

**East Goshen Township**  
**Sustainability Advisory Committee**  
**Meeting Agenda**  
Monday, July 27, 2020  
7:00 PM

1. Call to Order – Christi Supple
2. Pledge of Allegiance – Kipp Happ
3. Moment of Silence – Kipp Happ
4. Ask if anyone is recording this meeting – Christi Supple
5. Chairman’s Report
6. Approval of minutes –
  - a. [June 22, 2020](#)
7. Staff Reports – none
8. Old Business –
  - a. Sustainability Seminars
9. New Business
  - a. [Consider EV Charging Stations](#)
  - b. [Consider East Goshen Volunteer for Community Engagement Strategies Committee](#)
  - c. [Consider 2021 Budget](#)
10. Public Comments
11. Adjourn Meeting

East Goshen Township  
Sustainability Advisory Committee  
1580 Paoli Pike  
June 22, 2020  
Draft Minutes

Present

Christi Supple, Tom Kilburn, Kipp Happ, David Shuey, Jason Lang, Mary Krueger, Bryan Hutchison, Kelly Markus, Susan D'Amore

Members of Public in Attendance

Christina Morley

Call To Order

Meeting was called to order by Christi Supple at 7:02pm

Pledge of Allegiance and Moment of Silence

Led by Kipp Happ

Christi asked if meeting was being recording

No recording

Approval of Minutes

C. Supple noted that the next Solar Expo date should be listed as 6/29/2020. Approved with the one correction. 1<sup>st</sup> – T. Kilburn; 2<sup>nd</sup> – K. Happ

Chairperson's Report

C. Supple introduced new SAC members Kelly Markus and Mary Krueger who each discussed their interested in joining the SAC. C. Morley (public) asked if the Paoli Pike Trail was listed as a potential pipeline evacuation route in grant applications; it had not been. C. Supple led a discussion of sustainability; D. Shuey noted that sustainability is moving towards a more comprehensive definition rather than just environmental concerns.

Old Business

- a. Report on Solar Part 1 Seminar & Update on Part 2
  - a. K. Happ stated that the first webinar went really well, Part 2 is scheduled for 6/29. Registration low for Part 2, an additional marketing push to be done.
- b. Discussion of sequencing for future seminars
  - a. B. Hutchison and K. Happ said a seminar about EV stations and low velocity vehicles would be interesting. Other topics mentioned included composting, single use plastics, and a recycling seminar. D. Shuey mentioned talking to Hershey's Mill HOA about a gardening seminar. A carbon footprint seminar was

discussed; T. Kilburn mentioned "net zero" living is a wonderful goal, but exceptionally tough, especially for built out communities.

#### New Business

- a. Indigenous planting program at Uchland Township – possible model
  - a. C. Supple discussed this program, discussing maybe we should look at Township ordinances.
  - b. Roots n Shoots program in West Chester
    - a. C. Supple discussed this program; it takes between 6-12 hours for a basic garden. Discussed potential video shoots of gardens, maybe a project for a Teen Filmmakers local to West Chester.

#### Public Comment

No public comment.

#### Adjournment

Meeting adjourned at 8:31pm

1<sup>st</sup> – B. Hutchison

2<sup>nd</sup> – K. Happ

Submitted by Jason Lang

# Memo

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To: Sustainability Advisory Committee  
From: Jon Altshul  
Re: EV Charging Stations  
Date: July 16, 2020

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**Note:** While the Board of Supervisors has the final say about whether or not to purchase EV charging stations, as a first step, staff seeks guidance from SAC on recommendations to the BOS. Any guidance that you provide will be communicated to the BOS for consideration at its 8/4/20 meeting.

In response to the Township’s Clean Energy Transition Resolution and the subsequent discussion at the Long-Range Budget Planning Session on June 10, we received price quotes from National E Solutions for Chargepoint Electric Vehicle Charging Stations at the Township Building and the Park, as summarized below. These prices are for a station with two plugs that would fit all EV makes and models, plus electrical upgrades necessary to accommodate the stations. The prices are offered through Sourcewell, a national purchasing cooperative similar to COSTARS, and therefore don’t require multiple price quotes. National E Solutions has worked on the Chargepoint EV stations at Uwchlan Township, West Goshen Township and West Chester Borough.

