

**WEST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
July 18, 2023**

Township Supervisors:

Mr. Shaun Walsh, Chair  
Ms. Ashley Gagné, Vice-Chair  
Mr. John Hellmann, Member  
Ms. Tinamarie Smith, Member

Township Officials:

Mr. Christopher Bashore, Township Manager  
Chief Michael Carroll, Chief of Police  
Mr. Tom Osete, Esq., Township Solicitor  
Mr. Bryan Kulakowsky, P.E., Township Engineer  
Mr. David Woodward, Director of Public Works  
Ms. Jennifer Polonoli, Ex. Asst. to the Twp. Manager  
Ms. Christine Riffey, Finance Director  
Mr. Mark Bertolami, Streets Superintendent

The regular monthly meeting of the Board of Supervisors of West Goshen Township was called to order by Chair Shaun Walsh, at 6:00 p.m. on Tuesday, July 18, 2023.

This meeting was advertised in The Daily Local News on December 19, 2022.

This meeting agenda was posted on the West Goshen Township website and at the Township Building on Friday, July 14, 2023.

Mr. Walsh opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Walsh announced that the meeting may be recorded by 3<sup>rd</sup> parties.

**Public Comment.**

Mr. Walsh opened the floor to items of Public Comment not on the agenda. There were no comments from the public.

**Discussion and possible approval of a request for a waiver from section 72-44 of the West Goshen Township Subdivision and Land Development Ordinance for a lot consolidation plan for 1205 Ward Avenue (Brandywine Regional Airport).**

Mr. Kulakowsky stated that before the Board of Supervisors this evening is a request for a waiver for 1205 Ward Avenue, which is the location of the Brandywine Regional Airport. The applicant has submitted a lot consolidation plan for the merging of certain lots in order to merge certain land from tax parcels 52-3-105.1J and 52-3-97.2A with tax parcels 52-3-105.1 and 52-3-105.1K. The applicant is requesting a waiver from section 72-44 of the West Goshen Township Subdivision and Land Development Ordinance in order to have the application considered as a preliminary/final plan. Mr. Kulakowsky stated that the proposed plan is a lot line change and no new construction is proposed. The proposed plan will be before the Planning Commission on August 8, 2023.

Joseph Russella, P.E., the applicant's design professional from Howell Engineering, appeared before the Board to discuss the plan. Mr. Walsh asked the reason for the proposed lot line change. Mr. Russella stated that this is more of a buffer in order to provide more separation between the properties. Mr. Walsh asked if there are specific dimensions or requirements for the land being acquired. Mr. Russella stated that it is his understanding that the intention is to provide a greater buffer for the airport. Mr. Walsh asked if there was enough of a buffer being created to satisfy the need. Mr. Kulakowsky discussed the runway and noted that a portion of the runway is currently located on land owned by QVC. Mr. Kulakowsky noted that this plan will address that issue.

Mr. Hellmann asked for clarification on what is being considered before the Board this evening. Mr. Kulakowsky stated that the action being considered is a waiver to permit the applications to be considered as a preliminary/final plan. Mr. Kulakowsky stated that no construction is being proposed as part of this application.

Ms. Smith asked if the property is going to be paved or used for vehicular access. Mr. Russella stated that neither is proposed and noted that there are no physical changes outlined. Mr. Russella stated that they are only requesting the lot line change to clean things up.

Mr. Hellmann made a motion to approve the request for a waiver from section 72-44 of the West Goshen Township Subdivision and Land Development Ordinance for a lot consolidation plan for 1205 Ward Avenue. Ms. Smith seconded the motion.

Mr. Walsh asked if there was any further discussion from the Board on the proposed motion. No additional discussion was noted.

Mr. Walsh asked if there were any public comments on the proposed motion. No comments were noted.

There being no further discussion, the motion passed by a vote of 4-0.

