



Upper Uwchlan Township  
Board of Supervisors, Draft 2025 Budget Workshop  
November 12, 2024  
4:00 p.m.  
Minutes  
Approved

Attendees:

Jenn Baxter, Chair  
Andy Durkin, Vice-Chair  
Sandy D'Amico, Member

Rob Daniels, Brandywine Conservancy  
Bob Wise, Richard Grubb Associates

Tony Scheivert, Township Manager  
Lindsay Yeager, Assistant Township Manager  
Gwen Jonik, Township Secretary  
Rhys Lloyd, Codes Enforcement Officer  
Anthony Campbell, Zoning Officer  
Tom Jones, Police Chief  
Mike Esterlis, Public Works Director  
Jill Bukata, Township Treasurer

The Workshop was held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Jenn Baxter called the Workshop to order at 4:00 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the Workshop. She announced that an Executive Session was held November 1, 2024 regarding real estate and legal matters. There were 4 citizens in attendance.

Audio/Video Equipment for Upland Farm Barn. Lindsay Yeager explained that 3 estimates were received for installing A/V equipment inside the Barn at Upland Farm and on the deck area outside. This will enhance sound quality at activities and events with speakers, music, etc. JL Entertainment proposed the lowest price, \$8,949.89, for speakers inside and outside, plug-in Bluetooth, etc., and for microphones. The other 2 quotes were @ \$20,000. This project would be funded from the Barn repair/maintenance budget. We are also looking into purchasing video equipment - a 65" TV on a rolling cart.

Andy Durkin moved, seconded by Sandy D'Amico, to accept JL Entertainment's quote for \$8,949.89. The motion carried unanimously.

Technical Specs for Traffic Control Signalization. Tony Scheivert explained that our traffic signal controls are outdated. Two of our control boxes have been damaged in vehicular accidents and when we've tried to replace the equipment (@\$100,000), it was out of date. Our traffic engineer, Bowman, has prepared updated technical specifications. The Board is asked to review the specifications for approval at the November 18 meeting. We'll apply for a Local Share Grant of \$300,000-400,000 for signal upgrades.

2025 Budget Draft. Jill Bukata explained the following items:

General Fund Revenues + 4%; Expenses + 5%; earned income tax revenue +3%; interest earnings +156%; health insurance will be increased due to several families having children. The General Fund won't get replenished as quickly because everything is more expensive, and Barn rentals just cover what's used.

Tony Scheivert explained several proposed Capital Fund expenditures: a EV/Hybrid car to replace the Assistant Township Manager's vehicle; for Public Works, a 10-wheel dump truck to replace the 2008 truck, 2 zero-turn mowers, an equipment trailer to replace the 2011 trailer, and a road mower to replace

the 2007 road mower; for the Police Department, 2 SUVs, replace 4 vests, reporting software, K9 vehicle, and replace service handguns; Park & Rec, Trails, Hickory Park renovations partially funded grants;

There is no or minimal activity regarding the Long Term Debt Fund, Water Resource Protection Fund, Act 209 Fund, Sewer Fund.

A short recess was taken 4:45 – 4:55 p.m.

Updated Village Design Guidelines, Village Concept Plan, Historic Resource Protection Plan, Comprehensive Plan – Discussion.

Vivian McCardell, Gerry Stein, Joe Stoyack, Rob Daniels, Bob Wise and Chase Gunther joined the discussion.

Jenn Baxter noted the Board has had time to review the documents and appreciates all the time and effort that went into drafting them.

Through the Village Concept Plan, we'd like to prioritize the health, aesthetics and preservation of the village, but how to go about it differs. The Board is uncomfortable with some of the terms and specifics and has been revising the documents with Rob Daniels. The Board doesn't favor overlays; they'd rather strengthen the C-1 Village Commercial District ordinance. There was language regarding incentives for preservation and the Board doesn't favor the incentives. We want folks to preserve historic structures and the historic character of the Village, but we're not sure how to "incentivize" them. Are there grants to help with the costs? Perhaps instead of incentives, allow zoning flexibility.

There are repeated references to the Village Design Guidelines. Are they appropriate in the C-3 Highway Commercial District? Vivian explained there's language specific to the C-3 and which properties are included in Village Design Guidelines. Joe noted we want a transition from Wolfington into the village and then on the north side out of the village. The Board questioned how to translate the Guidelines with the bigger commercial structures; it's too subjective. She confirmed that the Board does not want the Guidelines to be mandatory in the C-3 District. Make sure to put language in each district's ordinances regarding any historic resources. Bob Wise suggested there could be Route 100 "corridor" specifications for aesthetics in general. Do we put all of the Guidelines into ordinances, or pieces? What about a landscape buffer between Route 100 and buildings?

Discussion continued as to why an historic overlay isn't favored. An overlay allows you to put restrictions / incentives over more than one zoning district, which can allow for more options. The Board would rather add language in the ordinances that protects historic properties instead of an overlay. Structure an ordinance to protect and balance.

Moving forward, work with Rob Daniels regarding changes. A memo and updated Village Concept Plan and Comprehensive Plan will be shared and discussed at the December 10 Supervisors Workshop.

#### Adjournment

There being no further business to be brought before the Board, Jenn adjourned the Workshop at 6:25 p.m.

Respectfully submitted,

Gwen Jonik,  
Township Secretary