

Board of Supervisors Meeting

April 8, 2024

Opening: Chairman Elston opened the regular scheduled meeting on Monday, April 8, 2024, at 7:00 P.M. at the West Nantmeal Township Building.

Roll call was taken, and present were supervisors: Gary C. Elston, Nelson R. Beam, Frank V. Daniel, Jr, Craig Kologie, Zoning Officer, and Kristin Camp, Solicitor.

Public Comment: Chairman Elston called for public comment on tonight's agenda which was available at the meeting and posted on the Township Building and website.

Minutes:

Motion: Mr. Daniel made the motion to approve the March 11, 2024, meeting minutes and Mr. Beam made the second. Motion carried 3-0.

Treasurer's Report:

The Treasurer's Report stands approved until further audit. Balances were as follows:

- **Operating Accounts:**

Victory Bank General Fund- Money Market @ 5.36%	958,716.59
Victory Bank General Fund- Checking @ 4.89%	<u>8,813.96</u>
Total Operating Funds:	\$967,530.55
- **Designated Accounts:**

Victory Bank – ARP Funds @ 5.36%	162,396.10
Victory Bank - State Fund @ 5.36%	96,187.04
Victory Bank – Community Day @ 5.36%	2,384.68
Victory Bank – Community Day Donations @ 5.36%	3,806.96
Victory CD 2 – Truck Fund –matures 8/22/24 @5.0%	130,438.10
Trumark CD - Elverson-Honey Brook EMS –matures 12/29/24 @ 5.25%	34,823.39
Trumark CD - Twin Valley FD –matures 10/1/24 @ 5.25%	34,828.06
Trumark - Savings - @ .02%	6.21
PLGIT Term CD 5- WNT Emergency Fund –matures 7/17/24@5.89%	144,970.31
PLGIT - FIRE/EMS - Prime MM @ 5.44%	2,824.46
PLGIT - Act 209 - Prime MM @ 5.44%	2,171.77
PLGIT General Fund - Prime @ 5.44%	872.26
PLGIT General Fund -Class @ 5.12%	153.07
PLGIT Recreation - MM @ 5.44%	<u>11,066.72</u>
Total Designated Funds:	\$ 626,929.13
- **Investment Accounts:**

PLGIT CD 1 Term @ 5.69% matures 8/16/24	211,461.95
PLGIT CD 2 Term @5.87% matures 6/20/24	129,783.25
PLGIT CD 3 Prime @ 5.44%	475.23
PLGIT CD 3 Term @ 5.51% matures 8/30/24	137,981.49
PLGIT CD 4 @ 5.77% matures 8/8/24	210,388.14
PLGIT CD Term @ 5.37% matures 8/23/24	219,258.33
PLGIT CD Term @ 5.87% matures 7/15/24	173,727.09

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Trumark CD 1 @ 5.3% matures 6/4/24	104,207.35
Trumark CD 2 @ 5.3% matures 6/4/24	208,734.69
Trumark CD 4 @ 4.65 % matures 9/18/24	104,465.06
Trumark CD 3 @ 5.3% matures 6/17/2024	102,667.17
1 st Resource CD 1 @5.25% matures 1/10/25	200,000.00
1 st Resource Truck Fund CD @ 5.25% matures 1/10/25	50,000.00
Victory Bank-Investment MM @ 5.36%	276,293.08
Victory Bank CD 3 @ 5.0% matures 8/22/24	<u>130,438.10</u>
Total Investment Funds:	\$2,259,880.93

- **Escrow Accounts:** \$ 25,197.25
- **Total Funds under management:** \$ 3,879,537.86

AUDIENCE:

- Walter Johnson, 256 Davey Drive – expressed concern over a mandate from the management at Loag’s Corner Trailer Park requiring the removal of oil tanks. This would require the installation of a new heating system, which would be a hardship for the residents.
- Matthew Welch, Elverson -Honey Brook EMS Chief – gave an update on improved staffing and recent appointments to State Boards which allows for more visibility of local EMS services. CPR and First Aid classes have been conducted and an Open House is planned for the summer.
- Vernon Weaver, 101 Hedge Road – asked about the status of the request lot line change on his Hedge Road properties. East Nantmeal is planning to also approve the plan. This will be on the agenda for the May 13th meeting.

