

MINUTES FOR JUNE 3, 2020
VALLEY TOWNSHIP BOARD OF SUPERVISORS

The second monthly meeting of the Valley Township Board of Supervisors was held on Wednesday, June 3, 2020, via virtual meeting through *Go To Meeting*.

The Board of Supervisors meeting was called to order by Chairwoman Patrice Proctor at 7:30 p.m. Those participating in the meeting were Supervisors Christopher Lehenky, Kathy O’Doherty, Sharon Yates, Carmen Boyd and Patrice Proctor. Also participating in the meeting were Amanda Sundquist, Esquire, of Unruh, Turner, Burke & Frees (Township Solicitor); Michael J. Ellis, P.E., of Pennoni Associates, Inc. (Township Engineer); Carol R. Lewis, Township Manager; and Kris Lenhart, Roadmaster.

It was noted that the meeting was being conducted through *Go To Meeting* to comply with Governor Wolf’s order that all individuals in Chester County stay home in an effort to slow the spread and minimize public exposure to COVID-19 and maintain social distancing.

ANNOUNCEMENT OF MEETINGS/ACTIONS OF THE BOARD

Ms. Proctor noted that the Board of Supervisors met in Executive Session prior to the meeting this evening starting at 6:30 p.m. via conference call regarding litigation and personnel matters.

SPECIAL RECOGNITION BY THE BOARD OF SUPERVISORS

Ms. Proctor noted that Richard “Dick” Saha had recently passed away. To recognize Mr. Saha’s contributions to Valley Township, she read a Proclamation from the Board of Supervisors:

WHEREAS, Valley Township recognizes people who make an impact on and play a role in the lives of Valley Township residents; and

WHEREAS, in 1971, Richard “Dick” Alois Saha, along with his wife Nancy Kachel Saha, and their children moved to Mt. Airy Farm in Valley Township where his family has lived for the past 49 years and restored the historic farm to the beautiful property that it is today;

WHEREAS, Mr. Saha was an involved member of the Coatesville/Valley Township Community and had served his country in the US Army;

WHEREAS, Mr. Saha has been recognized as an advocate for property rights and was very active in assisting Valley Township in their endeavors to protect property within Valley Township from eminent domain;

NOW, THEREFORE, be it proclaimed, The Board of Supervisors of Valley Township in recognition of Richard Alois Saha’s many contributions to Valley Township and its citizens, we hereby express our deep appreciation for his dedication to the progress of our community and extend to his family our sincere sympathy upon his passing on May 21, 2020.

Ms. O’Doherty advised that the Board of Supervisors also had another resident who recently passed away that they would like to acknowledge her contributions to the Township, Mrs.

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Geraldine Bradford Proctor. Ms. O’Doherty read the following Proclamation:

WHEREAS, Valley Township recognizes people who make an impact on and play a role in the lives of Valley Township residents; and

WHEREAS, on April 7, 1933, Geraldine Bradford Proctor was born in Coatesville and following high school, she graduated from Mercy Douglas School of Nursing and after passing her State Board Examination she obtained the status of Registered Nurse and practiced nursing care at the Whittier C. Atkinson Hospital and the Veterans Administration Medical Center;

WHEREAS, Mrs. Proctor and her husband, Keith Eugene Proctor, resided and raised their family in Valley Township;

WHEREAS, Mrs. Proctor was the matriarch of her family and her devotion to her family and community was well known as she opened her home as a shelter and safe haven for many people. Mrs. Proctor served her community on Executive Boards of the Coatesville Area Senior Center, Coatesville Branch of the NAACP (Youth Advisor), Coatesville Memorial Community Center; Valley Township Parks & Recreation Authority, and the Coatesville YMCA. She also served as a Brownie and Girl Scout leader and a Den Mother for the Cub Scouts. Mrs. Proctor was the founder of Concerned Citizens of Valley Township and served as a past Valley Township Elected Auditor.

WHEREAS, Mrs. Proctor was a member of the First Baptist Church of Passtown where she served with the Nurse’s Unit; was a member of the Sweet Hearts Club, Club Excel, the Friendly Club, and delivered meals for Meals on Wheels to many.

