



Upper Uwchlan Township
Board of Supervisors Workshop

January 10, 2017

4:00 p.m.

Minutes

Approved

In attendance:

Kevin Kerr, Chair

Jamie Goncharoff, Vice-Chair

Guy Donatelli, Member

Cary Vargo, Township Manager

John DeMarco, Police Chief

Gwen Jonik, Township Secretary

Kevin Kerr called the Workshop to order at 4:00 p.m.

Byers Station Parcel 6C – Potential Uses

Fred Gunther, Trupert Ortlieb, and Gregory Stevens – Vantage Point Retirement Living, Inc. – presented a concept for Byers Station Parcel 6C, the currently vacant northeast corner of the Graphite Mine Road and Byers Road intersection. Mr. Stevens introduced an Assisted Living facility for the 4+ acre property in the C-1 district. This use would require a conditional use approval. They're proposing (1) 3-story building containing 90 units, providing assisted living, personal care, meals, managed care, memory care. Average age of the residents is 80 years old. Answers to the Board's questions included: public water is @ 400 feet away; public sewer is nearby and available but would have to be negotiated with Toll or the Township - assisted living uses @ 100 gallons per day (gpd) instead of residential 225; 50-60 parking spaces; the location is suitable because of the high visibility for those looking for that type residence/service – people can stop in on the way home to visit loved ones and it'd be convenient for walking -- trails, shopping, parks; it's a low-impact use on most services – doesn't increase traffic; there's a need in the area – closest facilities are in Exton or Kimberton; medical personnel in the building 24/7 alerted by medical call buttons – they analyze situations and call outside services as needed; State licensed as a Personal Care Home, requiring licensed nursing staff at all times; units are a monthly rental (\$5,000-\$6,000, memory care is more, 1-2 BR, fridge, microwave, sink) - most residents stay @ 2 years; shuttle bus service for specific events and destinations and a town car for one-on-one transportation; secured units; fenced outdoor courtyard for dementia/memory care unit, which is staffed more heavily; Vantage Point to build and operate the facility; impervious coverage allowed on this site is no more than 60%; creates @ 60-75 jobs – 40 full-time, 30 part-time.

The Board was interested in the use and requested a list of Vantage Point's other sites and the emergency service responses to those sites. They'll also look into the EDUs for this type use. The Board directed Vantage Point to introduce the concept to the Planning Commission at their February meeting.

Real Estate Tax Collection

Township Tax Collector Ben LaGarde's term expires December 31, 2017. Amendments to the tax collector's compensation – increase or decrease -- must be adopted by February 15 of the year in which the tax collector is up for election, and takes effect with the new term. The tax collector is currently paid 2% of the real estate taxes collected, plus mailing and other minor

expenses. There are 4,292 taxable parcels, plus a hydrant fee for those homes within 780' of a fire hydrant. There are a number of collection options for the Board to consider if they'd like to continue or decrease the amount of compensation: the Elected Tax Collector, Keystone Collections, Berkheimer Associates, and the Chester County Treasurer. The basic annual costs are between \$7,082 (County Treasurer) and \$18,400 (Elected Tax Collector). The basic annual costs don't include interim bills or delinquent collections. Ben LaGarde commented that a level of personal involvement should be taken into consideration as many residents have misunderstandings and questions. The Board determined they'd continue to consider the options and perhaps craft a phased approach to decrease the compensation over the 4-year term beginning January 1, 2018.

Township Manager's Report

Cary Vargo provided updates on the following projects:

McKee / Feters Property Conditional Use Decision – the draft Decision requires 2 additional access points, to the abutting subdivisions, which the Developer had not proposed. This will require revisions to the interior roadway system layout.

A final offer letter has been sent to the Assistant Township Manager candidate. Eighty-five resumes were received for this full-time employment opportunity; ten candidates were interviewed mid-December.

Life Safety Program -- Cary Vargo and Al Gaspari met with a fire safety engineer who's drafting a plan relating to safety programs for commercial properties.

Jill Bukata/the Township received an award from the Government Finance Officers Association (GFOA) for excellence in financial reporting for the 2015 Comprehensive Annual Financial Report. Jill Bukata and Matt Brown also did a great job with the Municipal Authority's 5-year plan.

Traffic signal control system – the extreme cold is affecting the fiber system. Up to half the system currently isn't corresponding as programed. It is being analyzed and repaired.

The Eagle Village trail connection project has been awarded and construction will begin this spring. The trail from Upland Farm will be connected with Park Road along Route 100 and along Little Conestoga Road.

Park Road Trail Phase IV – tasks for the trail from Hickory Park to Marsh Creek State Park continue -- soil testing has taken place and the utility clearance process has started.

Jamie Goncharoff asked for clarification regarding Byers Station Parcel 5C's park and recreation requirements and the Village of Eagle park. Cary Vargo explained that Parcel 5C's developer proposes a monetary contribution toward the Village of Eagle park instead of providing a 1-acre open/recreation space in the interior of the residential section of the project.

Open Session

Bryce Mastrog, a senior at Downingtown East, attended today's workshop for credit toward his government class project.

Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 5:51 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary