

UWCHLAN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING
FEBRUARY 10, 2020

The meeting was called to order at 7:31 p.m. by Chairman Bill Miller and the Pledge of Allegiance was recited.

Present: Supervisors: Bill Miller, Mayme Baumann and Kim Doan; Township Manager Scott Greenly; Assistant Township Manager/Secretary Katie Churchill; Building & Zoning Official Tara Giordano; Township Treasurer Sue Bernhard; Fire Marshal Mike Holmes; Police Chief Scott Alexander; Lieutenant Maureen Doyle; Township Engineers Ted Gacomis and Dan Daley; and Township Solicitor Mark Freed

Mr. Miller announced that tonight's meeting will be taped and on-line within a few days. He also recognized the death of Patricia Gaines, who was very active in the Township Historical Commission as Chairperson as well as the wife of Fred Gaines, a former Township Supervisor.

Minutes: *Mrs. Baumann made a motion to approve the Minutes of January 6 and January 13, 2020 and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

REPORTS:

Police: Chief Alexander reported that there were 246 traffic citations issued, 39 traffic accidents and 12 criminal arrests during the month of January. Motor Carrier details conducted resulted in 5 trucks and one driver being taken out of service.

Treasurer: Ms. Bernhard has submitted her report for the month of January. The following is a list of revenues and expenditures:

<u>Fund</u>	<u>Revenues</u>	<u>Expenses</u>
General	\$519,529.83	\$719,560.12
State Liquid Fuel	-0-	19,813.50
Sewer	372,102.62	363,858.06

To date, the Township has collected approximately 5% of its budgeted revenues and spent about 7% of its budgeted expenses.

Public Works: Mr. Greenly reported that for the month of January the Public Works Department marked for PA One Calls; flushed sanitary sewers in Marchwood; cleared various catch basins; repaired street signs; cut back tree limbs from the roadways; picked up and chipped Christmas trees; salted roads on January 8th; salted and plowed on January 18th; performed weekly meter checks and grease trap checks; and performed general maintenance of vehicles.

He also reported that for the month of January the daily average flow to Downingtown was approximately 1.45 million gpd and there were no new sewer connections to either plant. The Township has received 6.12 inches of rain during January with a year-to-date surplus of approximately 3 inches.

Fire Marshal: Mr. Holmes reported that during the month of January he responded to 12 fire calls during regular work hours. The Building Dept. issued 101 building permits, performed 45 rental inspections and reviewed plans that were submitted.

Lionville Fire Co.: Mr. Holmes reported that the Fire Company answered 35 alarms during the month of January, 23 of which were in Uwchlan Township.

Uwchlan Ambulance Corps: Mr. Baxter reported that the Ambulance Corps answered 365 calls during the month of January, 117 of which were in Uwchlan Township.

Mrs. Baumann made a motion to accept the reports as submitted and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

BUSINESS:

Hankin Group – Eagleview Apartments on the Square: Conditional Use Decision

Township Solicitor, Mark Freed, explained the concept of a “Conditional Use” and stated that, if approved, it allows the Board members to attach certain conditions to the proposed plan.

The Decision & Order has been drafted that would permit The Hankin Group to further amend the Eagleview Master Concept Plan in order to permit a proposed apartment building with 44 units known as “Apartments on the Square”, an addition to the existing ACAC building and the installation of an outdoor recreation area as well as modifications to parking and drive aisles. Some of the Conditions are listed below but are not limited to:

1. Applicant shall prepare and submit to the Township revised land development plans, which may be submitted and constructed separately for the apartment building, the ACAC addition and outdoor recreation area, consistent with all Township codes, ordinances and regulations.
2. Each unit in the apartment building will be specifically assigned one of the underground parking spaces, and the Applicant shall require that any resident renting the specific unit use the parking space associated with said unit.
3. Applicant shall provide additional parking areas or alternate parking arrangements for attendees of certain events within the Town Center, to be agreed upon by the Township.

4. Parking along Wharton Blvd. shall be posted and designated as time limited parking, with the specific time limit to be determined during land development review.
5. During Land Development, Applicant shall evaluate and provide potential traffic calming measures along Wharton Blvd. that is acceptable to the Board of Supervisors.
6. The Final Land Development Plan for the proposed development of the Property shall not be approved, nor shall any plans be recorded, nor any building permits issued until all Conditions of approval are met by notations on the plan or otherwise; all reviews, waivers and fees to the Township are approved and paid in full.

