

**MINUTES FOR JUNE 18, 2019**  
**VALLEY TOWNSHIP BOARD OF SUPERVISORS**

The regular monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, June 18, 2019, at the Township Municipal Building, 890 West Lincoln Highway, Coatesville, PA.

The meeting was called to order by Chairwoman Patrice Proctor at 8:00 p.m. Those in attendance were Supervisors Kathy O’Doherty, Joe Sciandra, William Handy, Sr. and Patrice Proctor. Supervisor Christopher Lehenky was absent. Also in attendance were Carol R. Lewis, Township Manager; Michael J. Ellis, P.E., of Pennoni Associates, Inc. (Township Engineer); and Andrew D.H. Rau, Esquire, of Unruh, Turner, Burke & Frees (Township Solicitor).

Ms. Proctor noted that the Board of Supervisors met in Executive Session at 6:30 p.m. to discuss matters of litigation and personnel.

**CITIZENS COMMENTS ON THE AGENDA:**

None

**SPECIAL RECOGNITION:**

Carol Lewis presented certificates of appreciation to members of Girl Scout Troop 4075 for planting flowers and placing mulch at the Township Building. Members attending were Alexa Toth, Avary Gathercole, Emma Sell, Jordan Toth, Kyra Reider, Sarah Scharf and leaders Tina Keen and Erin Toth. Unable to attend were Alina Morton, Ava Weldon, and Brook Snyder.

**DEPARTMENT REPORTS:**

Fire/EMS – The monthly Fire and Ambulance reports from Westwood Fire Company were provided.

Emergency Management – Mr. Sciandra noted that with summer weather and the change in weather, there have been many storms, tornados and high winds in the area. He asked that residents take the warnings seriously. He encouraged if residents had not yet done so, to sign up for the emergency notifications through [www.readychesco.org](http://www.readychesco.org).

**BOARD COMMENTS:**

Ms. Proctor noted the upcoming public meeting on Thursday, June 20, being hosted by PennDOT to review the US 30 bypass reconstruction program to include the Airport Road Project. The meeting is being held at the Coatesville Moose from 6:30 pm to 8:30 pm.

**PLANNING COMMISSION:**

Michele Allen reported on the Planning Commission's June 11, 2019, meeting. She noted that the Commission reviewed the recent Comprehensive Plan Open House and Workshop held on May 29. She also reported that the Commission reviewed the Township's ordinances with regards to the cultivation and selling of medical marijuana. Pennoni will follow up on questions and requests for additional information for further consideration and discussion at the Planning Commission's July meeting.

**SOLICITOR'S REPORT:**

Mr. Rau reported the Board had previously entered into an agreement with PFM Financial Advisors for an evaluation of the water and sewer systems as well as an agreement to assist to possibly enter into an asset sale of the systems. He noted that should this proceed, the Township would need regulation counsel. **Ms. O'Doherty made a motion, seconded by Mr. Sciandra, to retain Dilworth Paxson LLP as regulation/special transaction counsel as per their proposal received on June 17, 2019. The motion passed unanimously.**

**ENGINEER'S REPORT:**

Discussion/consideration of Irish Alley Agreement – Mr. Ellis reviewed that the property owner acknowledged the cost distribution based on the area to be repaired within and outside the right of way. Total amount of the estimate is \$7,000 and the cost split would be 44% for the Township and 56% for the property owner. **Mr. Sciandra made a motion, seconded by Mr. Handy, to authorize an agreement be prepared between Philip A. McFadden and Valley Township for Irish Alley paving repairs and cost-sharing as follows: subject to manager and engineer approval of a final agreement to be drafted by the solicitor; total cost not to exceed \$7,000 with cost split of 44% township / 56% property owner; the owner shall contract for and be personally responsible for all work; a Township representative shall inspect the work during construction with 48 hours advance notice of construction; the Township's 44% reimbursement to owner is subject to completion of all work and acceptance by the Township engineer or authorized representative; and subject to owner release and indemnification of the Township.** The motion passed unanimously.