Location	Gross Cost	Net Cost (i.e. after state rebate of \$4,500 per plug)
Township Building Parking Lot (on West side of Building)	\$18,754	\$9,754
Park Parking Lot (between baseball field and bathrooms)	\$21,504	\$12,504

By comparison, Lenni quoted us a gross (pre-rebate) price of \$35,000-\$39,000 for this project at the Township Building last year. Importantly, the \$4,500 per plug rebate is expected to decrease by the end of the summer.

Included in the price is a 3-year warranty and service contract and a credit card reader.

### Analysis of Fees

If the Board is interested in installing EV stations, it will need to determine what to charge for an EV charge. Note that in order to facilitate the transactions, Chargepoint takes a 10% commission off of all funds collected.

Unfortunately, it does not appear that there would be a payback period for an electric vehicle charging station.

According to our sales rep, a “typical” electric vehicle requires about 15 kWh per charge over three hours. Moreover, for perspective, in February (pre-shutdown), West Chester Borough’s stations had 183 total charges, or about 550 hours of use. Meanwhile, Uwchlan Township (which is much more geographically isolated than Borough Hall, but also closer to the PA Turnpike) had a maximum of 18 charges per month pre-COVID, or approximately 54 hours per month. According to our sales rep, the rule of thumb is that public charging stations get 100 hours of use per month.

Uwchlan Township only charges for the cost of electricity (about \$0.10-\$0.12 per kWh, including generation, distribution and misc fees), while West Chester Borough charges a flat \$0.50 per hour. Therefore a “typical” charge would cost about \$1.65 at Uwchlan and \$1.50 at West Chester. Therefore, West Chester might expect about \$250 in revenues per month (after the 10% Chargepoint Commission), against about \$300 in electricity costs, while Uwchlan might expect about \$24 month in revenues.

The table below summarizes the net benefit or cost of an EV charging station assuming that we charged \$0.50/kWh, \$1.00/kWh or \$1.50/kWh, which is the highest that we’ve been advised to charge and have 100 hours of use per month. Note that these charges are very cost sensitive. They are publicized on the Chargepoint app, so if a driver has an option of paying \$0.50 cents per hour in West Chester versus , say, \$1.50 per hour in East Goshen, demand in East Goshen will fall sharply. Therefore, the assumptions about monthly usage in the table below should be viewed with some skepticism.

It is also important to note that the main users of EV charging stations are likely to be non-residents who need a recharge on the road between, say, New York City and Washington DC. Theoretically, Township residents would only use the station in the event that they need a faster charge than their home-based charging station could provide.

**Analysis of Possible EV Charging Station Fees, Assuming Static Demand of 100 Hours per Month**

	\$0.50/hr	\$1/hr	\$1.50/hr
Gross Revenue	50	100	150
10% Chargepoint commission	-5	-10	-15
Net Revenue	45	90	135
Cost of electricity	-\$55.00	-\$55.00	-\$55.00
Monthly profit/(deficit)	-\$10.00	\$35.00	\$80.00

Included in the net price is a 3-year service contract for \$2,064. Therefore, at any price point we will never fully recoup our costs.

**Next Steps for SAC**

Township staff requests guidance from SAC about next steps including the station location, what fee to levy, and any other information that might assist the BOS in making a decision on this matter.

# Memo

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To: Sustainability Advisory Committee  
From: Jon Altshul  
Re: East Goshen Volunteer for Community Engagement Strategies Committee  
Date: July 17, 2020

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Jim Wylie, a West Chester Borough Resident and member of the West Chester Area Council of Governments (COG) Clean Energy Advisory Group, will be coordinating recommendations to the COG about implementing the various Community Engagement Strategies outlined in the Cadmus report. Specifically, the four strategies were:

- Initiate renewable energy educational campaigns
- Establish and/or participate in group purchasing campaigns
- Engage the community in setting energy goals
- Initiate renewable heating and cooling marketing campaigns

Jim has asked for one representative from each of the six municipalities to work on these recommendations. Preferably, each representative should serve on their municipality's EAC, SAC or equivalent Jim.

Therefore, I would ask for a volunteer from SAC to assist Jim.



