



West Pikeland Township
1645 Art School Road
Chester Springs, Pennsylvania
BOARD OF SUPERVISORS
April 6, 2015 at 7:30 P.M.

ATTENDING
BOARD OF SUPERVISORS

Ernie Holling, Chair
Richard Bright, Jr., Vice-Chair
Pam Conti, Supervisor
Harold Hallman III, Supervisor
Tom Tucker, Supervisor

ATTENDING
TOWNSHIP PERSONNEL

Vincent M. Visoskas, Township Manager/Secretary

Chairman Holling called the meeting to order at 7:30 P.M. at the Township Building and Mr. Bill Quain led the Pledge of Allegiance.

EXECUTIVE SESSIONS

Mr. Holling announced that the Board met in Executive Session on March 29, April 1, and April 2, 2015 for personnel matters.

APPROVAL OF THE AGENDA

Mr. Holling opened the floor for any additions or corrections to the Agenda. Mr. Holling added an item under New Business entitled "Professional Services Agreement with the Meyner Center of Lafayette College."

APPROVAL OF THE MINUTES

Mr. Holling opened the floor for any additions or corrections to the March 16, 2015 minutes. No comments were made and the Chair ruled the minutes were accepted as submitted.

PERSONS WISHING TO BE HEARD

Ms. Elaine Schmidt, 1191 Yellow Springs Road, asked the Board to consider upgrades to the lavatories in the Theater's Dressing Room.

UNFINISHED BUSINESS

Consideration of Township Conservation Easement Assignments

Mr. Visoskas noted that the Township's approved 2015 Budget has funding for the assignment of four conservation easements that are currently held by either the Township or West Pikeland Land Trust. Proposals were received from the French & Pickering Creeks Conservation Trust, the Brandywine Conservancy and the Natural Lands Trust. The French & Pickering Creeks Conservation Trust provided the lowest endowment cost of \$40,000 for the transfer.

The Land Trust Board has voted to assign its easements to the French & Pickering Creeks Conservation Trust and contribute \$17,377 of its Monitoring & Endowment Fund towards the transaction. The Township would need to provide \$22,623 in endowment costs plus any transaction fees from its Open Space Fund to complete the assignments.

Mr. Holling made a motion to approve the expenditure of \$22,623, plus any transaction fees from the Township Open Space Funds to French & Pickering Creeks Conservation Trust and to move forward with the assignments of the Conservation Easements to the French & Pickering Creeks Conservation Trust. Ms. Conti seconded the motion. After no further discussion the motion carried with all voting Aye.

Consideration of Bids for Farming Leases on the Clover Mill, Windolph Knoll, and Walnut Properties

The following bids were opened on April 2, 2015 at 2 PM.

Bidder	Bid #1 Clover Mill Parcel	Year 2-3	Bid #2 Windolph Knoll Parcel	Year 2-3	Bid #3 Walnut Lane Parcel	Year 2-3
Warihay Farms	\$3,300	\$3,500	\$1,800	\$1,950	\$450	\$475
Tom Olszanowski	\$1,100	\$1,200	no bid	no bid	no bid	no bid
Matthew Beam	\$1,980	\$1,980	\$480	\$480	\$945	\$945
Mark Martin	no bid	no bid	\$2,750	\$3,000	\$6,000	\$7,000
Joseph Kulp Sr.	\$1,100	\$1,100	\$720	\$720	\$1,410	\$1,410
BH Kreiter LLC	\$1,430	\$1,430	\$2,450	\$2,450	\$3,125	\$3,125

Mr. Holling made a motion to approve the leases to the highest bidders – Warihay Farms at \$3,300 for year 1 and \$3,500 for subsequent years on the Clover Mill Parcel and Mark Martin at \$2,750 for year 1 and \$3,000 for subsequent years on the Windolph Knoll Parcel and at \$6,000 for year 1 and \$7,000 for subsequent years on the Walnut Lane Parcel. Dr. Bright seconded. After no further discussion the motion carried with all voting Aye.

Public Hearing on Ordinance 2015-01 – Secondary Dwelling Units for Property Managers

Mr. Holling announced that this portion of the meeting would be considered a Public Hearing on proposed Ordinance 2015-01. Mr. Visoskas presented the proof of publication in the Daily Local News on March 12 and 19, 2015 and a review by the County Planning Commission.

Mr. Visoskas explained that the Township received the landowner initiated zoning change proposal for secondary dwelling units for farm / property managers on parcels greater than 10 acres in the RC Zoning District. He explained that the Township Planning Commission worked with the applicant, Nancy Bodine, 941 Seven Oaks Road, her attorney, the Township Solicitor, and the Township Zoning Officer on revisions to the proposal. The Township Planning Commission has recommended approval of the ordinance revision to the Board of Supervisors.

Mr. Holling asked if there was any public comment on the proposed ordinance. There was none. Mr. Holling then closed the Public Hearing.

