

**WEST PIKELAND TOWNSHIP
1645 ART SCHOOL ROAD
CHESTER SPRINGS, PA. 19425
BOARD OF SUPERVISORS
BUSINESS SESSION OF FEBRUARY 20, 2007**

The Board of Supervisors of West Pikeland Township met on February 20, 2007 at the Township Meeting Room. Those in attendance were Harold Hallman III; Linda Glaum, Vice Chairman; William Cracas, Supervisor; Shane Clark, Chief of Police; Guy Donatelli, Solicitor; Harry Miller, Director of Facilities, and Joan Matthews, Township Secretary.

CALL TO ORDER AT 7:30 P.M.

I. PLEDGE OF ALLEGIANCE

II. EXECUTIVE SESSION –Mr. Hallman III reported the Board of Supervisors met in Executive Session on February 9, and 16th, 2007 for personnel reasons.

III. MEETING MINUTE APPROVAL

A. Mr. Hallman III announced there were no minutes for approval.

IV. ANNOUNCEMENT-Paul Dowie announced that he would electronically record the entire meeting by operating a video recorder.

V. DOWNINGTOWN SCHOOL BOARD WITHDRAWAL OF WINDOLPH PROPERTY OFFER – Mr. Cracas acknowledged receipt of a letter dated February 16, 2007 from Kevin M. McKenna, Esquire; Special Counsel for the Downingtown Area School District announcing the School District's withdrawal of its letter of intent and any and all offers to purchase the Windolph property.

I. PERSONS WISHING TO BE HEARD

A. Windolph Property Offer – Mr., Stephen Rhoads submitted an Affidavit of Lucie Windolph to the Board. Noreen Vigilante read the Affidavit that stated Mrs. Windolph's intent of selling the property to the Township was to ensure the property remain open space or parkland. Mr. Hallman III noted that municipal use of the property was also included in the sales agreement. A lengthy discussion ensued by the public expressing their opposition to a school being built at the location of the Windolph property. The discussion also included persons expressing their desire to have a school located in the Township. Residents acknowledge the letter from the Downingtown Area School District withdrawal of its intent of purchasing the property.

B. Emily Keefe of Fox Lane inquired of the status of the previous petition and work completed by the Township Engineer regarding Act 537 and sewage concerns of the properties at Fox Lane. Mr. Cracas stated that the Township Engineer completed a map of updates of Act 537 for the communities of Fox

Lane, Meadowcreek, Pickering Meadows, Twin Hills, Mulberry Lane, Bridalwood, Talley Ho and Chase Lane. The updates for sewer were for those existing lots and not for new construction. Furthermore, the plan would have to be submitted to DEP.

I. ORDINANCE 2007-01 PUBLIC HEARING

- A. AMENDMENT TO THE REALTY TRANSFER TAX ORDINANCE -Mr. Donatelli, Solicitor; presented Ordinance 2007-01 amending the Transfer Tax Ordinance by reenacting and amending the Ordinance, to authorize the Department of Revenue of the Commonwealth of Pennsylvania to determine, collect and enforce the Township's Realty Transfer Tax, establish interest rates and penalties and miscellaneous rules and regulations. Mr. Hallman III opened the public hearing of Ordinance 2007-01. Mr. Donatelli entered Exhibit T-1, Proof of Publication from the Daily Local News. Mr. Donatelli detailed the reason of the Ordinance to the attending public and asked if there was any public comment. There was none. Mr. Hallman III then closed the hearing for further discussion. Mr. Cracas made a motion to adopt Ordinance 2007-01. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye. Mr. Hallman III then closed the public hearing.

