AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
TUESDAY, June 28, 2011
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence – Supervisor Carmen Battavio
4. Ask if Anyone is Recording the Meeting?
5. Public Comment – Hearing of Residents (Optional)
6. Chairman's Report
   a. Acknowledge Supplee Valley Ballot Results.
   b. Announce that the Board met in executive session on June 14, 2011 to discuss a personnel matter.
7. Public Hearing - None
8. Police/EMS Report – 3rd Tuesday
9. Financial Report – 4th Tuesday – Brian McCool
10. Old Business
    a. Consider proposal from Liberty Towers to construct a cell tower at the Township Building.
    b. Consider paying off Township Building and Applebrook Park Loans.
11. New Business
    a. Consider confirmation of Bob Miller, Thornbury Township Supervisor as Police Commissioner.
    b. Consider adoption of Resolution 2001-4A appointing Carmen Battavio as Assistant Fire Marshal.
    c. Consider Mark Miller's memo regarding a truck purchase.
    d. Consider Mark Miller's memo regarding TAG: Ground Maintenance and Mowing.
12. Any Other Matter
13. Approval of Minutes
    a. June 14, 2011
14. Treasurer's Report
    a. Report – June 23, 2011
15. Review Action List
16. Correspondence, Reports of Interest
    a. Acknowledge Joanne Morgan's report on the Newsletter.
    b. Acknowledge PA DEP Notice of Intent to Remediate the property at 922 North Chester Road (Formerly McGinty's Nursery).
    c. Acknowledge letter to Local Traffic Committee concerning a request for Speed Humps in Pin Oaks and Marydell

17. Meetings & Dates of Importance:

June 25, 2011	Community Day	4:00 pm

	(Rain date June 26)	
June 28, 2011	Board of Supervisors	7:00 pm
June 30, 2011	Farmer's Market	3:00 – 7:00 pm
	(Veteran's Pavillion)	
July 4, 2011	Office Closed for Independence Day	
July 5, 2011	Board of Supervisors	7:00 pm
	First Day of Summer Rec Camp	
July 6, 2011	Pension Committee	1:00 pm
	Planning Commission	7:00 pm
July 11, 2011	Municipal Authority	7:00 pm
July 12, 2011	Board of Supervisors	7:00 pm
	Tru-Team Inc – 1422 Paoli Pike	
	CU Hearing cont'd from May 24, 2011	
July 13, 2011	Conservancy Board	7:00 pm
July 14, 2011	Historical Commission	7:00 pm
July 19, 2011	Board of Supervisors	7:00 pm
July 21, 2011	Local Traffic Advisory Committee	1:00 pm
July 26, 2011	Board of Supervisors	7:00 pm
August 3, 2011	Newsletter Article Due Date	
	Delivery Date – October 1, 2011	

18. Public Comment – Hearing of Residents
19. Adjournment

The Chairperson, in his or her sole discretion, shall have the authority to rearrange the agenda in order to accommodate the needs of other board members, the public or an applicant.

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

6a

June 23, 2011

Dear Resident:

East Goshen Township recently sent a survey to homeowners in Supplee Valley asking if they would be in favor of installing speed humps in their neighborhood streets to reduce speeding. The survey was sent out to homeowners who live on Mark Drive, Katherine Lane, Baldwin Drive and Margaret Lane.

The Township received 68 responses of which 45 homeowners indicated they were in favor of the speed humps and 23 homeowners indicated they were opposed to the speed humps.

As noted in my letter of April 29, 2011 an affirmative response from 66 homeowners was required in order for the Board of Supervisors to consider the question of whether or not speed humps would be installed in Supplee Valley.

Accordingly, the Township will not take any further action on this matter at this time.

Sincerely,

Louis F. Smith, Jr.
Township Manager

Cc: Board of Supervisors
Local Traffic Advisory Committee

LFS:jm

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Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 6/22/2011
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer
Re: Liberty Towers Offer

Dear Board Members:

Enclosed is a copy of the email from Mr. Lemanowicz concerning the offer from Liberty Towers for the tower installation on the Township property.

The email is broken into two offers:

OFFER 1: **60/40 Revenue Split**
(See attached for detail)

OFFER 2: **Ground Lease**
(See attached for detail)

The Board needs to decide on which offer they prefer.

ADDITIONAL CONSIDERATIONS: There were two items which the committee discussed with Mr. Lemanowicz during our last meeting:

1. If Liberty decided to increase the height of the tower to 180', what revenues would the Township receive from the 6th, 7th, and 8th carrier should the tower be extended to a height of 180'? Mr. Lemanowicz has outlined Liberty's position on the revenue that they will agree to pay East Goshen should the Tower Height be increased to 180'. **The Board needs to decide if the offer outlined for additional carriers is acceptable.** I would add that we have WCF facilities in the Township on existing structures with antennas at heights of 49', 70', 80' A.G.L. The proposed 150' tower could have desirable RAD Centers below 90'.

2. Lump Sum: Mr. Lemanowicz had originally indicated that his client may be interested in making a lump sum payment however Liberty has indicated that that is no longer an option they will consider.

3. Another item Rick and I discussed is the definition of Carrier and the definition of RAD Center. The RAD center, as we understand it, equates to a 10' section on the tower that in which the carrier will locate their antenna array. Some carriers like Verizon Wireless and ATT Mobility could require 2 RAD centers each (20' of tower) because they need more room for all of their antennas.

We need to address this aspect of the agreement with Mr. Lemanowicz to insure that we are all in agreement on the distinction between Carriers and RAD centers and how the compensation is affected.

