

MINUTES FOR FEBRUARY 19, 2019 VALLEY TOWNSHIP BOARD OF SUPERVISORS

The regular monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, February 19, 2019, at the Township Municipal Building, 890 West Lincoln Highway, Coatesville, PA.

The meeting was called to order by Vice Chairwoman Kathy O'Doherty at 7:37 p.m. Those in attendance were Supervisors Kathy O'Doherty, Joe Sciandra, and Christopher Lehenky. Supervisors Patrice Proctor and William Handy, Sr. were absent. Also in attendance were Carol R. Lewis, Township Manager; Michael J. Ellis, P.E., of Pennoni Associates, Inc. (Township Engineer); and Amanda Sundquist, Esquire, of Unruh, Turner, Burke & Frees, Esquire (Township Solicitor).

Ms. O'Doherty noted that the Board of Supervisors met in Executive Session at 6:30 p.m. to discuss matters of litigation.

CITIZENS COMMENTS ON THE AGENDA:

None

APPROVAL OF MINUTES:

Mr. Lehenky made a motion, seconded by Mr. Sciandra, to approve the minutes of the February 5, 2019, meeting as presented. The motion passed unanimously.

Mr. Sciandra made a motion, seconded by Mr. Lehenky, to table approval of the minutes from the January 24, 2019, special meeting. The motion passed unanimously.

TREASURER'S REPORT:

The Treasurer's Report was read.

PAYMENT OF BILLS

Mr. Sciandra made a motion, seconded by Mr. Lehenky, to authorize payment of bills as presented. The motion passed unanimously.

CITIZEN'S COMMENTS:

None

DEPARTMENT REPORTS:

Public Safety – Chief Newhall reported on the Department's activities for the month of January 2019. He noted that the Department had 619 calls for January. He reported that bids have been obtained for the new police vehicle; the covert registration plate on the van has been removed

and replaced with a Municipal plate and arrangements are being made to remove the emergency lighting. Chief also noted that he has registered the department to receive notification of police grants. He reported that he attended Representative Williams' *Open House* last week and has a follow up meeting scheduled with him. Chief also noted that while on the scene of an accident on Manor Road, he observed how well Westwood Fire Company, Wagontown Fire Company, and the police work together.

Chief Newhall reviewed the following with the Board:

- Discussion/consideration to approve start of promotional process – Chief Newhall outlined a timeframe to announce the process for Sergeant. The proposed schedule would allow for a Sergeant to be appointed at the Board's first meeting in July. The Board discussed the proposed procedure with proposed language in the draft Personnel Manual being aligned. **Mr. Sciandra made a motion, seconded by Mr. Lehenky, to table the promotional process schedule to the next meeting.** The motion passed unanimously.
- Discussion/consideration regarding police shift scheduling – Chief Newhall presented a proposal for police shifts. After discussion, **Mr. Sciandra made a motion, seconded by Mr. Lehenky, to approve the proposed police shift scheduling contingent upon the Collective Bargaining Agreement being amended that vacation, personal, sick, and holidays be changed from "days" to "hours".** The motion passed unanimously.
- Discussion/consideration regarding RMS Proposal – Chief Newhall reviewed a record management proposal (CODY) that he would recommend that the Township consider which would interface with the County and surrounding municipal databases. He noted that this would be for budgeting purposes in the future but noted that he was looking into a DCED grant that could assist in the purchase of a new system up to \$10,000.

Chief Newhall added that he had visited Valley businesses last week and is in the process of visiting schools and daycares this week.

Fire/EMS – The monthly reports from Westwood Fire Company and Westwood Ambulance/EMS were received and reviewed by Ms. O'Doherty as no representative was present from Westwood. It was noted that there were 29 calls for the fire company, of which 15 were in Valley Township, and there were 112 calls for EMS during January, of which 64 calls were in Valley Township. Station 144 responded to 134 EMS calls in January.

Emergency Management – No report.

PLANNING COMMISSION:

Bruce Manning reported on the Planning Commission's February 12, 2019, meeting. He noted that Amycel was present to address Pennoni's latest review letter.

Mr. Manning stated that he suggests that the Township adopt "standards" for items such as enclosure of dumpsters, bollards, etc. He said that he was going to look into this more and present suggestions.

Mr. Sciandra noted that he has not recalled seeing the draft Planning Commission meeting minutes in the agenda packet lately. It was noted that after the Planning Commission Secretary drafts the minutes following a meeting, it goes to the Planning Commission members and the Township Engineer for their edits.

SOLICITOR'S REPORT:

Ms. Sundquist reported that she has no action items for this evening's meeting. She noted that she has met with the Board regarding litigation and there is ongoing work regarding open development projects to bring them to closure.

ENGINEER'S REPORT:

Mr. Ellis submitted the engineer's report which is on file at the Township Office.

