

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
TUESDAY, OCTOBER 2, 2018  
FINAL APPROVED MINUTES**

**Present:** Chairman Marty Shane; Vice Chair Carmen Battavio; Members David Shuey, Janet Emanuel and Mike Lynch; Township Manager Rick Smith; Assistant Township Manager and Finance Director Jon Altshul; and Erich Meyer (Conservancy Board)

**Call to Order & Pledge of Allegiance**

Marty called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

**Moment of Silence**

Carmen called for a moment of silence to honor our troops and first responders.

**Recording**

The meeting was livestreamed on the Township's [YouTube](#) page.

**Chairman's Report**

Marty made the following announcements:

- The Board met in Executive Session before tonight's meeting for a police labor matter and a personnel matter (ABC interviews).
- Adam Knox has resigned from the Planning Commission. Marty asked Rick to send Adam a letter thanking him for his many years of service.

**Fire Company Reports**

Carmen reported that Malvern Fire Company received 5 basic life support calls and 30 advance life support calls from East Goshen in August and that Goshen Fire Company had 24 fire calls, 17 fire police calls and 187 EMS calls in September.

**Fire Marshal report**

Carmen provided an overview of the September 19<sup>th</sup> police incident at Bellingham. He praised first responders for the work that they did in securing the crime scene and successfully locating the perpetrator. He also encouraged residents to sign up for Constant Contact and Ready Chesco to stay informed during police emergencies in our area. Marty added his thanks to all the emergency responders who assisted with the investigation that night.

**Approval of Minutes and Treasurer's Report**

Carmen made a motion to approve the expenditures and graciously accept the receipts in the September 27, 2018 Treasurer's Report. Janet seconded the motion. The motion passed 5-0.

Janet made a motion to approve the minutes of September 17, 2018 as amended. Carmen seconded the motion. The motion passed 5-0.

**Consider recommendation for Residential Open Space Development**

Rick summarized the recommendations from Thomas Comitta Associates to amend the zoning ordinance to allow for townhomes, specifically twins and triplexes, in the R-2 district with no change in the density requirements for existing lots of greater than 20 acres. Carmen made a motion to acknowledge receipt of Thomas Comitta Associates' report and table further discussion on the matter until October 25<sup>th</sup> at 7pm when Mr. Comitta is available to make a presentation on the matter. David seconded the motion. Marty stated that letters notifying all residents who live within 1,000 feet of 20+ acre parcels about the October 25<sup>th</sup> meeting would be mailed shortly. The motion passed 5-0.

**Consider Stormwater Agreements for 201 Margaret Ln & 1414 Grand Oak Ln**

Carmen made a motion to authorize the Chairman to execute the stormwater management operation and maintenance agreements for 201 Margaret Lane and 1414 Grand Oak Lane. Janet seconded. The motion passed 5-0.

**Consider Radio Booster Ordinance**

Carmen explained that during the September 19<sup>th</sup> police incident, it was discovered that radio communications do not work in the basement of Bellingham, meaning that first responders have no way to communicate with command or the County Department of Emergency Services. He noted that this problem was first identified last year after a call was made at Bellingham for a kitchen fire. Accordingly, the proposed ordinance would require that commercial buildings have a radio booster, if needed. Marty noted that one of the key questions for the Board was the date by when all commercial buildings would need to come into compliance with such an ordinance. Mike observed that the window for commercial property owners to come into compliance should be long enough to account for the fact that it may take time for property owners to budget for new capital projects. Rick suggested that staff research the matter and come back with a recommendation for when building owners should need to come into compliance. Carmen made a motion to direct staff to come back to the Board with a recommendation on timing. Mike seconded the motion. The motion passed 5-0.

**Consider Appraisal Proposal**

Rick stated that three professional services price quotes were received from PennDOT-approved appraisal services for easements along the Paoli Pike Trail, as summarized below.

<b>Appraiser</b>	<b>Price</b>
Coyle, Lynch & Co.	\$29,000
Indian Valley Appraisal Co.	\$18,650
William Wood Co.	\$5,625

Despite the fact that Coyle, Lynch’s price was the highest, Rick recommended going with them, as they have the reputation for being the most thorough with complex appraisals, which we’re likely to experience along Paoli Pike. He added that in the event that one of the eight property owners along the Trail challenges their appraisal, Coyle, Lynch’s work is likely to best hold up in court.

Carmen asked how much the Township would need to spend to acquire the easements. Rick indicated that all total, the expense was likely to be significant, and potentially north of \$100,000. He explained that the fair market value of the easements would depend in part on how adversely a trail would affect a business’s potential future sales.

Carmen made a motion to accept the proposal from Coyle, Lynch & Company for \$29,000. Janet seconded. David asked how much Coyle, Lynch would charge for court time in the event that an appraisal was challenged. Rick indicated that court time would be an extra fee. The motion passed 5-0.

**Consider Amendment to the Non-Uniformed Pension Plan**

Jon explained that the Township received more state pension aid than the combined MMOs for the non-uniformed defined contribution and paid firefighter defined benefit plans. Accordingly, he recommended that the contribution percentage for non-uniformed staff be set at 5.5% for the third consecutive year, with the balance of the aid deposited into the firefighter plan.

Carmen made a motion to adopt Resolution 2018-61 amending the East Goshen Township Non-Uniformed Defined Contribution Pension Plan for 2018. Janet seconded. The motion passed 5-0.

