

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD AUGUST 10, 2015  
*(Approved on September 14, 2015)*

The Board of Supervisors held its' regular monthly meeting on Monday, August 10, 2015. Present for the meeting were supervisors Ray Kolb, Mariea Geho, Karen Nocella, W. Atlee Rinehart and Michael Albert Moyer. Also present were Bernard A. Rodgers, Township Manager and Mark A. Hosterman, Township Solicitor.

Mr. Kolb called the meeting to order at 7:08 p.m. and the pledge of allegiance was recited.

Mr. Hosterman stated that an executive session was held at 6:30 p.m. immediately preceding this meeting to discuss two (2) matters of real estate acquisitions, and one (1) matter of zoning enforcement.

**1. MINUTES**

Mrs. Geho proposed the following two (2) corrections to the minutes on Page 2, first paragraph. For first correction, the current minutes read "Ms. Sally Kolb, 231 Baptist Church Road, Pottstown, PA 19465 stated she has been the Emergency Management Coordinator for several years." The minutes should read "Mrs. Kolb, 231 Baptist Church Road, Pottstown, PA 19465 stated she has been the Emergency Management Coordinator for several years." For the second corrections, the current minutes read "Mrs. Geho wanted to thank Ms. Kolb for all her years of service as the Emergency Management Coordinator". The minutes should read "Mrs. Geho wanted to thank Mrs. Kolb for all her years of service as the Emergency Management Coordinator".

Mrs. Geho made a motion to approve the minutes of the July 13, 2015 Board of Supervisors meeting. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

**2. PUBLIC COMMENTS**

There were no public comments.

**3. REPORTS**

Township Manager's Reports

**Consideration of approval for the Application for Special Fire Police Services for Traffic Control for 5k Run**

Mr. Rodgers reviewed the request submitted for Special Fire Police Services for the Kimberton Fire Company 5k Run. Mr. Moyer made a motion to approve the request for Special Fire Police Services for the Kimberton Fire Company 5k Run. Mrs. Geho seconded the motion. Mr. Kolb called for the vote and **the motion** passed with a 5-0-0 vote.

**Consideration of approval for the Application for Special Fire Police Services for the Owen J Roberts Ed Foundation/Best Buddies Fundraiser**

Mr. Rodgers reviewed the request submitted for Special Fire Police Services for the Owen J Roberts Ed Foundation/Best Buddies Fundraiser. Mrs. Geho made a motion to approve the request for Special Fire Police Services for the Owen J Roberts Ed Foundation/Best Buddies Fundraiser. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** passed with a 5-0-0 vote.

**Discussion of Peterman Road Traffic Signal**

Mr. Rodgers discussed the proposed traffic signal at Peterman Road & Routt 724. Currently PennDOT had the approval on hold. Mr. Rodgers had a discussion with John Yurick, McMahon Associates pertaining to a memo that McMahon Associates would prepare to submit to PennDOT.

Mr. Yurick believes people would use Peterman Road if the signal was there. Mr. Rodgers suggests submitting the improvement to PennDOT by McMahon Associates since they have all the data and knowledge of the Township, which may help get the project approved. Hanover Engineering would still do the work. Mr. Rinehart asked if the Act 209 monies would be used for the project. Mr. Rodgers stated yes we can use the Act 209 monies, but there may not be enough to cover the whole project. However, we will have other Act 209 funds coming in from future Subdivisions/Land Developments. Mr. Kolb asked if the board wanted to authorize McMahon Associates to submit the improvement information to PennDOT. Mrs. Geho made a motion to have Mr. Rodgers contact McMahon Associates to submit the improvement information to PennDOT for the Peterman Road Traffic Signal. Mr. Moyer seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

### **Consideration of approval of Bid results for the Maack Property Farming Bid**

Mr. Rodgers discussed the results of the bids received for the Maack Property Farming Bid. The term of the lease is a five year lease consisting of the years 2016, 2017, 2018, 2019 and 2020. The Township received three (3) bids. The first bidder was Warihay Farms and Harvesting, 580 N Colebrook Road, Manheim, PA 17545, bidding \$10,300.50 for 2016, \$10,300.50 for 2017, \$10,300.50 for 2018, \$11,000.01 for 2019 and \$11,000.01 for 2020. The second bidder was Arthur A Kulp, 1520 Harvey Lane, Pottstown, PA 19465, bidding \$1,000.00 for 2016, \$1,500.00 for 2017, \$1,500.00 for 2018, \$1,500.00 for 2019 and \$1,500.00 for 2020. The third bidder was Kenneth Kulp, 1311 New Philadelphia Road, Pottstown, PA 19465, bidding \$4,000.00 for 2016, \$4,000.00 for 2017, \$4,000.00 for 2018, \$4,000.00 for 2019 and \$4,000.00 for 2020. The lowest bid was received from Arthur A Kulp. The highest bid was received from Warihay Farms and Harvesting. Mrs. Geho made a motion to award the Maack Property Farming Bid to Warihay Farms and Harvesting for the years 2016, 2017, 2018, 2019 and 2020 for the amounts listed above. Mr. Moyer stated before he seconded the motion he thought Mr. Ray Kolb wanted to make a comment. Mr. Kolb stated he wants Warihay Farms and Harvesting to adhere to the Chester County Agricultural Easement Agreement, requiring so much of the planting to be in hay and so much of the planting in road crops. Mr. Moyer asked if this should be in the motion. Mrs. Geho amended her motion to include the requirement of adhering to the Chester County Agricultural Easement Agreement. Mr. Moyer seconded the motion.