Mark Gordon

From: Mark Gordon [mgordon@eastgoshen.org]
Sent: Friday, June 17, 2011 2:43 PM
To: 'Richard Lemanowicz'
Cc: 'Senya Isayeff'; 'Thom Clapper'; 'Rick Smith'; 'Kristin Camp'
Subject: RE: Follow Up from 06/06/11 Meeting

Thanks Rich. I had to give the green light to our admin staff to produce of the agenda and minutes at noon so this information will be on the agenda for the Board on June 28th. In the mean time Senya, Thom, Rick and I will review the financial offer and be prepared to discuss it at length with the entire Board on the 28th. This will also give us some time to digest it and formulate any questions we may have, if any. I'll be in touch. Have a great weekend!
-Mark

From: Richard Lemanowicz [mailto:rjl@lemanowiczlaw.com]
Sent: Friday, June 17, 2011 1:43 PM
To: mgordon@eastgoshen.org
Cc: 'Senya Isayeff'; Thom Clapper; mgordon@eastgoshen.org; 'Rick Smith'
Subject: RE: Follow Up from 06/06/11 Meeting

Hi Mark:

I realize I missed the 11:00 a.m. deadline; I unfortunately had to deal with an emergency for another client. I have discussed this matter at great length with my client. Liberty's final position on the financial offers made for the tower site are as follows

1. The first offer remains a pure 60/40 spilt of revenue:
    a. Assuming five carriers on the tower, this offer would potentially produce the following revenue for the Township:
        i. Years 1-10 **$552,436.00**
        ii. Years 11-20 **$754,015.00**
        iii. Years 21-29 **$897,999.00**
        iv. Total Potential Value **$2,204,451.00**
    b. Assuming six carriers on the tower, this offer would potentially produce the following revenue for the Township:
        i. Years 1-10 **$654,840.00**
        ii. Years 11-20 **$904,789.00**
        iii. Years 21-29 **$1,077,565.00**
        iv. Total Potential Value **$2,637,194.00**

2. The second offer is a ground lease with a base rental payment and capital contributions to the Township in year 1, year 11, and year 21:
    a. The base monthly ground rent in year 1 is $3,500.00.
    b. The annual escalator for the full term of the lease is 3 percent.
    c. Liberty would make a $75,000.00 capital contribution to the Township upon issuance of the construction permit for the tower.
    d. Liberty would make a second $75,000.00 capital contribution to the Township in year 11 of the agreement.
    e. Liberty would make a third $67,500.00 capital contribution to the Township in year 21 of the agreement.
    f. This offer would produce the following revenue for the Township:
        i. Base rent payments for years 1-10 $481,483.00
            1. Capital contribution in year 1 $75,000.00

2. Total revenue for years 1-10 **$556,483.00**

ii. Base rent payments for years 11-20 $647,073.00

1. Capital contribution in year 11 $75,000.00
2. Total revenue for years 11-20 **$722,073.00**

iii. Base rent payments for years 21-29 $770,636.00

1. Capital contribution in year 21 $67,500.00
2. Total revenue for years 21-29 **$838,136.00**

iv. Total Potential Value **$2,116,692.00**

g. Base monthly rent would increase according to the following schedule:
   i. If six carriers are installed on the tower, base monthly rent would increase by $250.00
   ii. If seven carriers are installed on the tower, base monthly rent would increase by $500.00
   iii. Finally, if eight carriers are installed on the tower, base monthly rent would increase by $750.00

h. Assuming six carriers were installed on the tower beginning in year 3, the ground lease offer would produce the following potential revenue to the Township:
   i. Total potential revenue for years 1-10 (including capital contributions): **$583,160.00**
   ii. Total potential revenue for years 11-20 (including capital contributions): **$765,639.00**
   iii. Total potential revenue for years 21-29: **$890,022.00**
   iv. Total potential value: **$2,238,821.00**

i. Assuming seven carriers were installed on the tower beginning in year 3, the ground lease offer would produce the following potential revenue to the Township:
   i. Total potential revenue for years 1-10 (including capital contributions): **$636,514.00**
   ii. Total potential revenue for years 11-20 (including capital contributions): **$852,772.00**
   iii. Total potential revenue for years 21-29: **$993,793.00**
   iv. Total potential value: **$2,483,078.00**

Additionally, my client carefully considered the questions raised in the 06/08/11 e-mail, and they have the following responses:

a. Additional Carriers: In our discussions on Monday, we reached an understanding for the basis of an all-inclusive Land Lease (a 150' tower with 5 carriers) and learned what some carriers (to include the one who apparently called three times in one day) would pay for placement at the higher elevations - 160', 170' and 180'. Based on that discussion and understanding that a simple, non-audited approach in addressing the additional 6th, 7th and 8th carrier fees would be best for everyone, it was universally agreed that each of the additional carriers at the higher premium elevations would be added to the Base Rent at $1,000.00 per month or $12,000.00 per year. This, for all of us, was a very important part of the overall equation and, as such, should be reviewed and considered very carefully as it will be a significant part of the BoS discussion and decision making process next week.

Liberty Response: While we discussed the possibility of increasing the monthly rent by $1,000.00 for the 6th, 7th and 8th carriers, Liberty is only prepared to offer an increase of $250.00 per month for the 6th carrier, an addition $500.00 per month for the 7th carrier, and an additional $750.00 per month for the 8th carrier. Based upon the financial characteristics of the entire land lease offer, Liberty cannot agree the $1,000.00 per month increase for carriers 6, 7 and 8.

b. Lump Sum: To ensure our report to the rest of the Board is complete and does not include any uncertainties, it is important to revisit the Lump Sum question one more time. It was our universal understanding that there is a financial advantage and, therefore, a preference for the client to make a capital contribution if not, in fact, a lump sum payment. The take-away from the meeting was that the Township would support the client's preference for a Lump Sum payment. Based on our lengthy discussion on Monday, it is important to know what has changed in the client's outlook with respect to the discussed advantages of an increased Capital Contribution or a Lump Sum payment of the Land Lease amount so that the information can be included in the report to the rest of the Board.

Liberty Response: Based upon our consideration of the potential revenue the Township would receive from either the 60/40 revenue sharing offer, or the land lease offer, our lump sum offer would fall significantly below the revenue the Township could anticipate from our alternative offers. Liberty is not prepared to make a lump sum offer of a value significant enough to warrant consideration by the Township.

If you have any questions or comments, please feel free to call or e-mail.