**Consider Cleaning Bid**

The Township received five bids for the 2018-2021 cleaning contract for the Township Building, District Court and Blacksmith Shop, as summarized below.

<b>Vendor</b>	<b>Annual Price</b>
Golden Building Maintenance	\$12,840
CNS Cleaning	\$13,500
RJC, Inc Service Master	\$16,200
MKH Services, Clean Net	\$19,380
Jani-King of Philadelphia	\$26,420.76

Rick recommended that the contract be awarded to RJC, Inc Service Master, despite not being the low bidder. He explained that the reference check for the low bidder did not meet the Township’s standards and that the second lowest bidder currently has the contract, but that staff is disappointed with their work. Jon held up several dirty paper towels with dirt wiped off floors in the Township building.

Carmen made a motion to award the 2018-2021 cleaning contract to RJC, Inc Service Master in the amount of \$16,200. Mike seconded and noted that RJC is located nearby in Exton. The motion passed 5-0.

**Any Other Matter**

Mike made a motion to authorize the Chairman to execute the Sanitary Sewer System Operation and Maintenance Agreement for 1405 Wexford Circle. David seconded. The motion passed 5-0.

Rick explained that the County entered into a recycling agreement with JP Mascaro and Sons in Birdsboro, PA at a cost of \$29.95 per ton for single stream recycling. Rick stated that the Township could look elsewhere for recycling services, but the prices are likely to be much higher than under the County contract. Carmen made a motion to authorize the Chairman to execute the inter-municipal agreement with the Chester County Solid Waste Authority for recyclable materials. Mike seconded. The motion passed 5-0.

David made a motion to appoint Caroline Hughes, Judy DiFonzo, Bill Wegeman, Russ Frank and Karen Miller to the East Goshen Township Pipeline Task Force. Mike seconded. The motion passed 5-0.

**Correspondence, Reports of Interest**

The Board acknowledged receipt of:

- The Completion Certification Report for the partial lowering of the spillway at the Milltown Dam
- Notice from HRG concerning West Goshen's intent to file an application for a Water Quality Management Part II Permit
- 2017 State Liquid Fuel Audit
- Notice of a conditional use hearing on November 13, 2018 for a daycare at 1302 Wilson Drive

Jane Wagner, 990 Hershey's Mill Road asked about the residential open space proposal. Marty explained that the Board will consider the recommendations on October 25<sup>th</sup> at 7pm and invited her to return then.

**Adjournment**

Carmen made a motion to adjourn at 7:55. Janet seconded. The motion passed 5-0.

Respectfully submitted,  
*Jon Altshul*  
*Recording Secretary*

Attached: September 27, 2018 Treasurer's Report

September 14 - September 27, 2018

**TREASURER'S REPORT  
2018 RECEIPTS AND BILLS**

**GENERAL FUND**

Real Estate Tax	\$63.33	Accounts Payable	\$407,253.53
Earned Income Tax	\$131,500.00	Electronic Pmts:	
Local Service Tax	\$1,000.00	Credit Card	\$4,637.67
Transfer Tax	73,616.13	Postage	\$0.00
General Fund Interest Earned	-	Debt Service	\$9,391.49
Total Other Revenue	\$332,629.97	Payroll	\$118,732.97
Total Receipts:	<b>\$538,809.43</b>	Total Expenditures:	<b>\$540,015.66</b>

**STATE LIQUID FUELS FUND**

Receipts	\$0.00		
Interest Earned	\$0.00		
Total State Liquid Fuels:	<b>\$0.00</b>	Expenditures:	<b>\$0.00</b>

**CAPITAL RESERVE FUND**

Receipts	\$0.00	Accounts Payable	\$18,875.00
Interest Earned	\$6,486.85	Credit Card	\$0.00
Total Sinking Fund:	<b>\$6,486.85</b>	Total Expenditures:	<b>\$18,875.00</b>

**TRANSPORTATION FUND**

Receipts	\$0.00		
Interest Earned	\$0.00		
Total Sinking Fund:	<b>\$0.00</b>	Expenditures:	<b>\$0.00</b>

**SEWER OPERATING FUND**

Receipts	\$32,395.81	Accounts Payable	\$19,115.99
Interest Earned	\$0.00	Debt Service	\$27,098.79
Total Sewer:	<b>\$32,395.81</b>	Credit Card	\$0.00
		Total Expenditures:	<b>\$46,214.78</b>

**REFUSE FUND**

Receipts	\$12,070.09	Accounts Payable	\$1,599.77
Interest Earned	(\$91.73)	Credit Card	\$0.00
Total Refuse:	<b>\$11,978.36</b>	Total Expenditures:	<b>\$1,599.77</b>

**BOND FUND**

Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$0.00	Credit Card	\$0.00
Total Sewer Sinking Fund:	<b>\$0.00</b>	Expenditures:	<b>\$0.00</b>

**SEWER CAPITAL RESERVE FUND**

Receipts	\$0.00	Accounts Payable	\$2,848.00
Interest Earned	\$0.00	Credit Card	\$0.00
Total Sewer Sinking Fund:	<b>\$0.00</b>	Expenditures:	<b>\$2,848.00</b>

**OPERATING RESERVE FUND**

Receipts	\$0.00		
Interest Earned	\$0.00		
Total Operating Reserve Fund:	<b>\$0.00</b>	Expenditures:	<b>\$0.00</b>