

## **MINUTES FOR OCTOBER 5, 2021 VALLEY TOWNSHIP BOARD OF SUPERVISORS**

The first monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, October 5, 2021, via hybrid to allow participation at the Valley Township Building at 1145 West Lincoln Highway, Coatesville, PA or through the *Go To Meeting* platform.

The Board of Supervisors meeting was called to order by Chairwoman Patrice Proctor at 7:35 p.m. Those participating in the meeting at the Township Building were Supervisors Kathy O’Doherty, Sharon Yates, Carmen Boyd, Casey Max Leidy, and Patrice Proctor. Also in attendance were Ryan Reynolds, Esquire, of Unruh, Turner, Burke & Frees (Township Solicitor); Peter Barsz, Township Treasurer; and Scott T. Piersol, Township Manager. Participating virtually were Michael J. Ellis, P.E., of Pennoni Associates, Inc. (Township Engineer) and Kris Lenhart, Township Roadmaster.

Mr. Piersol noted the format for the hybrid meeting for those wishing to comment and requested those participating virtually keep audio on mute and unmute at designated time to speak or when called upon by the Board of Supervisors.

### **ANNOUNCEMENT OF MEETINGS/ACTIONS OF THE BOARD**

Ms. Proctor noted that the Board of Supervisors met in Executive Session prior to the meeting beginning at 6:30 p.m. to review personnel issues. Ms. Proctor also noted that the Board of Supervisors met in Executive Session on September 20, 2021, following the Conditional Use Hearing for Cleveland Cliffs, to discuss a personnel issue.

### **CITIZEN COMMENTS ON AGENDA ITEMS**

Lauri Shannon-Bailey, 131 South Third Avenue, Coatesville – Ms. Shannon-Bailey asked the Board of Supervisors to support the Hayti Historical Society’s request to obtain the former Passtown School. She noted that the youth of Coatesville have a need for quality youth programs.

Tonya Thames-Taylor, 96 Virginia Avenue, Coatesville – Ms. Thames-Taylor noted that she supports the movement to save the Passtown School. She noted the importance to preserve the history of the building.

Deborah Kodish, 4923 Marchwood Avenue, Philadelphia – Ms. Kodish also noted her support of the Hayti Historic Society’s efforts to acquire the former Passtown School and to restore the building. She reviewed the history of the building and the benefits of the reopening to the community for education and social programs.

**APPROVE MINUTES AS WRITTEN**

**Ms. O’Doherty made a motion, seconded by Mr. Leidy, to approve the minutes of the September 21, 2021, Board of Supervisors Meeting.** The motion passed unanimously.

**GENERAL COMMENTS**

Ms. Proctor noted the following:

- Township Building has reopened to the public. Hours are 8:00 am to 4:00 pm, Monday through Friday (excluding holidays). MASKS ARE REQUIRED TO BE WORN.
- Drop off recycling of electronics and television collection has been suspended at the Township Building until our disposal company can begin collecting items and we are re-registered with the DEP. Residents can take one television per vehicle to the Chester County Solid Waste Authority Landfill (Route 322, west of Honey Brook)
- Discount movie ticket sales are available for purchase for \$9.50 each (cash sales only)
- Compost site open October 9, 2021, 8:00 am to 2:00 pm (2240 Upper Gap Road)
- Yard waste October collection: North side – October 11; South side – October 18
- Mattress collection – October 25 – pre-paid fees apply

**APPROVE PAYMENT OF BILLS**

**Mr. Leidy made a motion, seconded Ms. Boyd, to approve payment of bills as presented.** The motion passed unanimously.

**EMERGENCY MANAGEMENT MONTHLY REPORT**

Emergency Management Coordinator Joe Sciandra reported that he has completed the Township Emergency Plan which will be submitted to the Deputy Emergency Management Coordinators for review and then to the Board of Supervisors for review.

Mr. Sciandra also reported That there are ongoing efforts for recovery following “Ida”. At this time, we are waiting for the President’s Declaration for public assistance for public infrastructure assistance. At this time, the declaration has been declared for individual assistance.

