

MINUTES FOR FEBRUARY 20, 2024 VALLEY TOWNSHIP BOARD OF SUPERVISORS

The second monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, February 20, 2024, via hybrid to allow participation at the Valley Township Building at 1145 West Lincoln Highway, Coatesville, PA or through the *Go To Meeting* platform.

The Board of Supervisors meeting was called to order by Chairwoman Patrice Proctor at 7:02 p.m. Those in attendance at the Township Building were Supervisors Patrice Proctor, Casey Max Leidy, Linda Baugher, LeRoy Goldsmith and Sharon Yates. Also attending the meeting at the Township Building were Janis Rambo, Township Manager/Township Secretary; Kris Lenhart, Public Works/Facility Director; Chief Glenn Eckman; and Matthew Korenoski, Esquire, of Unruh, Turner, Burke & Frees (Township Solicitor). Michael J. Ellis, P.E. of Pennoni Associates Inc. (Township Engineer) attended virtually.

ANNOUNCEMENT OF MEETINGS/ACTIONS OF THE BOARD

Ms. Proctor noted that the Board of Supervisors met in Executive Session prior to tonight's meeting at 6:00 p.m. to discuss personnel issues. She also noted that the Board of Supervisors met virtually in Executive Session on February 14, 2024 at 3:00 p.m. to discuss legal issues.

CITIZEN'S COMMENTS ON AGENDA ITEMS

None

CONSENT AGENDA

Mr. Leidy made a motion, seconded by Mr. Goldsmith, to approve the consent agenda:

- a. Approve Minutes as written – February 6, 2024**
- b. Approve bills presented for payment**
- c. Approve Treasurer's Report for month ending January 31, 2023**
- d. Ratification to move deposit from Commonwealth of PA/PEMA in the amount of \$681,877.96 from the general fund to tree replacement/MS4 fund**

The motion passed unanimously.

BOARD GENERAL COMMENTS

Ms. Proctor reviewed some of the Township's General Comments/Upcoming Events as listed on page 2 of the agenda.

CITIZENS REQUEST TO BE ON THE AGENDA

Gary Hudson – Chester County Airport Authority – bi-annual update – Mr. Hudson, Airport Manager, attended the meeting and presented the Chester County Airport Authority bi-annual update. Their three major goals for 2024 are 1) Airport Perimeter Fence Project which started in September 2023, is 90% complete down by Rockdale Drive and will be completed by mid-May, 2) Runway Pavement Repair Project (Design/Bid) which will be in design phase this spring/summer, and 3) Land Development Plan for RSA Improvements which they will have approval this summer. Mr. Hudson discussed a couple past events being 1) National Aviation Day Event which was very successful with 99 kids attending who also received merit badges, and 2) Grand Opening of New Airport Restaurant on January 13, 2024 called The Hungry Pilot - it is different from how it previously looked with high top tables added, craft beers and TV's throughout the restaurant. Mr. Hudson mentioned two upcoming events being 1) Chesco Event which will be held on May 4, 2024 by the Chester County Flight School – they invite all to come out and see what tenants are at the airport and what they do, and 2) Car Show the third week of May – they met 2 weeks ago to discuss the details, location, etc., but this event is still pending.

DEPARTMENT REPORTS

Police Report - The monthly report was issued and part of the Board of Supervisors' packets. Chief Eckman stated there were 1,751 calls for January 2024. He also reviewed the following training and community events as well as some additional information:

- On January 23 & 24, Chief Eckman and Valley Township Police hosted police officers from surrounding agencies for Session IV of Advanced De-Escalation & Trauma Informed Training.
- On January 26, Chief Eckman re-certified his CPR and First Aid Instructor certification.
- On January 30, Chief Eckman virtually attended an FBI Bomb Threat webinar. The webinar specifically addressed current threats in the Southeastern Pennsylvania region.
- Chief Eckman mentioned the new 3805 was picked up and is awaiting upfitting.
- Chief Eckman noted the old 3805 was traded in for \$4,000 by New Holland Ford to offset the cost of a new vehicle. The vehicle is not in service yet and will take about 6-8 weeks for the upfitting. In the meantime, it will be painted and stickered.

Ms. Proctor asked if we are assisting EMS with lifting and Chief Eckman responded they are not doing that.

