

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**WORKSHOP**  
**Tuesday, April 20, 2010**  
**7:00 PM**

**Executive Session 7 – 8 PM - personnel matter**

Continued –

1. Pledge of Allegiance
2. Moment of Silence
3. Minutes of 4/13/10
4. Invoices
5. Action Items
  - a. Pension Plan Conversion
  - b. Energy Conservation in Twp Bldg
  - c. Sewer Metered Billing
  - d. LED Traffic Signal Replacement
  - e. Quarterly Report on I&I
  - f. Applebrook Park: Grant for Circle Path
  - g. Brookmont & Rte 352
  - h. Road Resurfacing
  - i. Tree Vitalize Grant (Conservancy)
  - j. PECO Green Region Grant (Conservancy)
  - k. Tecniplast Parking Agreement
  - l. Telecom Registration
6. Structures in the Right of Way
7. Any Other Matter
8. Liaison Reports
9. Subdivisions/Land Developments/ZHB Applications
10. Public Comment

**EAST GOSHEN TOWNSHIP  
ACTION LIST**

#	Item	Action Due Date
DPW 07-02	Hershey's Mill Dam	13-Apr-10
FIN 10-06	Friends of East Goshen Township 501c3	13-Apr-10
ADM 07-02	Pension Plan Conversion	13-Apr-10
ADM 09-05	Energy Conservation in Twp Bldg	13-Apr-10
ADM 10-13	Sewer Metered Billing	13-Apr-10
DPW 07-03	LED Traffic Signal Replacement	13-Apr-10
DPW 08-02	Quarterly Report on I&I	13-Apr-10
DPW 08-03	Applebrook Park: Grant for Circle Path	13-Apr-10
DPW 08-04	Invasive Species	13-Apr-10
DPW 09-02	Brookmont & Rte 352	13-Apr-10
DPW 09-03	Road Resurfacing	13-Apr-10
DPW 10-01	Tree Vitalize Grant (Conservancy)	13-Apr-10
DPW 10-03	PECO Green Region Grant (Conservancy)	13-Apr-10
DPW 10-05	Hazard Mitigation Plan	13-Apr-10
PCZ 10-05	Tecniplast	13-Apr-10
ADM 08-02	Review Comp Plan Action List (Ch 10)	19-Apr-10
ADM 09-06	Purchasing Policy	19-Apr-10
ADM 10-01	Employee Benefits	19-Apr-10
ADM 10-03	Township Advisory Group	19-Apr-10
ADM 10-09	Grant Writing	19-Apr-10
FIN 09-02	Capital Reserve Fund Analysis	19-Apr-10
FIN 10-01	2009 Year End Financial Reports	19-Apr-10
FIN 10-04	District Court Reports	19-Apr-10
FIN 10-05	Quarterly Financial Reports - 2010	19-Apr-10
FIN 10-08	DPW Expense Allocation	19-Apr-10

#	Item	Action Due Date
PCZ 09-01	Telecom Registration and Reporting	19-Apr-10
ADM 09-09	ARCVIEW System (GIS)	27-Apr-10
DPW 08-05	Township Building Plantings	27-Apr-10
DPW 10-02	Ridley Creek Expansion Monthly Update	27-Apr-10
FIN 09-01	Quarterly Summary of Pending Legal Cases	27-Apr-10
FIN 10-02	Services List	27-Apr-10
FIN 10-07	Electricity Purchase - 2011	27-Apr-10
PCZ 06-01	Parking for Multi-Use Space in IP/BP District	27-Apr-10
PCZ 09-05	Traditions Development	27-Apr-10
PCZ 09-07	Malvern Bank Land Development	27-Apr-10
ADM 07-01	Review/clean up Wireless Ordinance	4-May-10
ADM 09-01	Park Ordinance for DMP	4-May-10
ADM 09-02	Review/update records retention Resolution	4-May-10
ADM 09-07	Web Site Upgrade Status	4-May-10
ADM 09-10	Soccer Fields @ Line Road	4-May-10
ADM 09-11	2010 Sponsorships: Fireworks & Leaf Bags	4-May-10
ADM 09-12	Deer Management Committee	4-May-10
ADM 10-07	Staffing Analysis	4-May-10
ADM 10-15	Resolutions Book	4-May-10
ADM 10-14	Newsletter Advertising	11-May-10
DPW 10-04	Pedestrian Crosswalk @ Township Park	11-May-10
FIN 10-03	Monthly Financial Reports - 2009	25-May-10
PCZ 09-02	Stream Buffer Increase	25-May-10
PCZ 10-01	CTDI Parking	25-May-10
PCZ 10-03	Generator Installations	25-May-10
ADM 10-04	Information Systems Analysis	1-Jun-10
DPW 07-01	Geese Management Program	1-Jun-10

#	Item	Action Due Date
DPW 08-01	Public Works Service Outsourcing	8-Jun-10
DPW 07-04	Park Bridge Permit	15-Jun-10
PCZ 09-06	WCF Tower @ Township Building	15-Jun-10
FIN 09-03	Historic Books	22-Jun-10
PCZ 10-04	Lieberman Early & Co	22-Jun-10
ADM 09-04	Quarterly Review of Right to Know Requests	6-Jul-10
ADM 09-08	Police Scheduling	6-Jul-10
DPW 08-06	Recycling Contract	13-Jul-10
ADM 10-02	Annual Training Plan	7-Oct-10
ADM 09-13	ABC Appreciation Event Guest List	2-Nov-10
ADM 09-03	Resolutions to Ordinances	Completed
ADM 10-05	Passive Use Ordinance for Parks	Completed
ADM 10-10	Emergency Services Reimbursement	Completed
ADM 10-11	Municipal Authority Funding	Completed

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item:

**Pension Plan Conversion**

No:

ADM 07-02

List Date:

1/2/2007

Completed Date:

Description:

Is it economically feasible to convert the current defined benefit plan to a defined contribution plan?