**Discussion and possible approval of a request for a waiver from sections 72-19 C and 72-44 of the West Goshen Township Subdivision and Land Development Ordinance for a land development plan for 328 Westtown Road (Kia of West Chester).**

Mr. Kulakowsky stated that before the Board of Supervisors this evening is a request for a waiver for 328 Westtown Road, which is the location of Kia of West Chester. The applicant has submitted a land development plan for the expansion of the existing building on the site and the applicant is requesting the following waivers from the Township's Subdivision and Land Development Ordinance:

- Section 72-19.C., which requires the submission of an Environmental Impact Assessment Report (EIA). The applicant is requesting this waiver due to the fact that the property is currently used as a car dealership and there are no proposed changes to how the site will be accessed or operated.
- Section 72-44, which requires the submission of preliminary and final plans. The applicant is requesting this waiver in order to submit the plan as a preliminary/final plan. In a letter dated July 11, 2023, the applicant notes that they had previous land development approval of an earlier version of the plan that has subsequently expired.

Mr. Kulakowsky stated that he has no objections to either waiver request. Mr. Kulakowsky discussed the requirements of an EIA and explained that it pertains to existing natural features on the site, the impact on those features by the proposed construction, the impact on the school district and the transportation infrastructure. Mr. Kulakowsky noted that there are no current natural features on the site and noted that the applicant is improving the green space on the site under the proposed plan.

Joseph Russella, P.E., the applicant's design professional from Howell Engineering, appeared before the Board to discuss the plan.

Ms. Smith asked if the EIA would be the same as a phase 1 environmental site assessment. Mr. Kulakowsky stated that it is not and noted that a phase 1 would be evaluated what is underground. Ms. Smith stated that she is concerned that there may be underground items that no one is aware of, such as underground storage tanks, and had concerns about waiving the EIA requirement. Mr. Kulakowsky stated that he reviewed the prior land development approvals for this site and the building footprint is remaining the same.

Mr. Walsh asked about the additional green space being proposed. Mr. Kulakowsky stated that the applicant is reducing a portion of the paved area in the parking lot in order to comply with current Kia dealership standards. Mr. Kulakowsky stated that the area proposed is 10 ft. wide. Mr. Walsh asked if the area will be turned into grass. Mr. Russella stated that grass was proposed. Mr. Russella stated that they would be willing to evaluate additional landscaping for this area of the project. Mr. Kulakowsky noted that this represents approximately a 2.1% increase in green space.

Mr. Hellmann asked about the stormwater management provisions for this project. Mr. Kulakowsky stated that the plan proposes an underground stormwater facility and that he is still reviewing this request.

Ms. Gagné asked about the current zoning of the property. Mr. Kulakowsky stated that the property is located in the Multipurpose Zoning District. Ms. Gagné asked if the Zoning Ordinance permits the square footage of the proposed work. Mr. Kulakowsky stated that it does and the proposed building meets the requirements of the Zoning Ordinance. Mr. Russella stated that the proposed building square footage will be greater than 5,000 sq. ft. Mr. Russella noted that the project is to get the building to Kia's corporate architectural standards.

Mr. Walsh stated that he would prefer to see some plantings, such as trees and shrubs as opposed to just grass. Mr. Walsh noted a preference for natural tree substitutions. Mr. Russella stated that they would evaluate this as part of the land development process.

Ms. Smith asked if there has been any consideration for solar arrays for the roof of the new building. Mr. Russella stated that he does not know if this has been discussed. Mr. Kulakowsky stated that he was unsure if solar arrays were feasible for the proposed building.

Mr. Hellmann asked if there has been any consideration for the installation of electric vehicle charging stations. Mr. Russella stated that it is his understanding that the dealership plans to add these in the future.

Ms. Gagné made a motion to grant a waiver from sections 72-19 C and 72-44 of the West Goshen Township Subdivision and Land Development Ordinance for a land development plan for 328 Westtown Road. Mr. Hellmann seconded the motion.

Mr. Walsh asked if there was any further discussion from the Board on the proposed motion. No additional discussion was noted.

Mr. Walsh asked if there were any public comments on the proposed motion. No comments were noted.

There being no further discussion, the motion passed by a vote of 4-0.

#### **Discussion of the 2022 Financial Audit for West Goshen Township with BBD, Inc.**

Mr. Walsh introduced Carl Hogan from BBD, Inc., the Township's auditing firm. Mr. Hogan thanked the Township for appointing BBD, Inc. to audit the Township's 2022 financial records and presented the results of the audit. Mr. Hogan stated that all necessary deadlines were met during the audit process and outlined what was included in the audit report before the Board. Mr. Hogan outlined the new GASB requirements, but noted that the Township did not have any leases on properties that met these reporting requirements. Mr. Hogan outlined that the General Fund had an increase of \$3.7 million from the previous year and the Capital Reserve Fund witnessed a decrease in the fund balance of \$404,000. Mr. Hogan reviewed the funding ratios for the Township's pension funds.

