



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
MEETING
March 21, 2022
7:00 p.m.
Minutes
Approved

LOCATION: Township Building,
140 Pottstown Pike, Chester Springs PA 19425

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair
Jennifer F. Baxter, Vice Chair
Andrew P. Durkin, Member

Township Administration

Tony Scheivert, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
John DeMarco, Chief of Police
Rhys Lloyd, Building Code Official
Anthony Campbell, Zoning Officer
Mike Heckman, Director of Public Works
Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor

Mrs. D'Amico called the meeting to order at 7:05 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the meeting. There were over 40 citizens in attendance.

Approval of Minutes

Mrs. D'Amico noted Mr. Durkin's name should be added to the January 18, 2022 Board of Supervisors Meeting minutes and the February 22, 2022 Conditional Use Hearing minutes. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the minutes of the December 29, 2021 Board of Supervisors Special meeting, January 11, 2022 Board of Supervisors Workshop, January 18, 2022 Board of Supervisors Meeting (with revision), February 8, 2022 Board of Supervisors Workshop, February 15, 2022 Board of Supervisors Meeting and February 22, 2022 Conditional Use Hearing (with revision). The motion carried unanimously.

Approval of Payments

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the payments to all vendors as listed March 18, 2022. The motion carried unanimously.

Treasurer's Report

Tony Scheivert reported that we are 16.7% through the year; year-to-date revenues are at 15.2% of the budget; expenses are at 11.1% of the budget.

Supervisor's Report

Mrs. D'Amico read a promotion letter, appointing Detective Tom Jones to the Rank of Lieutenant Tom Jones. Mrs. Baxter moved, seconded by Mr. Durkin to approve the appointment. The motion carried unanimously. Lt. Jones started with the Department in 1992 as a part-time Officer. Magisterial District Judge Paige Simmons administered Lt. Jones's Oath of Office and the Supervisors handed him his shields. The Supervisors recognized Lt. Jones's 30 years of service to the Township Police Department with the gift of a clock.

The Supervisors recognized Chief DeMarco for his 35 years of service to the Department with the gift of a glass eagle figure.

The Supervisors thanked Tony Scheivert for his work over the past 2 years. Mr. Scheivert's employment with the Township began March 9, 2020, one week before the Covid-19 pandemic restrictions were implemented.

Mrs. D'Amico announced a 5-minute recess to allow Lt. Jones's family and friends to depart if they so desired. Mrs. D'Amico reconvened the meeting at 7:24 p.m.

Mrs. D'Amico advised that the Supervisors had met earlier this evening with 2 candidates for the Technology Advisory Board (TAB). Mrs. Baxter moved, seconded by Mr. Durkin, to appoint Gregg Heimer and Rizwan Jagirdar to the TAB. The motion carried unanimously. A term on the TAB is 3 years. They are both filling mid-term vacancies and their terms will expire December 31, 2023.

The Supervisors recognized Juniper Tree, owned by Amanda and Andy Wilkes, as Business of the Year. They have participated in community events such as Trunk or Treat, Toys for Tots and the Believe and Achieve Foundation. Congratulations to the Wilkes!

The Supervisors will recognize Volunteer of the Year, Byron Nickerson, at a future meeting.

Mrs. D'Amico announced that Executive Sessions were held March 8, 2022 regarding a legal matter and March 21, 2022 regarding personnel. She read the following calendar: March 29, 2022 6:30 PM Conditional Use Hearing #4 ~ 100 Greenridge Road, at Shamona Creek Elementary School Cafeteria; April 12, 2022 4:00 PM Joint Boards & Commissions Workshop; April 15, 2022 Office Closed ~ Good Friday; April 18, 2022 7:00 PM Board of Supervisors Meeting; yard waste collection dates March 30, April 6, 13, 20 and 27.

ADMINISTRATION REPORTS

Township Engineer's Report

Dave Leh reported the final escrow release for Profound Technologies is on the agenda. Gilmore & Associates has inspected the site and all work has been satisfactorily completed. They recommend approving release #2/Final. Mrs. Baxter moved, seconded by Mr. Durkin, to approve escrow release #2/Final in the amount of \$41,388.60 for 125 Little Conestoga Road/Profound Technologies building addition project. The motion carried unanimously.

Mr. Leh reported a request was received from Windsor Baptist Church for the first reduction of their Letter of Credit for their school building project. The work has been inspected and Gilmore recommends the reduction of \$104,855.00. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the reduction of Windsor Baptist Church's Letter of Credit by \$104,855.00. The motion carried unanimously.

Mr. Leh noted an amended Plan was received for Byers Station Parcel 5C Lot 2B, the currently vacant commercial lot north of the Township Building, proposing a daycare center, a restaurant, and retail space. The Plan will be distributed for consultant review.

Building and Codes Department Report

Rhys Lloyd reported that 39 building permits issued in February, totaling \$25,249.00 in permit fees. The Department conducted 166 inspections last month. Nine new families moved into the Township in February. He noted Pennsylvania recently adopted the 2018 Building Codes. He and Anthony Campbell attended training on the Codes.

Police Chief's Report

Chief DeMarco reported the Department handled 1,160 calls last month and they will again hold a multi-day Junior Police Academy in June.

Public Works Department Report

Mike Heckman reported that the staff completed 91 work orders last month, cleaned salt truck after every snow/ice event, fixed potholes, cleaned inlets, called out twice for downed trees, worked on topsoil grading at Upland Farm, serviced police vehicles, and new employee, Bradley Richmond, is working out well. Mrs. Baxter noted there was wire fencing in need of repair at the Lakeridge wastewater treatment plant.

Land Development

Windsor Baptist Church/School Building Escrow Release was addressed earlier, during the Township Engineer's report.