Date	Action
	Investigation options. Tom Anderson to do actuarial study and draft papers for new plan.
4/6/2010	Per Anderson we should have report by 4/9.
4/13/2010	Memo from Rick regarding cost to switch and recommended Township contribution

WORKS YDA  
5.2.  
5 page

**Memo**  
**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
Voice (610) 692-7171  
Fax (610) 425-8950  
E-mail [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)

Date: April 7, 2010  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: Defined Contribution Plan

Attached are drafts of the election form and the statement that would be given to each employee. There are sufficient funds in the defined benefit plan so the Township would not have to contribute from the General Fund if everyone elected to transfer to the defined contribution plan.

We also need to establish the contribution rate and a rate of 5% had been suggested. I ran that by Doug Worley at Thomas J. Anderson Associates and his comments are as follows.

“Last year's state aid unit value was 3,128.0137. I am estimating that this year's unit value will be lower due to the economy and the 2010 state aid allocation being determined utilizing the 1/1/09 Act 205 Reports. As a result, in estimating 2010 state aid allocations for municipalities that receive unit value, I am utilizing 3,000 for my estimate, rather than 3,128. This estimated 2010 state aid unit value amount (3,000) times the number of non-uniformed units certified in 2010 (28) would generate approximately \$84,000 in state aid. This estimated state aid of \$84,000 divided by the total certified payroll of \$1,731,280 certified this year would result in a break even employer funding percentage of approximately 4.85%, thus, if the employer rate was set at 5%, most likely, state aid would fall short by a few thousand dollars of completely covering the annual obligation. In addition, going forward, even if the state aid unit value stays the same, the funding gap could still widen as salaries generally increase a few percent per year. I have also enclosed a history of state aid unit values so that you can see how it has changed over the years. Nobody can predict with certainty what the state aid unit value will be going forward. Considering all of the above information, an employer contribution rate of 5% certainly appears to be a reasonable and at the current time, does not appear to create a large township obligation that would not be covered by the annual state aid allocation. In addition, if future state aid unit values/allocations decline, the plan could always be amended with a lower employer contribution rate as well.”

Note: If the rate did not change we would receive \$87,584 which represents 5.05% of the certified payroll.

**Recommendation: Proceed with the election and set the rate at 5%.**

 **DRAFT**

EAST GOSHEN TOWNSHIP LETTERHEAD

I, \_\_\_\_\_ have been advised of my pension options by the Township of East Goshen.

The Township of East Goshen is considering offering a one-time opportunity to allow current active members of the Non-Uniform Defined Benefit Pension Plan to voluntarily convert their membership to the newly formed Defined Contribution Pension Plan. I understand that if I voluntarily transfer my participation to the Defined Contribution Pension Plan, I am terminating my participation in the Defined Benefit Pension Plan and forfeiting all pension benefits within this Plan. All prior service that has accrued with my participation in the Defined Benefit Pension Plan will be fully transferred to the Defined Contribution Pension Plan. It is also understood that my transferable account balance provided to me as of January 1, 2010, will be transferred from the Defined Benefit Pension Plan and be deposited into the Defined Contribution Pension Plan. I understand that I have until April 30, 2010 to make this voluntary election and after which time, transfer of participation between plans will no longer be available. I have been given the opportunity by the Township of East Goshen to ask any questions relating to the Defined Benefit Pension Plan, the Defined Contribution Pension Plan, and the transfer of my participation. I understand my pension options and have voluntarily elected to transfer my participation from the Non-Uniform Defined Benefit Pension Plan to the Non-Uniform Defined Contribution Pension Plan.

\_\_\_\_\_  
Print Employees Name

\_\_\_\_\_  
Date of Election

\_\_\_\_\_  
Signature of Employee

\_\_\_\_\_  
Witness by East Goshen  
Twp. Official

**DRAFT**

**EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
NONUNIFORM PENSION PLAN  
ACCOUNT BALANCE STATEMENT**

Employee Name:

Normal Date of Retirement Under Current Plan

Date of Hire

Years of Service

Vested Interest Under Current Plan

Vested Interest Under New Plan

Transferable Account Balance as of January 1, 2010

Participants become fully vested in their accounts attributed to employer contribution in accordance with the following schedule:

Current Plan ( Defined Benefit Pension Plan ):  
Less than ( 5 ) Years  
Five ( 5 ) Years or More

New Plan ( Defined Contribution Pension Plan ):  
Less than ( 5 ) Years  
Five ( 5 ) Years or More

This statement is meant to outline the amount available to you if you were to transfer your membership from the Defined Benefit Pension Plan (Current Plan ) to the Defined Contribution Plan ( New Plan ). If a conflict should arise between this outline and the governing plans' documents, the governing plans' documents would preside.

This Statement was prepared as of: January 1, 2010



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EAST GOSHEN TOWNSHIP

NON-UNIFORM PENSION PLAN

Proposed Defined Contribution Pension Plan for new full-time employees hired on or after January 1, 2010. New hires would not be eligible for participation within the Township's current Defined Benefit Pension Plan.

Summary of Proposed Plan

- . Employer rate of contribution - \_\_\_% of payroll (TO BE DETERMINED)
- . Employer contribution would be given to employees who are members of the Plan as of December 31<sup>st</sup> of each year
- . Employees' contributions would not be required
- . Vesting schedule - (POSSIBLE SCENARIO)
  - Less than 5 years of service - 0%
  - 5 or more years of service - 100%
- . Employee eligibility requirements for participation include completion of 6 consecutive months of full-time employment
- . Date Plan to be established - January 1, 2010
- . Possible Opportunity for current full-time employees to transfer into new Plan