Mr. Walsh asked if not reporting the lease information under the new GASB requirements was discretionary and if the Township needed to report information pertaining to equipment leases, such as copy machines. Mr. Hogan stated that reporting is at the discretion of management and outlined the process to determine if

something needs to be reported. Mr. Walsh asked about the Township's internal control structure. Mr. Hogan stated that he believes that the Township is of a size to adequately implement the internal controls in place.

Mr. Hellmann asked if there was anything identified as part of the audit process that Mr. Hogan believes needs to be corrected. Mr. Hogan stated that there were no items he was aware of. Mr. Hellmann asked if there were any issues during the audit process, such as access to records. Mr. Hogan stated that there were no issues that occurred.

Mr. Walsh asked about the year-end fund balance in the Capital Reserve Fund. Ms. Riffey discussed the 2023 budget and noted that expenditures were under budget in 2022.

The Board thanked Mr. Hogan for his presentation.

### **Mid-Year 2023 Budget review and Discussion.**

Ms. Riffey presented the 2023 mid-year budget review for the Township. Ms. Riffey stated that the Township's revenues are in line with the budgeted projections, with the exception of interest earnings due to the new CD structure implemented at the beginning of the year. Ms. Riffey noted that the higher revenue witnessed previously in such items as Earned Income and Transfer Tax revenue are not being witnessed. Ms. Riffey noted that there have not been any major expenditure increases not previously anticipated.

Ms. Gagné asked about the interest earnings on the CDs approved in March and when the Township would see revenue from those investments. Ms. Riffey stated that the Township should see those in December. Ms. Riffey noted that this is limited the monthly revenue, but the Township will witness an increase at the end of the year when the CDs redeem.

Ms. Smith asked about traffic signal maintenance and noted that 60% of the budget has been expended to date. Ms. Riffey stated that this is due to maintenance items that have occurred. Mr. Bashore discussed traffic signal issues that occurred on Five Points Road and Paoli Pike that were not anticipated. Ms. Smith asked about the Police Department detail for QVC and if that would be decreasing. Chief Carroll stated that the details have decreased since the duties have changed.

Mr. Walsh asked about the reductions to QVC's workforce were having an impact on the Township's revenue. Ms. Riffey stated that based on the information she has reviewed, the Township is witnessing approximately a 2% decline in Earned Income Tax revenue compared to previous years. Mr. Walsh stated that it would be beneficial to obtain projections from Keystone Collections Group as part of the 2024 budgeting process. Ms. Riffey stated that she can do this and the Township is currently working to obtain updated estimates from them.

Mr. Bashore discussed Earned Income Tax revenue and noted that even though a new business opens in the Township, the Township may not witness significant revenue since the tax is paid to an employee's home municipality.

Mr. Walsh asked if the approved maintenance to the Police Department Shooting Range had been included in the projects outlined in the report. Ms. Riffey stated that it was not as she was not aware of this approval. Mr. Bashore apologized for not providing this to Ms. Riffey and noted that the Board approved \$25,000 to be spent from the Police Department budget for this project. Mr. Hellmann asked about an estimate start date for the shooting range repairs. Mr. Bertolami stated that he was targeting the end of August when the materials arrive.

Mr. Walsh discussed the proposed work associated with the repair of corrugated metal pipe in the Township and asked if this would be paid from the American Rescue Plan Act funds. Mr. Bashore stated that it would. Mr. Walsh asked about the costs associated the electrical study for the Municipal Complex and if those would impact the General Fund. Ms. Riffey stated that those expenditures would come from the Capital Reserve Fund. Mr. Walsh asked if any unanticipated expenditures that the Board should be aware of at this time. Ms.

Riffey stated that she was not aware of anything at this time, but would be speaking with other department heads in the Township to ascertain remaining expenses for 2023.

Mr. Hellmann asked about the budgeted expenditures for utilities and noted that they are currently \$20,000 over budget. Ms. Riffey stated that this is how these expenditures are currently trending. Mr. Bashore noted the new electricity rate for the Township and that the new contract was approved by the Board after the budget was completed, so the full impact was not fully factored into the final numbers.

The Board thanked Ms. Riffey for her report.

**Discussion regarding pricing for projects outlined in the Corrugated Metal Pipe (CMP) analysis completed for West Goshen Township.**

Mr. Bashore stated that Before the Board of Supervisors this evening is discussion regarding pricing for projects outlined in the Corrugated Metal Pipe (CMP) analysis completed for West Goshen Township. By way of background information, at the May 2, 2023 meeting, the Board heard a presentation from Shawn Fabian, P.E., from HRG, Inc. pertaining to the results of video data collected on the CMP in the Township from the U.S. Army Corps of Engineers. This report outlined 12 projects that should be targeted. Please find attached a copy of the list that was compiled. During the discussion, the following areas were also identified:

- Fresh Meadows subdivision
- Stonybrook subdivision
- Greystone Drive

As follow-up to this discussion, Mark Bertolami, Streets Superintendent, contacted companies through COSTARS to obtain pricing for the cleaning and videoing of these areas in order to better assess the condition. The pricing received was on a per hour basis and was as follows:

- SoftDig Underground Services, Inc.:
  - CCTV Pipe Inspection: \$250.00/hour
  - Hydro Jetting/Cleaning: \$200.00/hour
- Mor Construction Services, Inc.:
  - Combo Truck (Jet & Vac) w/ Operator: \$300.00/hour
  - CCTV Truck w/ Operator: \$350.00/hour
  - Laborer for Jet/Vac/CCTV Truck: \$75.00/hour
  - Utility Trail for Jet/Vac Truck (only if needed): \$100/day
  - Root Cutting Attachment for Jet/Vac/Combo Truck (only if needed): \$45.00/hour

Please be advised that the pricing from SoftDig Underground Services, Inc. includes the labor for their technicians.

Mr. Bashore stated that in reviewing the information provided through the CMP analysis, it is difficult to determine the number of hours it would take to complete these areas. As such, we would recommend that if the Board desires to proceed forward with this work, it be authorized at not-to-exceed figure. For example, if the Board were to authorize proceeding forward with SoftDig Underground Services, Inc. based on the proposal, it be authorized at a not-to-exceed amount of \$54,000 for 120 hours of work based on the quoted hourly rate. The Public Works Department would need to determine how large of an area could be completed in the specified number of hours. In terms of payment, the Township could pay for this project with the remaining funds available from the American Rescue Plan Act of 2021.

Mr. Hellmann asked if these two companies were the only two vendors that are available. Mr. Bertolami stated that he did reach out to Snyder Environmental, but they did not get back to him. Mr. Bertolami discussed the

price difference and that he believes that difference is due to travel that would be needed. Mr. Hellmann asked if the comparison is the same scope of work. Mr. Bertolami stated that it was, but noted that he has never used SoftDig for video and cleaning services.

Mr. Walsh asked if the Board were to select Soft Dig would we want to follow up with references relative to the work they have performed of similar size in other municipalities. Mr. Bertolami stated that the company is local and the Township has utilized their services in the past, so he was comfortable proceeding with them for this project.

Ms. Gagné asked about the remaining balance in the American Rescue Plan Act Fund. Mr. Bashore stated that the estimated balance is approximately \$1 million due to the cost of the Bolmar Street Culvert Project and assuming that the work for the proposed project on Andrews Drive is completed in-house.

Mr. Walsh asked if the Township will be required to perform a single audit next year because of the amount of money being spent on the Bolmar Street Culvert Project and the other pieces of work. Mr. Bashore stated that he has discussed this with Ms. Riffey and they believe that there is a possibility that the Township may not need a single audit to be completed depending on how the bills are submitted for the various projects.

Ms. Smith asked about the estimated cost for a single audit to be performed. Mr. Bashore stated that he was unsure of the cost. Ms. Smith asked about the six (6) areas outlined as major issues and if the Township would be focusing on all areas or only the major issues. Mr. Bertolami stated that he would focus on the areas in the report, but noted that they conducted additional research and determined that eight of the areas are reinforced concrete pipe. Mr. Bertolami stated that he would focus on the corrugated metal pipe first.