Fire/EMS - The monthly report was issued and part of the Board of Supervisors' packets. Chief McWilliams noted that the Fire Company responded to 55 calls for the month of January, of which 36 were in Valley Township. The total time in service was 28 hours, 41 minutes and total manpower was 222 with an average of 4 per call. The EMS Division responded to 256 calls for the month of January, of which 71 were in Valley Township. The Wagontown division calls were 408, of which 24 were in Valley Township. Chief McWilliams added a thank you to the residents who donated to the ambulance membership and if they did not receive anything, to reach out to the fire company and they will mail it to them. Ms. Yates asked if the wait times are the same as before or different when taking a patient to the hospital. Chief McWilliams commented that it varies day to day. Sometimes it's a quick drop off and sometimes they have to wait with the other ambulances for a bed. He noted that call volume is up with 55 calls in one month. Ms. Yates asked if space heaters are the cause for

calls and Chief McWilliams responded sometimes it is, but this month was more weather-related accidents. He also thanked our road crew for their assistance on the roads during the winter weather when PennDOT couldn't be there.

Emergency Management - No report provided. Mr. Joe Sciandra was not present.

Public Works/Facility - The monthly report was issued and part of the Board of Supervisors' packets. Mr. Lenhart reviewed his report mentioning the following items. They plowed and salted on January 15, 16, 19, February 13 and spot salted on February 14. A temporary stop sign was placed at Rt. 340 & Rt. 82 intersection (PennDOT replaced their sign and they have collected their temporary sign). Mr. Lenhart mentioned that during the February 13 snowstorm, they had to plow/salt 3 state roads due to accidents and vehicles stuck and they notified PennDOT. One Valley Township truck was stuck during the snowstorm and had to be pulled out by Flings Towing with no damage to the vehicle. The resident's yard had some damage which they will fix in the Spring. He added that Christmas tree collection was on January 23 & 24. They also took out both trash trucks on January 22, 23, 26 and February 14 due to trash being cancelled/postponed due to snow. Mr. Lenhart was contacted by Omega on January 24 to reset the Datto dna switch panel in the IT room which caused everyone to have computer issues. The problem was resolved later that day when Omega removed the scheduled software update and went back to the prior version of the software we were using. Ms. Rambo stated that there is approximately one year left on the contract. Mr. Lenhart noted that cameras were installed in trucks 7, 8 and 13 and they still have one additional camera for the new trash truck. He ordered parts for the tippers to be rebuilt on truck 7 and Hydra Power did the rebuild. Mr. Lenhart mentioned that truck 6 had eight tires and two rims replaced, both used and 60% tread left on the tires, and they will be putting this truck on MunicBid when the new truck gets delivered.

Administration - The monthly report was issued and part of the Board of Supervisors' packets. Ms. Rambo noted the report is for month ending January 31, 2024 which includes the financials for January and includes data of payments that were paid online by debit/credit card which was a trash payment month. She also noted that a zoning amendment application was received from Westwood Ridge about a week ago that will be on the March Planning Commission for their review and recommendation. The Board of Supervisors, at a future meeting, will be setting the date to hold the zoning amendment hearing.

Codes - The monthly report was issued and part of the Board of Supervisors' packets. Ms. Proctor asked what is going on at St. George. Ms. Proctor stated that there were a lot of items out at St. George when you pull in on the right side. Mr. Lenhart mentioned the first 3 or 4 houses are private and we do not collect their trash. Ms. Proctor pointed out that when you come in off of Rt. 82 on the right side, there is a half of a yellow car that has been sitting there and inquired as to what is being done with that car. Chief Eckman noted that is in Valley Township and they have told owner that he has a week to remove it. The car is now missing tires, parts, etc. The owner said it will be removed by Wednesday, February 21. Chief Eckman told him if it is not removed, it will be towed and the starting rate is \$175.

PLANNING COMMISSION REPORT

None – Meeting scheduled for February 13, 2024 was cancelled.