<u>Year</u>	<u>Revised Unit Value</u>	<u>Adjusted Unit Value</u>
1988	\$ 2,746.4800	\$ 1,831.8600
1989	3,268.7072	2,021.3058
1990	2,500.5793	1,870.7914
1991	2,489.5734	1,873.6800
1992	2,331.4806	1,886.9039
1993	2,309.9053	1,903.0482
1994	2,285.7795	1,913.5194
1995	2,311.2532	1,949.8159
1996	2,199.6939	1,976.7223
1997	2,247.5112	1,771.1689
1998	2,437.4637	1,975.1492
1999	2,216.6605	1,892.7786
2000	2,751.0488	1,985.8552
2001	2,698.2125	1,977.8289
2002	2,762.9660	2,161.8009
2003	2,894.4047	N/A
2004	2,911.3552	2,697.6915
2005	2,926.7726	2,724.6237
2006	3,088.5225	2,893.5929
2007	3,206.3911	3,008.2471
2008	3,186.3298	
2009	3,128.0137	

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item: **Energy Conservation in Twp Building**

No: **ADM 09-05**

List Date: **2/10/2009**

Completed Date:

Description: **How can we reduce expenses for Administration Building?**

Date	Action
4/6/2010	We are participating with County wide audit. Also awaiting quote for installation of motion sensitive light switches and programmable thermostats.
4/13/2010	Review quote for light switched and thermostats.

WORKSHOP  
3b.  
1pg

**Memo**  
**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**

Voice (610) 692-7171

Fax (610) 425-8950

E-mail [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)

Date: April 9, 2010  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: Energy Conservation in Township Building

**County Energy Audit** – Last year Chester County received Recovery Act funding to conduct energy audits at municipal buildings. In December, we advised the County of our interest in having an energy audit conducted at no cost to the Township. I contacted the County on Friday March 26, 2010 and they are still working on this initiative.

**Light Switches** – We investigated the installation of occupancy switches in the Township Building to save energy. I contacted Lenni Electric and for budgeting purposes, they recommended a material cost of \$80 per switch and opined it would take 15 minutes to change out a switch. Their labor rate is \$65 hour, so we would be looking at \$96.25 per switch. The estimated cost to change out all 80 switches in the Township Building would be \$7,700.

Typical energy savings range from 25 to 50%. The electric bill for the Township Building is about \$1,800 a month after you deduct the space heating cost. Assuming that the interior lighting costs account for 50% of the bill (\$900) and that we reduce our bill by 25% (\$225 a month or \$2,700 year), our payback period would be just under 3 years. Obviously, the projected rate increase in 2011 would shorten this period.

**Recommendation: I would suggest that we change out the switches in the Township Building.**

**Programmable Thermostats** – Precision Mechanical has provided us with a cost of \$6,230 to install 23 programmable thermostats in the Township Building. Our natural gas bill for the Township Building for December was \$2,600. The radiant heaters in the Public Works garage account for some of the gas usage. If we assume that: one half of the gas (\$1,300) is used to heat the Administration Building, and we cut back the heat in the offices from 6 pm to 6 am and in the meeting spaces from 11 pm to 6 am, and we saved 10% our pay back period would be just under 4 years. This analysis assumes that we heated the building year round. Obviously, we would be cooling in the summer but I expect the savings would be similar.

**Recommendation: I would suggest that we install programmable thermostats in the Township Building.**

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item:

**Sewer Metered Billing**

No:

ADM 10-13

List Date:

4/6/2010

Completed Date:

Description:

Remaining Issues for New Process.

Date	Action
4/6/2010	Need to revise Ordinance to allow Twp to charge for Permit and Inspection. What are costs associated with reading meters if installed? What will be procedure and frequency of meter reading?
4/13/2010	Discuss ordinance and reading costs.

WORKSHOP  
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EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 129 - - 10

AN ORDINANCE OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 188 OF THE CODE OF EAST GOSHEN, TITLED, "SEWERS", SPECIFICALLY SECTION 188-5 TITLED "MEASURING VOLUME".

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township that Chapter 188 of the East Goshen Township Code, titled, "Sewers" is amended as follows:

**SECTION I.** Section 188-5B shall be amended by adding the following sentence. "A permit is required for each measuring device and the Board of Supervisors shall by resolution impose a fee for issuance of the permit."

**SECTION III. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION IV. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION V. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this \_\_\_\_ day of May, 2010.

ATTEST:

EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Senya D. Isayeff, Chairman

\_\_\_\_\_  
Thom Clapper Ph.D, Vice-Chairman

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E. Martin Shane, Member

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Carmen Battavio, Member

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Donald R. McConathy, Member

F:\Data\Shared Data\Admin Dept\Township Code\Sewer Meters 2010\Ordinance 040710.doc

DRAFT

**Memo**  
**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
**Voice (610) 692-7171**  
**Fax (610) 425-8950**  
**E-mail [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)**

Date: April 15, 2010  
 To: Board of Supervisors  
 From: Rick Smith, Township Manager  
 Re: Meter Reading Costs

The cost for the meter-reading device, the software and the first year of support is \$16,500. Software support for future years is \$1,320 per year. The total cost for five years is \$21,780 and assuming the equipment and software has a life of 5 years the annual cost would be \$4,356.

We estimate that it will take five minutes to read a meter. We used a labor rate of \$50 per hour so the labor cost per read would be \$4.17. We will need to read the meters 3 times a year (October 1, January 1 and April 1)

There are 1,837 dwelling units (422 single-family homes on wells and 1,415 multi-family dwelling units with mass meters) that are billed based on an average. Theoretically, any owner who uses less than the average would see a reduction in their bill if they put in a meter. At most 919 owners (50%) would have some incentive to install a meter. Assuming they all did so the cost to read a meter would be \$3.96 per quarter. This includes a credit of \$0.35 since we are not paying Aqua for their usage information.

However, we believe that a more likely scenario is only owners that use significantly less than the average will install a meter.

- If 459 owners (24%) install meters the cost is \$5.15 per quarter.
- If 184 owners (10%) install meters the cost is \$8.70 per quarter
- If 92 owners (5%) install meters the cost is \$14.63 per quarter
- If 18 owners (1%) install meter the cost is \$62.06 per quarter

To date we have received 25 to 30 calls from owners asking about installing a meter.