**MOTION TO RATIFY ALL ACTIONS TAKEN AT THE SEPTEMBER 21, 2021, VIRTUAL MEETING**

Ms. O’Doherty made a motion, seconded by Ms. Yates, to ratify all actions taken at the September 21, 2021, virtual meeting. The motion passed unanimously.

**CITIZENS REQUEST TO BE ON THE AGENDA**

Ms. Toni Barber of the Hayti Historic Society introduced a proposal to the Valley Township Board of Supervisors for the Acquisition, Preservation, and Restoration of the Passtown Elementary School Building.

The first speaker Was Toni Morton of 924 West Lincoln Highway who provided an overview of the Hayti Historic Society (HHS). She noted that this afternoon, the former Passtown Elementary School was unanimously approved to be added to the National Register of Historic Places. This designation will assist in obtaining Keystone and other grant funding. Following, Ahmed Jami Craig, Preservationist, gave an Executive Summary and noted that their initial cost study to renovate the building is approximately \$2 million for the 9,060 square feet building. Patricia Hines Adkins spoke of her family's history and the connection to the Passtown School and how it hosted the Coatesville Area Head Start Program, Civic Council meetings to bring sewer line installation to the Township, a segregated school, an integrated school, a temporary site for church services, community center, voting location, and municipal building. She stated that the building should be revitalized; not demolished. Elizabeth Rairigh of the Preservation Services Division of the PA State Historic Office/PA Historical and Museum Commission noted that the building was one of the few surviving segregated school buildings. She noted, however, that there are no restrictions on the property being added to the National Register of Historic Places. Carol Quigley, an architect who has worked with HHS regarding proposed plans for the use of the building presented preliminary plans of how the building would be repurposed. Karen Marshall, Retiree of the Chester County Planning Commission, also voiced her strong support for the proposed use of the building. Arthur C. Morton, Real Estate Broker/Vice President of Basar International Group and a former student of Passtown School spoke of the economic benefits of the project and asked that the Board convey to HHS for \$1.00 the building. Barbara Mobarak, Planning Consultant, noted that youth needs a place to go. She noted that a strategic plan is ongoing. Kenneth Bond, the Branch President of the NAACP, stated that this is a "no brainer" and is in support of the project. Allen Smith, a resident of Valley Township and an official at South Coatesville Borough, also gave his support to the project.

Following the formal presentation, there was dialogue between the speakers and the Board. Many supporters for the HHS' project requested that the Township consider conveyance to the HHS for the building in order for them to proceed. Ms. Proctor noted that HHS has been made aware over the last year that the property will need to be subdivided. Solicitor Jennings stated the Board received on Friday the proposal from HHS that included over a year's worth of work to review and that they need to due their due diligence. He noted that both his office and the Township Engineer did a preliminary review of the material that was submitted on Friday and have noted question that would need to be answered or clarified. Ms. O'Doherty congratulated the HHS with the presentation this evening and their obvious effort and passion for this project. She recommended, as the Board needed to move on with their meeting agenda, that the list of questions from the Solicitor and Engineer be forwarded to HHS and that a special meeting be scheduled perhaps early in the new year

## **SOLICITOR'S REPORT**

Mr. Jennings advised that he did not have any items under the Solicitor's report and departed.

## ENGINEER'S REPORT

Discussion/consideration approve Payment Application #1 for 2021 Road Program – Based on the Township Engineer's recommendation, **Ms. Boyd made a motion, seconded by Mr. Leidy, to authorize payment in the amount of \$148,662.08 to John A. DiRocco General Contractors, of which \$115,932.68 would be payable from the Liquid Fuels Fund and \$32,729.40 would be payable from the General Fund.** The motion passed unanimously.

Consideration to formally appoint the Corridor Plan Task Force – Mr. Ellis reviewed the proposed Corridor Plan Task Force to include:

Casey Leidy, Township Supervisor representative  
John Druecker, Planning Commission representative  
Scott Piersol, Township staff representative  
Dr. Stephanie McGann, business owner representative  
Greg Vietri, business owner representative  
Samuel Young, Jr., township resident representative  
Matt Wanamaker & Mike Ellis, township consultant  
Tom Comitta, township consultant

**Ms. O'Doherty made a motion, seconded by Ms. Boyd, to appoint the members as recommended by the Township Engineer to the Route 30 Corridor Plan Task Force.** The motion passed unanimously. Mr. Ellis stated that the kick off meeting and schedule will be issued shortly.