July 20, 2020

**\*\*VIA ELECTRONIC TRANSMISSION\*\***

East Goshen Township  
Attn: Rick Smith  
1580 Paoli Pike  
West Chester, PA 19380  
rsmith@eastgoshen.org

**Re: Erosion & Sedimentation Control Plan**

**Project Name: Milltown Dam Hazard Reduction and Reservoir Enhancements**  
**Review #: 1**  
**Municipality: East Goshen, Chester County, PA**  
**Total Project Site Area: .98 (102 area only)**  
**Total Earth Disturbance Area: .98 (102 area only)**  
**Receiving Watershed: E Br Chester Creek**  
**Designation: TSF, MF**  
**Most Recent Plan Revision Date: 7/15/2020**

To Whom it May Concern:

The above referenced project has been reviewed by the Chester County Conservation District and found to be **adequate**.

**The final *approved* Erosion and Sedimentation Pollution Control (E&SPC) plan must be available at the site of the earthmoving activity during construction until the site is permanently stabilized.**

The District has reviewed this plan solely to determine whether it is adequate to satisfy the requirements of Chapter 102, Erosion and Sedimentation Control Rules and Regulations.

Should any measures proposed in this plan prove incapable of adequately removing sediment from on-site flows prior to discharge or prior to stabilization of the disturbed areas, or if accelerated erosion is caused downstream or downslope from the site, additional measures must be implemented by the developer to eliminate any and all such problems.

The Chester County Conservation District requires notification of at least 72 hours prior to the commencement of on-site earthmoving activities and will conduct periodic site inspections to determine compliance with Chapter 102 regulations.

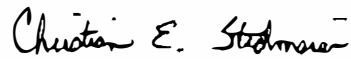


Any changes, revisions, or modifications to the approved plans will require resubmission to the Chester County Conservation District for review and approval prior to the beginning of construction.

**Questions regarding this matter can be directed to:**

Joe Sofranko, CCCD Resource Conservationist  
Email: [jsofranko@chesco.org](mailto:jsofranko@chesco.org)  
Phone: (610) 925-4920 ext. 107

Sincerely,



Christian E. Strohmaier, Managing Director  
Chester County Conservation District

cc: [jhanes@gfnet.com](mailto:jhanes@gfnet.com) (via email)



# Memo

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To: Conservancy Board, Parks & Rec Commission, Pipeline Task Force, Futurist Commission,  
**Sustainability Advisory Commission** & Historical Commission  
From: Jon Altshul  
Re: 2021 Budget Request  
Date: July 21, 2020

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As we enter the second half of 2020, it is time to begin thinking about the Township's budget for 2021.

To that end, if your ABC has its own budget, attached please find an Excel worksheet with individual tabs for each of your ABCs showing a blank column for the 2020 budget request.

I would be grateful if you could provide me with:

- 1) 2021 budget requests for each line item
- 2) A justification for your 2021 budget request.

Needless to say, 2021 promises to be an exceptionally difficult year for all state and local governments nationwide. The COVID pandemic is having a substantially negative impact on a number of Township revenue streams. Moreover, as you know, the Township cut the ABC budgets in 2020, and we are still staring at an operating deficit of nearly \$500,000 this year, and 2021 could be even worse. Accordingly, the Board of Supervisors will be forced to make a number of stark choices in establishing its budget for next year, which is likely to affect all of our lines of business.

Therefore, my annual reminder about "needs" versus "wants" is even more important now. Remember your group's mission, goals and objectives. Then ask yourselves, what do you need in order to realize your objectives and what do you merely want? Expenditures that don't meet the "need" threshold are unlikely to receive BOS approval, especially for next year.

Note that the Township has many "ABC-related" expenditures. For example, the Township needs to maintain the Blacksmith Shop/Plank House. The Township also incurs legal costs related to the pipeline and consulting costs related to planning work, etc. These line items are separate from your ABC budget.

Please don't hesitate to contact me by phone or email over the summer.

As we plan to have preliminary budget materials prepared for discussions with the Board in early autumn, **please return this completed worksheet to me by no later than Friday, September 25<sup>th</sup>**. I will follow up with you if I have any questions.

**Thank you!**

<b>SUSTAINABILITY COMMITTEE</b>		<b>2016 Actual</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Adopted</b>	<b>2020 Revised</b>	<b>2021 Request</b>	<b>Justification</b>
SUSTAINABILITY COMMITTEE EXPENSES	01401 3040	-	-	-	127	3,000	-		
SUBTOTAL		-	-	-	127	3,000	-	-	