It has been suggested that owners who install a water meter be surcharged for the actual cost to read their meter. However, given the above it will be difficult to determine what to charge them.

I would add that we have been manually reading some of the commercial water meters for 10-15 years and we have not surcharged them.

**Recommendation** - I would suggest that the meter reading expense continue be considered a normal operating cost and ground into the rates.



Meter Reading Costs  
4/15/2010

	NO. METERS	METER COST PER READ	LABOR COST PER YEAR	LABOR COST PER YEAR	GROSS COST PER YEAR	GROSS QTR	AQUA Credit	NET QTR
<b>1%</b>								
Single Family - Well	422	4						
MF Mass Metered	1415	14						
	1837	18	\$237.13	\$4.17	\$249.63	\$62.41	\$0.35	\$62.06
<b>5%</b>								
Single Family - Well	422	21						
MF Mass Metered	1415	71						
	1837	92	\$47.43	\$4.17	\$59.93	\$14.98	\$0.35	\$14.63
<b>10%</b>								
Single Family - Well	422	42						
MF Mass Metered	1415	142						
	1837	184	\$23.71	\$4.17	\$36.21	\$9.05	\$0.35	\$8.70
<b>25%</b>								
Single Family - Well	422	106						
MF Mass Metered	1415	354						
	1837	459	\$9.49	\$4.17	\$21.99	\$5.50	\$0.35	\$5.15
<b>50%</b>								
Single Family - Well	422	211						
MF Mass Metered	1415	708						
	1837	919	\$4.74	\$4.17	\$17.24	\$4.31	\$0.35	\$3.96
Meter	\$10,250.00		Labor time per read		5 minutes			
Software	\$6,250.00		Labor cost per hour		\$50.00			
Support (yrs 2-5)	\$5,280.00		Labor cost per read		\$4.17			
Total	\$21,780.00							
Cost per year	\$4,356.00							



# L/B Water Service, Inc.

Your Complete Connection for Municipal Water, Sanitary & Storm Sewer Products

**Corporate Office:**

540 South High Street  
PO Box 60  
Selinsgrove, PA 17870  
Phone 570-374-2355  
Fax 570-374-7045  
[lbcorp@lbh2o.com](mailto:lbcorp@lbh2o.com)

**Sales Offices:**

550 South High Street  
PO Box 60  
Selinsgrove, PA 17870  
Phone 570-374-1157  
Fax 570-374-2217  
[ltsel@lbh2o.com](mailto:ltsel@lbh2o.com)

427 Skelly Road  
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Phone 717-264-8445  
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35 Pleasant Valley Rd  
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[lbfrd@lbh2o.com](mailto:lbfrd@lbh2o.com)

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Hainesport, NJ 08036  
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**WEB-SITE:**  
[www.lbh2o.com](http://www.lbh2o.com)

April 1, 2010

Township of East Goshen

Attn: Louis F. (Rick) Smith Jr.

## Sensus RF Handheld Meter Reading Quote

- 1- Sensus AR5502 RF Handheld \$9,500.00
- 1- AR5505 Charging/Communication Stand \$750.00
- 1- RadioRead Software Module \$6,250.00

**Total Reading Equipment \$16,500.00**

Software includes up to 2 day on site training and one year support. Additional years support \$1,320.00 per year.

- 1- 5/8 x 3/4 SRII ECR Meter \$125.00
- 1- MXU (meter transceiver unit) #510R \$150.00

6 of 6

April 15, 2010  
Meter Reading Procedure

Meters should be read on the first day of the quarter if possible. (October 1, January 1, and April 1)

**Metered Billing Process – Electronic Reads**

1. Sort metered accounts by street.
2. Print out list of metered accounts.
3. Load latest user info into the Handheld.
4. Stop at each address and obtain reading.
5. Download info from Handheld to computer.

**Metered Billing Process – Manual Reads**

1. Print out list of metered accounts.
2. Stop at each address and obtain water meter reading.
3. Enter readings into computer.

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item: **LED Traffic Signal Replacement** No: DPW 07-03

List Date: 6/5/2007 Completed Date:

Description: Conserve electricity and expense by converting to LED signals. Use Grant.

Date	Action
	Grant applied for 10/23/08 and 07/24/09. Specs drafted. Grant approved. Prep and put out bid docs by end of March.
4/13/2010	Bids received. Award bid.

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item:

**Quarterly report on I & I**

No:

DPW 08-02

List Date:

12/9/2008

Completed Date:

Description:

Date	Action
1/12/2010	Distribute Quarterly Report. <span style="float: right;">Done</span>
4/13/2010	Distribute Quarterly Report.
7/13/2010	Distribute Quarterly Report.
10/12/2010	Distribute Quarterly Report.

works/yp  
3.e.  
1/19

**Memo**  
**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**

**Voice (610) 692-7171**  
**Fax (610) 425-8950**  
**E-mail [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)**

Date: April 8, 2010  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: I&I Report 1<sup>st</sup> quarter 2010

**Ridley Creek Service Area**

During the 1<sup>st</sup> quarter of 2010 the Township televised Clocktower and Hunt County. We have now televised the all of the sewers in the Ridley Creek Service Area since the commencement of the I&I Program.

We have also installed portable flow meters at various location in the system in a effort to identify problem areas.

We have replaced 36 caps.

We have found 15 manholes and 6 lateral connections that are leaking. Two of the laterals have already been repaired.

We will also need to replace 50 manhole covers in Bowtree.

**Chester Creek Service Area**

During the 1<sup>st</sup> quarter of 2010 we televised Pin Oaks, Marydell and Rockland Village.

We have indentified 1 possible sump pump. I will sedn the homeowner a letter.

We did not have to replace any caps.

We have found 36 leaks and repaired one.

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item:

**Applebrook Park Grant for Circle Path**

No:

DPW 08-03

List Date:

7/28/2009

Completed Date:

Description:

Date	Action
4/13/2010	Parks to file grant application (42)  Status of Grant application. Memo from Frank.

