

**WEST PIKELAND TOWNSHIP**  
**1645 ART SCHOOL ROAD**  
**CHESTER SPRINGS, PA. 19425**

**BOARD OF SUPERVISORS MEETING AGENDA**

**SEPTEMBER 17, 2007**

The Board of Supervisors of West Pikeland Township met on September 17, 2007 at the Township Meeting Room. Those in attendance were Harold Hallman III, Chairman; Linda Glaum, Vice Chairman; William Cracas, Supervisor; Jeri L. Diesinger, P.G., Township Manager; Shane Clark, Chief of Police; Harry Miller, Director of Facilities; Guy Donatelli, Township Solicitor, and Joan Matthews, Township Secretary.

**CALL TO ORDER – 7:30 P.M.**

**I. PLEDGE OF ALLEGIANCE -**

**II. EXECUTIVE SESSIONS** – Mr. Hallman III reported that the Board of Supervisors met in Executive Session on August 27, and September 7, 2007 to discuss pending litigation and on August 29, 2007 to discuss personnel matters.

**III. MEETING MINUTE APPROVAL**

- A. July 16, 2007 Minutes - Mr. Cracas made a motion to approve the minutes of July 16, 2007. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- B. August 20, 2007 Minutes - Mr. Cracas made a motion to approve the minutes of August 20, 2007. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

**IV. PERSONS WISHING TO BE HEARD**

- A. Timothy Trot – Introduced himself as democratic candidate for Chester County District Attorney.

**V. REPORTS**

- A. Treasurer's Report – Mr. Cracas read the Treasurer's Report as of August 2007. Mrs. Glaum made a motion to approve the Treasurer's report as read. Mr. Hallman III 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 exception of check #2433. Mr. Hallman III seconded the motion. Mr. Hallman III abstained from checks 2413, 2314, 2332, and 2333. After no further discussion, the motion was carried with all voting Aye.
- C. Police – Chief Clark read the August 2007 Police Report.
- D. Building/Zoning – Mr. Hallman III read the August 2007 Building/Zoning Report.
- E. Planning Commission – Mr. Miller gave a summary of the Township Planning Commission meeting of September 10, 2007.

- F. Fire and Ambulance – Mr. Hallman III read the Uwchlan Ambulance Corps, West End Fire Company, Lionville Fire Company, and Kimberton Fire Company Reports.
- G. Park and Recreation – Rob Kocher reported that the Park and Recreation Review Committee has received Park and Recreation Board volunteer forms from Linda Glaum, Nancy Bartley, Charles Orlando, Darin Groff, Frank Tavani, Christopher Pouchot, Sandy Heilman and himself. Mr. Kocher suggested that Mrs. Glaum’s application be considered in 2008 since she currently serves on the Board of Supervisors. Mr. Cracas made a motion to continue receiving volunteer applications for consideration at the Board of Supervisor’s meeting of October 15, 2007. Mrs. Glaum seconded the motion. Mr. Hallman III suggested posting a notice on the web page. After no further discussion, the motion was carried with all voting Aye.

Mr. Hallman III read a letter from Lionville Youth Association officially stating their rules for the continued participation of West Pikeland Township residents in LYA programs. A lengthy discussion ensued regarding the participation list. The Board agreed that more information will be obtained and further discussion is needed for additional playing fields. Mr. Donatelli stated that it is appropriate to post the letter on the Township web page. Copies of the letter can also be obtained at the Township Office.

- H. Motion to accept Reports – Mrs. Glaum made a motion to accept the Reports as read. Mr. Cracas seconded the motion. After no further discussion, the motion was carried with all voting Aye.

