

West Pikeland Township
1645 Art School Road
Chester Springs, Pennsylvania
Board of Supervisors
January 17, 2024

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Noreen Vigilante, Chair	Dorene Guistwhite, Township Treasurer
	Madison Orlor, Township Secretary
Steven Costa, Supervisor	Jim Wendelgass, Interim Township Manager
	Shane Clark, Chief of Police
Thomas McLewee, Supervisor	

Ms. Vigilante called the meeting to order on January 17, 2024, at 7:30 PM and led the Pledge of Allegiance.

Ms. Vigilante welcomed Officer McBride up to the front to complete his swearing in as a Police Officer. Ms. Vigilante read the oath of Office to Officer McBride. Chief Clark congratulated Officer McBride.

APPROVAL OF AGENDA

Mr. Costa made a motion to approve the agenda of the January 17, 2024, Board of Supervisors meeting. Mr. McLewee seconded the motion. The motion was unanimously approved.

APPROVAL OF THE MINUTES

Mr. Costa made a motion to approve the minutes of the January 2, 2024, Board of Supervisors meeting. Mr. McLewee seconded the motion. The motion was unanimously approved.

REPORTS

Police: Chief Clark reported that for the month of December there were 560 calls handled, 748 hours worked, 6,917 miles were traveled, 35 traffic citations issued, 57 warnings issued, 1 harassment, 2 criminal mischief, 2 suspicious persons, 1 suspicious vehicle and 4 suspicious conditions.

Treasurer Report/Approval of Bills: Ms. Guistwhite stated there is 2.5 million in general funds, 2.9 million in open space, \$380,000 in liquid fuels and the library tax money is \$0 because they have received it all already. Ms. Guistwhite explained the P&L did not have much to discuss now due to it being a pre-audit P&L and there will be changes once the auditors get here. Mr. Costa made a motion to approve the bills. Mr. McLewee seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Ms. Vigilante read a statement from Mr. Ryan Leithead regarding the playground at Pine Creek Park. Ms. Vigilante explained that Mr. Leithead is requesting approval for the installation of benches for the Sandbox at the park. Ms. Vigilante explained that Mr. Leithead would be covering costs. The Board members agreed that it was a great idea to have benches installed near the sandbox for the parents to have a place to watch their children. The Board agreed to approve the installation of benches. Mr. Costa made a motion to approve the installation of benches for the sandbox at Pine Creek Park. Mr. McLewee seconded the motion. The motion passed unanimously.

Mr. Glenn Wenger (open space committee) introduced himself to the Board. Mr. Wenger explained to the Board that he has obtained a quote for \$5,000.00 for vegetation management for trails at Pine Creek Park. Mr. Wenger explained that this includes cutting the invasive species as well as spraying with herbicides to prevent regrowth. Mr. Wenger also stated that this job would not be suitable for volunteers to complete due to the herbicides being used. Ms. Vigilante requested that Mr. Wenger get more quotes to compare the current quotes. The Board agreed.

UNFINISHED BUSINESS

Gazebo: Ms. Vigilante explained that the township has been trying to purchase a gazebo for Pine Creek Park. Ms. Vigilante explained that the specs of the concrete pad (floor of the gazebo) needed to be adjusted which would cost \$4,800.00. The Board agreed to move

forward with the adjusted concrete plan. Mr. Costa made a motion to approve the adjusted concrete plan for the gazebo. Mr. McLewee seconded the motion. The motion was unanimously approved.

Budget Work Session: Ms. Vigilante explained that the budget can be opened for discussion due to obtaining a new Supervisor. Ms. Vigilante stated that the new supervisor would like to open the budget, so a work session was scheduled and held on Monday, January 8, 2024, and some adjustments were made. Ms. Vigilante explained that the Township now must advertise the budget for public inspection. Mr. Costa made a motion to approve the budget for public inspection. Mr. McLewee seconded the motion. The motion was unanimously approved.

SALT Expansion: Ms. Lauren McComas (president of SALT) explained that SALT is awaiting grant money and therefore would like to extend their expansion project by eight (8) months. Ms. McComas stated that the expansion project will take about three (3) months to complete. Ms. McComas stated that SALT wishes to begin their project in March of 2025 with competition in June of 2025. Ms. McComas asked the Board to grant approval for an extension of the original agreement. Ms. Vigilante stated that the Township needed to consult our Solicitor before an approval is given. Ms. Vigilante asked the board if they wanted to approve the plans as they are. The Board agreed. Mr. Costa made a motion to accept the SALT expansion plans. Mr. McLewee seconded the motion. The motion was unanimously approved.

NEW BUSINESS

HARB Appointments: Ms. Vigilante requested the two appointees attend the February meeting to introduce themselves.

Open Space Volunteer Approval: Mr. McLewee made a motion to approve Richard Bright to join the Open Space Committee. Mr. Costa seconded the motion. The motion was unanimously approved.

Sturgeon TDR Approval: Mr. Jim Wendelgass explained that a hearing was held January 17, 2024, at 7:15pm. Mr. Wendelgass explained that the property is 39.051 acres and located at 1800 Art School Road, Chester Springs. Mr. Wendelgass stated that the Township intends to purchase twenty transferable development rights. Mr. Wendelgass stated that there is an agreement of sale of \$900,000.00 which is payable in \$300,000.00 increments, one due at closing, another due no later than June 30 2024, and the last due no later than June 30, 2025. Mr. Wendelgass explained that there are two agreements that are filed with the Chester County recorder of deeds office. Those documents are the agreement of sale and declaration of restriction covenant agreement. Mr. Wendelgass explained that an appraisal was completed, and the price is at or below the appraisal price. Ms. Vigilante stated that she did not feel comfortable signing the documents without Title Insurance, Mr. Wendelgass agreed. Mr. McLewee made a motion to approve the TDR purchase. Mr. Costa seconded the motion. The motion was unanimously approved.

Workers Compensation Insurance: Ms. Gusitwhite explained that the current workers' compensation company has dropped the Township. Ms. Guistwhite stated that she has found a new company, AJ Thompson, which will cost the Township around \$40,000 per year. Mr. Costa made a motion to accept AJ Thompson as the new workers' compensation company. Mr. McLewee seconded the motion. The motion was unanimously approved.

Approve Revised Budget for Public Inspection: Ms. Vigilante explained that the Township now must advertise the budget for public inspection. Mr. Costa made a motion to approve the budget for public inspection. Mr. McLewee seconded the motion. The motion was unanimously approved.

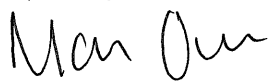
ANNOUNCEMENTS

The next Board of Supervisors meetings are scheduled for Monday, February 5, 2024, and Tuesday, February 20, 2024, at 7:30 PM.

ADJOURNMENT

Mr. Costa motioned to adjourn the meeting at 8:21 PM. The motion was seconded by Mr. McLewee and unanimously approved.

Respectfully submitted,



Madison Orler

West Pikeland Township Secretary