Best regards,

Richard J. Lemanowicz, Esq.
Lemanowicz, LLP
1012 North Bethlehem Pike
Suite 200 B-3
Lower Gwynedd, PA 19002

E-mail: rjl@lemanowiczlaw.com
Direct Dial: (267)419-8498
Mobile: (610)825-2075
Facsimile: (610)825-2076

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10 b

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

Voice (610) 692-7171
Fax (610) 425-8950
E-mail rsmith@eastgoshen.org

Date: June 23, 2011
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: Debt

At the Financial Planning Meeting the Board discussed the possibility of paying off the loan for the Township Building and/or Applebrook Park. Attached is the information I received from Lucien Calhoun of Calhoun, Baker Inc.

6/23/11 Update

I spoke to Sandy in Lucien's office (Lucien is on vacation and will be back in the office on Monday).

On the schedules Lucien provided he is showing what the "net savings" would be if we convert the fixed rate loans to a variable rate loans and then accelerate the payments as shown on the schedule.

In other words for the 2001 note if we restructured the loan and paid it off at the end of this year we would save $746.

For the 1999 note if we restructured the loan and paid it off in 2015 we would save $123,291.

Sandy will ask Lucien to provide me with the actual dollar amount of the prepayment penalty for the above loans for Tuesday's meeting.

Rick Smith

om: Lucien Calhoun [LCalhoun@calhounbaker.com]
ent: Friday, June 10, 2011 7:43 PM
To: Smith Rick
Subject: Termination and prepayment
Attachments: East Goshen Township, Termination and Conversion, 06-10-11.pdf; ATT00001.c

Rick,

Attached is an analysis of the economics of terminating the current fixed rates on the DelVal loans. The only approach with economic traction would be to terminate the fixed rates and then to accelerate the repayment of the loans. The economics deteriorate if the loans are prepaid immediately or if the repayment of the principal is not accelerated.

The object of the analysis is to determine the "breakeven" investment rate (found in lower left corner of the schedules). If over the period of the analysis, the average investment rate is lower than the breakeven rate, the Township debt service savings will exceed the foregone investment earnings. Conversely, if the average investment rate is higher than the breakeven rate, the foregone investment earnings would exceed the debt service savings.

For example, on the second page of the atttachment, the breakeven rate for terminating the fixed rate on the 1999 Note and accelerating the repayment is 2.785%. If the average investment rate for the period from 2011 to 2019 is less than 2.785%, the Township's debt service savings will exceed the foregone investment earnings. If the average investment rate is higher, the Township would have been better off holding its cash.

.o give you some context for your decision, the average 1-month LIBOR rate since 2001 has been 2.45% (currently it is 0.189%) and the average 1-year LIBOR rate has been 2.74% (currently it is 0.36%).

Lucien Calhoun
Calhoun, Baker Inc.
1811 Bethlehem Pike
Flourtown Commons, Suite 350
Flourtown, PA 19031
Phone: 215-402-0270
Fax: 215-402-2074
lcalhoun@calhounbaker.com

TWP BLDG

Township of East Goshen
Savings from Terminating Current Fixed Rate and Prepaying 2001 Note

Period Ending	General Obligation Note, 2001 Series Principal	Rate	Interest	Total	Restructured 2001 Note Principal	Coupon	Interest	Total	Savings (Costs) Gross	Net Present Value (1)
Dec-11	$ -	4.680%	$ 4,399.20	$ 4,399.20	$ 188,000.00	0.000%	$ 6,586.00	$ 194,586.00	$ (190,186.80)	$ (190,192.79)
Dec-12	188,000.00	4.680%	2,932.80	190,932.80	-		-	-	190,932.80	190,192.79
Total	$ 188,000.00		$ 7,332.00	$ 195,332.00	$ 188,000.00		$ 6,586.00	$ 194,586.00	$ 746.00	$ -

(1) Discounted at the "breakeven" rate: 0.468%

Savings as a percentage of the 2000 Note: 0.40% 0.00%

APPLEBT2001C

Township of East Goshen
Savings from Terminating Current Fixed Rate and Prepaying 1999 Note

Period Ending	General Obligation Note, 1999 Series Principal	Rate	Interest	Total	Restructured 1999 Note Principal	Coupon	Interest	Total	Savings (Costs) Gross	Net Present Value (1)
Dec-11	$ 155,000.00	4.060%	$ 34,374.68	$ 189,374.68	$ 339,000.00	1.362%	$ 163,616.94	$ 502,616.94	$ (313,242.26)	$ (311,739.02)
Dec-12	164,000.00	4.060%	63,444.26	227,444.26	344,000.00	1.362%	18,368.84	362,368.84	(134,924.58)	(129,682.24)
Dec-13	173,000.00	4.060%	56,724.94	229,724.94	349,000.00	1.362%	13,672.22	362,672.22	(132,947.28)	(124,305.55)
Dec-14	182,000.00	4.060%	49,640.30	231,640.30	354,000.00	1.362%	8,907.54	362,907.54	(131,267.24)	(119,398.98)
Dec-15	192,000.00	4.060%	42,183.40	234,183.40	359,000.00	1.362%	4,074.70	363,074.70	(128,891.30)	(114,052.45)
Dec-16	203,000.00	4.060%	34,313.76	237,313.76	-		-	-	237,313.76	205,019.50
Dec-17	214,000.00	4.060%	25,997.50	239,997.50	-		-	-	239,997.50	201,622.81
Dec-18	225,000.00	4.060%	17,234.70	242,234.70	-		-	-	242,234.70	197,891.33
Dec-19	237,000.00	4.060%	8,018.50	245,018.50	-		-	-	245,018.50	194,644.60
Total	$ 1,745,000.00		$ 331,932.04	$ 2,076,932.04	$ 1,745,000.00		$ 208,640.24	$ 1,953,640.24	$ 123,291.80	$ -
(1) Discounted at the "breakeven" rate:				2.785%			Savings as a percentage of the 1999 Note:		7.07%	0.00%

11a

Thornbury Township
Chester County
8 Township Drive
Cheyney, PA 19319-1019

PHONE (610) 399-1425
FAX (610) 399-6714

RECEIVED
BY: _____
JUN 23 2011

June 22, 2011

Louis Smith
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199

Dear Mr. Smith,

On June 21, 2011 the Thornbury Township Board of Supervisors selected Robert Miller to be appointed as Police Commissioner to replace the vacancy of Ed Travis. Pursuant to the services agreement with the Westtown-East Goshen Regional Police Department, the Board of Supervisors of the charter townships must approve Thornbury's selection.