Workshop  
3. f.  
1 pg

**Memorandum**

**To:** BOS  
**CC:** Joe Gill and Rick Smith  
**From:** Frank Vattilano  
**Date:** 4/8/2010  
**Re:** DCNR C2P2 50/50 Matching Grant requirements- Associated costs

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East Goshen Township would like to put in a quarter- mile circular pathway in Applebrook Park at the corner plot of land where Paoli Pike meets Line Road

I met with the PA DCNR grant representative on-site concerning this project. DCNR is not funding Park Development grants for municipal pathways. They will only consider grants for park development conservation projects. In the conservation project scenario, the pathway would just be a part of the picture.

For the C2P2 grant, the path would have to be permeable. Mark Miller estimates the total cost for this to be approximately **\$60,000**. On the other hand, Mark estimates the cost of a non-permeable path (the kind he has previously built in Applebrook) would cost a total of \$37,000 at most.

In addition, to meet this grant's Keystone Green and Sustainable Project Principles, repair work would have to be done on the adjacent Ridley Creek stream bank, riparian buffer ground cover provided, and some additional plantings would be done. The cost of this is estimated to be as much as **\$30,000** to conform to the grant.

In addition, invasive species removal work would have to be done-estimate **\$1500** if Mark does it. In addition, as a requirement, we must hire a licensed landscape architect. In addition, to have a chance for success in obtaining the grant, we would pay a conservation consultant an up- front fee of \$840.

Even at a 50/50 match, the C2P2 grant is expensive.  
We can explore other grant source opportunities for this pathway.

- \$60,000 Permeable path
- 30,000 Riparian repair and plantings
- 1,500 Invasive species removal
- \$ 91,500 without the architect and consultant



**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item: **Invasive Species** No: **DPW 08-04**

List Date: **8/11/2009** Completed Date:

Description:

Date	Action
	Parks and Conservancy Boards propose plan regarding invasive species in Twp open space. Site walk 12/12. Await Conservancy report.
4/6/2010	Received National Lands Trust Report 3/18/10. Presentation will be 4/13.
4/13/2010	Presentation of National Lands Trust Report

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item:

**Brookmont Rd & Rte 352**

No:

DPW 09-02

List Date:

12/15/2009

Completed Date:

Description:

DOT to do Skid test on road curve.

Date	Action
4/13/2010	Status report.

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item: **Road Resurfacing** No: DPW 09-03

List Date: **12/15/2009** Completed Date:

Description: Long term plan for road resurafacing.

Date	Action
4/13/2010	Draft plan to identfy road lifetimes and likely resurfacing schedule.

3, i.  
4 pgs

Date: April 9, 2010  
To: Board of Supervisors  
From: Mark Miller  
Re: Roads Paved

We are planning to pave portions of Pin Oaks and Marydell and a section of Hershey Mill Road in 2010.

We have paved the following roads over the last 20 years. I am still in the process of developing a schedule. The challenge is that a 15 or 17 year paving cycle can only be used as a guide. Utility work, the type of winter and traffic are all factors that influence when a road will be paved.

We last paved Pin Oaks and Marydell in 1993. I will repave some of the streets in those developments but not all of them this year. We last paved Vista Farms in 1991, but they are still in good shape so it will be at least 20 years between pavings. We have not done any paving in Ashbridge since we resurfaced the streets in 1988 after we install public sewer.

1991: Brookmont Farms  
Vista Farms

1992: Reservoir Road  
Park Avenue

1993: Pin Oaks  
MaryDell

**1994:** East Boot Road  
Line Road  
Manley Road  
Dutton Mill Road  
Walnut Hill Road

**1995:** East Grand Oak  
Meadow Brook  
Wineberry  
Cornwallis Drive  
Indian Hills

**1996:** Glenbrook  
Charter Chase  
Milltown  
Grand Oak

**1997:** N. Lochwood  
Brooke Dr.  
Baldwin Dr.  
Cooper Circle  
Kathryn Lane  
Margaret Lane  
Hunt Country

**1998:** Wyllpen Farms  
Goshen Corp. Park (partial)  
Barkway  
Tulip Drive

**1999:** Hershey Mill Estates

352/Manley Road  
Rt. 352 up to the WAWA  
Wilson Drive  
Bowtree I

**2000:** Hershey Mill Road  
Goshen Down  
Morstien Road  
Park Ave.

**2001:** Bowtree I  
Bowtree II  
Ellis Lane  
Bramble Lane  
Goshen Corp. Park 2,260 tons (one day) (partial)

**2002:** Sturbridge Lane  
Hunt Country  
Line Road (North)

**2003:** Bowtree III (partial)  
Pine Rock

**2004:** Supplee Valley  
Waterview  
Lochwood Chase  
Willow Pond  
Highland Ave.  
Taylor Ave.

**2005:** Westtown Way

Ivy Lane  
Raewyck Drive  
Fairway Village  
Bowtree III (partial)

**2006:** Manley/352  
Saddlebrook Drive  
White Chimneys  
Glenmont Lane  
Lochwood Drive

**2007:** Joshua Drive  
Misak Dr.  
Millstream  
Hershey Mill (East end)  
Larch Lane  
Reservoir Road (Bramble to Pine Rock)  
A portion of Line Road

**2008:** Millcreek  
Brookmont/Treemont  
Green Acres Lane  
Pine Rock Road  
Reservoir Road (Partial)

**2009:** Atlee Drive  
Hilloch Drive  
Bramble Lane  
Corporate Park West  
Cornwallis Drive (partial)

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item: **Tree Vitalize Grant (Conservancy)**

No: DPW 10-01

List Date: 1/12/2010

Completed Date:

Description:

Date	Action
1/12/2010	Board approved for Conservancy to apply for grant for \$4920.
4/13/2010	Grant status report.



**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item: **PECO Green Region Grant (Conservancy)** No: DPW 10-03

List Date: 1/12/2010 Completed Date:

Description:

Date	Action
1/12/2010	Board approved for Conservancy to apply for grant for \$10,000.
4/13/2010	Grant status report.

