

MINUTES FROM OCTOBER 16, 2018

The regular monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, September 18, 2018, at 7:30 p.m. at the Township Building, 890 West Lincoln Highway, Coatesville, PA.

Prior to the meeting, a Conditional Use Hearing was held, as advertised, at 6:30 p.m. to hear the application of Pilquist Enterprises, Inc. (d/b/a NaturaLawn of America). The applicant proposes to operate a residential organic-based lawn care company in the existing building in the Highlands Corporate Center at 735 Fox Chase Boulevard, Suite 108. The facility is in the *planned development zone*. The applicant requests Conditional Use approval from §208.4.A and 208.4.C.

In attendance for the Conditional Use Hearing were Supervisors Patrice Proctor, Kathy O'Doherty, Joe Sciandra and William Handy, Sr; Solicitor Andrew D. H. Rau and Alan J. Jarvis; and Township Engineer Edward F. Rasiul. Representing the applicant was Michael S. Gill, Esquire, of Buckley, Brion, McGuire & Morris LLP as well as Christopher Williams, P.E. (traffic engineer); Michael Lorelli of High Associates; and Daniel Pilquist, Matthew Pilquist, and Mike Ferro of Pilquist Enterprises. Kim Kercher, Court Reporter, was present to record the proceedings.

Following the proceedings and testimony, Mr. Rau noted that the Board of Supervisors will take formal action regarding a decision at their next advertised public meeting of Wednesday, November 7, at 7:30 p.m. He noted that upon a draft of the decision, it will be forwarded to the Board of Supervisors and Mr. Gill.

The Conditional Use Hearing was closed at 7:32 p.m.

The Board of Supervisors meeting was called to order by Chairwoman Patrice Proctor at 7:40 p.m. Those in attendance were Supervisors Kathy O'Doherty; William Handy, Sr.; Joe Sciandra; and Patrice Proctor. Supervisor Christopher Lehenky was absent. Also, in attendance were Edward F. Rasiul, P.E., of Pennoni Associates, Inc. (Township Engineer); and Alan J. Jarvis and Andy D.H. Rau of Unruh, Turner, Burke & Frees (Township Solicitors). An executive session was held at 6:00 p.m. prior to the meeting to discuss personnel issues.

CITIZENS' COMMENTS ON AGENDA:

David McCoy, 323 South Bonsall Road, Coatesville (West Caln Township) address the Board regarding the condition of Airport Road from the West Caln Township line to the Highlands Corporate Center. He stated that he has contacted Supervisor Lehenky several times over the years about the condition of the road and it not being plowed. Mr. Rasiul stated that he would check the Liquid Fuels map to confirm where the road becomes Valley Township's responsibility as it is PennDOT's responsibility coming off Business Route 30.

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

BOARD GENERAL COMMENTS:

Chairwoman Proctor noted the two remaining bulk collections for the year; the fall leaf collection schedule; Trick or Treat in Valley is 6:00 – 8:00 p.m. on October 31; Election Day is November 6; and the next Board of Supervisors meeting will be held on Wednesday, November 7, due to election day on the first Tuesday of the month.

SOLICITORS' REPORTS:

Solicitor Rau reported that he will be drafting the Pilquist decision following tonight's conditional use hearing. He also noted that he reviewed the amended SPCA contract.

Solicitor Jarvis reported that he has had discussions with Mr. Rau and members of his firm regarding transition. Mr. Rau thanked Mr. Jarvis for the smooth transition.

Mr. Jarvis was recognized for his 30-plus years of service to the Township. Ms. Proctor noted that this is Mr. Jarvis' last township meeting as he will officially retire as of October 31, 2018.

Discussion/consideration regarding the 2019 SPCA contract amendment – After discussion, it was the consensus of the Board of Supervisors to re-execute the 2019 Animal Protective Services Agreement with the Brandywine Valley SPCA which was originally approved by the Board at their July 3, 2018 meeting.

