



West Pikeland Township
 1645 Art School Road
 Chester Springs, Pennsylvania
 Board of Supervisors
 October 17th, 2016 at 7:30 p.m.

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Richard R. Bright, Jr., Chair	Jim Wendelgass, Township Manager
Harold Hallman, Vice Chair	Shane Clark, Chief of Police
Ernie Holling, Supervisor	Jonathan Slaven, Township Secretary
Charlie Humphreys, Supervisor	
Pam Conti, Supervisor	

Dr. Bright called the meeting to order at 7:30 p.m. at the Township Building and led the Pledge of Allegiance.

EXECUTIVE SESSION

The Chair announced that an executive session was held on September 26th, 2016 to discuss personnel.

APPROVAL OF THE AGENDA

Dr. Bright opened the floor for any additions of changes to the agenda. Mr. Holling added section “e” in Unfinished Business to address a fence on Horseshoe Trail Road.

APPROVAL OF THE MINUTES

Dr. Bright opened the floor for any corrections to the Board of Supervisors minutes of September 19th, 2016. Hearing no requests for corrections, the minutes were approved as submitted.

PERSONS WISHING TO BE HEARD

Dr. Bright opened the meeting to members of the public wishing to be heard. There were none.

UNFINISHED BUSINESS

- a. Bond refinance ordinance. Mike Wolfe informed the Board that since last month’s meeting, interest rates have increased approximately a half of a percent which reduced

the potential savings to almost half of what it was a month ago. The savings this morning were still at 4.4% translating to roughly \$300k in savings. The ordinance says if we cannot get 3% this can be put off with no specified time limit. Mr. Holling moved to approve the ordinance, Dr. Bright seconded and all voted aye with the exception of Mr. Hallman who abstained for potential conflict.

- b. Lease agreement proposal. Mr. Holling informed the Board about a meeting between himself, Mr. Humphreys and members of Arts and Culture. The outcome of the session was to hold a work session within a week. Mr. Holling also stated that Charlie Orlando of Catering at Yellow Springs had a proposal to become leasing agent of the theater facility paying the township \$5,000/month. The Board concurred in scheduling a work session on October 27th at 7:30 p.m. and directed the staff to publish notice.
- c. Septage Management Ordinance Discussion. Mr. Wendelgass sent the Board a memo on the discussion he had with Matt Brown and his recommendation to the Board to approve an educational piece. In addition, Matt Brown also recommends the Board accept the following timetable: Educational piece in November, public comment in December, and a vote/adoption in January. After a lengthy discussion the Board came to consensus to follow the timetable for the septage management ordinance with the public education session to be held the week of October 31st, 2016.
- d. Palmer House Discussion. The Board discussed multiple possibilities on what to do with the Palmer house, listening to suggestions from the public. Mr. Wendelgass was instructed by the Board to research multiple possibilities and the affects thereof which included researching whether conservation easements may be placed on the property prior to it being sold by auction. Mr. Wendelgass is to reach out to both the West Pikeland Land Trust as well as the potential auctioneers.
- e. Horseshoe Trail Road Fence Repairs. Mr. Holling suggested spending \$2,200 to repair a fence on the McNeill property on Horseshoe Trail Road. Mr. Hallman suggested the Boy Scouts do the repair. Mr. Wendelgass has already reached out to the Horseshoe Trail Club and has not received a call back. He will research ownership of fence and present to Board at next meeting.

NEW BUSINESS

- a. Approval of Bills. Mr. Holling moved to approve the Bills. All voted, Aye with Mr. Hallman abstaining from checks 6315 and 6341 due to a potential conflict.
- b. Treasurer's Report. Mr. Humphrey's presented the monthly treasurer's report.
- c. 2017 Budget. Mr. Wendelgass presented the 2017 budget, which is not currently balanced. Mr. Wendelgass suggested solutions to easing the balance issues. Among many other items pertaining to the budget the Board was presented with the following: projected increase in transfer tax and increased revenue due to grants and the refinance. The budget now more accurately reflects the state chart of accounts. Capital projects include painting the theater, a new police vehicle and a new police sign board. Chief Clark is currently in the process of applying for grants to alleviate costs. Next year the budget reflects 400K in road improvements, 800K to fix the bridge on Horseshoe Trail Road, Palmer House demolition, the purchase of a new backhoe.

Rather than raise taxes, the Board requested adjustments be made to the budget to balance it. Chief Clark asked permission from the Board to apply for a grant from State Farm to cover costs for the new sign board. The Board had consensus in favor of this.

- d. D’Ginto/Soto property. Diament and attorney John Goode approached West Pikeland requesting to build homes on property while overlooking the incomplete subdivision that took place. Mr. Wendelgass and Township Engineer, Ted Gacomis have both recommended that the land development and subdivision process be followed. Mr. Holling suggested that Mr. Wendelgass reach out to Township Solicitor Guy Donatelli to find out what deal was afforded when the parcels were merged. Board reached consensus to go through the defined subdivision process and research the restrictions.
- e. Comcast Ordinance Advertising. Mr. Wendelgass received a recommendation from special counsel to approve an ordinance which grants a franchise area in the township. The Board concurred in proceeding for action at the November 21st meeting. The Township will cause notification to take place.

ANNOUNCEMENTS

The next Board of Supervisors meetings are scheduled for Monday, November 7th and Monday, November 21st. There will be a conditional use hearing for Anselma Crossing on October 24th. 401 at Saint Mathews Rd. will be closed until December 19th, reroute is on Rt. 100 and Rt. 113.

ADJOURNMENT

Mr. Holling made a motion to adjourn the meeting. It was seconded by Dr. Bright and was approved unanimously.

Meeting adjourned at 9:20 p.m.

Jonathan Slaven,
Assistant to the Manager and Township Secretary