- Valley View Business Park/Temporary Pump Station Improvements – In attendance were Jim Redding representing All County Partnership, the developer of the Valley View Business Park and Jan Dobinsky of Advanced GeoServices. Mr. Ellis reviewed that the developer proposed to upgrade the existing temporary pump station on Lot 5 to accommodate additional sewer flows from further development of the business park and to potentially convert the existing temporary pump station into a permanent pump station to service the entire business park. During an August 24, 2018, meeting, All County Partnership proposed converting the existing temporary pump station into the permanent pump station for the entire business park, at its current location, to ultimately serve Lots 4, 5, 6, 7 and 8. This proposal was based upon the developer's current consideration to develop Lot 8 with industrial uses instead of the previously proposed residential use (townhouses). The industrial uses are projected to generate substantially less wastewater than the residential use. Since that meeting, Pennoni has been in discussions with Mr. Reading, as well as the wastewater engineer, Jan Dobinsky of Advanced GeoServices Corp. (AGS), in order to evaluate the technical feasibility of upgrading the existing temporary pump station into a permanent pump station. AGS has provided a detailed breakdown of estimated flows for each of the Lots 4, 5, 6, 7 and 8 that the permanent pump station would serve, as well as a schedule of improvements to the pumps and site infrastructure to accommodate the existing use on Lot 4, the proposed use in the under-construction building on Lot 5, and the proposed future uses on Lots 5, 7, and 8. The schedule of pump station improvements proposed by AGS is broken down into several phases in order to incrementally improve the pump station as the remaining lots are developed. Mr. Ellis noted that Pennoni has reviewed the data provided and proposed site plans, and they concurred that the proposed upgrades to the pump station will provide adequate capacity for the developer's projected phased and full build-out flows. However, he noted that there are a few remaining non-technical comments for the consideration by the Board:
 - The existing temporary pump station will require two zoning ordinance variances in order to be converted into a permanent pump station:
 - §207.7.A – the proposed pump station building is located within the required 30-foot front yard setback.

- §321.4 – No fence may be constructed within a road right-of-way; however, the proposed permanent pump station fence must be located within the Waverly Boulevard right-of-way to provide sufficient space for required pump station site elements.
- Pennoni questioned when the permanent pump station will be constructed, since it is dependent on sewer usage for future uses and tenants, the need to ensure that any change of ownership of individual lots or the overall business park does not deter construction of the permanent pump station, its operation and maintenance, and eventual dedication to the Township.
- Pennoni questioned if the permanent pump station is more appropriate to be sited adjacent to the cul-de-sac on Lot 8 to avoid variances and a building in the Lot 5 front yard, and since significant excavation and rock removal will likely be needed in the current location for a new manhole for a “Muffin Monster”. The existing sewer main from the cul-de-sac would also have to be reconstructed to slope from the cul-de-sac to the temporary pump station location in order to convey flows from Lot 8 uses; the main is currently sloped in the other direction.

At this time, All County Partnership is seeking approval for the first phase of improvements to the temporary pump station and to re-rate the pump station’s DEP permit to provide sufficient capacity for at least Amycel’s proposed Lot 7 development.

Mr. Sciandra noted that the generator for this temporary pump station is supplied by Martin Brower which would be a concern if they were to close and the building be vacant.

The consensus of the Board was that they had no objection for All County Partnership to proceed to apply for a revised DEP permit for Amycel but noted that the permanent pump station will need to commence.

- Engineer’s Report – Mr. Ellis referenced the following from the written Engineer’s Report:
 - Airport Diner – Revised plans were received this afternoon.
 - Hemlock Avenue Bridge Replacement – Mr. Ellis noted that design work is ongoing and a pre-application meeting has been scheduled with DEP for March 21, 2019.
 - Pugh Property Drainage – Written report was eMailed to the Township today.
 - Sewer Connection/109 Glencrest Road – Township was unaware of a sewer connection for this property which resulted in a broken lateral and road repair needed.
 - Irish Alley Pavement Damage – Mr. Ellis noted that the property owner had the culverts cleaned out, but not satisfactory to the Township. Owner is obtaining pricing and has asked Pennoni to assist with the scope.
 - Park Avenue Drainage – TV inspection performed and material cleaned out. It was noted that the culvert is not running to where water is “ponding”. Alternatives may need to be considered. Ms. Lewis will reach out to PennDOT as well as Valley Road is a state road.