NOW, THEREFORE, be it proclaimed, The Board of Supervisors of Valley Township in recognition of Geraldine Bradford Proctor’s many contributions to Valley Township and its citizens, we hereby express our deep appreciation for her dedication to the progress of our community and extend to her family our sincere sympathy upon her passing on April 13, 2020.

APPROVE MINUTES AS WRITTEN

Ms. O’Doherty made a motion, seconded by Ms. Yates, to approve the minutes of the May 19, 2020, Board of Supervisors meeting. The motion passed unanimously.

APPROVE PAYMENT OF BILLS

Ms. Yates made a motion, seconded by Ms. Boyd, to approve payment of bills as presented. The motion passed unanimously.

CITIZEN’S REQUEST TO BE ON THE AGENDA

All County Partnership – Jim Reading and William Colby, representing All County Partnership, presented an updated concept plan for Lot 8 of the Valley View Business. It was noted that they currently have an approved plan for 115 townhouses. They would now like to proceed as industrial. They presented two options: Option A would consist of 3 new buildings totaling 175,200 square feet or Option B showing a plan depicting 2 new buildings totaling 209,000 square feet. Mr. Reading noted that the townhouse plan is vested until July 2, 2021. He noted that they would like to develop within the disturbance area. Mr. Reading noted that to date, 262 jobs have been crated within the industrial park and Lot 6 and Lot 7 are currently in the land

development process which will bring another 90 jobs between those two buildings. If they can proceed with Option A, the total amount of jobs within the Business Park would be 450. He noted that the existing tree ordinance and replacement of trees, however, is prohibitive. He further reviewed plans showing the steep slopes. Mr. Colby requested to allow his client to amend their existing plan to industrial but retain use areas of disturbance of the townhouse plan. Mr. Ellis reviewed the former zoning ordinance as it pertained to this property as well as the Woodland Protection Guidelines. After further discussion, it was the consensus of the Board to allow the Township Engineer and Solicitor to review and meet and report back to the Board with zoning compliance. The Board did note that they would prefer the industrial plan presented this evening, but would need to wait for the Engineer and Solicitor feedback.

Theresa Smith, 50 Robinson Avenue – Ms. Smith advised that she was following up from her last public meeting discussion with the Board of March 3. It was noted that the “Bump” sign would be installed by the Public Works Department. Ms. Smith stated that there are still items in the road right-of-way (ROW). Ms. Lewis noted that the Township has the right to remove items that are placed in the Township ROW if it is creating a safety hazard. Ms. Lewis noted that the decision to make Robinson and Oaklyn one-way was to address a safety issue and the Township has re-checked the area and does not feel any items in the ROW are creating a safety issue. Ms. Lewis also noted that the Township did a test with Ms. Smith and her husband with their RV and they were able to maneuver in and out of their driveway. Ms. Smith stated that the corner of Robinson and Buckthorn s still narrow and that the concrete bollards are an issue. Ms. Lewis noted that the bollards were put in by the Township to protect signs. Ms. Smith stated that she will see how it works out this summer, and if she is not satisfied, she will take action. Ms. Smith also requested that she receive a written response to a complaint that she had submitted.

Toni Morton, 924 West Lincoln Highway – Ms. Morton commented that she believes the Township is being remiss to not acknowledge situation that is currently going on with regards to the situation of Mr. Floyd. Ms. Proctor noted that Chief Newhall on the *Valley Township Police Facebook page* had made comments and that his post will be added to the Township website.

Ms. Morton stated that, as a follow up of the Comprehensive Plan overview presented at the last meeting about installing sidewalks in the Hayti area, she had questions regarding who will pay for the installation and repairs and felt that some of the streets are too narrow. Ms. Lewis noted that the proposed Comprehensive Plan update only suggests sidewalks along the Business Route 30 corridor.