We hereby respectfully request that the East Goshen Township Board of Supervisors vote to approve Robert Miller's appointment to the Police Commission at the next regularly scheduled public meeting.

Should you have any questions or need further clarification on the above, please contact me immediately.

Sincerely,

Brody D. Bovero
Township Manager

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 2011 - 4A

A RESOLUTION APPOINTING AN ASSISTANT FIRE MARSHAL

WHEREAS, On January 3, 2011 the Board of Supervisors adopted Resolution 2011 - 4 appointing Township Officials; and

WHEREAS, Pursuant to Resolution 2011 - 4 Mark Miller was appointed to the position of Fire Marshal, and Taylor H. (Mike) Merwin and Gary Althouse were to the position of Assistant Fire Marshal; and

WHEREAS, While the aforementioned persons are Township employees there are occasions on which they may not be available; and

WHEREAS, The Board of Supervisors believes that it would be appropriate to appoint an additional Assistant Fire Marshal in order to provide coverage in the event the current Fire Marshal and Assistant Fire Marshalls are not available; and

WHEREAS, Supervisor Carmen Battavio, who is a Life Member of the Goshen Fire Company, has an extensive background in fire fighting, and has volunteered to serve as an Assistant Fire Marshal with no compensation for his services.

BE IT RESOLVED AND ADOPTED, this 28th day of June 2011 that the East Goshen Township Board of Supervisors hereby appoints Carmen Battavio to the position of Assistant Fire Marshal.

ATTEST:

_____
Secretary

EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS

_____

_____

_____

_____

_____

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 24, 2011

To: Board of Supervisors
From: Mark Miller
Re: Truck Purchase

The cost to replace the dump truck will be $120,163.00. By purchasing the truck on the Costars program, we were able to reduce the cost by $37,000.00.

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 24, 2011

To: Board of Supervisors
From: Mark Miller
Re: TAG: Ground Maintenance & Mowing

Mowing of the large tracts has been reduced to once a month. The small open space parcels have been cut on a 2 week cycle and the Chamber Building, Township Building, and Park are mowed on a weekly basis. Should you have any questions please don't hesitate to contact me.

EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
June 14, 2011 – 7:00pm
Draft Minutes

Present: Chairman Senya D. Isayeff, Vice-Chairman Don McConathy, and Supervisors Marty Shane, Carmen Battavio and Thom Clapper. Also present were Township Manager Rick Smith, Phyllis Marron and Ruth Scadding (Park & Rec). Also present were Rep. Dan Truitt, reporter Maria Zankey of the *Daily Local News*, and Boy Scout Jack Wagner, Jr. of Troop 66 and his father Jack Wagner, Sr.

Executive Session

The Board met in Executive Session until 7:35pm to interview two candidates for the Park & Rec Board.

Call to Order & Pledge of Allegiance

Senya called the meeting to order at 7:37pm. He asked Scout Jack Wagner to lead everyone in the Pledge of Allegiance.

Moment of Silence

Carmen called for a moment of silence to honor the men and women serving their country in the armed forces, and their families.

Recording of Meeting

No one indicated they would be recording the meeting.

Public Comment on Non-Agenda Items

Rep. Dan Truitt reported that an East Goshen resident, Mr. Booth, told him he was very pleased that geese were removed from the Pin Oaks neighborhood this week. Rick said the USFWS removed approximately 80 geese from the Township on Monday evening. Rep. Truitt asked if geese removal is something that Township employees could do in the future. Senya said the staff looked into the matter and found that having employees do the removal would provide no cost savings.

Chairman's Report

Senya announced the following:

- The Pension Committee will meet the third Wednesday of each month at 1:00pm.
- The Board met in Executive Session earlier this evening to interview two candidates for the Park & Rec Board. Both candidates, Erick Meyer and Heidi Lynn Karpa, were unanimously approved for appointment to the Park & Rec Board.

Executive Assistant

Senya said this matter would be tabled for discussion in Executive Session.

Willistown Township's Official Map

The Board reviewed the updated Willistown map. Don asked Rick to confirm that Willistown's soccer fields are indeed considered Township Parks.

HVAC Service Bids

Rick reported that 23 bid packages for HVAC services were sent out, and 4 bid proposals were received as follows:

Precision Mechanical Services.....$15,077.00
Airhandlers Mechanical Services.....$20,087.50
Oliver Mechanical $27,255.00
Peterson Service Company.....$33,888.00

Rick recommended accepting the low bid from Precision Mechanical. The Township has had a contract with them in the past and been satisfied with their work. Two references that were contacted also reported satisfaction with their work.

Carmen said he could not comment on the bids themselves but noted that this bid process was fair. He noted that in the commercial market it's common to toss out the lowest and highest bidders and go with one in the middle. However, East Goshen is obligated to go with the lowest responsible bidder.

Marty moved to accept the bid from Precision Mechanical for HVAC services in the amount of $15,077.00. Don seconded the motion. There was no further discussion and no public comment. The Board voted unanimously to approve the motion.

Revised Budget 2011

The Board reviewed a June 9 memo from Deb Beury regarding accounts related to the Fire Company's Quarterly Reimbursement that need to be revised for the 2011 budget. Don would like the Finance Committee to check and see if the other pass-through accounts should be included in the list before the Board approves this revision to the budget. The Supervisors agreed to table this matter until June 28.

TAG Recommendation on HVAC System in Township Building

Carmen and Rick summarized their June 9 memo regarding their analysis of the TAG's recommendations on the Township's HVAC system. They recommended soliciting proposals from one or more HVAC design specialists to look into the feasibility of using geothermal and the feasibility of reducing the number of water source heat pumps in the building. The Board concurred with this recommendation. Carmen and Rick will put together a bid package for an RFP.

Community Garden

The Board discussed the request of a resident to use Township land for a community vegetable garden for his non-denominational group which grows vegetables for donation to food banks. The group currently uses land in Caln Township but would prefer a location in this area. Rick suggested two possible locations that could be used for this purpose: 1) adjacent to the second

parking area east of the Blacksmith Shop & Plank House complex or 2) just south of the parking lot by the Chamber of Commerce at Applebrook in the area the Township used to stockpile millings. Both areas have parking.

Rick noted that the Historical Commission has already expressed opposition to a garden being located near the historic district.

Marty and Carmen expressed concern about possible downsides to such an endeavor which might not be readily apparent. They also wondered where the Township would draw the line on other requests of this nature that might come in.

Carmen said he is opposed to locating a garden in the historic district, and he also noted the Township would need to have the group sign a waiver with a "hold harmless" clause if this project goes forward.

Don said he was concerned about the fencing the group would undoubtedly want to install around the garden to keep out deer.

Senya advised Rick to recommend this group approach Mr. Larry (?) of Willistown, who has unused farmland available that might be perfect for this type of project.

Public Comment: Ruth Scadding of the Park & Rec Board said the Township should get more information about the group and the proposed garden before proceeding further.

Any Other Matter

May 26 Financial Planning Session – Don reminded Rick to provide a list of action items that resulted from this meeting.

Meridian Bank – Rick reported that Deb Beury would like to open a Township account at Meridian Bank, which is offering 1.1% interest on business checking accounts applicable to balances up to $250K. Senya said he is an investor in this bank and would have to recuse himself from this discussion. Carmen moved to add Meridian Bank to the list of approved Township depositories per the recommendation of Deb Beury. Marty seconded the motion. There was no further discussion or public comment. With Senya abstaining, the rest of the Board voted unanimously to approve the motion.

Community Day – June 25 – Ruth Scadding reported that small children participating in activities at Community Day would be charged a $2 fee for entire evening and older children would be charged $5. Those paying the fee would receive a wristband. Marty said he was opposed to charging a fee. Charging a fee at an event called "Community Day" would be insulting. Carmen said he was also opposed to a fee. Thom said he was also opposed, especially since many people have worked hard to solicit donations for the event so that taxpayers would not have to pay for it.

Senya said the purpose of the fee would not be to raise money but to cover the additional expenses incurred from having to rent more inflatables and have more activities for children at the event.

Don said he did not approve of the flyer for the event because it implies it's a YMCA-sponsored event being held in East Goshen instead of what it is -- an East Goshen event that the YMCA has chosen to participate in. Senya noted the flyer in question was created by the YMCA to go out to their own membership. Marty agreed the flyer seemed deceiving.

Senya said the YMCA agreed to donate $5K to the event, and if there is a shortfall (from money earned at the event by food sales and activity fees), they will make up the difference to guarantee the Township will get $5K.

Carmen said he could live with the activity fee due to the late date, but wished the Supervisors had been informed of this earlier and not been told about it at the last minute.

Senya said it's necessary to charge a fee to set a precedent so a fee can be charged again next time. Marty disagreed and said no fee should be charged, and the Township should only offer as much at the event as the money raised can cover. He said he thought the money for this event had already been raised, and he didn't know why a fee had to be charged all of a sudden.

Marty, Don and Thom agreed that the Township should only offer activities that can be covered by the money already raised.

Carmen said it would be worthwhile to step outside the box and try something new this year and see if it works, and learn from the experience for future events.

Senya and Ruth confirmed that the YMCA would be handling food sales, activities, and bracelet sales for the activities. Township staff and ABCs would not be involved in the money exchange. Marty said in this case he would be okay with charging the fee.

Don expressed concerns about parking for the large number of people that may attend. Rick said the parking has already been figured out and shouldn't be a problem.

CII Council – Senya reminded everyone that the CII Council Community of Excellence Bus Tour would take place on June 15.

Review of Minutes

The Board reviewed and edited the draft minutes of June 7. Don moved to accept the minutes as corrected. Thom seconded the motion. There was no discussion or public comment. The motion passed unanimously (Carmen and Marty were both out of the room and did not vote).

Treasurer's Report & Expenditure Register Report

See attached Treasurer's Report for June 9, 2011. The Board reviewed the Treasurer's Report and the current invoices. Thom moved to accept the Treasurer's Report of June 9 and the Expenditure Register Report as recommended by the Treasurer, to accept the receipts and to

authorize payment of the invoices just reviewed. Don seconded the motion. There was no discussion and no public comment. The Board voted unanimously to approve the motion.

Action List

Wireless Ordinance – The Board reviewed and discussed the revised ordinance.

Post-Employment (Retirement) Medical Benefits for WEGO – The Board agreed to set up a separate trust fund account to fund post-employment (retirement) medical benefits for WEGO. Marty and Carmen said they thought funding over 20 years would be appropriate. Marty moved to have staff proceed with the paperwork to start this process, to open a trust fund account to be funded over 20 years and to add this item to the budget. The trust fund should be set up in such a way to prevent a future Board from taking money from the account for another purpose. Carmen seconded the motion. Marty advised Rick to consult with Kristin Camp about setting up the account. There was no further discussion and no public comment. The Board voted unanimously to approve the motion.

Correspondence & Reports of Interest

Rick reported that the DEP approved the Township's Act 537 plan for The Reserve and the Hershey Mill pump station. The Board suggested Rick send DEP a thank-you letter.

Liberty Towers

The Board briefly discussed issues related to Liberty Towers.

Meetings & Dates of Importance

Senya noted the upcoming meetings as listed in the agenda. Ruth Scadding noted the June 21 Park & Rec workshop meeting will be rescheduled to another date.

Public Comment Period

Resident Jack Wagner, Sr. thanked the Board for all they do for the Township. He said he and his family enjoy living in East Goshen very much.

Adjournment

There being no further business, the regular meeting was adjourned at 9:36pm.

Executive Session

The Board met in Executive Session until 10:30pm to discuss a personnel matter.