## **VI. OLD BUSINESS**

### **A. Cultural Center**

- 1. Parking Lot – Mr. Donatelli gave a summary of the litigations filed against the Township regarding the construction of the parking lot. Mr. Donatelli stated that the construction is currently delayed until the Township completes an arch logical study for buried soldiers. A company called Geo Graff has been engaged to conduct a study to ensure that there are no burials. The test will be concluded by this coming Thursday. The Township has taken appropriate stormwater measures until construction can proceed. Bill White questioned how much the delays due to the lawsuits are costing the residents of the Township. Mrs. Diesinger reported that the original parking lot bid was awarded in 2006 in the amount of \$294,000.00. In 2007 the project was re-bid and awarded in the amount of \$412,000.00. To date, Engineer costs are \$7,200.00, legal fees, \$5,000.00, and current costs due to delays and closing down of the project is \$11,600.00. Mr. White also wished to know if there are any assurances that no further legal suits

will be filed once the construction is approved by the Court. Mr. Donatelli stated that he could not guarantee further issues would not be filed by the plaintiffs. Mr. White further expressed his concern regarding the construction not being completed by winter, and what the future status of the project will be when new Board members take office in January. A lengthy discussion ensued regarding the Pennsylvania Historic and Museum Commission's role in approval of the construction in an historic district. Mr. Donatelli responded to comments and questions from the attending public. Mr. Donatelli further explained that Judge Nagle will render his decision, and it will be made available to the public as soon as received.

2. Madeleine Peyroux Concert Event – Mrs. Diesinger wished to announce that the Township will present Madeleine Peyroux in concert in the performing arts center on November 10, 2007. Tickets are available through ticketweb.com or at the Township Office. Mr. Hallman III stated that he would like to have a drawing through the future Township newsletter awarding two tickets to the event. A lengthy discussion ensued regarding the management of such events. Mr. Hallman III wished it noted that he endorsed renting the facility to organizations that would organize and manage the entire event. Rob Lukens of Historic Yellow Springs stated he would endorse and assist the township in parking for the event on November 10, 2007.
3. Update on Shed - Mr. Cracas made a motion to dismantle the shed at the end of the Cultural Center driveway for safety reasons. The dismantled upper portion of the shed will be stored at the barn at Pine Creek Park until HARB and the Historic Commission review the structure and submit their recommendations. Mr. Hallman III seconded the motion. Mr. Glaum expressed her concern that the HARB must respond in a stated time. The Board agreed to authorize the Township Manager to obtain an estimate on dismantling the shed. This would include the timbers only and not the stone. After no further discussion the motion was carried with all voting Aye. Mr. Hallman III then asked to amend the motion to include HARB conduct a site review with the Building/Zoning officer.

B. Land Development

1. Yasgur Farm Subdivision Extension - Mr. Cracas Made a motion to grant a Subdivision Extension to January 11, 2008 to Jacob Yasgur. Mrs. Glaum

seconded the motion. After no further discussion, the motion was carried with all voting Aye.

2. Yasgur Planning Module Resolution 2007-09-14 – Mr. Cracas made a motion to adopt Resolution 2007-09-14 for plan revision for new land development proposed and identified as Yasgur’s Farm. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

C. General Government

1. Board of Supervisors Special Session. Mr. Hallman III announced that the Board of Supervisors will hold a Special Meeting on September 20, 2007 at 4:00 p.m. for the purpose of an educational session with the West Pikeland Citizens for Open Space Committee.
2. Award Bids – Horseshoe Trail Road – Mr. Diesinger reported the Township received four bids for the drainage project on Horseshoe Trail as follows:

Reamstown Excavating Inc.	\$24,974.06
Van Wyk Construction Inc.	\$21,651.10
B. J. Excavating Inc.	\$24,850.00
Lechmanik, Inc.	\$23,697.60

The bids were opened at a publicly advertised meeting on September 12, 2007. Mrs. Glaum made a motion to award the bid to Van Wyk Construction Inc. in the amount of \$21,651.10. Mr. Cracas seconded the motion. After no further discussion the motion was carried with all voting Aye.

3. Oak Hill Road Project – Mrs. Diesinger reported that only one bid was received from Dan Malloy Paving, Inc. in the amount of \$43,125.00. Mr. Hallman III made a motion to reject the bid since only one bid was received. Mr. Cracas seconded the motion. After no further discussion, the motion was carried with all voting Aye.
4. Traffic Light at S.R. 113 and S.R. 401- Mrs. Diesinger reported that the condition diagram was revised and has been forwarded to Penndot for review. Signal Service and A-1 Traffic Control are awaiting the Township receiving approval from Penndot to proceed with installing the left hand turn signals.
5. Sale of Township Building –Mrs. Diesinger reported that a possible date of sale of the Township Building at 1208 Kimberton Road will be scheduled at the October 1, 2007 Board of Supervisor’s meeting.
6. Motion to Accept Old Business – Mr. Glaum made a motion to accept the items of Old Business. Mr. Cracas seconded the motion. After no further discussion, the motion was carried with all voting Aye.