At this time, Mr. Rau and 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.

It was noted that Pennoni Associates submitted their *Buckthorn Drive Road Closure Alternatives Evaluation* to the Board late this afternoon for their review. The Board noted that the report would be reviewed and would be added to the November 7, 2018, agenda.

Mr. Rasiul reminded the Board that Valley Suburban Center is scheduled to be at the November 7, 2018, meeting to request preliminary/final land development approval for their application to re-subdivide three parcels into three lots and to construction a total of 290 dwelling units and five commercial buildings totaling 54,000 square feet (the residential units consist of 98 townhouse units and eight multi-family structures containing 192 dwelling units). Mr. Rasiul was asked to prepare bullet points for the Board of items that need to be confirmed for the approval.

OLD BUSINESS:

Discussion/consideration to accept 90-day extension of time for Airport Diner land development plan to February 8, 2019 – **Mr. Sciandra made a motion to accept the 90-day extension of time for the Airport Diner land development plan to February 8, 2019. Mr. Handy seconded the motion.** Question: Ms. O'Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to approve escrow Release #7 for Valley View Two Partners LLP for Valley View Business Park Lot 5 in the amount of \$52,492.20 - Based on the recommendation of the Township Engineer, **Ms. O’Doherty made a motion to approve Release #7 for Valley View Two Partners LLP for Valley View Business Park Lot 5 in the amount of \$52,492.20. Mr. Sciandra seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

At this time, Mr. Rasiul departed the meeting.

DEPARTMENT REPORTS:

Public Safety – Officer Smith reviewed the monthly report for September. He noted that the Department handled 283 calls for service. He reviewed significant events that were outlined on the written report. It was noted that the Department was presented a Certificate of Recognition from The House of Representatives for their commitment to community policing and collaboration with the residents in order to deal with the many difficult situations we encounter on the streets. The Pennsylvania Senate recognized the Department for its participation in National Juvenile Justice Week (September 23 – 29, 2018). For September, there were 20 traffic citations issued; 10 non-traffic citations issued; 7 arrests; 12 incidents; 10 Part I Crimes; and 28 Part II Crimes.

PLANNING COMMISSION REPORT:

Jonathan Egger reported on the Planning Commission meeting of October 9. He noted that the Planning Commission’s consensus was that they did not have a problem with the developer deferring the construction of sidewalk and planting landscaping along Airport Road north of Prescott until the apartment phase completion.

Mr. Egger reported that the Airport Diner was present and that no further progress has been made to their plan. The Planning Commission recommended acceptance of one more 90-day extension.

DEPARTMENT REPORTS CONTINUED:

Fire/Ambulance – The monthly reports submitted by Westwood Fire Company were reviewed. Ms. Proctor noted that the Westwood Fire Company responded to 25 calls in September, of which 14 calls were in Valley Township. The Ambulance Division responded to 125 calls, of which 78 calls were in Valley Township. It was noted that Ambulance 144 responded to 137 calls.

Emergency Management – Mr. Sciandra reported that Emergency Management, during the month of September, kept watch on flooding events but there was no activation.

OLD BUSINESS:

Consideration to ratify contract extension with Hill International until November 10, 2018 – **Mr. Sciandra made a motion to ratify the contract extension with Hill International until November 10, 2018. Ms. O’Doherty seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to ratify Plumbing Contract Change Order #3 with R.J. Reynolds in the amount of \$1,744 to increase piping needed for generator – **Mr. Sciandra made a motion to ratify the Plumbing Contract Change Order #3 with R. J. Reynolds in the amount of \$1,744 to increase piping needed for the larger generator. Mr. Handy seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to increase price of ComStar contract for Audio/Visual equipment in the amount of \$387.42 for 3 cable television drops – **Mr. Sciandra made a motion to increase the price of the contract with ComStar for Audio/Visual equipment in the amount of \$387.42 for 3 cable television drops. Ms. O’Doherty seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to approve Change Order 12R, dual hardware changes for security/card access, in the amount of \$7,504.82 – **Mr. Sciandra made a motion to approve Change Order 12R in the amount of \$7,504.82 for dual hardware changes for security/card access. Ms. O’Doherty seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion regarding additional polling locations for Valley North voting district – Ms. Proctor noted that a decision is needed if the new Township Building will be available as an additional polling location starting in 2019. It was noted that in addition to Rainbow Elementary School, Valley Baptist Church is willing to be a voting location. There was discussion regarding possible parking issues at the new township building for voting. The consensus of the Board was to not use the new township building. It was further discussed that if a location is agreeable at Hillview that this could be the third location for Valley North; if not, there would be two locations for North.