Engineering:

- Yoder Road culvert – waiting for one easement and is ready for the bid process.
Motion: Mr. Elston made a motion to authorize the advertisement for bids for the Yoder Road culvert repair and was seconded by Mr. Daniel. Motion carried 3-0.
- Bollinger Road Park Expansion –DCNR grant application has been submitted.

Zoning Report:

- Violation issues are being addressed and letters have been issued.
- 247 Lippitt Rd – this may be settled without a hearing based on legal correspondence. An inspection will be conducted by Mr. Kologie and a fine will be assessed to recover costs.

Solicitor’s Report:

- 11 Fairview Road –Conditional Use hearing to change from an 11-lot plan to a 7-lot plan was held at 6 PM and the written decision will be provided at the May 13th meeting.

Planning Commission:

- 11 Fairview Road – plan will be resubmitted in May to address changes.
- 122 Hedge Road – lot line change reviewed, and Conditional Use approval was recommended.

Roads:

- Discussed the dead trees along the Township roads and the impact on residents. A tree on the lines on Bollinger Road was removed.
- Inlet boxes will be cleaned after storms.
- Post will be replaced for Isabella Road resident’s mailbox.

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Parks and Recreation:

- May 4 – Community Yard Sale (rain date May 18)
- Walking trail – Tim McEwen provided a quote of \$2744.55 to address the drainage issue on the new section of walking trail near the tennis and basketball courts.

Motion: Mr. Daniel made a motion to approve Tim McEwen’s quote of \$2744.55 to install a drainage system on the hill between the tennis and basketball courts and the walking trail and was seconded by Mr. Beam. Motion carried 3-0.

Historic: No report

EMS: No report

OLD BUSINESS:

1. Ordinance 1-2024 Short Term Rentals –Ms. Camp provided Proof of Publication, Chester County Law Library, Chester County Planning Commission, and West Nantmeal Township Planning Commission acknowledgments to amend the definition of dwelling and to add a definition for “Short Term Rental.”

Motion: Mr. Beam made a motion to approve and adopt Ordinance 1-2024 to amend the definition of dwelling and to add a definition for “Short Term Rental” and was seconded by Mr. Daniel. Motion carried 3-0.

2. Ordinance 2-2024 Updated Property Maintenance Code - Ms. Camp provided Proof of Publication, Chester County Law Library, Chester County Planning Commission, and West Nantmeal Township Planning Commission acknowledgments to expand upon property maintenance requirements, clarify certification of occupancy provisions, and provide for violation and penalty provisions.

Motion: Mr. Daniel made a motion to approve and adopt Ordinance 2-2024 to update the property maintenance code to expand upon property maintenance requirements, clarify certification of occupancy provisions, and provide for violation and penalty provisions. and was seconded by Mr. Beam. Motion carried 3-0.

NEW BUSINESS:

3. 2024 Road Repair Bids – Two bids were received for the proposed repairs on Township roads. Martin Paving - \$83,678.99 and Asphalt Industries - \$90,763.56. Tim McEwen provided quotes for inlet repairs on Heathrow Drive - \$7165.00 and two on Huntsfield Drive - \$8186.54.

Motion: Mr. Daniel made a motion to accept the bid from Martin Paving in the amount of \$83,678.99 for repairs to Heathrow Drive, Church Road, Coventry Cove, Adams Road, Huntsfield Drive, and Stetson Drive with an additional \$4924.56 for repairs to the Township Complex Entrance Drive and was seconded by Mr. Beam. Motion carried 3-0.

Motion: Mr. Daniel made a motion to accept Tim McEwen’s quotes for inlet repairs on Heathrow Drive in the amount of \$7165.00 and two on Huntsfield Drive in the amount of \$8186.54 and was seconded by Mr. Beam. Motion carried 3-0.

4. Ford-Rigg Subdivision Plan – requested a 90-day extension until July 21, 2024 to complete revisions.

Motion: Mr. Elston made a motion to grant a 90-day extension for the Ford-Rigg Subdivision Plan until July 21, 2024 and was seconded by Mr. Beam. Motion carried 3-0.

OTHER BUSINESS: None

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BILLS: The bills to be paid this evening were reviewed.

Motion: Mr. Beam made the motion to pay the bills and was seconded by Mr. Daniel. Motion carried 3-0.

General Fund

\$50,782.07

ADJOURNMENT: With no further business to discuss, adjournment took place at 8:30 P.M. with Mr. Beam making the motion to adjourn and seconded by Mr. Daniel. Motion carried 3-0.

Respectfully submitted,

Deborah M. Kolpak, Secretary

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