## **VII. NEW BUSINESS**

### **A. Cultural Center**

1. PAPA-request to use theatre space for rehearsals – Mr. Cracas made a motion to authorize the Township Manager to draft an agreement that grants approval to the Pennsylvania Academy of Performing Arts to use the performing arts center for weekly rehearsals. The rehearsals are scheduled for Wednesday evenings 6:30-9:00 p.m. for high school students and Friday 4:00-6:00 pm for the youth choir students. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

### **B. Land Development**

1. Chester Springs Post Office Location – Mrs. Diesinger received a letter from the United States Postal Service notifying the Township that Anselma Crossing, owned by Maurice Kring, located along Route 401 has been chosen as a proposed location for a new post office. Mrs. Glaum requested that the design have an historic style. Mr. Hallman III requested that the postal authority conform to Township Zoning Ordinances, Municipal Planning Code, and Township Subdivision and Land Development Ordinances. Mr. Kring stated as land owner, it is his intention to develop the land to conform to township ordinances.
2. Windolph Knoll Master Plan Committee – Mr. Cracas made a motion to authorize the Township Manager to solicit interested parties, including the Park and Recreation Committee to serve on a Committee to include residents, the Park and Recreation Committee, Township Manager and Township Engineer to develop a master plan for the future municipal park at the Windolph Knoll property. Mr. Hallman III seconded the motion. After no further discussion, the motion was carried with all voting Aye.

### **C. General Government**

1. Resolution 2007-09015-Designation of Agent - Mr. Cracas made a motion to adopt Resolution 2007-09-15 designating Mrs. Diesinger as the PEMA grant to grant administration documents on behalf of the Board of Supervisors for 2006 Flood FEMA Grant as required. Mr. Hallman III seconded the motion. After no further discussion, the motion was carried with all voting Aye.
2. Historic Yellow Springs Special Event Permit – Mrs. Diesinger reported that the Building/Zoning Officer has inspected the facilities at the Washington Building at Historic Yellow Springs and has submitted his recommendations to the Board. Mr. Cracas made a motion to grant retroactive approval for a Special Event permit to Historic Yellow Springs for a temporary

occupancy permit for September 16, 2007 and grant approval for a temporary occupancy permit for the Washington Building bricked floor room for September 18, 24, and October 3, 2007. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye. Mrs. Diesinger stated that Mr. Cooke reported that a temporary occupancy permit cannot be issued for use of the second floor area of the Washington Building due to unsatisfactory and unsafe conditions to the second floor. Mr. Cracas wished to table a motion until the October 1, 2007 Board meeting. This would allow time for Mr. Cooke and Historic Yellow Springs to address the incompliant conditions.

3. Park and Recreation Appointments – Appointments to the Park and Recreation Board will be completed by the Board of Supervisors at the October 15, 2007 Regular Session.
4. Training Requests. Mr. Cracas made a motion to authorize the Township Manager and Township Secretary to a training session on the 2010 Census on October 30, 2007. Mr. Hallman III seconded the motion. After no further discussion, the motion was carried with all voting Aye.
5. Chantilly Block Party Road Closure – Mr. Cracas made a motion to authorize the closure of Chantilly Lane on September 22, 2007 for a block party between the hours of 3:00 to 7:30 p.m. All persons shall have access to the cul-de-sac. Mr. Hallman III seconded the motion. After no further discussion, the motion was carried with all voting Aye. The Roadmaster will supply barricades to be used for the closure.
6. Motion to Accept New Business – Mrs. Glaum made a motion to approve the items of Old Business. Mr. Cracas seconded the motion. After no further discussion, the motion was carried with all voting Aye.

**VIII. ADJOURNMENT** – Mrs. Glaum made a motion to adjourn the meeting at 8:59 p.m.

Respectfully Submitted,

Joan C. Matthews,  
Township Secretary