- Discussion/consideration to approve Valley View Lot 5 Financial Security Release #9 – The developer has requested release of \$50,251.33, of which \$26,221.62 is for release of contingency. **Mr. Sciandra made a motion, based on the Township Engineer’s recommendation, to approve financial security release in the amount of \$24,029.71 consisting of \$17,536.00 for work completed and \$6,493.71 for professional fees. Mr. Lehenky seconded the motion.** The motion passed unanimously. **Mr. Sciandra made a motion to approve the release of \$26,221.62 from the financial security release representing contingency. Mr. Lehenky seconded the motion.** The motion did not pass by a vote of 0-3 with all Supervisors voting nay.
- Discussion/consideration to release 18-month maintenance financial security for Spruce Street Lower Pressure Sewer System in the amount of \$4,185.00 (Morresi & Brownback) – Mr. Ellis reported that Pennoni performed a visual observation of the subject sewer system improvements on January 28, 2019 and did not observe any deficiencies with the dedicated improvements and recommended release of the 18-month maintenance security. **Mr. Lehenky made a motion, based on the Township Engineer’s recommendation, to approve release of the 18-month maintenance financial security for the Spruce Street Lower Pressure Sewer System in the amount of \$4,185.00. Mr. Sciandra seconded the motion.** The motion passed unanimously.
- Discussion/consideration to approve Oakcrest Phase 2 Escrow Release #4 in the amount of \$185,302.42 – As recommended by the Township Engineer, **Mr. Sciandra made a motion to approve the Oakcrest Phase 2 Escrow Release #4 in the amount of \$185,302.42. Mr. Lehenky seconded the motion.** The motion passed unanimously.
- Discussion/consideration regarding SLDO amendment revisions and proceeding to advertise and public hearing – Mr. Ellis noted that the Chester County Planning Commission reviewed the proposed amendments and made some comments and suggestions with regards to incorporating additional traffic calming features into the design of proposed project sites. Their recommendation was incorporated into the draft proposed amendment and distributed to the Board. **Mr. Sciandra made a motion, seconded by Mr. Lehenky, to authorize the Township Manager to proceed to schedule and advertise a public hearing for the proposed SLDO amendment as revised.** The motion passed unanimously.
- Discussion/consideration regarding Well #1 replacement pump – A proposal was received from Kohl Bros., Inc. for Well #1 pump replacement in the amount of \$9,675.00. **Mr. Sciandra made a motion, seconded by Mr. Lehenky, to authorize the purchase of a replacement pump for Well #1 at a price not to exceed \$9,675.00 as per Kohl’s proposal dated January 21, 2019.** The motion passed unanimously.

At this time, Ms. Sundquist and Mr. Ellis departed the meeting.

OLD BUSINESS:

Discussion/consideration regarding the purchase of a new police vehicle – Chief Newhall reported that he found a 2019 police interceptor utility base AWD vehicle. After review of the specifications and options, **Mr. Lehenky made a motion to purchase a 2019 Police Interceptor Utility Base AWD vehicle from Fred Beans Ford of Doylestown under PA CoStars Contract ID #013-142 in the amount of \$33,385.00 plus a tow hitch and additional**

requested equipment for an additional \$800. Mr. Sciandra seconded the motion. The motion passed unanimously.

MANAGER'S REPORT:

Ms. Lewis reported that the Chester County Airport Authority recently received a grant to include expansion of their terminal. They have requested a meeting with the Township Engineer which has been scheduled for February 21. The Authority will be posting professional fee security to cover the costs of these meetings.

Ms. Lewis noted that during the meeting with DCNR earlier in the month to review the draft Open Space & Recreation Comprehensive Plan, they noted that we were eligible for an additional \$10,000 grant, with a 50% match. Ms. Lewis advised that she is working on one or two projects that were suggested by DCNR.

NEW BUSINESS:

Discussion/consideration to approve payment applications for new township building construction – **Mr. Sciandra made a motion to approve payment applications for new township building construction and related expenses as follows and to approve the transfer of funds from PSDLAF to Coatesville Savings Bank General Fund Checking Account in the amount of \$184,593.27:**

- H. B. Frazer - \$25,127.50
- Trefz Mechanical Inc. - \$54,904.35
- Perrotto Builders - \$66,734.16
- Triangle - \$0.00
- Jay R. Reynolds, Inc. - \$3,991.19
- Comstar Technologies (AV Deposit) - \$8,624.09
- Modern Handling Equipment Co (generator) - \$107,600.00
- Element Environmental (IAQ/IEQ evaluation – 100% complete) - \$852.00
- Element Environmental (review reports, mtgs, etc. – Inv. #2516) - \$1,047.42
- Pennoni Associates (load testing, Inv. \$841229) - \$3,812.50
- Unruh Turner Burke & Frees (legal consultation/construction) - \$3,644.50

Mr. Lehenky seconded the motion. The motion passed unanimously. The funds transfer also included an invoice from DSS Philly in the amount of \$12,063.06 which was approved in January and paid by funds from the general fund and the 50% deposit to W.J. Strickler Signs for ADA interior non-illuminated signs approved at the February 5 meeting.

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.

7 Minutes of February 19, 2019

COG – Ms. O’Doherty reported on recent activity by the COG to include several municipalities looking into an intern/junior council person program following the program that Atglen Borough adopted. Ms. O’Doherty noted that she had forwarded information to the Board to see if they would like to pursue a similar program. She also noted that the COG will be offering a scholarship program this year.

CITIZEN’S COMMENT:

None

.

There being no further business to discuss, the meeting adjourned at 9:32 p.m.

Janis A. Rambo
Township Secretary