VI. REPORTS

- A. Treasurer's Report – Mrs. Glaum made a motion to approve the Treasurer's Report as read for January 2007. Mr. Cracas seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- B. Bills Submitted – Mrs. Glaum made a motion to approve the bills submitted with the exception of Check 1973. Mr. Cracas seconded the motion. Mr. Hallman III abstained from Check 1973. After no further discussion, the motion was carried with all voting Aye.
- C. Police Report – Chief Shane Clark read the January 2007 Police Report.
- D. Building/Zoning – Mr. Hallman III read the January 2007 Building/Zoning Report.
- E. Planning Commission – Harry Miller reported that the Planning Commission met on February 12, 2007 and reviewed the Bryn Coed Farm Subdivision Application and discussed the plans submitted for the Cultural Center Parking Lot. Mr. Miller stated that the Commission has continued concerns regarding the 2.147-acre parcel in the Bryn Coed Subdivision. The parcel contains contaminates and the Commission wishes to review the proposal further with the Township Solicitor.
- F. Roadmaster's Report. Mr. Hallman read the Roadmaster's report for the month of January 2007.
- G. Fire and Ambulance Reports – Mr. Hallman III read the Kimberton Fire Company and West End Ambulance reports for the month of January 2007. Barbara Yagel read the Lionville Fire Company reports for the month of January 2007.

- H. Motion to Approve Reports – Mrs. Glaum made a motion to approve the reports as read. Mr. Hallman III seconded the motion with all voting Aye.

VI. OLD BUSINESS

A. Cultural Center

1. Cultural Center Parking Lot Plan – The Planning Commission submitted a Memorandum to the Board of Supervisors recommending approval of the Cultural Center Parking Lot Plan revised by the Township Engineer. The recommendation for approval was made subject to additional recommendations listed in the Memorandum. Mr. Gacomis and Mrs. Bartley will meet to review the proposed plans and recommendations by the Commission.
2. Rental Fee for the Black Box Performance Center – The Township Manager is currently working on creating a policy regarding the use and rental of the facility.

B. Land Development

1. Bryn Coed Farm Subdivision – No action at this time

C. General Government

1. Township Manager Search Committee – James Rowan reported that the Committee has completed their review of resumes and has made their recommendation to the Board of Supervisors to hire Jeri L. Diesinger, P.G. as the Township Manager. Mrs. Diesinger was introduced to the attending public. Mr. Cracas expressed his gratitude to the Committee for their hard work and dedication in the review process.
2. Traffic Studies
 - a. Route 113 and Davis Road – Mr. Cracas made a motion to authorize the John R. Caruolo, P. E. as Township Traffic Engineer to conduct a traffic signal warrant study for the intersection of Route 113 and Davis Road. These traffic engineering services are not to exceed \$3,000.00. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.
 - b. Davis Road and Hunt Club Lane – John R. Caruolo, P. E. has concluded his study for multiway stop signs at the intersection and has recommended that such signs are not warranted due to minimum traffic volumes and sufficient sight distance.
 - c. Art School Road and Yellow Springs Road – Chief Shane Clark reported that PennDOT will remove the except right turn sign from the stop assembly located on Art School Road eastbound and install a stop sign on Yellow Springs Road northbound sometime in March 2007.

- d. *Intersection of Route 401 and Route 113* – The Township Manager has sent a letter to PennDOT requesting information pertaining to the proper procedure and forms necessary to approve the installation of left-turn arrows installation at the intersection.
 3. Horseshoe Trail Bridge Flood Study – No report at this time.
 4. Pine Creek Park Entrance and Field Study – No report at this time.
 5. FEMA Grant Repairs – The Township Manager is currently receiving proposals for the construction of a three-rail white PVC fence along the northeast side of Pikeland Road.
- C. Approval of Old Business – Mr. Cracas made a motion to accept the items of Old Business. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

VII. NEW BUSINESS

- A. Cultural Center- Previous in Old Business.
- B. Land Development
 1. Zoning Amendment Request – Peter Arciero, owner of 1617 Conestoga Road had submitted a Zoning Amendment Request for approval of a restaurant. Mr. Arciero informed the Township Secretary on February 20, 2007 that he is withdrawing his request at this time.
- C. General Government
 1. Radios for Road Equipment – Mr. Hallman III stated he would be acquiring additional information on the proposed purchase of the radios.
 2. Funding Athletic Fields – Mr. Cracas submitted a document to the Board and attending public outlining proposed ideas and scenarios to fund athletic fields at the Windolph property. Dorothy Foster of Lionville Youth Association gave an overview of the Association's programs and possible solutions of funding if the Township would join in a partnership program as a funding source. Mr. Cracas suggested that a committee be formed to research possible funding options for the future use of the property.

VIII. ADJOURNMENT – Mrs. Glaum made a motion to adjourn the meeting at 9:20 p.m.

Respectfully Submitted,

Joan C. Matthews,
Township Secretary