Mr. Walsh discussed a recent visit he had with Mr. Bashore and Mr. Kulakowsky to a property on Ashbridge Road near Cloud Park due to a flooding concern. Mr. Walsh noted that this property experienced substantial flooding during recent storm events. Mr. Walsh stated that there is an inlet in the rear yard of the property, the pipe is reduced due to concrete that was installed. Ms. Gagné asked if the concrete being present is contributing to the flooding. Mr. Walsh stated that he believes it may be as it was reducing the pipe size by half, but noted that an investigation needs to be to determine how far the concrete extends.

Mr. Hellmann asked for clarification on the total scope of work for the project. Mr. Bashore stated that there would be 16 areas that would be evaluated, which includes the property on Ashbridge Road that was discussed. Mr. Bertolami asked if the Board would like him to focus on the 12 areas identified in the analysis first. Mr. Walsh stated that the Board would like the Public Works Department to determine the areas to address first based on a review of the information.

Mr. Walsh made a motion to authorize SoftDig Underground Services, Inc. to complete televising and cleaning on 16 areas of storm sewer pipe in the Township at a not-to-exceed amount of \$54,000. Ms. Smith seconded the motion.

Mr. Walsh asked if there was any further discussion from the Board on the proposed motion.

Mr. Bashore stated that they will work internally to complete the projects possible with the funds authorized and report back to the Board if additional expenditures need to be authorized.

Mr. Walsh asked if there were any public comments on the proposed motion. No comments were noted.

There being no further discussion, the motion passed by a vote of 4-0.

**Discussion regarding West Goshen Township's existing electricity supply contracts with Constellation Energy.**

Mr. Bashore stated that Before the Board of Supervisors this evening is information regarding five (5) remaining electrical supply contracts for the Township with Constellation Energy. These contracts are set to expire in September 2023. Constellation Energy has notified the Township and offered to extend the contract for 12 months at a rate of \$0.0899/kWh. For reference, the two-year contract awarded by the Board for similar sized facilities in December 2022 was \$0.08078/kWh.

Dave Woodward, Public Works Director, contacted the individual who handles the energy procurement process for COSTARS, Scott Harford, P.E. Mr. Harford advised that the next bid will be in the October/November timeframe and advised that the Township should have Constellation return the accounts to PECO under the price to compare (which is fixed for these size accounts). The Township would then be eligible to participate in the fall bid. Please be advised that the PECO price to compare is \$0.0961/kWh; however, this price adjusts in March, June, September, and December of each year.

Mr. Bashore stated that he believes there are two (2) options for consideration at this time:

- Allow the accounts to return to PECO in September and pay the current PECO price at the time. The Township would then participate in the fall bid with COSTARS for pricing. If the Board pursues this course of action, we would recommend a one (1) year in order to try to line-up all of the Township's accounts so they expire at the same time.
- Authorize re-engaging with Constellation Energy at the quoted rate of \$0.0899/kWh for 12 months. We could then look to participate in the COSTARS bid that occurs in the fall of 2024 for new pricing.

Mr. Walsh asked for clarification on if the Township could participate in the COSTARS bid process in the fall if the Township elected to go with the PECO market rate for three (3) months. Mr. Woodward stated that this was possible and that the contracts would start in January. Mr. Walsh asked if Mr. Bashore and Mr. Woodward believed that Constellation's fixed price may be lower than the PECO market rate if the Township waited until 2024. Mr. Bashore stated that this was difficult to predict due to the volatility of energy prices.

Mr. Hellmann asked there was any estimate on what the COSTARS electricity price may be. Mr. Bashore stated that the price depends on the bid results that day. Mr. Bashore noted that he would only recommend a one (1) year contract in order for the Township's electricity supply contracts to align.

Ms. Gagné asked for clarification on the aligning of the electricity supply contracts. Mr. Bashore stated that the Board approved a two (2) year contract that will expire in January 2025 and recommended doing a one (1) year contract in order for everything to be on the same schedule.

Mr. Bashore recommended that the accounts revert back to PECO and then the Township participate in the fall COSTARS bid. The Board requested confirmation that the Township could participate in the fall COSTARS bid.

Mr. Walsh made a motion to not renew the Township's energy supply contract with Constellation Energy for the accounts listed, to authorize participate in the COSTARS bid, and to authorize Mr. Bashore and Mr. Woodward to approve the contract with ratification by the Board at the subsequent meeting. Ms. Smith seconded the motion.

