westwood Fire Company’s ambulance repair bill – Mr. Lehenky inquired if we had a copy of their invoice outlining the repairs that are to be done. Having no additional information available for this evening’s meeting, **Mr. Lehenky made a motion to table any action. Ms. O’Doherty seconded the motion.** Question: Mr. Lehenky – yes; Ms. O’Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

**NEW BUSINESS:**

Discussion/consideration to award contracts relative to the new township building – The following action was taken:

**Ms. O’Doherty made a motion to award the General Construction Contract for the Township Administration/Police Building to Perrotto Builders in the amount of \$4,098,000 to include:**

- Accept bid alternate G1 (classified excavation) - \$10,000 credit**
- Reject bid alternate G2 (adds additional parking)**
- Accept bid alternate G3 (ballistic protection) - \$42,000**
- Accept bid alternate G4 (deletes metal profile) - \$10,000 credit**
- Accept bid alternate G5 (changes to asphalt roof) - \$243,000 credit**
- Accept bid alternate G6 (deletes police carport) - \$141,000 credit**
- Accept bid alternate G7 (deletes generator enclosure) - \$12,000 credit**

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

**Ms. O’Doherty made a motion to reject all mechanical bids. Mr. Lama seconded the motion.** Question: Mr. Lehenky – nay; Ms. O’Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

**Ms. O’Doherty made a motion to authorize the architect, Kimmel Bogrette, to proceed to prepare new mechanical bid package for a boiler/cooling tower system and to advertise when the package is complete. Mr. Lama seconded the motion.** Question: Mr. Lehenky – nay; Ms. O’Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

**Mr. Lama made a motion to award the Electrical Contract for the Township Administration/Police Building to H. B. Frazer in the amount of \$583,059 to include:**

**Accept bid alternate E1 (provides generator) - \$61,282**

**Accept bid alternate E2 (adds decorative lighting) - \$24,737**

**Accept bid alternate E3 (deletes police carport) - \$3,764**

**Ms. O'Doherty seconded the motion.** Question: Mr. Lehenky – nay; Ms. O'Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

**Mr. Lama made a motion to award the Plumbing Contract for the Township Administration/Police Building to Jay R. Reynolds in the amount of \$283,200. Ms. O'Doherty seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

**Mr. Lama made a motion to award the Fire Protection Construction Contract for the Township Administration/Police Building to Triangle in the amount of \$98,879. Ms. O'Doherty seconded the motion.** Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

Discussion/consideration regarding the Master Agreement for Casting – Ms. O'Doherty made a motion to adopt Resolution 2017-11, a resolution designating signing authority for the PennDOT Casting Agreement as the Chairwoman or Vice Chairwoman. Mr. Lehenky seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

Discussion/consideration to set the annual Staff Holiday Luncheon for December 15, 2017 – Ms. O'Doherty made a motion to set the annual Staff Holiday Luncheon for December 15, 2017 at the Coatesville Moose. Mr. Lama seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lama – yes; Ms. Proctor – yes.

**CITIZEN COMMENTS:**

None

**ADJOURNMENT:**

There being no further business to discuss, the meeting was properly adjourned at 9:05p.m.

Janis A. Rambo  
Township Secretary