

**East Pikeland Township
Board of Supervisors Meeting
December 5, 2017**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, December 5, 2017 at the Township Building, 1158 Rapps Dam Road, Kimberton. Present were Chairman Ron Graham, Vice Chairman Rusty Strauss, Supervisor Ben Campbell and Township Manager Kim Moretti.

Mr. Graham called the meeting to order at 7:00 p.m.

Minutes

Mr. Strauss made a MOTION to approve the November 1, 2017 Board of Supervisors meeting minutes. Mr. Campbell seconded and the minutes were unanimously approved.

Correspondence

- A letter was received from State Representative Becky Corbin relative to the newly enacted Act 42, PA Race Horse Development and Gaming Act. No Board of Supervisors action necessary.
- Notification from Interstate Energy Company that they will be converting an existing 18” pipeline that runs through the township from petroleum to natural gas.
- Request from Interstate Energy Company to amend a 1973 Right of Way Grant agreement with the township to allow for the addition of transportation of natural gas through an existing pipeline on township owned property. Mrs. Moretti reported that other property owners have also received this letter. She asked Interstate to provide a map of the township indicating the properties impacted as well as a map of the township property showing the specific location of the right of way.

Upon Motion by Mr. Campbell and seconded by Mr. Strauss, Mrs. Moretti was directed to ask the solicitor to review the request. Motion passed unanimously.

- Letter from Covered Bridge Crossing HOA requesting township reimbursement for repair of stormwater drains on Hollingsworth Drive, a township maintained road.

Mrs. Moretti was directed to obtain additional information from the HOA, such as how many stormdrains on Hollingsworth were repaired or replaced, the cost for those specific drains and if the drains will pass a township inspection. Once this information is obtained, the Board of Supervisors will consider the request for reimbursement.

- Letter from a resident of Zoller Drive asking the township to take action to allow for safer pedestrian crossing over the Rapps Dam Covered Bridge.

Mr. Graham made a suggestion that lights be installed inside the bridge in order to make it safer. Mrs. Moretti will contact PennDOT and make a request.

Department Reports

Township Manager – Mrs. Moretti reported that during the month of November the Park & Rec Board held their fall French Creek Trail Clean-up with great volunteer participation. The Kimberton Park amphitheater is moving forward with electrical and plumbing work and walking path installation. The Multi-modal grant for the 724 sidewalk project has been denied and Mrs. Moretti is working with the township traffic engineer on next steps. Mrs. Moretti and John Schott continue to attend the 724 Corridor Redevelopment meetings hosted by the Chester County Economic Development Council. With municipal input they are creating an “Opportunities Map” to highlight properties where redevelopment would be welcome. Mrs. Moretti met with the Board to discuss the search for a new Police Chief to replace Chief Wilson when she retires at the end of 2018.

Township finances are in a very healthy position with investment funds showing excellent returns, especially in the Police Pension and Capital Reserve funds.

The 4th in a series of Holiday Ornaments featuring historic properties in the township is now available for sale. The new ornament features the Kimberton Railroad Station. The other ornaments are: Rapps Dam Bridge, Snyder’s Mill and Chrisman’s Mill. Each ornament is \$5.

Police Department – Chief Wilson reported that during the month of November the Police Department responded to 244 calls, including 2 assaults, 5 thefts, 10 misdemeanor arrests and 4 DUI arrests. They issued 28 traffic citations and responded to 16 accidents.

All officers participated in training of new software that will be installed on computers in police vehicles and allow the officers to print citations and reports from inside the vehicle. The emergency responders Limerick Drill was held in November and East Pikeland Township’s Emergency Operations Center was evaluated by PEMA and FEMA. Chief Wilson feels they will get high marks for the drill.

The Citizen’s Policy Academy is going well with 10 participants. The Philadelphia Inquirer published an article on the activity. A new class will be held in the Spring of 2018.

Valley Forge Sewer Authority – Chuck Melle, one of the East Pikeland Township representatives on the Valley Forge Sewer Authority Board of Directors, reported on VFSA activities. He explained that they are dealing with litigation over the plant expansion; that the Tredyffrin Township Valley Creek Trunk System is in the process of being sold; and that there has been no activity on East Pikeland Township’s request for public sewer service to the proposed Pikeland Glen project on Spring City Road.

Carole Thompson of Silver Spring Road asked what the Pikeland Glen project is. Ed Latshaw explained that there is a proposal for a development on Spring City Road near Cromby that includes 285 age-restricted modular units. The developer is seeking sewer capacity; however the project is outside of the current Act 537 plan that authorizes the public sewer service area. The township is currently in litigation with the developer of this project.

Dennis Ray asked how many sewage plants there are. Chuck responded that there is one plant off of Pawlings Road in Schuylkill Township and several pump stations.

Tom Schmitt asked what the current capacity is of the sewer plant and how much is available for expansion? Chuck Melle responded that East Pikeland's capacity is already committed; however there are ways to get capacity from other municipalities in the VFSA system – such as leasing, buying or borrowing.

Carole Thompson asked if the sewer capacity issue is a way to prevent high density development? Ron Graham responded that lack of sewer capacity will stifle development.

Jon Gayl asked what is being done to provide more EDUs for the 724 Corridor. Chuck Melle responded that he was not aware that the township needed more EDUs for the 724 Corridor, however if so, the township would have to amend their Act 537 plan to expand the public sewer service area, have the plan approved by DEP, and procure EDUs from another source.