Anne Meddings
Recording Secretary
Attachment: Treasurer's Report

June 9, 2011

TREASURER'S REPORT
2011 RECEIPTS AND BILLS

GENERAL FUND

Real Estate Tax	$29,153.86	Accounts Payable	$50,001.60	
Earned Income Tax	$439,500.00	Electronic Pmts:		
Local Service Tax	$4,000.00	Health Insurance	$0.00	
Transfer Tax	$0.00	Credit Card	$0.00	
General Fund Interest Earned	$735.92	Postage	$1,000.00	
Total Other Revenue	$78,278.03	Debt Service	$0.00	
Total Receipts:	**$551,667.81**	Payroll	$90,000.00	(2 Weeks)
		Total Expenditures:	**$141,001.60**	

STATE FUND

Interest Earned	**$93.94**	Expenditures:	**$0.00**

CAPITAL RESERVE

Interest Earned	**$523.66**	Expenditures:	**$90,195.00**

TRANSPORTATION FUND

Interest Earned	**$165.19**	Expenditures:	**$67,464.24**

SEWER OPERATING

		Accounts Payable	$21,644.81
Receipts	$176,566.53	*Debt Service*	$0.00
Interest Earned	$44.24	Transfer To M.A.	$18,000.00
Total Sewer:	**$176,610.77**	Total Expenditures:	**$39,644.81**

REFUSE

Receipts	$63,924.52		
Interest Earned	$49.29		
Total Refuse:	**$63,973.81**	Expenditures	**$8,020.85**

SEWER CAPITAL RESERVE

Receipts	$0.00		
Interest Earned	$370.77		
Total Sewer Capital Reserve	**$370.77**	Expenditures	**$0.00**

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EAST GOSHEN TOWNSHIP
ACTION LIST

28-Jun-11

New additions are in **bold**

#	Item	Action Due Date
ADM 11-13	Municipal Authority Projects	28-Jun-11
ADM 11-15	Cell Tower	28-Jun-11
ADM 11-22	IT Committee	28-Jun-11
ADMI 10-22	TAG Action List	5-Jul-11
ADM 09-04	Quarterly Review of Right to Know Requests	5-Jul-11
DPW 07-02	Hershey's Mill Dam	5-Jul-11
PCZ 09-01	Telecom Registration and Reporting	5-Jul-11
PCZ 11-4	Impact of Chapter 102 Requirements	5-Jul-11
ADM 11-12	Goshen Fire Company Expenses	12-Jul-11
PCZ 11-2	Tree Ordinance	12-Jul-11
PCZ 11-6	Sign Ordinance	12-Jul-11
ADM 07-01	Review Wireless Ordinance	19-Jul-11
DPW 08-02	Quarterly Report on I&I	19-Jul-11
FIN 09-01	Quarterly Summary of Pending Legal Cases	19-Jul-11
ADM 11-16	Post Retirement Medical Benefits	26-Jul-11
FIN 10-05	Quarterly Financial Reports - 2010	26-Jul-11
ADM 11-10	Municipal Authority	1-Sep-11
DPW 08-04	Invasive Species	1-Sep-11
DPW 11-1	Reccomendation from CB on NLT Plan	1-Sep-11
	Last # ADM 11-22	

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item:	**Cell Tower**	No:	ADM 11-15
List Date:	**2/17/2011**	Completed Date:	
Description:	Consider lactating a cell tower on Township Property		

Date	Action
4/5/2011	We received 3 responses and 1 request for an extension from the RFP
4/12/2011	Board needs to decide if they want to consider incomplete proposals
4/19/2011	Subcommittee of Don, Thom, Rick and Mark directed to review the three propo:
4/26/2011	Subcommittee has met with the 3 carriers, Recommendation forthcoming
5/3/2011	Subcommittee report attached
5/24/2011	1,000, foot letter sent, on 5/24 meeting agenda. Sub committee seleceted to review and report back to BoS
6/28/2011	**Consider Proposal from Liberty**

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item:	**Municipal Authority Projects**	No:	ADM 11-13
List Date:	**2/17/2011**	Completed Date:	

Description: Identify Municipal Authority projects, develop schedule and determine funding mechanism.

Date	Action
4/5/2011	Memo attached
4/5/2011	Update costs and check with DVRFA
5/24/2011	Report attached
6/28/2011	**Lockwood - Currently meeting with property owners about easements, HMPS & Reserve Ps- Act 537 approval received 6/6/11. Marydell PS - Comments received from agencies. Public Notice in the Local on 6/25/11. Reservoir Rd PS - No Action. We are proceeding on the assumption that Sewer Capital Reserve Fund monies will be used to fund the expenses until a borrowing.**

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item:	**IT Committee**	No:	ADM 11-22
List Date:	**5/10/2011**	Completed Date:	
Description:	Create an IT Committee to advise Township on IT matters		

Date	Action
6/28/2011	**Recommendation attached.**

Memo

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice (610) 692-7171
Fax (610) 425-8950
E-mail rsmith@eastgoshen.org

Date: June 21, 2011
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: IT Committee

It has been suggested that the Board create an IT Committee.

I have discussed this matter with the Department Heads and we envision that an IT Committee would be created and tasked with reviewing the Township's IT systems and making a recommendation to the Board on the adequacy of the hardware and software used by the Township.

We believe that this would be best done as a project to be completed within a specific time period.

We would further recommend that at the conclusion of the project the IT Committee not be disbanded, but placed in a holding pattern, until its services would be needed in the future.

We would recommend that the IT Committee consist of one Supervisor, one or two residents, Jim McRee (he has a very strong background in IT) Mark Gordon, and myself.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

16 a

MEMO

DATE: June 23, 2011
TO: Board of Supervisors
FROM: Joanne Morgan
Receptionist/Secretary

As of June 23, 2011 we have received 53 requests from East Goshen Township residents to continue the receipt of the paper copy of the Township newsletter. We have received 567 requests for the electronic copy of the Township newsletter.

F:\Data\Shared Data\Admin Dept\Newsletter\General\memopapernewsletter.docx

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MULRY AND CRESSWELL ENVIRONMENTAL, INC.

RECEIVED
BY:

16 June 2011

Louis Smith Jr.
Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199

Re: Former McGinty's Nursery, 922 North Chester Road, East Goshen Township

Dear Mr. Smith:

The Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) a site be provided to the municipality in which the site is located. In accordance with this provision of Act 2, we are formally notifying you of our intent to remediate the above referenced site. A copy of the Notice of Intent to Remediate, which has been sent to the Department of Environmental Protection (DEP), is enclosed. This notice will also be published in the Pennsylvania Bulletin, and a summary of the notice will be placed in a local newspaper (Chester County Daily Local).