Discussion/consideration of dedication of Hillview Phase I– **Mr. Sciandra made a motion, seconded by Mr. Handy, to approve the Settlement Agreement and Release as to Valley Township, Orleans RH PA-IL, LP ("Orleans"), and the Villages of Hillview Community Association, Inc. ("HOA"), subject to review and approval of final legal description exhibits by the Township engineer and counsel. As to the Phase 1 dedication described in the Settlement Agreement, Phase 1 dedication is hereby accepted, subject to and conditioned upon the installation by Orleans of the final road patch/paving of Pinkerton Road within the ROW in front of 193 Pinkerton Road, and related lawn restoration between the curb and sidewalk at the same location; and also subject and conditioned upon restoration and fill of the depression behind the inlet in the ROW at 335/339 Randall Road, and proper parging of the referenced inlet. Township execution of the Settlement Agreement and Release is subject to and conditioned upon prior receipt of signatures by**

**other parties.** Question: Ms. O'Doherty noted it is Randall "Lane", not "Road", The motion passed unanimously.

Mr. Ellis submitted the engineer's report which is on file in the Township Office. Mr. Ellis highlighted the following items from the report:

- Oakcrest Phase I – Mr. Ellis reported a conference call was held on today's date with Ms. Lewis, the developer, and him. They are trying to wrap things up by August.
- Township Municipal Complex – Pennoni is tentatively scheduled to meet with Perrotto's superintendent the week of June 17 to scope and schedule upcoming sitework construction and inspections.
- Hemlock Avenue Bridge Replacement – The GP-11 permit application was submitted to DEP in April and we are awaiting the review. Pennoni is finalizing plans and bid document for submission DCD for review. DCD is still awaiting the project funding, and the project cannot be bid until the funding is received. At this point in the year, it is unlikely that final paving could occur before winter, so the bid document is being revised to include bid "add items" for temporary paving at the completion of the work in the winter and final paving in the spring. Pennoni has also prepared the temporary construction easement legal description and exhibit.
- Pugh Property Drainage – A meeting has been scheduled with the City of Coatesville for Friday, June 21 at 10:00 a.m.
- PAWC Billing – Pennoni analyzed flow meter data and billing records for the PAWC's underbilling in early 2019 and results of the analysis was eMailed to the Township. He noted that there was an error of a decimal point in the wrong place on the Valley Road meter invoice. It was noted that four manholes will be repaired and pans will be installed as manpower is available in the Hayti area to help with the infiltration.
- Rock Run Pump Station Bypass Pump – Mr. Ellis reported that DEP will now require a Water Quality Permit amendment.

**NEW BUSINESS:**

Discussion/consideration regarding reimbursement for 1406 Dawman Road for water turn on fee as water was not turned on when she returned from Florida – A letter from Barbara Supplee of 1406 Dawman Road was reviewed. Ms. Dawman paid \$100, \$50 for turn-off and \$50 for turn-on, of her water while she was in Florida for the winter. She returned on April 20 and her water was not turned on. She noted in her letter that she had to have someone come to the house and turn on her water. The administration office did not have any notification of the return. The public works department had a phone message that was left on April 20 that she had returned and her water was not on. After discussion, **Mr. Sciandra made a motion, seconded by Ms. O'Doherty, to refund the \$50 turn on fee to Barbara Supplee.** The motion passed unanimously. Mr. Sciandra requested that we ask who came out to turn her water on.

