

MINUTES FOR MARCH 3, 2020 VALLEY TOWNSHIP BOARD OF SUPERVISORS

The first monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, March 3, 2020, at the Township Municipal Building, 890 West Lincoln Highway, Coatesville, PA.

The Board of Supervisors meeting was called to order by Chairwoman Patrice Proctor at 7:35 p.m. Those in attendance were Supervisors Christopher Lehenky, Kathy O'Doherty, Sharon Yates, Carmen Boyd, and Patrice Proctor. Also in attendance were Andrew D.H. Rau, Esquire, of Unruh, Turner, Burke & Frees (Township Solicitor); Michael J. Ellis, P.E., of Pennoni Associates Inc. (Township Engineer); and Carol R. Lewis, Township Manager. Ms. Proctor noted that the Board of Supervisors met in Executive Session prior to the meeting at 5:30 p.m. to discuss personnel and litigation issues.

PUBLIC HEARING:

Mr. Rau opened the Public Hearing as advertised to hear comments on a proposed amendment to the Code of the Township of Valley, to amend the Zoning Map and other miscellaneous provisions. He noted that the proposed Zoning Map Changes were consistent with the Township's *Comprehensive Plan*. He noted that although the Public Hearing had been properly advertised, the properties had not been posted and recommended that the Public Hearing be continued to the March 17 meeting to allow for the posting to be done. **Ms. Yates made a motion, seconded by Ms. O'Doherty, to continue the Public Hearing to amend the Zoning Map to March 17, 2020, at 7:30 p.m.** The motion passed unanimously.

CITIZENS COMMENTS ON AGENDA ITEMS:

None

APPROVAL OF MINUTES:

Ms. Boyd made a motion, seconded by Ms. Yates, to approve the minutes of the February 18, 2020, meeting as presented. The motion passed unanimously.

PAYMENT OF BILLS:

Ms. O'Doherty made a motion, seconded by Ms. Yates, to pay bills as presented. The motion passed unanimously.

BOARD GENERAL COMMENTS:

Ms. Proctor noted that there is still an open seat on the Planning Commission.

CITIZEN'S COMMENTS:

Theresa Smith, 50 Robinson Avenue, Coatesville – Ms. Smith stated that she is following up on a complaint that she made several months ago regarding items still in the “easement” along Robinson Avenue. She showed the Board pictures on her cell phone of a section of the road where there are still items in the “easement” such as bollards and poles. She stated that there are still some potential issues when she and her husband navigate with their RV. Mr. Ellis reviewed what can be placed in a road right-of-way. Mr. Lehenky advised that he would take a look in the area and met with her at the site. Ms. Smith also commented on the “bump” and suggested at a minimum that a “Bump” sign be placed. Ms. Lewis stated that she would defer to Kris Lenhart of the public works department what could be done with regards to the bump as it does redirect water.

SOLICITOR'S REPORT:

Mr. Rau noted that he gave his report during the Executive Session.

ENGINEER'S REPORT:

Mr. Ellis submitted the Engineer's Report which is on file in the Township Office.

Discussion/consideration to release financial escrow posted by Orleans Homes – Mr. Ellis reviewed that Orleans Homes has requested release from the financial security posted for completion of two manhole inlets at Hillview. Mr. Ellis advised that a site visit was made and it was confirmed that they have adequately performed temporary stabilization of the disturbed lawn areas with seed and straw mulch. It was Mr. Ellis' recommendation to hold \$3,000 in escrow to ensure that the disturbed area will not need to be reseeded, re-mulched or regraded. **Ms. O'Doherty made a motion that, based on the Township Engineer's recommendation, to release \$17,000 from the Orleans Homes escrow for completion of two manhole inlets and to retain \$3,000 in escrow to ensure grass grows in the disturbed lawn areas. Ms. Yates seconded the meeting.** The motion passed unanimously.

At this time, Mr. Rau departed the meeting.

Mr. Ellis highlighted the following items from the report:

- Oakcrest I – Mr. Ellis stated that he has responded to questions from the developer's attorney regarding close out matters. The developer has requested consideration of dedication at the March 17, 2020, BOS meeting.
- Oakcrest II – Mr. Ellis reported that the contractor has resumed punchlist work. The contractor just submitted information on the tot lot. It was noted that the contractor is also working on a pedestrian bridge submission to DEP which will be reviewed by the Township. The developer will be attending the March 17, 2020, BOS meeting.