Notice is also hereby given that on behalf of the Estate of Margurite McGinty, Mulry and Cresswell Environmental, Inc. (MCE), will be submitting a Combined Remedial Investigation and Final Report to the Department of Environmental Protection for the cleanup of arsenic contaminated soil in an arae of the property. The report will state that the remediation and testing performed demonstrates compliance with the Act 2 residential Statewide Health Standard.

Best regards,

James H. Mulry

James H. Mulry, P.G.

PC: Marita Hutchinson
Walter Payne, PADEP

1691 Horseshoe Pike • Manor Professional Building • Suite 3 • Glenmoore, PA 19343 • Tel: (610) 942-9010 • Fax: (610) 942-9039

8000-FM-CRLG0010 Rev. 9/2010

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
COMMUNITY REVITALIZATION AND LOCAL GOVERNMENT SUPPORT

For DEP Use Only
PF #_____
Rem ID #_____

NOTICE OF INTENT TO REMEDIATE

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained (if known) and attach a scaled site map (if available).

Property Name Former McGinty's Nursery

Former Name(s) / AKA Estate of Margurite McGinty

Address / Location 922 North Chester Road

City Wesat Chester Zip Code 19380

Municipality(s) East Goshen Township County(ies) Chester

Latitude 39 ° (deg). 59 ' (min) 53.4 " (sec) Longitude 75 ° (deg). 32 ' (min) 48.9 " (sec)

Horizontal Collection Method Google Earth Aerial Photograph

Horizontal Reference Datum _____ Reference Point Center of Area of Concern

☐ Wish to participate in the DEP/EPA MOA. Contact Troy Conrad at tconrad@state.pa.us for details.

EPA ID#, if known _____

DEP ID#(s), if known _____
(i.e., eFACTS site ID#, storage tank facility ID#, water quality permit #, watershed permit, air quality permit #, etc.)

Date Release Occurred (if known) _____

Provide a brief description of the site contamination in plain language (e.g. fuel oil spill, historical chemical industrial area contamination), the names of any know primary contaminants to be addressed, and the intended future use of the property.

The property was utilized as a residence with a flower shop and greenhouse operations for many years (decades). An area of the property formerly covered by three greenhouses was found to contain arsenic in soil at concentrations greater than the Statewide Health Standard (SHS) medium specific concentration (MSC) for residential properties of 12 mg/kg. The elevated arsenic is assumed to have come from the application of agricultural chemicals (pesticides) in the greenhouses. The property is being sold and the potential buyer plans to continue use of the property as both a residence and nursery.

Provide a general description of proposed remediation measures.

Remediation is proposed by excavation and offsite disposal of soil with elevated arsenic from the former greenhouse area. Post remediation sampling and laboratory analyses of soil from the remediated area will be conducted to demonstrate that the remaining soil in the area of concern meets the SHS residential MSC of 12 mg/kg.

Remediation Standard(s) planned (if known at this time):

☐ Unknown at this time	☐ Soil	☐ Groundwater
☐ Background Contaminants:	☐ Soil	☐ Groundwater
☒ Statewide Health - Residential Contaminants: Arsenic	☒ Soil	☐ Groundwater
☐ Statewide Health – Non-Residential Contaminants:	☐ Soil	☐ Groundwater
☐ Site Specific Contaminants:	☐ Soil	☐ Groundwater
☐ Special Industrial Area* Contaminants:	☐ Soil	☐ Groundwater

*NOTE: Specific standard or Special Industrial Area require a 30-day municipal comment period

Remediator / Property Owner / Consultant. Complete the form below for *each* recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Remediator

Contact Person/Title Marita Malloy Hutchinson, Esquire — eFACTS Client ID* _____

Relationship to Site Executrix of Estate of deceased owner (Margurite McGinty) — Client Type* Estate
(e.g. owner, remediator, participant in cleanup, consultant, etc.)

Phone Number 610-399-9171 — Email Address Esqrn@aol.com

Company Name Estate of Marguite McGinty — EIN or Federal ID # _____

Address (street, city, state, zip) First Niagara Bank Building, 1197 Wilmington Pike, West Chester, PA 19382

Property Owner

Contact Person/Title Estate of Margurite McGinty — eFACTS Client ID* _____

Relationship to Site owner — Client Type* _____
(e.g. owner, remediator, participant in cleanup, consultant, etc.)

Phone Number _____ — Email Address _____

Company Name _____ — EIN or Federal ID # _____

Address (street, city, state, zip) _____

Consultant

Contact Person/Title James H. Mulry, P.G. — eFACTS Client ID* _____

Relationship to Site Consultant/Cleanup contractor — Client Type* _____
(e.g. owner, remediator, participant in cleanup, consultant, etc.)

Phone Number 610 942 9010 — Email Address jim_mulry@mcenvironmental.com

Company Name Mulry and Cresswell Environmental, Inc. — EIN or Federal ID # _____

Address (street, city, state, zip) 1679 Horseshoe Pike, Glenmoore, PA 19343

*Include eFACTS Client ID (if known) – "Client Types" below:

Association/Organization	Limited Liability company	Partnership-General
Authority	Limited Liability Partnership	Partnership-Limited
County	Municipality	School District
Estate/Trust	Non-Pennsylvania Government	Sole Proprietorship
Federal Agency	Other (Non-Government)	State Agency
Individual	Pennsylvania Corporation	

Preparer of Notice of Intent to Remediate

Name James H. Mulry — Title P.G.

Phone Number 610 942 9010 — Email Address jim_mulry@mcenvironmental.com

Company Name Mulry and Cresswell Environmental, Inc. — eFACTS Client ID _____

Address (street, city, state, zip) 19343

610-692-7171
www.eastgoshen.org

16d

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 21, 2011

Dear Local Traffic Advisory Board Members:

Enclosed please find a petition to start the traffic calming process for the Marydell Pinoak Farms Development. The petition is signed by the President of the Marydell Pinoak Farms Developments homeowners association, outgoing President of the homeowners association and one resident.

