



Upper Uwchlan Township
Board of Supervisors Workshop

December 8, 2015

4:00 p.m.

Minutes

Approved

In attendance:

Kevin Kerr, Chair

Guy Donatelli, Vice-Chair

Cathy Tomlinson, Member

Cary Vargo, Township Manager

John DeMarco, Police Chief

Al Gaspari, Codes Administrator

Jill Bukata, Treasurer

Kevin Kerr called the Workshop to order at 4:00 p.m.

Open Community Corp. Minor Subdivision Plan

John Shelton and Brian Nagle were present. Mr. Nagle introduced the project to the Supervisors. They are proposing two single family homes with the balance of the property continuing its adaptive re-use as a school and gym.

Mr. Shelton expressed his concern that the project may need Conditional Use approval. He will discuss this further with the Township Manager.

Marsh Lea Concept Plan

Ted Moser, Jr. and Lou Colagreco were present to represent Moser Builders. Mr. Colagreco told the Board that the Plan was originally approved in 2008, but it did not move forward due to the economic downturn in the subsequent years. The preliminary plan was for a combined total of 27 homes – 20 in Upper Uwchlan Township and 7 in Wallace Township. The zoning is R1 – which is a 2 acre lot size. They propose to apply for a zoning change from R1 to R2, which would allow 1 acre lots. They are also proposing on site water and septic.

Mrs. Tomlinson inquired as to the proposed selling prices of the homes. Mr. Moser answered that it would be in the \$700,000 - \$800,000 range. A question was also asked about whether a Homeowners Association would be needed. The response from Mr. Colagreco was that it might not be necessary.

Mr. Colagreco expects to request to have their proposed plan on the agenda for the Planning Commission in January.

Bamboo Ordinance

Al Gaspari presented a draft ordinance on bamboo. He noted that the proposed ordinance restricts, but does not prevent, residents from growing bamboo. Mrs. Tomlinson noted that Pennsylvania has a ban on golden bamboo that grows 20 feet per year.

The Board had no questions on the proposed ordinance; Mr. Gaspari said he would have the ordinance prepared for approval by the Supervisors in the near future..

Township Manager's Report

Cary Vargo provided updates for the following projects and activities:

Public Works Accreditation – the APWA has an accreditation process for Public Works departments and Mike Heckman and Cary Vargo are starting to work on the process. There are 33 out of 40 chapters that apply to Upper Uwchlan. We have budgeted \$5,000 in both the Township and Authority budgets. DVHT will help to finance the process and there are more grants available.

Township IT Services – We received three bids. One bid was much higher than the others. The TAB Committee has additional questions for all three potential vendors.

Sunoco Mariner II/III – Working on a right-of-way agreement. Steve McNaughton asked about their hours of operations since Columbia worked 24/7 and without an ordinance we were unable to stop them from disturbing residents with the noise and traffic.

Fellowship Fields – work is progressing, drywall is being installed now and it is expected to be completed in 4 to 6 weeks.

Upland Farms – Paving of the parking lot has been completed and naturalized trails will be marked. We need funding before we start work on the barn. There are no plans for the house at the present time.

Traffic light at Fellowship Road and Conestoga Road – the light became operational on Friday, November 27. Motorists were stopping to thank the construction workers for installing the light.

Non-Uniformed Defined Contribution (DC) Plan – We are developing an ordinance amendment to add a Defined Contribution Plan for non-uniform employees. Any new full-time employee hired after January 1, 2016 would not be eligible for the Defined Benefit (DB) plan but would be part of this new plan. Both the Township and employee would contribute to the DC plan, and it would be eligible for State Aid. Current full time employees are not affected by this change. Currently the Township contributes at a rate of 11.85%; under this plan the Township's contribution would be 5%. It would carry the same provisions as the DB plan – five year vesting, etc.

Emergency Management radios –the new County-wide emergency management radio system is scheduled to be operational January 4, 2016. We expect that the radios will be returned to us by the County by then.

Parcel 5C – the deal is not yet finalized.

Kevin Kerr asked for an update on the sewer project. Mr. Vargo stated that Dorothy Lane was completed and that final paving would occur in the spring. Some Verizon lines had been severed in Windsor Place and Verizon was working on repairs. The lines were not marked; Verizon did not know they were there.

Cathy Tomlinson stated that she has been representing the Township with Downingtown School District to help kids to make better decisions in life. She stated that we are the only municipality that attends their meetings. She is willing to continue to act as liaison after she leaves the Board at the end of the year. Everyone agreed that she should continue in that role. She also stated that she has been the liaison with Uwchlan Ambulance and that someone will need to fill that role. She said that she was willing to sit on the Vacancy Board after she leaves office if the Board approves.

Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 5:00 p.m.

Respectfully submitted,

Jill Bukata, Township Treasurer