

## MINUTES FOR JUNE 4, 2019 VALLEY TOWNSHIP BOARD OF SUPERVISORS

The regular monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, June 4, 2019, at the Township Municipal Building, 890 West Lincoln Highway, Coatesville, PA.

The Board of Supervisor meeting was called to order by Chairwoman Patrice Proctor at 7:35 p.m. Those in attendance were Supervisors Christopher Lehenky, Kathy O'Doherty, William Handy, Sr., and Patrice Proctor. Supervisor Joe Sciandra 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 prior to the meeting at 6:30 p.m. to discuss matters of litigation and personnel.

### **CITIZENS COMMENTS ON THE AGENDA:**

None

### **CITIZEN COMMENTS:**

Matt Egan, 212 Gilmer Road – Mr. Egan reported that Hulnick Road, Dawman Road, and Rawson Lane have been properly recorded and deeds prepared. He inquired when will dedication of the Hillview roads take place. Mr. Rau advised that the final settlement agreement, which includes dedication of roads, is being finalized and reviewed and it is expected that the Board of Supervisors will act on the Agreement in the next few weeks. Mr. Egan confirmed that roads would need to be dedicated by September for Liquid Fuels. Mr. Rau also noted that the catch basin detention for Rockport has the County Conservation District involvement.

Bob Murray, RGM Properties – Mr. Murray inquired about public sewer connection at 923 West Chestnut Street. Mr. Ellis advised that there is an existing sewer lateral on the property that ties in on Third Avenue. It was televised a few years ago but recommended that due to the age of the pipe it be inspected before use. Mr. Murray was advised that the first step would be to submit a DEP Mailer. Mr. Murray also inquired since the property was a corner lot, regarding zoning. He noted that he would prefer to construct a house facing Third Street. Mr. Ellis and Mr. Rau reviewed the zoning setbacks and advised that a zoning variance would be required. **Mr. Handy made a motion, seconded by Mr. Lehenky, to allow sewer connection for 923 West Chestnut Street subject to all permitting requirements being obtained.** The motion passed unanimously.

Denny Bement, 66 Phineas Lane – Mr. Bement gave a brief recap of the Planning Commission activities and the recent Comprehensive Plan Public Workshop meeting held on May 29. Mr. Bement also questioned the original 2003 Hillview Plan regarding the portion in Caln Township. He noted that the Caln properties were to have access to the amenity buildings located within Valley Township. Mr. Bement advised that Caln Township had lapsed on the permits for Heston and Gibney. Mr. Ellis advised that we cannot shut down a public road.

## **SOLICITOR'S REPORT**

Mr. Rau noted that on the agenda this evening under Old Business there is consideration to sign an Agreement with PFM Financial Advisors for Phase 2 and Phase 3. He noted that the Township is already engaged with PFM looking at the Township's water and sewer systems. Moving forward, Phase 2 would proceed to develop a request for qualifications and Phase 3, if there are qualified buyers, would contract services for the closing phase. If there is no closing, the Township would not be charges for fees.

**Ms. O'Doherty made a motion, seconded by Mr. Lehenky, to authorize the Agreement be signed with PFM Financial Advisors LLC for Phase 2 and Phase 3 services to enter into a public/private or public/public partnership or asset sale relating to the sanitary sewer and/or water systems.** The motion passed unanimously.

## **ENGINEER'S REPORT:**

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 2 – Punchlist inspection with the developer's representatives was conducted on May 31. An updated punch list will be issued within a week.
- Amycel Land Development Plan – Mr. Ellis reported that they are finalizing the escrow requirements.
- Valley Suburban Center – Conservation District approval was received today. DEP and PennDOT permits still need to be obtained.
- Aviation Way Land Development – Pennoni responded to sewer and water utility questions from a contractor and attorney for potential private land development along Aviation Way behind Oasis.
- Hemlock Avenue Bridge Replacement – Mr. Ellis reported the contract documents were returned to the County for their execution. The County is still waiting for the funds from the Federal government. The County also is working on obtaining flood plain clearance.
- Water System – Mr. Ellis reviewed recently weekly water sampling issues. Mr. Lenhart and Mr. Myers, after completing the self-certified requirements, will begin to do most of the sampling. There was also discussion regarding the notification received from PA American of high-water usage at our Old Lincoln Highway meter pit. Mr. Ellis reviewed a similar issue a few years ago when we discovered an illegal connection. Issue will be investigated.
- Irish Alley Pavement Damage – Mr. Ellis advised that he had no major update. A revised quote was resubmitted for \$7,000, but the split of costs/work was not defined.