Mr. Ellis submitted the Engineer's Report which is on file in the Township Office. He reported on the following items from the report:

- Valley View Lot 6 – Pennoni visited the basin after one rain event a few weeks ago to assess its functionality with the underdrain valve closed and there was limited ponding water after 72 hours. It was not apparent if it was limited enough to evapotranspire through future vegetation. The basin bottom was regraded and stabilized with matting thereafter. Pennoni visited the basin again on September 28, one day after a small rain event, and the re-graded basin was nearly entirely dry. The very limited amount of remaining water would be expected to be removed through future evapotranspiration. Additional inspections will continue to be performed after future rain events to determine if the basin is now functioning adequately after the regrading.
- 2021 Road Program – Mr. Ellis reported that the contractor completed construction of the originally awarded road work on September 28 and they performed inspections throughout the work.
- Stormwater Ordinance Update – As a follow up to the comments at the last meeting, the CCWRA conducted a municipal seminar on September 21 about their ongoing Act 167 Chester County Model Stormwater Ordinance Update. Similar to the prior Model Stormwater Ordinance process that CCWRA led from 2010-2014, they are again taking the lead to prepare a County-wide Model Ordinance Update to meet new PADEP criteria.

The updated scheduled was provided and reviewed for compliance by September 30, 2022.

At this time, Mr. Ellis departed the meeting.

## **OLD BUSINESS**

Consideration regarding moving forward with streetlight buyback of existing streetlights from PECO – Mr. Piersol noted that there are 81 street lights now confirmed within the Township. If the Board decides to move forward with purchasing the equipment as part of the LED streetlight conversion program, we will need to send PECO a check for \$350 for submission of an application to the PUC for approval of this purchase as the township then becomes a utility provider. This cost will be a factor in the Feasibility Study phase of DVRPC Streetlight Replacement Program. There is no cost to the Township to participate in this phase of the program which would provide the Township with information to determine if the overall investment is in the Township’s best interest.

## **MANAGER’S REPORT**

Mr. Piersol provided assistance information for individuals and business owners who were affected by Hurricane Ida. He also noted, as previously reported, on work relative to the street light conversion project.

Mr. Piersol reported that a proposed Agreement between Valley Township and East Fallowfield has been prepared regarding the leaf vacuum transfer from the Central Chester County Solid Waste Authority. He noted, however, some recommended changes from the Solicitor will be made and the Agreement will come back to the Board for consideration.

## **NEW BUSINESS**

Discussion/consideration regarding support of firework legislation - The consensus of the Board as to support firework legislation and requested the Township Manager to submit a letter in support.

Consideration to reimburse Thomas Bonner \$425.00 regarding installation of remote shutoff switch – Mr. Piersol reported that during the U&O inspection of 856 West Chestnut Street, the inspection failed because the home did not have a heater certification and for the placement of the furnace’s emergency shut off switch directly on the furnace instead of at the top of the basement stairwell. It was noted that the home received the original U&O without the shut off switch at the top of the basement stairwell. The owners of the home felt that that was an error of the inspector at that time. The homeowner’s cost to have the switch installed was \$425.00. **Mr. Leidy made a motion, seconded by Ms. Yates, to reimburse Thomas Bonner \$425.00.** The motion passed unanimously.

Consideration to accept the resignation of Bruce Manning from the Planning Commission – Mr. Leidy made a motion, seconded by Ms. O’Doherty, to regretfully accept the resignation of Bruce Manning from the Valley Township Planning Commission. The motion passed unanimously.

Consideration to set “Trick or Treat” for 2021 – Mr. Leidy made a motion, seconded by Ms. O’Doherty, to set Trick or Treat for 2021 as October 31, 2021, from 6:00 pm to 8:00 pm. The motion passed unanimously.

**CITIZEN COMMENTS**

None

There being no further business to discuss, the meeting was properly adjourned.

Janis A. Rambo  
Township Secretary