SOLICITOR'S REPORT

None

ENGINEER'S REPORT

The Engineer's Report was issued and part of the Board of Supervisors' packets. Mr. Ellis reviewed the following developments and capital projects from the report:

- Valley View Business Park Lot 8 – Mr. Ellis noted a new land development plan application was submitted on February 4 by All County Partnership for an 82,000 SF industrial building on Lot 8A. This plan will supersede the previous plan from 2021, which proposed two industrial buildings. The plan is currently under review and is scheduled for consideration at the March Planning Commission meeting. No applications have been made for Lot 8B which may now be under separate ownership. They also attended a virtual meeting on January 31 with PennDOT, Township staff and Applicant's Traffic Engineer (Dynamic Traffic) to discuss traffic signalization at the Washing Lane / Lincoln Highway intersection. Dynamic indicated they would initiate preparation of the traffic study and permit application materials in follow-up to the meeting.
- Westwood Ridge – Mr. Ellis noted the Applicant has submitted amended land development plans that adjust the site layout. The plans are currently under review and the amended submission is expected to be discussed at the March Planning Commission meeting.
- 359 East Glencrest Road/Millview Basin Drainage – Mr. Ellis noted they have had numerous phone calls and emails with the property owner over the last month to request he provide the Township with a written response to the construction plans and sign the Landowner Agreement form and Temporary Construction Easement. No written comments have been provided, only verbal comments requesting additional clarification language be added to the agreement and driveway seal coating be added to the scope. Mr. Ellis stated they updated the documents, met with him again on-site to review them, and provided status and schedule updates on February 15. He verbally requested some further minor updates indicating those were his final comments. Mr. Ellis commented that they revised the agreement and easement documents and submitted to him via email on February 20. The contractor is halfway through Millview and expects to complete the basin work by March 8. Mr. Ellis stated the contractor plans to mobilize to East Glencrest Road on March 11. The roadway will be closed 24/7 between Coronet Drive and Brick Row for the approximate 2-month duration of the work on East Glencrest Road. The intersections at Coronet Drive and Brick Row will remain open. Pennoni met with Ms. Rambo, Mr. Lenhart and Chief Eckman to discuss traffic control alternatives and it was determined that a 24/7 closure is the safest option. Mr. Lenhart notified the school bus service of the closure so they can re-route buses. Mr. Ellis noted that Flyway Excavating will hand out notifications to residents along East Glencrest Road this week and post signage. The City of Coatesville will email a notice to the Millview HOA and Millview Apartments. The Township will email the notice to Oakcrest HOA and post on the Township website. Mr. Ellis added that a pre-construction meeting for the East Glencrest Road work with Township staff, Chief Eckman, Pennoni, Cedarville Engineering

(the City's Engineer) and Flyway Excavating is scheduled for March 4 at the Township building. A pre-construction meeting at the site with the property owner, Pennoni and Flyway Excavating is tentatively planned to follow on the same day.

- West Lincoln Highway Drainage Improvements – Mr. Ellis noted that staff will be going out to perform bog turtle surveys over the next two weeks. The investigations will require walking across private properties, which notices have been prepared for these properties. Design will commence following the survey.

OLD BUSINESS

Consideration to adopt a Resolution for a Municipal Grant Program to be utilized by the municipalities of Chester County – Mr. Ellis provided an overview of this Resolution stating that it is a Chester County Preservation Partnership Program and the application is for a trail at the property frontage. He's been in touch with the County and it's due by February 29. Mr. Ellis noted two items being 1) authorization for the Township to submit the Resolution, and 2) the requested grant amount is up to 25% of the project cost which is \$47,500. He noted the two action items are 1) approve the Resolution, and 2) authorize the suggested chairwoman to sign the grant contract in advance of being awarded. Mr. Ellis mentioned the application is for maintenance/inspection improvements, the municipality is not to sell without written approval and the municipality should attend the public meeting.

Mr. Leidy made a motion, seconded by Ms. Baugher, to approve Resolution 2024-13, a Resolution authorizing the Board to sign the grant contract in advance of being awarded for a Municipal Grant Program to be utilized by the municipalities of Chester County. The motion passed unanimously.

At this time, Mr. Ellis departed the meeting.

NEW BUSINESS

Consideration to allow COG to use the Training Room for their monthly meeting on June 26, 2024 – Mr. Leidy asked if someone from the Township will be present and Ms. Yates responded that she will be there with ESAC having a connection with COG. Ms. Rambo noted that none of our A/V equipment will be used as they come with their own. The Board concurred to allow COG to use the Training Room for their monthly meeting on June 26, 2024.