Before a vote was taken, the Board received comments from the public. Most comments were directed to the 44-unit apartment. Several residents stated that their view will be ruined and that the building will be an inconvenience to those already living in the square. There were concerns that there won't be sufficient parking, adequate stormwater management, and an increase in traffic. The residents want this area to remain as open space.

Mr. Freed stated, again, that the proposal is a permitted use and that by approving this plan, the Board members will have the ability to attach those conditions discussed earlier. Many other issues will be dealt with during the Land Development process.

Mr. Miller noted that this space has been designated for future development for many years, and was not reserved as open space in Hankin's approved Master Plan. The Board cannot legally require the Hankin Group to maintain this area as open space.

Mr. Miller made a motion to approve the Conditional Use decision as presented. Mrs. Baumann seconded and the motion was carried. Dr. Doan voted "no".

Hankin Group – Eagleview Lot #24 – Phasing Plan: Final Plan Approval

Mrs. Giordano explained the new phasing plan for Eagleview Landing, the personal life care

facility being built on the corner of Rice Blvd. and Stockton Dr. The original approval to construct 288 total units was approved in 2017. The first phase, which is currently under construction, consists of the memory care and assisted living areas as well as surrounding parking. Phase 2, which includes the main entrance off of Rice Blvd. and independent living apartments with amenities, will now be divided into 2 phases. 220 total units will be constructed at the end of Phase 2 and the independent living apartments will be on both sides of the main entrance. Phase 3 will consist of 68 independent living apartments shown on the plan to the far left of the main entrance as well as the construction of 74 underground parking spaces.

The Applicant has received a review letter from E.B. Walsh dated January 21, 2020 and has agreed to comply with all items. Also, the Planning Commission at their meeting on February 5, 2020 recommended approval for the phasing plan.

Mrs. Baumann made a motion to approve the final phasing plan for Lot #24 and Mr. Miller seconded. Mr. Miller asked for public comment. There being none, the motion was carried. Dr. Doan abstained.

Hankin Group: Events in Town Center

The Township has received a letter from the Hankin Group requesting approval for their annual events schedule, which include concerts, movie nights, fundraisers, Easter Egg Hunt, Farmer's Market and an Eagleview Block Party. Two other events, Octoberfest and Dinner en Blanc, do not have firm dates.

Mr. Miller made a motion to approve the Hankin Group event dates with dates to be determined for the Octoberfest and Dinner. Mrs. Baumann seconded the motion. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Liongate: Final Land Development Plan Approval

John Kiefel, Attorney for Liongate Homeowners' Association, presented the Final Land Development Plan proposing that the existing farmhouse, owned by the Liongate Homeowners' Association, be converted into a single-family unit, bringing the total number of units to 312.

Applicant has received a review letter from E.B. Walsh dated September 30, 2019 and Applicant has amended the plans to reflect all of the comments from this review.

Mrs. Baumann made a motion to approve the Final Land Development plan, as presented, and Dr. Doan seconded. Mr. Miller asked for public comment.

Chuck Jackson, member of the Township Historical Commission, asked the Applicant to make sure the new Owners of the building are aware that it is a historic structure.

There being no other comments, the motion was carried unanimously.

A T & T: Master Pole and Structure Attachment Agreement

This Agreement is similar to the agreement the Township has with Verizon. This Agreement between the Township and AT&T defines the general terms and conditions which govern their relationship with respect to particular structures on which the Township may wish to permit AT&T to install, maintain and operate communications equipment.

Mr. Miller made a motion to approve the Agreement and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Awarding Bids for Road Materials for 2020 Roadway Improvement Projects:

The following bids were received and opened on Friday, February 7, 2020:

MATERIALS

Bidder	Oil and Chip
Martin Paving	\$3.13 square yard

EQUIPMENT - Standard/Prevailing Wage

Bidder	Paver/Roller/ Tac truck	Trucks	Sweeper	Milling w/ operator	Milling w/o operator	Sealer
Advanced Pavement Group	S - \$750/hr Tac-\$90/hr P- \$950/hr Tac-\$100/hr	S- \$95/hr P - \$110/hr		S- \$390/hr P- \$440/hr		
Inconn	S- \$700/hr Tac- \$80/hr P-\$875/hr Tac-\$80/hr	S- \$95/hr P- \$98/hr		S- \$425/hr P-\$475/hr		
Macanga	S-\$750/hr Tac-\$90/hr P-\$975/hr Tac-\$90/hr	S-\$90/hr P-\$117/hr		S-\$450/hr P-\$500/hr		
Reilly Sweeping			S-\$135/hr P-\$157/hr			

Township staff has recommended the highlighted lowest bidders be awarded. No bids for sealer were received.