Peter Sitkowski, the East Pikeland Township representative to the VFSA Joint Board was also present. He explained that the Joint Board includes the three founding members of VFSA (East Pikeland, Schuylkill and Charlestown) and five other municipal members (Willistown, Malvern, Tredyffrin, Easttown and East Whiteland). The Joint Board meets twice a year and conducts oversight of financial issues and the transit of sewer from other municipalities.

Landscapes 3 Update – Jim Garrison, chairman of the Historical Commission, also serves on the Steering Committee for Chester County's comprehensive plan update – Landscapes 3. He explained that one of the reasons he was chosen is because the township's Historic Ordinance is looked at by the County and State as a model ordinance. In a County public poll the issues that are high priorities for residents of Chester County are: maintaining and increasing open space, maintaining the quality of life, and the environment. Jim demonstrated several pages of the Chescoplanning.org website that provide good information for the public.

Old Business

Mr. Campbell made a *MOTION to authorize the Township Manager to advertise the decision to hire Barbacane, Thornton and Company to prepare the 2017 annual financial report.* Motion was seconded by Mr. Strauss and passed unanimously.

Mr. Campbell made a *MOTION to award the contract for Snyder's Mill Restoration, Phase 2, to F.W. Houder, Inc. with a low bid of \$103,712.* Mr. Strauss seconded the motion. Jim Garrison explained that the project was first bid in May with bids substantially over budget. It was rebid as a winter project and bids are closer to budget. The project will add a roof and windows to enclose the structure. There being no further questions or comments, the motion passed unanimously.

Mr. Campbell made a *MOTION to approve Escrow Release No. 2 for Kimberton Glen Subdivision, Township Line Road improvements, in the amount of \$42,720.90, hereby closing out the escrow account for this portion of the project, as recommended by the township engineer.* Mr. Strauss seconded the motion and it passed unanimously.

New Business

Mr. Strauss made a *MOTION to accept the resignation of Marilyn Randolph as a township representative to the Valley Forge Sewer Authority Board*. Mr. Campbell regretfully seconded the motion and it passed unanimously. Rusty publicly acknowledged Marilyn's many years of service as a volunteer for East Pikeland Township.

Mr. Strauss made a *MOTION to accept the resignation of Marilyn Randolph from the Open Space Committee*. Mr. Campbell seconded the motion and it passed unanimously. Stock Illoway commented that he is sorry to see her resign, as she was knowledgeable about the township and was helpful in creating connections for open space preservation.

Mr. Strauss made a *MOTION to approve RESOLUTION 2017-20, to set the tax rate for East Pikeland Township at .44 mills for Fiscal Year 2018*. Mr. Campbell seconded the motion.

Dennis Ray asked what the current tax rate is. Mr. Graham responded there is no change and that the township had in fact lowered the real estate tax rate in 2015.

There being no further questions, the motion passed unanimously.

Mr. Strauss made *MOTION to approve RESOLUTION 2017-21, adopting the township budget for fiscal year 2018*. Mr. Campbell seconded the motion and it was unanimously approved.

Mr. Strauss made a *MOTION to authorize obtaining an appraisal for the Crouse Property on Spring City Road, as recommended by the Open Space Committee*. Mr. Campbell seconded the motion.

Tom Schmitt asked if the property is already proposed for development, how would the township buy it as open space? Stock Illoway responded that the appraisal is the first step to determine if the township appraisal is a figure close to what the owner would consider in order to sell the land.

There being no further comments, the motion carried.

Open Space Discussion – The Open Space Committee has made a recommendation to place the township-owned Graham property under Conservation Easement. Stock Illoway explained that the Graham property was given to the township from French & Pickering Creeks Conservation Trust many years ago, but it was never officially preserved with a conservation easement. He feels it is important to put the property under easement to save it from being sold or developed by future elected officials. The process would include obtaining an appraisal to determine the value of the land, preparing a conservation easement plan, and retiring the development rights on the property.

Tom Schmitt asked if there are any other township-owned properties that are not preserved with a conservation easement? Mr. Graham responded that there are, however the Graham property has exceptional value due to its location along the French Creek.

There being no further discussion, Mr. Campbell made a *MOTION to authorize an appraisal for the Graham property for the purpose of placing it under a conservation easement.* Mr. Strauss seconded the motion and it carried.

Carole Thompson suggested that a presentation on open space in the township be presented at a future Board of Supervisors meeting.

Mr. Strauss made a *MOTION to approve Conditional Use Application C-1-2017, approving expansion of a daycare use at the Kimberton Square Shopping Center, as per the written order.* Mr. Campbell seconded the motion and it passed unanimously.

Mr. Strauss made a *MOTION to approve the proposal from the Lafayette College Meyner Center to assist with recruiting a new police chief at a cost of \$85 per hour, not to exceed \$7000.* Mr. Campbell seconded the motion and it carried.

Public Comment

Mr. Gene Epps was present to voice concerns about the proposed medical marijuana facility that is going to open in East Pikeland Township. The Board listened to his concerns and responded that medical marijuana is a State regulated business and that the use is considered retail and as such is allowed per the township zoning ordinance. They suggested that Mr. Epps speak to his State Legislators about this concerns.

Announcements

Mr. Graham congratulated Mr. Campbell on his re-election as Township Supervisor. Mr. Campbell responded that after this six-year term he will have served over 30 years on the East Pikeland Township Board of Supervisors.

Mr. Graham and Mr. Campbell met with the township manager and police chief to discuss a personnel issue on December 1, 2017. No other township business was discussed at this time.

There being no further business, the meeting was adjourned at 8:10 pm.

Submitted by,
Kimberly Moretti, Township Manager