Ms. Morton then asked that the Township provide a letter of support that the Passtown School Building, the current Township Building at 890 West Lincoln Highway, be listed on the National Register of Historic Places. Ms. O’Doherty inquired about the status of the Historical Society to take possession of the building. Ms. Morton stated that they are just requesting a marker be placed on the site and had previously requested a letter requesting that the Township confirm that they did not oppose the building being placed on the Historic Register. Ms. O’Doherty advised that she thought that the Historical Society wanted to pursue the building and questioned the disposition of a building if it is on the Register. Ms. Morton noted that being on the Historic Register does not restrict the building or plans. Ms. O’Doherty noted that in May of 2019, the County asked that the Township give the Historical Society a year to develop a viable plan for the building. She further stated that when the Township vacates the current building, that plans are to board the building and that she believes when it is not being used the building will continue to

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deteriorate. Ms. Morton stated that when they had their architect tour the building that he thought it was in good shape. Ms. O'Doherty stated that there are many issues with the building include the heat/furnace, air conditioning, and that any new use of the building would require the building to be brought up to current codes.

Toni Barber noted that April Frantz of the PA State Historic Preservation Office had forwarded an eMail to the Township Manager in July 2019 following up on a meeting at the Township Building for moving forward. The Board requested that several dates be provided to see if a meeting, even if it must be done virtually, be set up between Ms. Frantz, Karen Marshall from Chester County, representatives from the Historical Society, and the Township.

Ms. Morton stated that the interest is for the marker; however, she stated that the Community need to be aware of any action being taken by the Township with the current Township Building. She stated that she does not want to see the building demolished and if that is proposed that the Community needs to be notified – and not two weeks prior the demolition.

SOLICITOR'S REPORT

Ms. Sundquist noted that she did not have any items to be discussed at this evening's meeting.

Ms. Sundquist departed the meeting.

ENGINEER'S REPORT

Mr. Ellis submitted the Engineer's Report which is on file in the Township Office.

The following items from the report were reviewed:

- Highview Subdivision/Oakcrest 2 – Mr. Ellis reported that Pennoni reviewed revisited tot lot layout and equipment submittals, discussed with the contractor, and forwarded the submissions to the Township. The developer has forwarded the proposed plans to the HOA. Coordination continues with the contractor on proposed re-alignment and elevations for the pedestrian bridge over the creek.
- Hemlock Avenue Bridge Replacement – It was noted that the bridge may be reopened around June 15.
- CDBG Applications – Mr. Ellis reported that the three grant applications were submitted to the County.
- Water and Sewer System Assessments – Mr. Ellis reported that the PUC filing review has begun.

At this time, Mr. Ellis departed the meeting.

MANAGER'S REPORT

Discussion/consideration regarding fire monitoring at new township building with The Gilbertson Group at \$350.00 per year- After discussion and review of The Gilbertson Group's quote, **Ms. O'Doherty made a motion, seconded by Ms. Yates, to accept The Gilbertson Group's proposal for fire monitoring of \$350.00 per year as soon as the installation and**

testing is complete. The motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

Discussion/consideration for adjustment to water/sewer/trash bill for 101 Dague Farm Drive – Request was made from the property owners of 101 Dague Farm Drive for water and sewer bill for the first quarter of 2020 as they noted that while they were away, someone broke their faucet in the front yard and the water ran for hours. After discussion, the Board requested that the property owners provide verification, such as a plumber’s invoice, that the faucet was damaged and repaired.

CITIZEN COMMENTS

Allison Roelofs, 1075 Front Street – Ms. Roelofs inquired how land at the new Township Building Complex will be utilized and if there will be a park there – noting the area between Airport Road to the new building as well as the other side.

Ms. O’Doherty noted that the township property, between the existing structures, parking, stormwater management, and the new building, will be completely utilized. She also noted that to the east, the property is owned by the school district who we have contacted proposing a long-term lease of the open space but to the west that property to Airport Road is an approved subdivision consisting of residential and commercial. Unfortunately, Ms. Roelofs audio connection to the virtual call was not clear and the other attendees on the call could not clearly hear any additional comments by Ms. Roelofs. Ms. Lewis stated that she would follow up with Ms. Roelofs with regards to the comments made in response to her initial inquiry and any other comments or questions that she may have

There being no further business to discuss, the meeting was properly adjourned at 10:00 p.m.

Janis A. Rambo
Township Secretary