Mr. Walsh asked if there was any further discussion from the Board on the proposed motion. No additional discussion was noted.

Mr. Walsh asked if there were any public comments on the proposed motion. No comments were noted.

There being no further discussion, the motion passed by a vote of 4-0.

**Reports for the month of June 2023:**

**Police Report presented by Chief Michael Carroll.**

Chief Carroll presented the report for the Police Department for June 2023. Chief Carroll also presented a report on the activities of the Police Department for the first half of 2023. Chief Carroll noted that the Township has been witnessing an increase in certain types of crime and noted an increase in computer scams.

Mr. Walsh asked if there were any questions for Chief Carroll. No questions were noted.

The Board thanked Chief Carroll for his report.

**Board of Supervisors' announcements.**

Ms. Smith stated that on June 21<sup>st</sup>, she attended West Chester School District Safe Schools Summit at East High School. Ms. Smith stated that she and Mr. Hellmann met with Eden Ratliff, Kennett Township Manager, to discuss fire & EMS issues and a similar meeting was conducted on June 30<sup>th</sup> with representatives from Elizabethtown Borough. Ms. Smith stated that she attended the dedication ceremony at Cloud Park for Ray Halvorsen on July 3<sup>rd</sup>. Ms. Smith noted her attendance at the Decorated Bike Parade on July 4<sup>th</sup> and thanked Ken Lehr and Tom Steines for their work on this event. Ms. Smith stated that an internal meeting was held on July 6<sup>th</sup> to discuss the after-action report from the tabletop exercise held in February. Ms. Smith stated that she participated in a ride along with the Police Department on July 11<sup>th</sup> and thanked the Police Department for the opportunity. Ms. Smith announced that the Fire & EMS Coalition met on July 13<sup>th</sup>. Ms. Smith announced that the Crime Funds Center will hold a fundraiser on September 9<sup>th</sup> from 2:00 pm to 6:00 pm and that the next Police Community Meeting will be October 10<sup>th</sup> from 6:00 pm to 8:00 pm.

Ms. Gagné stated that the intern with the sustainability office for the County Planning Commission, Emily Kaplan, reached out to her and they discussed the electrification study and West Goshen Township's transfer to electric vehicles for a municipal fleet. Ms. Gagné stated that they would like to highlight West Goshen Township initiatives on their website. Ms. Gagné announced her attendance at the bench dedication for the West Goshen Lions Club.

Mr. Hellmann stated that on June 21<sup>st</sup>, he attended West Chester School District Safe Schools Summit at East High School. Mr. Hellmann stated that he attended the gazebo rededication in West Goshen Community Park on June 25<sup>th</sup>. Mr. Hellmann noted that he attended the spring conference for the Chester County Association of Township Officials (CCATO) held on June 26<sup>th</sup>. Mr. Hellmann stated that he attended the dedication ceremony at Cloud Park for Ray Halvorsen on July 3<sup>rd</sup>.

Mr. Walsh stated that the Board met in executive session on June 27<sup>th</sup> with the Township Manager to review progress against his 2023 performance objectives. Mr. Walsh stated that he also attended many of the same events that have already been described including the gazebo rededication, CCATO conference, event at Cloud Park, the bench dedication, and the Police Community Meeting.

**Township Manager's announcements.**

Mr. Bashore stated that the Township's monthly eNewsletter will go out this week. Mr. Bashore stated that the Park and Recreation Department is continuing their summer concert series and the next concert is July 23<sup>rd</sup> at 6:30 pm. The West Chester Band will be performing. Mr. Bashore stated that the stormwater feasibility study completed by Carroll Engineering is available on the Township website for the public to review. Mr. Bashore stated that PECO is beginning their tree trimming work scheduled for this summer and a map of the work area is



available on the Township website. Mr. Bashore stated that Carroll Engineering is completing the bid specifications for the build out the necessary infrastructure for additional electric vehicles in the municipal fleet and anticipates awarding at the second meeting in September. Mr. Bashore stated that the RFP for the Park, Recreation, and Open Space Plan has been issued.

Mr. Walsh asked for a status update on the proposed sidewalk to be installed along Rosedale Avenue. Mr. Bashore stated that a base plan has been received from Carroll Engineering. Mr. Kulakowsky noted that there is a substantial amount of sloping at the location.