**EAST GOSHEN TOWNSHIP  
ACTION ITEM**

Item:

**Hazard Mitigation Plan**

No:

DPW 10-05

List Date:

4/6/2010

Completed Date:

Description:

Adopt Hazard Mitigation Plan.

Date	Action
4/13/2010	Review Resolution.

WORKSHOP  
5.  
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# EAST GOSHEN TOWNSHIP ACTION ITEM

Item: **Tecniplast** No: **PCZ 10-05**  
List Date: **3/16/2010** Completed Date:

Description: **Conditional Use application**

Date	Action
3/16/2010	Memo from Mark Gordon: Tecniplast CU hearing 4/13/10.
4/13/2010	Conditional Use Hearing

WORKSHOP  
5.  
K.  
7pgs

4/15

THE VERSION IS OK  
WITH KRISTEN.

RS

**Prepared By/Return to:**

Ross A. Unruh, Esquire  
Unruh, Turner, Burke & Frees, PC  
P.O. Box 515  
West Chester, PA 19381

Tax Parcel Nos. 53-4-171, 53-4-172, 53-4-173

**Agreement to Construct Parking**

**THIS AGREEMENT TO CONSTRUCT PARKING** (the “**Agreement**”) is made this \_\_\_ day of \_\_\_\_\_, 2010 between **TNA REAL ESTATE, INC.** (the “**Developer**”) and **EAST GOSHEN TOWNSHIP** (the “**Township**”).

**BACKGROUND**

1. Developer is the owner of certain parcel of property with the address of 1345 Enterprise Drive, East Goshen Township, Chester County, Pennsylvania (Tax Parcel Nos. 53-4-171, 53-4-172, 53-4-173) (the “**Property**”).

2. Developer proposes that the existing building shall be used as an assembly facility and business office, as well as for associated parking facilities (the “**Development**”), as shown on the plans titled Conditional Use Plan for 1345 Enterprise Drive, prepared by Edward B. Walsh & Associates, Inc., dated February 23, 2010, last revised March 20, 2010, (the “**Plans**”).

3. The Property is located in the Township’s BP Zoning District. The Township Zoning Ordinance requires a ratio of five (5) parking spaces per 1,000 square feet for the uses associated with the Development (the “**Minimum Zoning Requirement**”).

4. The Plans depict 193 existing parking spaces, as well as an area containing 192 parking spaces which is labeled “Future Proposed Parking” (the “**Reserve Parking**”), which, if constructed would increase the total number of parking spaces on the Property for the Development to 385 parking spaces which is the Minimum Zoning Requirement.

5. On April 13, 2010, Techniplast, as a lessee of Developer, received conditional final approval of the Plans from the Township (the "Approval"). The Approval requires that Developer agrees, upon the Township's request, to construct the Reserve Parking if parking conditions require, as determined by the Township. The Developer and the Township desire to set forth that agreement in writing as set forth herein.

**NOW, THEREFORE** in consideration of the mutual covenants and agreements contained herein, the parties, intending to be legally bound, do hereby agree as follows:

1. **Future Construction of Reserve Parking.** Developer shall, within ninety (90) days of a receipt of written notice from the Township of its determination based on field studies of the Property and the Development and a recommendation from the Township Engineer that there is inadequate parking for the users of the Development, submit a revised land development plan (the "**Revised Plan**") to the Township seeking approval to install all or a portion of the Reserve Parking and any stormwater management facilities needed for the same. The Township shall designate in its written notice to Developer how many of the parking spaces in the Reserve Parking must be installed to provide sufficient parking for the users of the Development based on the Township's field inspections and recommendation from the Township Engineer. Developer shall construct the number of parking spaces in the Reserve Parking as instructed by the Township and the associated stormwater management facilities within sixty (60) days of the Township's final, unappeasable approval and any other required governmental approvals of the Revised Plan. In the event of inclement weather than does not permit construction of the Reserve Parking within the above time period, the sixty (60) day time period shall be extended as necessary.

2. **Interim Use.** Prior to construction of the Reserved Parking, Developer shall maintain the Reserve Parking area as attractively landscaped open space in accordance with the Plans.

3. **Costs and Fees.** The cost to prepare the approved Revised Plan, construct all or a part of the Reserve Parking, and all associated costs shall be borne solely by Developer.

4. **Termination of this Agreement.** This Agreement shall remain in full force and effect unless terminated in writing by the Township.

5. **Use and Ownership of Tax Parcel No. 53-4-173.** For so long as Tax Parcel Nos. 53-4-171 and 53-4-172 are used for the multiple principal uses contained in the Approval, Tax Parcel No. 53-4-173 shall only be used as a vacant lot or parking facilities in accordance with the Approval. For the duration of the multiple principal uses contained in the Approval, Tax Parcel No. 53-4-173 shall not be conveyed independently of Tax Parcel Nos. 53-4-171 and 53-4-172, unless Developer can demonstrate that it complies with the parking regulations in the Zoning Ordinance solely by using Parcel Nos. 53-4-171 and 53-4-172. Nevertheless, the provisions of this paragraph shall not prevent Developer from benefiting from amendments to the Zoning Ordinance which reduce or otherwise modify the

parking requirements for the Property.

6. **General Provisions.**

(1) **Governing Law.** This Agreement shall be interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania.

(2) **Notices.** All notices or other communications required or permitted to be given under the terms of this Agreement shall be in writing, and shall be sent by certified mail, postage prepaid, or by private carrier guaranteeing next day delivery with positive tracking, addressed as follows:

If to the Township addressed as follows:  
East Goshen Township  
Attention: Manager  
1580 Paoli Pike  
West Chester, PA 19380  
Telephone: (610) 692-7171  
Fax: (610) 692-8950  
[rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)

If to Developer addressed as follows:  
TNA Real Estate, Inc.  
Marco Carrara  
P.O. Box 1457  
Exton, PA 19341  
Telephone: 1-877-669-2243  
[mcarrara@tecnoplastusa.com](mailto:mcarrara@tecnoplastusa.com)

And

Ross A. Unruh, Esquire  
P.O. Box 515  
West Chester, PA 19381  
Telephone: (610) 692-1371  
Fax: (610) 918-1361  
[runruh@utbf.com](mailto:runruh@utbf.com)

or to such address or addresses and to the attention of such other person or persons as any of the parties may notify the others in accordance with the provisions of this Agreement.