**OLD BUSINESS:**

Discussion/consideration regarding Buckthorn/Robinson/Oaklyn Roads – Ms. Lewis reviewed the new traffic study data. It was noted that the study was conducted over a three-day period. On average, there were 526 vehicles a day on Buckthorn and Robinson. As Roundhill has 201 units and 29 residents on the other streets, the results suggest it is mostly local traffic. Over these three days, the most common speed was between 28 and 39 mph. It was noted that the police can only ticket at 31 mph or higher; therefore, about 10% of the vehicles were speeding. Due to the low numbers of speeding and the fact that the majority of the traffic happens during short periods in the morning and afternoon, this could be addressed by selective police enforcement on a regular basis. Police records were pulled back to 2006. There were one to two tractor trailers getting stuck per year with three years having none. When this does happen, there is damage to property. In 2013, 2015, and 2017, there were one to two car accidents. All of them occurred at Airport Road or West Lincoln Highway; none within the development. In conclusion, Robinson and Oaklyn are too narrow for two vehicles to pass safely without having to go on private property. This adds to the danger of residents walking or biking along the roads. It was the administrative suggestion that truck traffic could be helped with more signage. The cheapest solution would be to make Robinson and Oaklyn one-way streets. This would still allow all residents to use them, not affect business and allow for emergency services.

Ms. Lewis suggested that the Board take any additional comment up to July 12 to be able to make a final decision at their public meeting of July 16. She noted that residents would not need to resubmit comments already made as comments from the 2018 survey, the January 24, 2019, public meeting, and other public meetings are still on file. Additional comments can be submitted to the Township manager at [manager@valleytownship.org](mailto:manager@valleytownship.org) or can be mailed or dropped off at the Township office. There were discussions regarding if one-way streets were made, how the flow would be directed. Mr. Sciandra stated that he would recommend Robinson be west-bound and Oaklyn be east-bound. It was noted that the area would need to be addressed to ensure larger vehicles, such as local truck traffic and RVs, would be able to make the turns.

**MANAGER'S REPORT:**

Consideration to issue letter of support to East Fallowfield Township for their VPP grant application for Newlinville/Village Master Plan – Ms. Lewis advised that East Fallowfield Township has requested a letter of support for their Village Master Plan for the Newlinville section of East Fallowfield Township. She noted that the Village Master Plan would help direct the future development of the Newlinville area of East Fallowfield Township as a compact, walkable community that can accommodate a variety of uses. As a direct gateway into Valley Township from Route 82, it is anticipated that the Newlinville Village Master Plan project will directly benefit Valley Township and be an important step to help the community realize the next level of regional development. Ms. Lewis noted that if East Fallowfield Township is awarded the grant, Valley Township would be invited to be part of the public participation process.

Spotted Lanternfly Quarantine Notification – Ms. Lewis advised that Chester County is now in the spotted lanternfly quarantine order. The insect has the potential to be harmful to grapevines,

hops, tree fruit, and trees. Information was provided to staff and will be included in the upcoming Newsletter mailing to the residents.

Hayti Park Basketball Court – Ms. Lewis reported that the basketball court at Hayti Park has been resurfaced.

Intern – Ms. Lewis noted that we have a summer college intern – Steven Young.

IT Service Provider – Ms. Lewis noted that both companies declined to submit new proposals. Both Omega and ComStar noted that they will need 90 to 120 days lead time. Omega noted that they would offer additional discounts for free IT services; it is assumed that ComStar would also offer the same discounts, etc.

At this time, both Mr. Rau and Mr. Ellis departed the meeting.

#### **DEPARTMENT REPORTS CONTINUED:**

Public Safety – Chief Newhall reviewed the monthly report submitted for May 2019. He noted that the oral interviews for the sergeant position have concluded. It is anticipated that consideration for the position would be before the Board at their July 16 meeting.

The new police vehicle is anticipated to be delivered in mid-July.

Chief Newhall reported that the Department received the grant in the full amount of \$24,000 for the Record Management System. He also reported that the Department has been invited to meetings with the School District Police. Police training and Townwatch program was reviewed with the Board.

#### **NEW BUSINESS CONTINUED:**

Discussion/consideration regarding Police Department Right-to-Know Officer – Mr. Sciandra made a motion, seconded by Mr. Handy, to appoint Ruth Shaeffer as the Police Department Right to Know Officer. The motion passed unanimously.