Also enclosed you will find a map showing Marydell Pinoak Farms.

We will discuss the traffic calming process for Marydell Pinoak Farms at our next Local Traffic Advisory Board meeting on July 21, 2011 at 1:00 pm.

If you have any questions or need additional information please call me at 610-692-7171 or email me at rsmith@eastgoshen.org .

Sincerely,

Rick

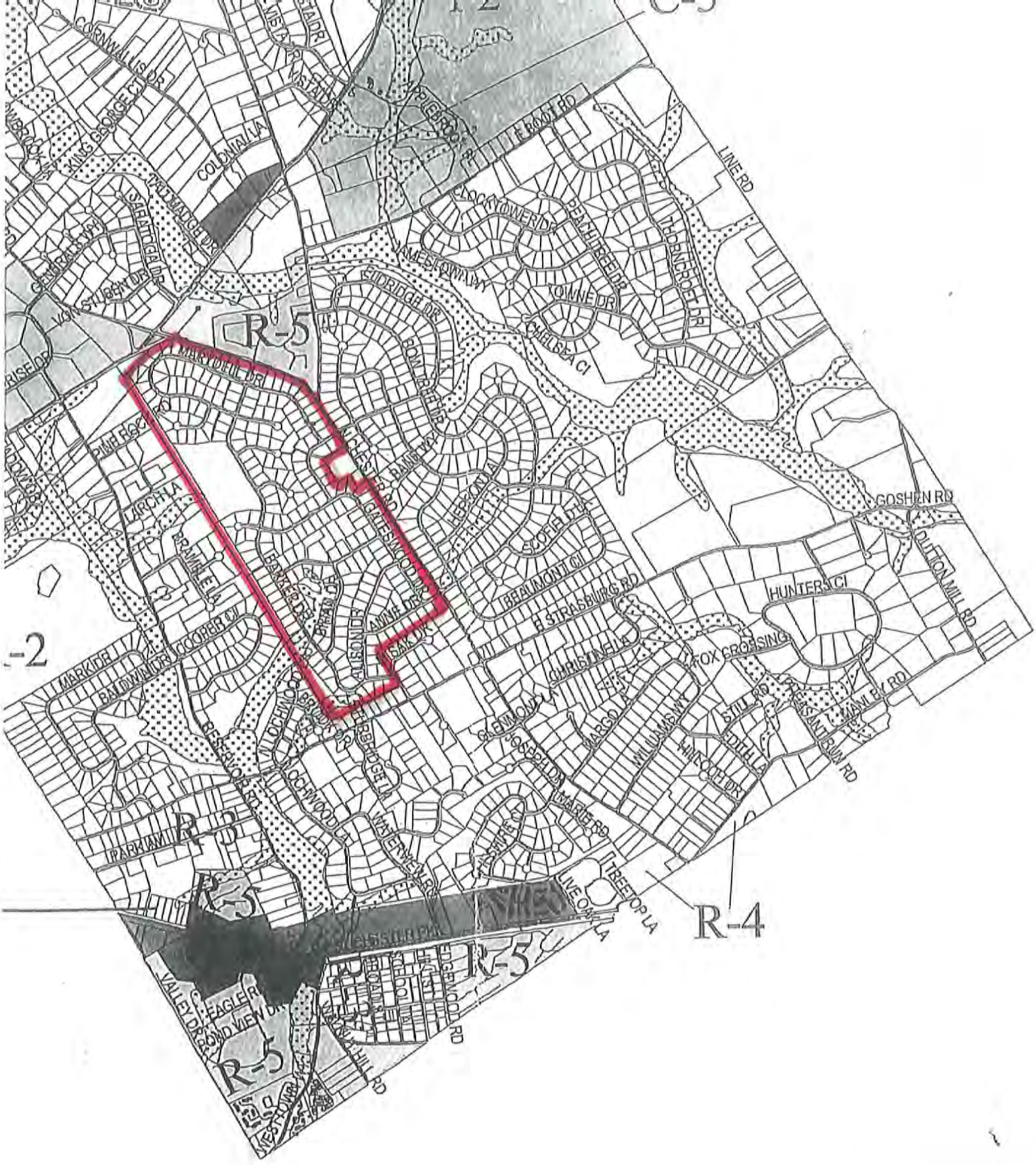
Louis F. Smith, Jr.
Township Manager

Nns

enclosures

cc: Board of Supervisors

F:\Data\Shared Data\ABC'S\Local Traffic Advisory Committee\Marydell Pinoak LTAC Process.doc


R-5
R-4
R-2
C-5
MARYDELL DR
PINE RIDGE RD
LARCH LA
BRAMBLE LP
MARKIDA
BALDWIN CIR
COOPER CT
BEECHWOOD DR
OCHWOOD DR
PARKIAM
WESTMINSTER PWY
VALLEY DR
EAGLE RD
WOODVIEW DR
NORMANDY HILL RD
EDGEWOOD RD
WATERMILL RD
ASHFIELD RD
BEECHTOP LA
LIVE OAK LA
MARIE RD
SHERBORNE DR
WILLIAMSBURG DR
EDITH LA
PINECREST DR
PHEASANT RUN RD
MAIN ST RT 896
STILL RD
FOX CROSSING
CHRISTOPHER LA
HUNTERS CI
E STRASBURG RD
BEAUMONT CT
SCOFIELD DR
HERSHEY LA
GOSHEN RD
DILTON MILL RD
LINE RD
J BOOT RD
CLOCKTOWER DR
PEACHTREE DR
TOWNE DR
CHELSEA CI
THORNCROFT RD
JAMESTOWN WAY
ELDRIDGE DR
BONTREE DR
BAMBI WAY
GATESWOOD DR
ANNE DR
OAK DR
ALBON DR
BRENDA DR
BARBARA DR
CORNWALLIS DR
KING GEORGE CT
COLONIAL LA
SARATOGA DR
TRENTON CT
GENERAL DR
VALLEY ST
BRYAN DR
PRIBBLE DR