The Board thanked Mr. Bashore for his announcements.

#### **Township Engineer's Stormwater announcements and Woodlands at Greystone update.**

Mr. Kulakowsky stated that the Township has received a number of complaints regarding stormwater due to the recent storms that have occurred. Mr. Kulakowsky noted that some were in other jurisdictions and those were forwarded to the appropriate municipalities to address. Mr. Kulakowsky noted an issue with a stream on private property and advised the property owner that this is a private matter that would not involve the Township.

Mr. Kulakowsky provided an update on the Woodlands at Greystone. Mr. Kulakowsky stated that a meeting has been scheduled to discuss the basin modifications that were completed without a permit. Mr. Kulakowsky discussed various issues with Aram Avenue due to the recent storm events, including a manhole lid popping off. Mr. Kulakowsky discussed the restoration of the serpentine barrens and that the developer intends to complete the vegetation removal in July and proceed to the herbicide treatment.

Mr. Walsh asked if the developer intends to come to a public meeting and discuss the status of the development. Mr. Bashore stated that they are appearing at the Board meeting on August 1<sup>st</sup>.

Mr. Kulakowsky discussed issues with the dams and noted that is working to coordinate a meeting with the developer and their design professionals to discuss the issues.

Mr. Walsh asked if there was estimate on when a punch list would be ready for the trail system. Mr. Kulakowsky stated that he anticipates a request for an inspection in August. Mr. Kulakowsky stated that he has spoken with Carroll Engineering about the water damage that has occurred on the trails.

The Board thanked Mr. Kulakowsky for his announcements.

#### **Zoning Officer's announcements.**

Mr. Bashore stated that the Zoning Hearing Board met on June 26<sup>th</sup> to hear the application for 1126 Grove Rd. Mr. Bashore stated that a decision was not rendered at that meeting, but believes that a decision will be issued at the July 24<sup>th</sup> meeting. Mr. Bashore noted that the Zoning Hearing Board will consider the application for 450 Ellis Lane at the July 24<sup>th</sup> meeting. Mr. Bashore stated that there are no other applications at this time.

Mr. Hellmann asked about the decision issued for 929 S. High Street and if an appeal of the to the decision has been filed. Mr. Bashore stated that he was not aware of an appeal being filed, but would check and report back to the Board.

The Board thanked Mr. Bashore for his announcements.

#### **Approval of Board of Supervisors meeting minutes of June 6, 2023, June 20, 2023 and July 6, 2023.**

The Board noted corrections to the meeting minutes from June 20, 2023 and July 6, 2023.

Mr. Hellmann made a motion to approve the minutes from the June 6, 2023, June 20, 2023, and July 6, 2023 meetings of the Board of Supervisors with the changes noted. Mr. Walsh seconded the motion.

Mr. Walsh asked if there was any further discussion from the Board on the proposed motion. No additional discussion was noted.

Mr. Walsh asked if there were any public comments on the proposed motion. No comments were noted.

There being no further discussion, the motion passed by a vote of 4-0.

**Approval of Treasurer's Report dated June 30, 2023 for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, the Capitol Reserve Fund and the bills to be paid from these funds.**

Ms. Smith asked if the body cameras for the Police Department were replacements or new. Chief Carroll stated that the expenditure outlined is for the warranty for the body cameras.

Mr. Walsh asked about the tax bills that were paid to the West Chester Area School District. Mr. Bashore reviewed the location of these properties. Mr. Osete stated that they will review these and file for exemptions if appropriate.

Mr. Walsh made a motion to approve the Treasurer's Report dated June 30, 2023 for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, the Capitol Reserve Fund and the bills to be paid from these funds. Ms. Gagné seconded the motion.

Mr. Walsh asked if there was any further discussion from the Board on the proposed motion. No additional discussion was noted.

Mr. Walsh asked if there were any public comments on the proposed motion. No comments were noted.

There being no further discussion, the motion passed by a vote of 4-0.

**Adjournment**

There being no further business, Ms. Smith made a motion to adjourn the meeting at 8:05 pm. Mr. Walsh seconded the motion. The motion adjourning the meeting passed by a vote of 4-0.

Respectfully submitted,

Christopher Bashore  
Township Secretary