- Valley View Lot 6 – Pennoni reviewed and responded to Zoning and SALDO pre-application questions from the design consultant. They anticipate making a Preliminary/Final Land Development Plan submission by March 20.
- Valley View Lot 8 – It was noted that the developer may submit a change from residential to industrial.
- Hemlock Avenue Bridge Replacement – Site construction began on March 2 including closure of the roadway and Pennoni is performing part-time construction observation. Demolition is expected to be completed by March 6 with abutment wall modifications and in-stream rip rap installation to follow next week. The precast plan is scheduled to start fabricating the concrete beams on March 5 for delivery in early April. Bridge deck concrete construction and road re-paving will immediately follow beam installation. Mr. Ellis suggested doing some sealing on the abutment walls and requested authorization if the contractor can submit a cost and the County approve a change order to include the cost of the sealing to proceed as the work would be done prior to the Board’s next meeting. **Ms. Yates made a motion, seconded by Mr. Lehenky, to authorize Pennoni Associates to proceed with obtaining required costs and approvals with the County to issue a change order for sealing on the abutment walls of the Hemlock Avenue Bridge.** The motion passed unanimously.
- Water System- Pennoni prepared 30 lead sampling customer notification letters which were mailed by Township staff on February 26 with DEP certification forms being completed and submitted to close out the violation. Mr. Ellis further reported that a follow-up violation notice from DEP was received regarding the lead notifications and Comprehensive Monitoring Plan (CMP) and Uninterrupted System Service Plan (USSP) requirements. Pennoni has discussed the violation with DEP and are assembling the CMP and USSP documents including coordination with PAWC on the USSP. Pennoni anticipates submitting the documents to DEP next week and a review meeting has been scheduled with DEP on March 13 at their offices.
- Zoning Amendments – Pennoni is amending the in-law suites Zoning amendment to address the BOS’ comments and anticipates submission to the CCPC with the next week. He noted that they have found that most other water/sewer agencies do not require an additional EDU/meter for an in-law suite as the water or sewage usage is metered with the main unit. Mr. Ellis confirmed that this is also the practice of PAWC.
- 923 West Chestnut Street Stormwater Plan – Pennoni reviewed a Simplified Method Stormwater Plan submission for a proposed new house on a vacant lot. A comment letter is being finalized for submission to the Codes Department on March 4.

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- 700 Fox Chase Boulevard Storage Shed – Mr. Ellis stated that he reviewed a sketch plan for a proposed ±3,500 s.f. storage shed in the front yard of the commercial building and submitted comments to the Codes Department.

Ms. O’Doherty asked about the status of the Irish Alley Pavement Damage. Mr. Ellis stated that he would be doing an inspection when in the Township next week during the day.

Discussion/consideration to authorize Pennoni Associates to prepare the annual Consumer Confidence Reports (CCRs) for 2019 – After discussion and review of Pennoni’s estimated quotes to prepare various required reports, **Ms. O’Doherty made a motion, seconded by Mr. Lehenky, to authorize Pennoni Associates to prepare the 2019 CCRs at a cost of approximately \$4,000.** The motion passed unanimously. **Mr. Lehenky made a motion, seconded by Ms. Yates, to authorize Pennoni Associates to prepare the annual DEP Sewer System Chapter 94 Report at a cost of approximately \$8,000; the DEP Water Allocation and Permit Compliance Reports at a cost of \$6,000; and the DRBC Water Audit at a cost of \$2,000.** The motion passed unanimously.

At this time, Mr. Ellis departed the meeting.

MANAGER’S REPORT:

Discussion/consideration to remove Lara Lamparski from EAC and appoint Jennifer Kowaleski as EAC member – Ms. Lewis reported that attempts – via eMail, regular mail, and phone -- to reach Ms. Lamparski to confirm if she still has an interest to serve on the EAC have not been successful. **Mr. Lehenky made a motion, seconded by Ms. Yates, to remove Lara Lamparski from the EAC and appoint Jennifer Kowaleski, who is currently serving as an alternate, to the seat held by Ms. Lamparski.** The motion passed unanimously. It was noted that the term currently expires on December 31, 2020.

At this time, Brenden Curry introduced himself. He noted that he works for LNP Online and has begun covering some of the surrounding municipalities’ meetings as their research shows that residents from the “19320” area subscribe and read LNP Online. He plans to begin coverage of the Valley Township meetings.

NEW BUSINESS:

Consideration to advertise for Assistant Treasurer position – Ms. Lewis noted that as per discussions with the Board, she will have a job description and advertisement prepared for the Board’s consideration at their next meeting for the position of *Assistant to the Treasurer & Secretary*.

Consideration to waive penalty fees for 505 McElree Lane – Request from 505 McElree Lane to waive penalty fees was reviewed. It was noted that a call was received by the admin staff on February 24 from the owner advising that he received a past due notice. The resident stated that

he had mailed a check. The only check received for payment on the account was post marked February 24, 2020. The Board concurred that no waiver of the penalty could be given.

CITIZEN COMMENTS:

None

There being no further business to discuss, the meeting was properly adjourned at 8:28 p.m.

Janis A. Rambo
Township Secretary