NEW BUSINESS:

Consideration to approve transfer of funds from PSDLAF to Coatesville Savings Bank General Fund for contractor payments in the amount of \$397,512.24 – **Ms. O’Doherty made a motion authorizing the transfer of funds from PSDLAF to Coatesville Savings Bank General Fund in the amount of \$397,512.24 for contractor payments. Mr. Sciandra seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to approve payment applications for new township building construction – **Mr. Sciandra made a motion to authorize payment applications for the new township building construction with payment to made following transfer of funds as follows: H.B. Frazer - \$17,226.00; Trefz Mechanical Inc. - \$65,985.93; Perrotto Builders -**

\$272,547.19; Jay R. Reynolds - \$30,930.62; and The Gilbertson Group - \$10,822.50. Mr. Handy seconded the motion. Question: Ms. O'Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Mrs. Runk, 385 Rockdale Drive, inquired if there is concerns about the roof on the new township building as it sat exposed in the elements for months. Mr. Sciandra stated that there are ongoing meetings with the contractor regarding this issue.

Discussion/consideration to purchase evidence and locker room storage for the new township building from Diversified Storage Solutions on PA State Contract at a price of \$50,176 – The Board reviewed the quote from Diversified Storage Solutions which included 15 lockers and ADA-compliant bench for the Men's Locker Room; 3 lockers for the Women's Locker Room and a wall mounted folding ADA bench; cabinet and shelving units for the Evidence Room; 2 storage cabinets and 1 weapons rack for the Armory; 2 handgun lockers for the Processing area; and 5 shelving units for Recreation Storage. After discussion, **Mr. Sciandra made a motion to purchase the items included in Diversified Storage Solutions quote #18-4001-2 in the amount of \$50,176.00 under PA State Contract #4400016504. Mr. Handy seconded the motion.** Question: Ms. O'Doherty – nay; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration regarding sewer/water adjustment for 304 Dunbar Drive – **Mr. Sciandra made a motion to deny any adjustment for sewer/water billing for 304 Dunbar Drive. Ms. O'Doherty seconded the motion.** Question: Ms. O'Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration regarding sewer/water adjustment for 113 Beacon Street – **Mr. Sciandra made a motion to deny any adjustment for sewer/water billing for 113 Beacon Street. Ms. O'Doherty seconded the motion.** Question: Ms. O'Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration regarding fall CCATO meeting - The Fall CCATO meeting will be held on November 8, 2018. There was no interest to attend.

Discussion/consideration regarding 2019 Trash/Recycle Holiday Schedule– Draft schedule was proposed. Collection dates for the Thanksgiving and Day After Thanksgiving holiday will be corrected and presented at the next meeting.

APPROVAL OF MINUTES:

Ms. O'Doherty made a motion to approve the minutes from the October 2, 2018, meeting. Mr. Handy seconded the motion. Question: Ms. O'Doherty – yes; Mr. Handy – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

TREASURER'S REPORT

The Treasurer's Report was read.

MOTION TO PAY BILLS:

Mr. Sciandra made a motion to pay bills as presented. Ms. O’Doherty seconded the motion.

Question: Ms. O’Doherty – yes; Mr. Handy – 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 10:02 p.m.

Janis A. Rambo, Township Secretary