



West Pikeland Township
1645 Art School Road
Chester Springs, Pennsylvania
Board of Supervisors
August 15, 2022

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Carin Mifsud, Chair	Barbara Kelley, Township Manager
Noreen Vigilante, Vice Chair	Melissa Geoghegan, Township Secretary
Harold Hallman III, Supervisor	Dan Daley, E.B. Walsh, Township Engineer
Steve Costa, Supervisor	

Ms. Mifsud called the meeting to order on August 15, 2022, at 7:30 PM and led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mr. Costa motioned to approve the agenda with the following changes: reorder Stormwater Ordinance under New Business to be the first item in New Business, reorder Architect – Township Storage Facility under New Business to be discussed under Township Storage Facility in Unfinished Business, and add Paving to Unfinished Business. The motion was seconded by Mr. Hallman and unanimously approved.

APPROVAL OF THE MINUTES

Ms. Mifsud requested of the Board any corrections to the Board of Supervisors Meeting Minutes from August 1, 2022. Ms. Vigilante motioned to approve the minutes as submitted. The motion was seconded by Mr. Costa and unanimously approved.

EXECUTIVE SESSION

Executive Session was held on August 1, 2022, for personnel matters.

REPORTS

Chief of Police, Shane Clark: During the month of July, there were 537 calls handled, 780 hours worked, 6,761 miles traveled, 30 traffic citations issued, 47 warnings issued, 1 Harassment, 1 Warrant Service, 1 Soliciting without a Permit, 1 Trespassing, 1 Suspicious person, 1 Suspicious vehicle, 8 Suspicious condition, 2 Noise Complaints, 1 Disturbance and 1 case of Fraud.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

Township Storage Facility: The Board discussed two options for the Township Storage Facility: Option 1 would be a free standing pole barn with wood construction and metal siding. The benefit of this option is a lower cost, however, there are concerns about the durability and longevity of this type of construction, as well as the space requirements needed for placement on the parcel. Option 2 would be built into the hill and be constructed of masonry walls. The benefit of this option is that it is visually more appealing, takes up less space on the parcel, and will be more durable. Estimates for Option 1 range from \$900K to \$1MM, and \$1.2MM to \$1.3MM for Option 2. Ms. Vigilante motioned to approve Option 2 as the basis for design and construction of the Township Storage Facility. The motion was seconded

by Mr. Costa and unanimously approved. Mr. Costa motioned to approve Linn Architects to design Option 2 of the Township Storage Facility, not to exceed \$62,000. The motion was seconded by Ms. Vigilante and unanimously approved.

ADA Sidewalk: *Dan Daley, E. B. Walsh (EBWA), Township Engineer:* Mr. Walsh stated that sidewalk bid package has been advertised, with a deadline of September 1, 2022, for bids to be accepted. The bid package includes the addendum from the previous bid package placed on PennBid to address the roof drainage system. The previous bidders have been contacted to inform them of the new bid package, and other contractors have expressed an interest in bidding. Bids will be available for approval at the September 6, 2022, Board of Supervisors meeting.

Paving: Mr. Hallman stated that there have been numerous issues with the paving process. Residents have complained of issues with flagging or lack of flaggers, specifically on Street Road, there has been mobilization of equipment on roads restricted from that use, and the township had to inform the contractor not to use their notices to homeowners as a marketing opportunity. Mr. Daley stated that these issues were communicated to the contractor and the situations were improved and/or corrected. He further noted that his engineers are working on calculating quantities of materials, as the depths and lengths of paving are correct, but the widths have been more variable than expected. EBWA is evaluating the roadway paving work to determine the extent of topsoil work that is needed along the edge of the proposed roadways. Upon determination of the quantities, EBWA will work with the Township to determine the best method to complete this work, either using the current paving contractor or alternate contractor such as a local landscaper.

NEW BUSINESS

Stormwater Ordinance: *Dan Daley, EBWA, Township Engineer:* Mr. Daley noted three specific items in the draft Stormwater Ordinance that need to be addressed by the Board.

Item 1: The Board must decide on the square footage requirements for Simplified Stormwater Operation and Maintenance Agreement as well as Stormwater Operation and Maintenance Agreements. The current threshold for the township Simplified agreement is 400 sq ft to 1000 of impervious coverage and requires a worksheet prepared by the owner and a Simplified Stormwater Operation and Maintenance agreement. Less than 400 sq ft requires no stormwater agreements. Over 1000 sq ft of impervious coverage requires engineered plans and a Stormwater Operation and Maintenance Agreement. Both types of agreements are recorded at the Chester County Recorder of Deeds by the Township Secretary and give permission for township engineers to inspect the stormwater facilities in perpetuity. PA DEP suggests 1000 sq ft to 2000 sq ft should be the bar for the Simplified agreement, and over 2000 sq ft should be a full engineered stormwater approach. Mr. Costa suggested that up to 1000 sq ft of impervious coverage require no stormwater agreements, and over 1000 sq ft requires the full engineered approach.

Item 2: Section 706 of the draft Stormwater Ordinance concerns post construction inspections. Mr. Daley suggested two options – Put the responsibility on the homeowner to submit a report to the township on a regular basis or have the township engineers contact homeowners on a scheduled basis to perform the inspections. The second option would be a chargeable inspection to the homeowner. Mr. Daley noted that once constructed, stormwater facilities require inspections in perpetuity.

Item 3: PA DEP added new language addressing the disposal of pet waste. The Board will need to determine if this language will be included and/or modified in the new Stormwater Ordinance.

Mr. Daley stated that the deadline has been changed from the end of September to the end of the year for adoption of the updated Stormwater Ordinance. Tabled.

Approval of Bills and Treasurer's Report: Mr. Hallman motioned to approve the partial release of escrow for Diplomat Property Development in the amount of \$47,136 pending the payment of outstanding engineering fees by

Diplomat Property Development. The motion was seconded by Mr. Costa and unanimously approved. Ms. Vigilante motioned to approve the Treasurer's Report and the Bills. The motion was seconded by Mr. Costa and unanimously approved.

Resignation of Township Secretary: On behalf of the Board, Ms. Mifsud thanked Ms. Geoghegan for her service to the township. Mr. Costa motioned to accept the resignation of Ms. Geoghegan as Township Secretary. The motion was seconded by Ms. Vigilante and unanimously approved.

Glass Wall Bid: The Board directed Ms. Kelley to revisit the design with the architect and adjust the timeline.

Art School Road Closure for Holiday Stroll: Mr. Hallman motioned to approve the temporary road closure of Art School Road from Yellow Springs Road to the HYS parking lot for the Holiday Stroll on December 9, 2022. The motion was seconded by Ms. Vigilante and unanimously approved.

ANNOUNCEMENTS

The next Board of Supervisors meetings are scheduled for Tuesday, September 6, 2022, at 7:30 PM and Monday September 19, 2022, at 7:30 PM.

ADJOURNMENT

Mr. Hallman moved to adjourn the meeting at 9:07 PM. The motion was seconded by Mr. Costa and unanimously approved.

Meeting was adjourned at 9:07 PM.

Respectfully submitted,

Melissa Geoghegan

West Pikeland Township Secretary