Consideration of Ordinance 2015-01 – Secondary Dwelling Units for Property Managers

Mr. Holling made a motion to approve Ordinance 2015-01. Dr. Bright seconded. After no further discussion the motion carried with all voting Aye.

NEW BUSINESS

Treasurer's Report

Mr. Visoskas gave the Treasurer's Report.

West Pikeland Land Trust – Growing Greener Communities Award

Mr. Michael Groman, President of the West Pikeland Land Trust presented the Growing Greener Communities Award that was received from the Natural Lands Trust and Chester County Association of Township Officials in recognition of the Township's multi-pronged approach to conserving and improving its community open space.

Consideration of Issuance of a Certificate of Appropriateness for a Kiln Shed in the V-3 Village Preservation Zoning District

Historic Yellow Springs has rebuilt its pottery kiln and is seeking to install a kiln shed to protect it from the weather. They have presented their design to the Township's Historic Architecture Review Board (HARB). HARB has issued a conditional recommendation for approval as outlined in its March 19, 2015 minutes.

Ms. Conti moved that a Certificate of Appropriateness be issued in accordance with the recommendations of the HARB. Mr. Holling seconded. The motion carried with all voting Aye.

Consideration of Proposal from EB Walsh for Engineering and Bidding Phase I of the New Community Park

This item was tabled until the next Board meeting.

Approval to Solicit Quotes for the Disposal of Block Rubble on the White Property

Mr. Visoskas noted that concrete and block rubble remains on the site of the new Community Park. It is believed that the work can be accomplished for a price lower than the Township's bid requirements.

Mr. Holling moved to direct the Township Manager to solicit quotes for the disposal of the material on the White Property and to allow him to sign a contract to proceed with the work if it is below the Township's bid threshold. Mr. Tucker seconded. The motion carried with all voting Aye.

Ratification of Authority for the Township Manager to Spend up to \$25,000 Towards the Repair of Electrical Issues on the Municipal Campus

Mr. Visoskas explained that over the past weekend the underground electrical cables to the Municipal Campus failed and that emergency repairs had begun. The Police Department and Administrative Offices are on generator power, but the remainder of the Campus is without power. There are two scheduled events in the Theater this weekend. The repairs are expected to be complete by Friday.

Mr. Holling moved to authorize the Township Manager to expend up to \$25,000 to address this emergency situation. Ms. Conti seconded. The motion carried with all voting Aye.

Acceptance of Resignation of Vincent M. Visoskas from Township Employment and Related Resolutions

Mr. Holling moved to accept the resignation of Vincent M. Visoskas as Township Manager, that resignation to be effective no later than the close of business on June 26, 2015. Dr. Bright seconded. The motion carried with all voting Aye.

Mr. Holling moved to accept the resignation of Vincent M. Visoskas from the following appointed positions with the Township: Township's Open Records Officer, Assistant Zoning & Codes Enforcement Officer, staff representative to the Downingtown Area Community Planning Group, appointed liaison to

the Township Planning Commission, Zoning Hearing Board and Pipeline Companies and Township Treasurer effective on April 7, 2015. Ms. Conti seconded. The motion carried with all voting Aye.

Dr. Bright moved that Supervisor Holling assume the position of the Township's Transition Coordination Supervisor effective April 7, 2015 and to authorize the expenditure of amounts necessary to assure compliance with the bonding requirements, or any other requirement, of such a position. In this role he shall also act as liaison to the Planning Commission, the Zoning Hearing Board, and Pipeline Companies. Mr. Tucker seconded. The motion carried with all voting Aye.

Mr. Holling moved to appoint Supervisor Tucker as Township Treasurer effective April 7, 2015 and to authorize the expenditure of amounts necessary to assure compliance with the bonding requirements, or any other requirement, of such a position. Dr. Bright seconded. The motion carried with all voting Aye.

Mr. Holling moved to appoint Guy A. Donatelli, Esq. as Township Open Records Officer, effective April 7, 2015, who shall receive no additional compensation for acting in this role. Mr. Tucker seconded. The motion carried with all voting Aye.

ANNOUNCEMENTS

Chairman Holling read the following announcements:

- The next Board of Supervisors Business Meeting is scheduled for Monday, May 4th at 7:30 pm at the Township Building. The April 20th meeting has been cancelled.
- The West Pikeland Township Arts & Culture Committee will be hosting a live concert by Brooks Williams on Sunday, April 12th at 4 PM in the Theatre at Yellow Springs.
- Mary Poppins the Musical will take place in the Theatre at Yellow Springs on April 24, 25, 26 & May 1, 2, 3.
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ADJOURNMENT

Mr. Hallman made a motion that the meeting be adjourned. Mr. Holling seconded the motion. The Chairman adjourned the meeting at 8:03 PM.

Respectfully Submitted,

Vincent M. Visoskas,
Township Secretary