Mrs. Baumann made a motion to award the bids to the highlighted low bidders and instructed the Township to re-advertise for sealer bid. Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Appointments:

1. Uwchlan Township Industrial Development Authority:

Mr. Miller made a motion to appoint Kathi Cozzone to fill the position of Paul Brown and Mrs. Baumann seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

2. Emergency Management Coordinator and Emergency Management Coordinator Deputy:

Mr. Miller made a motion to appoint Mike Holmes as Emergency Management Coordinator and John McNamara as Deputy Coordinator. Mrs. Baumann seconded the motion. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

3. Fire Police for 2020:

This appointment is done yearly. The following were appointed:

Linda Gramling	Jack Sledgeski
Richard Ruth	Barb Yagle
Bruce Vessey	Jim McFadden
Julio Lavin	

Andrew Ballam will be attending courses and then will be full member.

Mrs. Baumann made a motion to approve the above appointed Fire Police and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Resolutions:

1. Resolution No. 2020-05: Tax Duplicate

This is a Yearly Resolution that the Tax Duplicate for 2020 be transmitted to the Elected Tax Collector.

Mr. Miller made a motion to adopt Resolution No. 2020-05 and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

2. Resolution No. 2020-06: Senior Park & N. Milford Trail Connection

This Resolution allows the Township to file for grant money given through the County to be used to build a Senior Park and trail connection at N. Milford Rd.

It also authorizes Katie Churchill to sign the appropriate forms for same.

Mr. Miller made a motion to adopt Resolution No. 2020-06 and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Sunoco Update:

Mr. Miller gave a brief summary of pipeline activity stating that work related to the 16” pipe is complete at Herman O. West Blvd to Upper Uwchlan; connection of pipe and clean-up is on-going from Herman O. West to Wharton Blvd. and the 20” casing is complete at the Dairy Queen site. No drilling is currently scheduled. In Marchwood, work has begun on the pilot hole for the 20” pipe for N. Whitford Rd. to Devon Dr. with pull-back occurring in mid-April, weather permitting. Also, no work is being conducted from Devon Dr. to Shoen Rd. in West Whiteland while they are waiting DEP permission to restart.

There was a complaint logged regarding a generator being run overnight. This is not permitted by Township Noise Ordinance. Sunoco was advised and they complied.

Resident, Mike Taylor, provided a summary of the PA Public Utility Commission’s (PUC’s) Consumer Advisory Council (CAC) meeting, during which the PUC provided an update on pipeline rules and regulations, and discussed the refinery explosion that occurred in Chester, PA.

ANNOUNCEMENTS:

1. 02/13 – Historical Commission Meeting @ Cadwalader House – 7:30 p.m.
2. 02/18 – Community Day Committee Meeting – 7:00 p.m.
3. 02/19 – Environmental Advisory Council Workshop Meeting – 6:30 p.m.
4. 02/19 – Zoning Hearing Board – 7:00 p.m. – 826 Williamsburg Blvd. Decision
5. 03/02 – Park & Recreation Meeting – 7:30 p.m.
6. 03/04 – Planning Commission Meeting – 7:30 p.m.
7. 03/09 – Board of Supervisors Meeting – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENT

1. Abbas Rahbari, a West Chester resident, stated that during a recent visit to the Township complex, he noticed many Code violations at the Police Department as well as the Administration building. He further noted that he went to the Police Dept. to report the violations and indicated that he was not pleased with how he was treated.

The following week, he met with Chief Alexander, Lieutenant Doyle and Scott Greenly to discuss the violations and the treatment he received.

2. In light of a recent proposal by the Governor to require municipalities to pay a share to help support the State Police Department, Resident, Mike Taylor, asked if the Township has calculated what it would cost per resident in Uwchlan Township if the Governor's proposal is passed.

The Board members did not have that information readily available but will get back to Mr. Taylor with the amount.

3. A resident asked why a pipeline protester was arrested for trespassing in December? Mr. Miller and Mr. Freed stated that since this is an "open case", they could not discuss the specifics.

Since the arrest record is public information, Chief Alexander, shared that the arrest is called a Non-Traffic Summary Offense for Simple Trespassing. A hearing was held but there was a request for change of venue to West Whiteland.

There being no other business, Mrs. Baumann made a motion to adjourn the meeting at 9:26 p.m. Dr. Doan seconded and the motion was carried.

Respectfully submitted,



Katie Churchill
Assistant Township Manager/Secretary

/jc