## **NEW BUSINESS:**

Discussion regarding Sewer Fund Account Balance – The Board reviewed the sewer fund cash analysis. The latest bill that was received prompted several calls to PA American Water staff. It was reported that meter readings sent from the local PAWC office to their billing department were incorrectly entered for December 2018 through March 2019. Also, it was reported that

there was a rate change several months ago that the billing department did not apply. Flows have been reviewed by Pennoni and pans are being installed as time permits. Mr. Ellis reviewed historical 13-month and 5-year sanitary sewer flows versus precipitation as well as the 13-month sanitary sewer monthly flows per connection. PAWC stated that they would allow Valley to pay the current invoice that applied the adjusted rate increase and meter reading adjustments in installments over the next 8 months, removing any late fees, in addition to the current monthly invoice.

Mr. Ellis departed the meeting at this time.

**MANAGER'S REPORT:**

Ms. Lewis reported on the recent Comprehensive Plan Open House. It was noted that the turn out was very good. She noted that Toni Barber had asked to have an information table at this meeting for the "Hayti Historical Society." Ms. Lewis stated that she would like to schedule a meeting with Ms. Barber and Karen Marshall to review their interest in the current township building and to provide them with an understanding of the challenges this building has. Ms. Proctor and Mr. Handy will also attend the meeting when scheduled.

Ms. Lewis advised that the Township has been invited to a ribbon cutting this Thursday (June 6) morning at Precision Flooring, a new business opening in Valley Township.

Ms. Lewis reported on the upcoming PennDOT Route 30 meeting scheduled for June 20 at the Coatesville Moose regarding the Airport Road Interchange Reconstruction Project. She noted that PennDOT projections are now looking out 50 years. She advised that each project is a five-year process: concept; engineering; bidding; and two years for construction. The priority is the Airport Road interchange, followed by Route 10 and then Manor Road (Route 82).

**PAYMENT OF BILLS:**

Ms. O'Doherty noted that we are now paying both Lamb McErlane (John Cunningham) and Unruh Turner Buke and Frees for litigation work regarding Orleans. She noted that initially after appointing Mr. Cunningham that all correspondence was being sent to the Board through Mr. Jarvis. She stated that now appears that we are again paying two attorneys for the Orleans litigation.

There was also discussion regarding the Offit Kurman invoice being presented. Ms. Lewis noted it was for two invoices and a \$2,000 credit also had been applied. She stated that she would be sending a letter to Mr. Morris with the check. It was noted that storage fees are now being charged for the furniture purchased from Tanner for the new building. There was also a question if we had quotes for moving the files and cabinets that would need to be taken to the new building. Ms. Lewis stated that she would contact moving companies.

**Mr. Handy made a motion, seconded by Mr. Lehenky, to pay bills as presented.** The motion passed unanimously.

**APPROVAL OF MINUTES:**

**Mr. Lehenky made a motion to accept the minutes from the May 22, 2019 meeting. Ms. Proctor seconded the motion.**

Ms. O'Doherty inquired if the handicap parking sign was installed at 25 Linden Street. It was noted that the sign should be received this week. Ms. O'Doherty also inquired if there was any update regarding the Record Management System Procurement grant. Ms. Lewis noted that paperwork was submitted and returned for our Solicitor to sign.

The motion carried with Mr. Handy abstaining as he did not attend the meeting on May 22, 2019.

**OLD BUSINESS:**

Discussion/consideration to extend Hill International contract – It was noted that at the last meeting a vote was taken to extend the Hill International contract to August 31, 2019. The vote was 2-1. As the vote did not pass by a majority of the Board, the consideration was again placed on this evening's agenda. **Mr. Handy made a motion to extend the Hill International contract, at four-days per week, to August 31, 2019. Mr. Lehenky seconded the motion.** The motion passed 3-1 with Ms. O'Doherty voting nay.

Discussion/consideration regarding Township logo – The Board reviewed an updated logo with a rendering of the "Rock Run" bridge. Ms. O'Doherty asked if a rendering with a reflection could also be obtained. The Board also reviewed again having more than one symbol on the logo to represent Valley Township. Ms. Lewis stated that she will keep working on it.

**CITIZEN COMMENTS:**

None

There being no further business to discuss, the meeting adjourned at 9:17 p.m.

Janis A. Rambo  
Township Secretary