(3) **Headings.** The headings of the paragraphs and subparagraphs hereof are provided for convenience of reference only, and shall not be considered in construing their contents and shall in no way define, limit or extend the scope or intent of this



Agreement or any provision hereof.

(4) **Effectiveness of Agreement.** This Agreement shall not be effective and the rights and obligations hereunder shall not be operative until each of the parties has executed it

(5) **Counterparts.** This Agreement may be executed in counterparts, each of which shall be considered an original and all of which taken together shall constitute one and the same agreement.

(6) **Obligation to Run with the Land.** The rights, obligations, covenants and restrictions established herein shall run with title to the Property and shall bind the Developer and the Developer's successors and assigns.

(7) **Recording.** This Agreement shall be recorded in the Office of the Recorder of Deeds for Chester County, Pennsylvania contemporaneously with the recording of the Plans at the Developer's cost. The Revised Plan shall be recorded at the Developer's costs upon approval by the Township.

(8) **Enforcement.** This Agreement may be enforced by the Township at law or in equity at its election, including in an action for specific performance, at the Township's election, and in any such action the Township shall have the right to recover the entirety of the costs to pay for the preparation of the Revised Plan, all construction costs required to install the Required Parking, all incidental costs related thereto, the costs of suit, and its reasonable attorney's fees. The Township shall also have the right to issue a cease and desist order and zoning enforcement notice if Developer fails to construct the Reserve Parking as ordered by the Township in the written notice provided pursuant to paragraph 1 above. The Township's remedies shall be cumulative, and the exercise of one remedy shall not preclude the exercise of any other remedy if required to compel performance and compliance by Developer with this Agreement. Developer shall also have all rights available at law or in equity to enforce this Agreement, including the right to recover all costs and reasonable attorney's fees.

(9) **Entire Agreement.** This Agreement contains the entire Agreement among the parties regarding the transactions described herein. This Agreement shall not be modified without the prior written agreement of both the parties.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed by their respective duly authorized officers, each intending to be legally bound hereby.

**TNA REAL ESTATE, INC.**

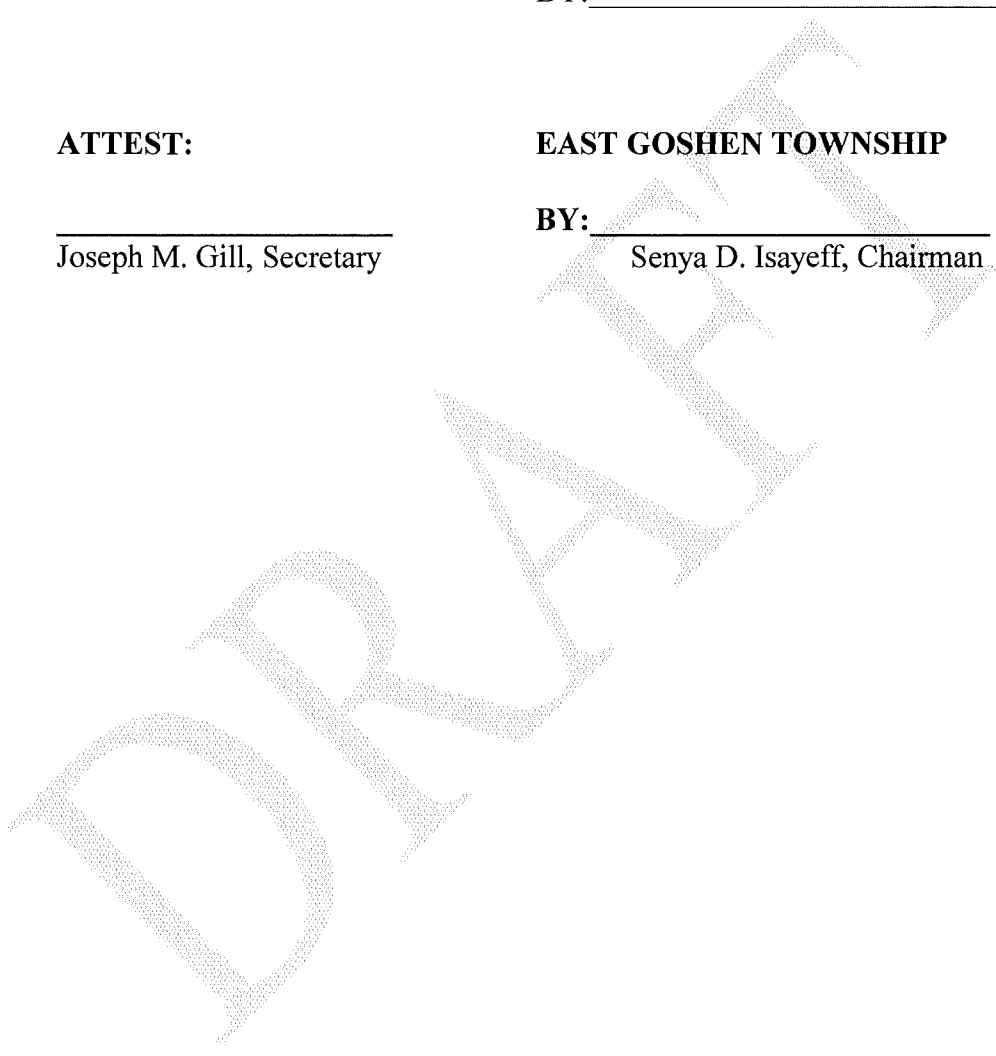
BY: \_\_\_\_\_

**ATTEST:**

**EAST GOSHEN TOWNSHIP**

\_\_\_\_\_  
Joseph M. Gill, Secretary

BY: \_\_\_\_\_  
Senya D. Isayeff, Chairman





**COMMONWEALTH OF PENNSYLVANIA** :  
: **SS.**  
**COUNTY OF** :

On this \_\_\_\_ day of \_\_\_\_\_, 2010, before me, a notary public, the undersigned officer, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of **TNA REAL ESTATE, INC.** known to me (or satisfactorily proven to be) the person whose name is subscribed to the within instrument, and acknowledged that he executed the same, being authorized to do so, for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and notarial seal.