Mr. Roger Kolb had a question before the Board voted to approve the motion. Mr. Kolb asked why the Township cannot keep the farming of the property internal to the residents of the Township. Mr. Moyer stated this topic was brought up before and the motion was voted on by the Board with a 1<sup>st</sup> and 2<sup>nd</sup> approval motion. Mr. Hosterman stated he researched the issue. Mr. Hosterman state the Second Class Township Code clearly states it must be put out to bid to the public. Mrs. Geho and Mr. Moyer agree with Mr. Rodger Kolb and would like to see the bids awarded to local farmers, but the additional funds will help our revenue.

Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

### **Owen J Roberts School District Meeting**

Mr. Rodgers discussed an additional topic of a meeting with township staff, township consultants and representatives from Owen J Roberts School District pertaining to the new proposed East Coventry Elementary School. The School District is preparing to submit plans for the new school. They anticipate submitting the plans by August 26, 2015 in order to be placed on the September Planning Commission Meeting. The School District would like to be out for bid in January. Mr. Rodgers mentioned that they will have to submit an application to the Zoning Hearing Board for their special exception approval. Mr. Rinehart asked if we would be bringing in more staff for inspections. Mr. Rodgers stated no.

**Consideration of Township Engineer’s Report**

Mr. Flaherty was absent. There was no discussion on his report.

**Consideration of approving reports from various departments and committees**

Mrs. Geho made a motion to approve the reports from various departments and committees. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Rinehart wanted to make a comment on the first item in Mr. Flaherty’s Report on the MS4. Mr. Flaherty shows the submittal of an individual permit renewal application on September 11, 2012. We have not heard back on this review. It amazes me on how timely they are on their review vs ours.

**4. Subdivision and Land Development**

**5. Zoning Hearing Board Applications**

952 Bethel Church Road – Bethel United Methodist Church

Mr. Rodgers updated the Board of Supervisors that the Bethel United Methodist Church Zoning Hearing Board application was granted.

494 Stony Run Road – Jeffrey Adams – Revised Submittal

Mr. Rodgers updated the Board of Supervisors that the 494 Stony Run Road Hearing Board application was continued to September 14, 2015 at 7:30 pm. The applicant needed to provide additional information to the Zoning Hearing Board. The Zoning Hearing Board meeting will be held in the small meeting room since the Board of Supervisors will be meeting in the large meeting room.

**6. Exonerations**

Mr. Moyer read the list of exonerations. Mrs. Geho made a motion to approve the Exonerations List. Mr. Rinehart seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

**7. Payment of Bills**

Mrs. Geho made a motion to pay the bills as presented:

Fund Name	Amount to Pay
General Fund	104,850.72
Fire Hydrant Fund	1,018.23
Open Space	240.00
Sewer Operating Fund	16,524.85
Sewer Capital Fund	-
Traffic Impact Fee Fund	154.99
Capital Reserve	-
Highway State Aid Fund	3,879.77
TD Escrow	-
<b>Totals</b>	<b>\$ <u>126,668.56</u></b>

Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

**8. Information Items and Additional Items to be Brought Before the Board**

Mr. Hosterman updated the Board on the agreement of sale for 954 Schoolhouse Road, the Ussler 3.68 Acre property. Mr. Hosterman received a request to extend the settlement date by 60 days to October 16, 2015. This will give them additional time to clean up the property and take care of taxes. Mr. Rinehart made a motion to approve the extension proposal for 954 Schoolhouse Road. Mrs. Geho seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Rinehart wanted to encourage the public to use legible house numbers on their homes.

Mr. Moyer had a question on the July 2015 Police Report. Under Service Activity, there were 28 Miscellaneous Service Activities in July 2014. In July 2015, the count jumped to 40 Miscellaneous Service Activities. Mr. Moyer asked what is covered under this activity. Chief Theobald explained this activity covers anything that does not fall in one of the other categories.

Mr. Rodgers discussed the meeting he had with Mr. Michael Wolf from Boenning & Scattergood today. Mr. Wolf was the underwriter that worked with the Township on refinancing the Sewer Bonds in 2011. Mr. Wolf presented an underwriters engagement letter, which is proposing refinancing the 2011 Sewer Bonds. A discussion ensued. After some discussion, Mr. Moyer made a motion to allow the Township Manager to sign the underwriter engagement letter. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote. Mr. Rodgers state the Township will not incur any cost until Mr. Wolf submits to Moody's for the Bond rating.

**9. Adjournment**

Mrs. Geho moved to adjourn the monthly meeting at 7:35 p.m. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

Respectfully submitted,

Bernard A. Rodgers  
Township Secretary