Consideration to approve the sale of the 2007 Ford F550 through MuniBid for the amount of \$10,300 to SECCRA – Mr. Lenhart noted that this was the last dump truck purchased that had a steel body, so with all the salt over the years the body was gone.

Mr. Leidy made a motion, seconded by Ms. Yates, to approve the sale of the 2007 Ford F550 through MuniBid for the amount of \$10,300 to SECCRA. The motion passed unanimously.

COMMITTEE/AUTHORITY REPORTS

Safety – Ms. Baugher had no update.

Parks & Recreation – Ms. Proctor had no update.

ESAC – Ms. Yates had no update.

COG – Ms. Yates mentioned the Western Chester County Chamber rescheduled their Municipal 201 class that was canceled due to weather in January to this Saturday at 8:00 a.m.

Other - Ms. Proctor inquired if a new Parks & Recreation Committee is established, would they have to reside in the Township. Ms. Rambo commented that a Resolution needs to be done to establish committee parameters and how many people you want, etc. She said a standing committee is typically Township residents, but they can have volunteers who help at the various events. Ms. Baugher asked if they can restructure so non-residents can be on. Mr. Korenoski stated that statute sets out residency requirements. Mr. Leidy pointed out and inquired as to why we would want someone outside the community telling us what to do, but he could see non-resident volunteers assisting. Ms. Proctor added that Joy Hurst in Codes is very active in Parks & Recreation, but lives in East Fallowfield. Mr. Leidy added that any voting rights should be residents only. Mr. Korenoski stated they will take a look at it and get back to them.

CITIZEN COMMENTS

Paul Krausser, 437 Lockport Lane – Mr. Krausser, who was present at the meeting, first asked how to join the meeting virtually and does everyone in the community see/hear you. Mr. Leidy replied yes; Ms. Baugher said you log in; and Ms. Rambo mentioned it's in real time, but it's not recorded. Mr. Krausser then asked if there was a certified civil engineer on the panel or that works with the Township. Mr. Korenoski responded that this time is for citizen comment only for non-agenda items and not a question/answer time. Mr. Krausser proceeded to go through his attachment that he handed out to the Board regarding his erosion problem in Hillview and believes that Valley Township is responsible for paying for the erosion repairs done on his property. He presented the problems he has been trying to address for the past few years stating that the issue is behind his house. The first stage of erosion he had was an 8-10" drop. He stated there is a retaining wall/fence and below that the erosion one year later was a 16" drop, 13 feet from the retaining wall and 7 more feet to his house. He commented that there was erosion that moved in next to his erosion and if it had been repaired right away, the erosion wouldn't have happened. Mr. Krausser also stated that the house across from his on the western side had work done by someone else, not Valley Township. The one picture in his document showed the grading lines on his property and he mentioned what the definition of Stormwater Management is saying that his property is in a stormwater area. He stated there was an email sent by a board member who lived on his street as proof they were working on the stormwater area stating that his lawn was the only one being cut and only fence near the basin. Mr. Krausser mentioned the stormwater is an issue pointing out the 2003 Erosion and Sedimentation Control Report. He noted in the Stormwater Management Narrative – Phase II section that his lot is 162. Mr. Krausser stated that he was a certified engineer and pointed out that there is a wall above his property that slants down that's in the stormwater area, so anything below that is also stormwater

area. He obtained two past memos the first stating about the conflict between Valley Township telling him what happened and he mentioned in a letter to Ms. Rambo what actually happened regarding Pennoni working on that project in Hillview in the Fall of 2016. Mr. Krausser asked if the Board knew about the letters and Mr. Korenoski had to remind him that it's not a question/answer time. Mr. Krausser then mentioned the second memo he received from Robert Glisson stating that Valley Township was involved in putting in shrubs and trees, but that was it since they couldn't do the swale parts. Mr. Krausser ended his comments by stating he's been trying for 3 years to get the HOA Board to do something and he's frustrated and hopes this doesn't continue to happen in the future as it's going to bankrupt him. The Board thanked him for his comments.

At this time, Mr. Korenoski departed the meeting.

There being no further business to discuss, the meeting was properly adjourned at 8:16 p.m.

Janis A. Rambo
Township Secretary