\_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES

DRAFT

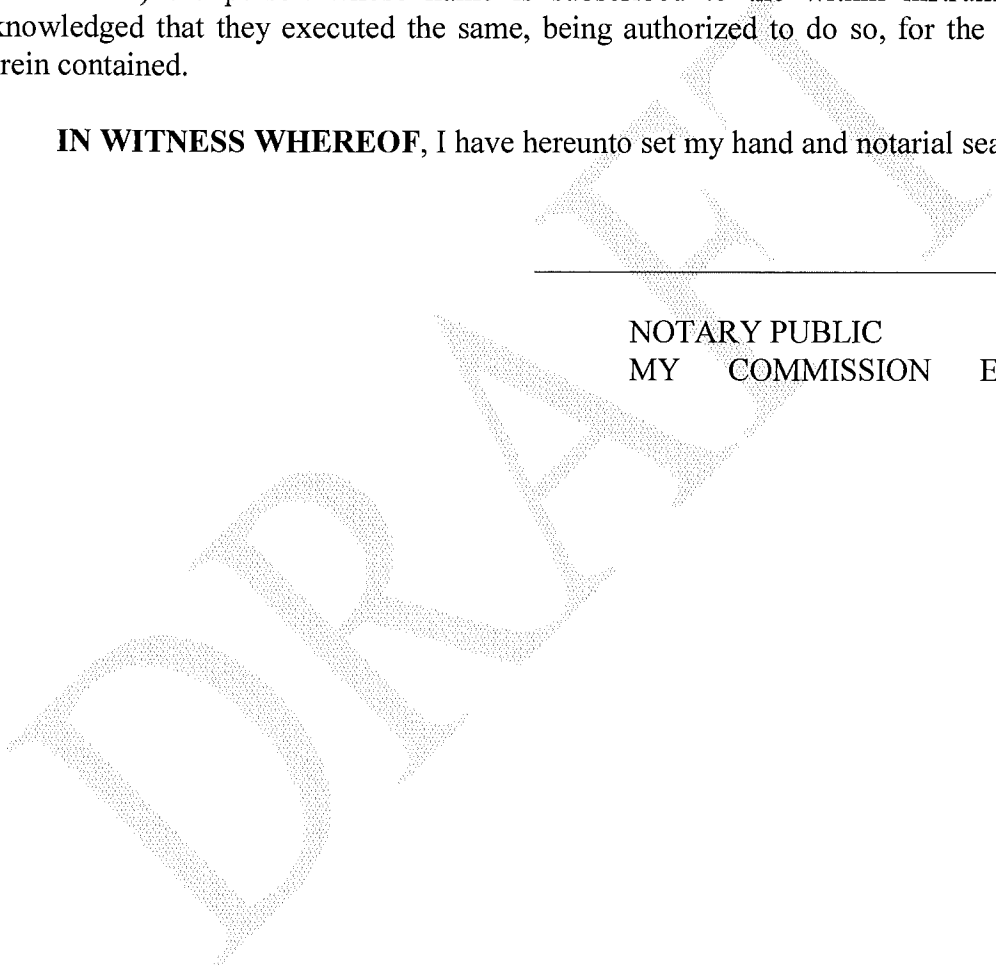
COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF :

On this \_\_\_\_ day of \_\_\_\_\_, 2010, before me, a notary public, the undersigned officer, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of **East Goshen Township** known to me (or satisfactorily proven to be) the person whose name is subscribed to the within instrument, and acknowledged that they executed the same, being authorized to do so, for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

\_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES



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# EAST GOSHEN TOWNSHIP ACTION ITEM

Item: **Telecom Registration and Reporting**

No: PCZ 09-01

List Date: 2/24/2009

Completed Date:

Description:

Date	Action
4/20/2010	2010 letter out week of 01/04/10. Quarterly update due.  4/16/10: Received three 2010 registrations to-date. First late and collection notification sent 3/19/10, second late notification and second collection letter going out week of 4/20/10.

WORKSHOP  
6.  
1 pg

**Memo**  
**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
Voice (610) 692-7171  
Fax (610) 425-8950  
E-mail [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)

Date: April 9, 2010  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: Structures in the road right-of-way

A resident in Pin Oaks constructed two low concrete block walls (12") high at the end of his driveway right behind the curb to contain the landscaping. The Township owns the 50-foot street right-of-way in fee in Pin Oaks. One of the resident's walls was damaged earlier this year. We are not sure but it may have been damaged the wall during snow removal operations.

The resident called and Public Works went out and reset the concrete blocks. The resident called back, said he was not satisfied with the repair and provided us with a quote from a contractor for \$325 to take the wall down to the stone base and rebuild it. Mark thinks the estimate is fair.

I contacted the Township Solicitor who opined that since the walls are located on Township property the Township has no liability to repair them. Furthermore, he suggested the resident could relocate the walls outside of the right-of-way and if the Board chose to it could allocate some funds to offset his cost to due so. His other alternative would be to repair the wall in its current location at his expense.

**Recommendation – I would suggest that we advise the resident that if he wants to repair the wall it would be at his expense. In addition, we should put an article in the next Newsletter advising residents of the Township's lack of liability in the event something in the road right-of-way is damaged during snow removal operations.**