Discussion/consideration regarding 312 Randall Lane regarding utility bill compromise – A letter was received from Ed and Jill Hayes. The letter stated that their water meter was read on two occasions as an estimated reading. After a new remote radio was installed, it showed an additional 21,000 gallons of water had been used which could be an additional \$411 on their next bill. **Mr. Sciandra made a motion, seconded by Mr. Handy, to test the meter at 312 Randall Lane and if faulty replace and if accurate the meter test fee of \$55.00 would be waived and a payment plan for the estimated \$411 can be set up if needed.** The motion passed unanimously.

Discussion/consideration regarding use of Hayti Park on July 13 from 4:00 – 8:00 pm for approximately 30 people with outdoor grilling – The request of Deneshia Tooles and Tin Hickson for July 13 (originally requested for June 29, but amended to July 13) for use of Hayti

Park for a “wedding cook out” for approximately 30 people between 4:00 p.m. to 8:00 p.m. was reviewed. Mr. Sciandra noted that there is no grilling in the park and that he recommends that the park would need to be vacated by 8:00 p.m. **Mr. Sciandra made a motion, seconded by Mr. Handy, to permit use of the park on July 13, 2019, from the hours of 4:00 p.m. to 8:00 p.m. to include clean up being concluded by 8:00 p.m., no open burning or cooking at the park, and the posting of a \$50 use fee and the \$150 security deposit.** The motion passed unanimously.

Discussion/consideration to accept the resignation from Rich Vishneski from the EAC – A letter of resignation was received from Rich Vishneski resigning from the EAC due to his upcoming move from the Township. **Mr. Handy made a motion, seconded by Kathy O’Doherty, to accept the resignation from Rich Vishneski from the EAC.** The motion passed unanimously. A letter and *Certificate of Appreciation* will be sent to Mr. Vishneski.

Discussion/consideration to approve payment applications for new township building construction in the amount of \$90,103.20 – **Mr. Sciandra made a motion, seconded by Ms. O’Doherty to approve payment applications for Perrotto Builders in the amount of \$87,939.04; Element Environmental’ s invoice #2705 in the amount of \$1,674.16; and Element Environmental’ s invoice #2928 in the amount of \$490.00.** The motion passed unanimously.

Discussion/consideration to approve transfer of funds from PSDLAF to Coatesville Savings Bank – **Mr. Sciandra made a motion, seconded by Mr. Handy, to authorize the transfer of \$130,589.16 from PSDLAF to Coatesville Savings Bank’s General Fund Checking account for new building related expenses for the months of April (\$20,978.95), May (\$19,507.01) and June (\$90,103.20).** The motion passed unanimously.

#### **APPROVAL OF MINUTES:**

**Ms. O’Doherty made a motion, seconded by Mr. Handy, to approve the minutes of the June 4, 2019, meeting as presented.** The motion passed with Mr. Sciandra abstaining as he was not present at the June 4 meeting.

#### **TREASURER’S REPORT:**

The Treasurer’s Report was read.

#### **PAYMENT OF BILLS**

**Mr. Sciandra made a motion, seconded by Ms. O’Doherty, to authorize payment of bills as presented.** The motion passed unanimously.

The Board discussed the 2020 Budget process. Ms. Lewis stated that she has already begun meeting with department heads for 2020 needs. Ms. O’Doherty noted that she would like to see data for a few years back as previously done prior to last year.

The Board discussed the upcoming winter season which may include snow removal for Hillview and Oakcrest should dedications be made prior to the Liquid Fuels deadline. Under consideration was personnel required and additional equipment needs. Ms. Lewis noted that a quote had been obtained for a larger truck to replace a current F550 at a cost of approximately \$110,000.

**DEPARTMENT REPORTS:**

Public Works – The monthly report was distributed to the Board of Supervisors and is on file at the Township Office.

Administration – The monthly report was distributed to the Board of Supervisors and is on file at the Township Office.

**CITIZEN'S COMMENT:**

None

There being no further business to discuss, the meeting adjourned at 10:45 p.m.

Janis A. Rambo  
Township Secretary