125 Little Conestoga Road/Profound Technologies Escrow Release was also addressed earlier, during the Township Engineer's report.

11 Senn Drive Land Development Plan. Dave Leh introduced the project. Property owner Scott Johnson was in attendance, as was Chris Daily of D.L. Howell. Mr. Daily explained the proposed 20,000 SF gravel parking area will be behind the existing building, previously Summit Fitness, now being occupied by hardscaping company Aquarius Supply. The gravel area is for storage of materials and parking for the equipment used to move the materials. This is a wholesale-only business, not retail. There will be 2 accesses; the area will be fenced; 4 employees; limited hours. They requested 2 waivers and will comply with the items in the consultants' review letter.

Mrs. Baxter moved, seconded by Mr. Durkin, to grant Preliminary / Final Land Development Approval of the plan titled "11 Senn Drive Parking Expansion" prepared by DL Howell, dated January 3, 2022 and revised February 23, 2022 accompanied by the following conditions:

1. The plans shall be revised to comply with Gilmore & Associates, Inc. review letter dated March 9, 2022.
2. A waiver is granted from Section §162-7.B.(2) to permit this submission to be considered a Preliminary/Final application.
3. A waiver is granted from Section §162-39.D. to not require the proposed gravel parking / storage area to be curbed.

The motion carried unanimously.

ADMINISTRATION

Amended Ordinance Adoption - Alcoholic beverage regulations for the Barn at Upland Farm. Shanna Lodge introduced the amended ordinance proposing the allowance of alcoholic beverages at private events at the Barn at Upland Farm with a permit approved by the Township, and at Township-sponsored events. Kristin Camp, Esq., advised that she had reviewed the amendment and it was properly advertised. The Board of Supervisors had previously reviewed the amendment. Mrs. Baxter moved, seconded by Mr. Durkin, to adopt Ordinance #2022-01 amending Chapter 127 of the Upper Uwchlan Township Code to insert sections 127-2.(D)(1)(a) and 127-2.D.(1)(b) to allow for alcoholic beverages to be possessed and consumed at private events at the Barn at Upland Farm with a permit and at Township sponsored events with prior approval of the Board of Supervisors. Gerry Stein asked of the criteria to approve a waiver, as well as criteria for approved caterers. Ms. Lodge briefly explained the criteria. The motion to adopt Ordinance #2022-01 carried unanimously.

The Barn at Upland Farm Rental Policy. Ms. Lodge noted minor changes to the rental policy previously reviewed by the Board. The capacity of the Barn has been finalized at 160 occupants total, including both the upper level with the deck and the lower level, the alcoholic beverage regulations are now added, etc. Mrs. Baxter moved to approve the Barn at Upland Farm Rental Policy as presented this evening. Mr. Durkin seconded, and the motion carried unanimously.

Mr. Scheivert announced a public open house at the Barn scheduled for April 9, before the Easter egg hunt at Hickory Park. Mrs. D'Amico thanked everyone who has been involved over the years with the Barn improvement project.

Police vehicle purchase. Chief DeMarco advised that the purchase of 2 new vehicles was included in the 2022 Budget. A third vehicle can no longer be repaired, and Chief DeMarco requests the Board approve the purchase of a third new vehicle in 2022. The 2022 Police Interceptor purchase uses the State's Co-Star contracting program and totals \$48,484.17 for the base vehicle and outfitting it with the police-specific equipment. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the purchase of a third 2022 Police Interceptor at the total cost of \$48,484.17. The motion carried unanimously.

Taser 7 purchase. Chief DeMarco requested the Board's approval of a non-budgeted purchase of 16 Taser 7 devices. This is a non-lethal device for police when force is needed. The Department currently has 7 tasers using old technology. It is proposed that each officer have their own taser while on duty, the new technology downloads to the electronic docking station any activity that may have occurred with the device during the shift, the tasers remain fully charged for each officer's use. The proposed purchase would take advantage of a Bundle Package which includes the tasers, holsters, docking stations, training cartridges, duty cartridges, duty cartridge replacements, training, and warranty. The current tasers would be sold back. The total cost is \$53,555.19 over a 5-year payment plan of \$10,711.03/year. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the purchase of 16 Taser 7 devices using the Bundle Package and 5-year payment plan. The motion carried unanimously.

Econolite Software Maintenance Agreement. Tony Scheivert advised that the current contract for software maintenance of the *Centracs* traffic signal control program is expiring, and the Board is requested to approve the execution of a 3-year renewal that would expire in 2024. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the execution of the Econolite Software Maintenance Agreement. The motion carried unanimously.

Public Works Items for Sale. Mrs. Baxter moved, seconded by Mr. Durkin, to authorize advertisement of the following public works equipment for sale via Municibid, an electronic auction: 2006 John Deere backhoe, Ranger wheel balancer, 3 weed eaters. Bids will be accepted until Monday, April 11 for acceptance of high bids and approval of sales at the Board's Workshop Tuesday, April 12. The motion to authorize the advertisement carried unanimously.

Stormwater Basin Retrofit Presentation. The Board tabled this presentation until the April 12, 2022 Workshop.

Open Session

Gerry Stein asked the status of the repairs to the house at Upland Farm Park. Mr. Scheivert noted that mold and lead remediations were completed and structural issues are now being addressed to preserve the structure, which will be used by the Historical Commission and perhaps a museum to display historic artifacts. Rhys Lloyd added the Township is moving toward making the structure occupiable. Steve Egnaczyk commented he likes what's been happening with the barn.

Sue Quake asked if the March 29 conditional use hearing would be the last hearing for Toll's 100 Greenridge Road project. Kristin Camp, Esq., replied that it would not be the last as the Applicant has experts presenting testimony and then all Parties have the opportunity to cross examine.

Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the meeting at 8:11 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary