

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
JUNE 15, 2021**

Township Supervisors:

Mr. Shaun Walsh, Chair
Ms. Ashley Gagné, Vice-Chair
Mr. John Hellmann, Member
Mr. Hugh Purnell, Member
Ms. Robin Stuntebeck, Member

Township Officials:

Mr. Casey LaLonde, Township Manager
Mr. Richard J. Craig, Township Engineer
Chief Michael Carroll, Police Department
Mr. Bill Webb, Township Zoning Officer
Ms. Kristin Camp, Township Solicitor

The regular monthly meeting of the Board of Supervisors of West Goshen Township was called to order by Chair Shaun Walsh, at 7:04 p.m. on Tuesday, June 15, 2021.

Mr. Walsh opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Walsh announced that the meeting may be recorded by 3rd parties.

Boot Road Pump Station Memorial Day Incident Discussion

Mr. Walsh provided an overview of the Memorial Day, May 31, 2021 emergency response incident at the Energy Transfer (formerly Sunoco) Boot Road Pump Station. Mr. Walsh stated that the Board of Supervisors invited Chester County Department of Emergency Services (DES) and Goshen Fire Company to attend this meeting to discuss the details about the response by Energy Transfer and various first responding agencies.

Goshen Fire Company Deputy Chief Grant Everhart, the incident commander on-scene for the May 31, 2021 incident, provided an overview and sequence of events.

Deputy Chief Everhart stated that on May 31, 2021, there was a 10:20 p.m. dispatch of Goshen Fire Company to the Boot Road Pump Station for a vapor alarm. He stated fire apparatus response was from the Boot Road fire substation and the Ellis Lane fire station. He stated that Goshen Fire staff used a total fleet of eight (8) gas meters with readings starting at the pump station fence perimeter showing 0.0 vapor readings on all meters.

He stated that Energy Transfer staff arrived within five minutes after the Goshen Fire Company responders.

He stated that Energy Transfer staff opened the pump station gate and Goshen Fire Company and Energy Transfer staff were again getting 0.0 vapor readings on all meters.

He stated the Energy Transfer staff then entered the pump station building and found that a seal had failed on one of the pumps with all other response, notification and systems working correctly. A 17% lower level limit (LEL) was found inside the pump station building by Energy Transfer staff, five times lower than the explosive level for propane. Personnel from the Chester County Hazmat Team arrived on-scene. He stated that the LEL then were reduced to 8% inside the pump station building, at which time the Goshen Fire Company personnel were sent home and the incident was turned over the Energy Transfer personnel.

Mr. Walsh reviewed the response timeline with Deputy Chief Everhart. Deputy Chief Everhart stated that Goshen Fire Company personnel arrived in less than ten minutes. He stated the incident was cleared by Goshen Fire Company at midnight when the LEL was 8%.

Mr. Walsh asked Deputy Chief Everhart what an expected communication protocol for an incident. Mr. Everhart replied that it is reasonable for residents to understand what is happening. Mr. Walsh asked about communication between the Chester County 911 Center and Goshen Fire Company. Mr. Everhart stated the 911 Center was in frequent contact with periodic updates.

Mr. Hellmann asked if the LEL ever reached 40%. Mr. Everhart stated that Goshen Fire Company did not have access to Energy Transfer data outside of the on-site gas meters. Mr. Hellmann asked if there was an active

leak when he (Mr. Everhart) entered the pump station property. Mr. Everhart stated there was no active release when he entered the pump station property.

Ms. Gagné asked who was taking gas meter readings inside the building. Mr. Everhart stated that Energy Transfer then the ChesCo Hazmat team were taking readings inside the building.

Mr. Purnell asked who was the incident commander during the emergency. Mr. Everhart stated he was the incident commander, then turned it over to Frank Sullivan with ChesCo Hazmat team.

Mr. Everhart stated that the protocol for evacuations for an active leak is initially 300'; for a larger spill, ½ mile with door to door notifications of the evacuation area by first responders.

Mike Murphy, Director of Chester County Department of Emergency Services (DES) stated that the Chester County Hazmat Team are subject matter experts with specialized equipment and personnel. Their role is to stop leaks and contain leaks with constant air vapor monitoring. He stated the Hazmat team validated gas vapor readings at the 8% LEL. He stated Chester County DES does not speak for municipalities or incident commanders.

Ms. Lilli Middlebrooks asked when the first responders were told what material was present in the pipeline at the time of the incident. Mr. Everhart responded they were told immediately by Energy Transfer personnel. She asked how many personnel from Energy Transfer were present at the incident. Mr. Everhart stated six personnel responded.

Ms. Ginny Kerslake asked how close the Goshen Fire Company personnel were to the pump station. Mr. Everhart stated about 150 feet.

Mr. Walsh stated that this may have not been a pump seal failure. Mr. Everhart stated that the Energy Transfer personnel were working with their engineers to determine the cause.

Mr. Jim DeAngelis had questions regarding the several Energy Transfer pipelines and the material carried by those pipelines.

Ms. Lizzie Marchetti thanked Mr. Everhart. She said she had high anxiety during the incident due to the emergency lights and activity. She stated better communication is needed.

Mr. Walsh stated previous incidents are providing emergency training. He stated communication is needed to tell residents what is occurring.

Mr. Everhart stated that communications comes under the Emergency Management umbrella.

Ms. Gagné asked about the use of cell phones during incidents. Mr. Everhart stated that is why there is continuous vapor monitoring during incidents. Mr. Murphy responded that there is no evidence that cell phone use causes explosions.

Mr. Murphy stated that in an Emergency Response, the County's ReadyChesco notification system and first responders going door to door would be utilized. In a Major Emergency, information would be pushed to television, radio and whether a shelter in place or evacuation order would be given. Mr. Murphy stated that in a Non-Emergency Response, it is up to the Township to relay non-emergency alerts to residents.

Ms. Gagné stated that there appears to be a communications issue.

Mr. Walsh stated that we need to establish a policy for notifications.

Ms. Lilli Middlebrooks asked about an emergency response plan.

Mr. Hellmann asked if a Hazard Vulnerability Analysis has been completed. Mr. Murphy responded that no firms responded vendors responded to the Chester County Request for Proposal.

Mr. Hellmann asked if an Annex to the Emergency Operations Plan would be prepared. Mr. Murphy responded no, that the All Hazards Plan would remain in place.

Mr. Walsh asked if guidance would be given to residents on where to be evacuated during an incident. Mr. Murphy stated yes.

Ms. Stuntebeck stated that there is much information available at Ready.PA.gov website for home preparedness kits, etc.

Ms. Ginny Kerslake asked why Energy Transfer wasn't at this meeting.

Ms. Tina Smith had several comments regarding the material contained in the pipeline.

Mr. Purnell suggested residents download the Pulsepoint app for their cell phones.

Mr. Walsh thanked Deputy Chief Everhart and Director Murphy for attending the meeting. He stated that West Goshen Township staff will be tasked with creating non-emergency event communications for residents in close proximity of the pump station.

Mr. Murphy suggested that "event of public interest" be used instead of "non-emergency."

Mr. Hellmann asked if a tabletop exercise could be arranged for West Goshen Township. Mr. Murphy said yes.

513 Susan Drive Lot Line Change

Mr. Craig provided an overview of the proposed lot line change for 513 Susan Drive. He stated that the Township Planning Commission had recommended approval.

On a motion by Mr. Hellmann, seconded by Mr. Purnell, the Board unanimously approved the lot line change.

315 Snyder Avenue Land Development Approval

Mr. Craig provided an overview for the 315 Snyder Avenue Land Development. He stated a variance was approved by the Township Zoning Hearing Board for location of the building. He stated both the Chester County Planning Commission and Township Planning Commission recommended approval.

On a motion by Mr. Purnell, seconded by Ms. Stuntebeck, the Board unanimously approved the Land Development Plan.

Resolution 11-2021 Cork Circle Handicapped Parking Spot

Mr. Walsh provided an overview and review of the issue for a request for a handicapped parking spot on Cork Circle. Mr. Walsh stated that Mr. Crump, who lives on Cork Circle and requested the handicapped parking spot, attended the May 16th Board meeting to discuss the parking spot.

After a brief discussion, Mr. Purnell made a motion, seconded by Ms. Gagné, to place the handicapped parking spot adjacent to and on Mr. Crump's side of the street on Cork Circle. Mr. Hellmann referenced the U.S. Department of Justice, Civil Rights Division, "ADA Guide for Small Towns" which applies to townships. He

quoted "The ADA Standards have technical requirements for parking lots and garages but no technical requirements for the design of on-street parking.

Ms. Stuntebeck stated that Mr. Crump is not present for this meeting and would recommend deferring the decision until comment may be solicited from Mr. Crump.

Ms. Kim Rahbari was present and made public comment regarding this issue. Her statement is attached to these minutes. Several other residents of Cork Circle also spoke against the request for the handicap parking spot to be located at the requested location.

The Board agreed to table this issue to the July 20, 2021 Board of Supervisors meeting.

Mr. Purnell withdrew his motion.

Ordinance No. 7-2021, Zoning Amendments

Ms. Camp reintroduced Ordinance No. 7-2021, amending Section 84-47 (Projections into Required Yards); Section 84-48 (Height Limitations); Section 84-57.12 (Sheds); Section 84-72M (Expiration of Special Exceptions and Variances); and Section 84-96F (Use Regulations). She stated the Ordinance was advertised, submitted to the Chester County Law Library and reviewed by the Township Planning Commission and Chester County Planning Commission.

On a motion by Mr. Hellmann, seconded by Ms. Stuntebeck, Ordinance No. 7-2021 was unanimously approved by the Board.

Ordinance No. 8-2021, Residential Resale Inspections

Mr. Walsh provided an overview of the proposed Ordinance No. 8-2021 to establish residential property resale inspections. He stated that the May 4, 2021 Board discussion resulted in a 3-2 vote to move the Ordinance forward.

Ms. Camp provided advertising details and submission to The Daily Local News and the Chester County Law Library.

Mr. Webb provided an overview of the review process undertaken over the last several months. He stated he met with Ms. Stuntebeck and Mr. Hellmann to further refine the Ordinance. He stated that the resale inspections would occur under Chapter 9 of the Property Maintenance Code. He stated the Ordinance has five items on the checklist, including checking smoke detectors and for illicit sanitary sewer discharges.

Mr. Walsh asked about house and mailbox address lettering. Mr. Webb stated it was under the Property Maintenance Code. Mr. Walsh asked how the inspections would be resourced. Mr. Webb stated that outside staff or part-time staff could be hired to conduct the inspections. He stated that part-time staff could assist with fire inspections for businesses and rental inspections.

A poll of the five Board members resulted in the following comments:

Mr. Hellmann stated that he supports checking smoke detectors, house addressing and sanitary sewer tie-ins. He supports the Ordinance.

Ms. Gagné does not support the Ordinance and requests more data on the sanitary sewer issues.

Ms. Stuntebeck supports the Ordinance.

Mr. Purnell stated these are good objectives but the Ordinance can't be policed without hiring new staff.

Mr. Walsh stated he does not support the Ordinance and that buyer beware.

On a motion by Mr. Hellmann, seconded by Ms. Stuntebeck, the Board did not approve Ordinance No. 8-2021 with Mr. Walsh, Ms. Gagné and Mr. Purnell opposed.

Ordinance No. 9-2021, SALDO Amendments

Ms. Camp stated that Ordinance No. 9-2021 amends the Township's Subdivision and Land Development Ordinance to provide for a better and more defined means of access to a residential neighborhood and clarifies the Code language for fees for open space.

On a motion by Mr. Purnell, seconded by Mr. Hellmann, the Board unanimously approved Ordinance No. 9-2021.

Township Elected Auditor Resignation – Nick Deminski

Mr. Walsh announced that Township Elected Auditor Nick Deminski has moved out of the Township, so there is now a vacancy for one of the three Township Elected Auditor positions.

On a motion by Mr. Purnell, seconded by Mr. Hellmann, the Board of Supervisors unanimously accepted Mr. Deminski's resignation.

Ms. Camp stated that the Board of Supervisors has thirty days to appoint a successor. The Board would then have to act at their July 6, 2021 meeting in order to meet the appointment requirement.

The Board requested the vacancy be advertised on the Township website and social media.

Monthly Reports

Chief Carroll provided the monthly report for May 2021.

Mr. Hellmann stated the Township had received a \$24,000 grant for body cameras through the US Department of Justice body camera program.

Mr. Hellmann stated that the Police Department had taken delivery of several new hybrid vehicles.

Mr. Hellmann stated that working with Chief Carroll, plans were in process to establish a community elders' group to keep lines of communication open with the greater West Goshen and West Chester area.

Supervisors Announcements

Ms. Gagné announced that she attended the recent "coffee with a Cop" program with the West Goshen Police Department.

Ms. Stuntebeck announced that COVID Recovery Act funding would be arriving soon and would require 3rd party auditing for the program.

Mr. Purnell announced that West Goshen resident Tony Polito with Good Fellowship Ambulance received a drive-by birthday celebration.

Mr. Walsh announced that the Board of Supervisors held an Executive Session on June 4, 2021 to discuss personnel. He announced that a joint meeting with the Township Sewer Authority would be held later in August or early September to discuss the capital improvement plan. He announced that Will Williams, the West Chester Borough Sustainability Coordinator, would be providing a presentation to the West Chester Area Council of Governments member municipalities on the proposed renewable Power Purchase Agreement and would be presenting to West Goshen Township at their July 20, 2021 Board meeting.

Mr. Purnell announced that the Lions Club "White Cane" donation period generated over \$1,700 over three days and that eyeglass donations and the donated funds are used for child eyesight needs.

Township Manager's Announcements

Mr. LaLonde announced that Township trash and recycling bids are due on June 24, 2021 for possible award at the July 20, 2021 Board of Supervisors meeting.

Mr. LaLonde announced that Barbacane Thornton would be providing an overview of the 2020 audit results at the July 20, 2021 Board of Supervisors meeting.

Mr. LaLonde announced that quarterly trash and sewer online credit card bill payment is coming soon to the Township.

Mr. LaLonde provided an update on the COVID Recovery Act funding.

Mr. LaLonde announced that the West Chester University Overlay Ordinance would be discussed and possibly adopted at the July 6, 2021 Board workshop meeting.

Township Engineer Stormwater Update – Woodlands at Greystone Update

Mr. Craig provided an update for the Raven's Lane Stormwater Project and stated the project is complete and is at the punch list item stage.

Mr. Craig stated that work continues to finalize the plans for the Pine Valley Circle Stormwater Project.

Mr. Craig stated that housing construction continues at The Woodlands at Greystone.

Dr. Douglas White asked if park construction is based on the number of homes built. Mr. Craig responded, yes.

Zoning Officer's Announcements

Mr. Webb stated that the properties named in the West Chester University Overlay Ordinance would be posted next week, in advance of the July 6, 2021 Board workshop meeting.

Mr. Webb stated that a Conditional Use Hearing for a property on Bolmar Street for auto sales would be heard soon by the Board of Supervisors.

Mr. Webb stated that he, Mr. LaLonde and Mr. Purnell attended the open house today for the new Luxor apartment building on South Matlack Street.

Meeting Minutes Approval for April 6, 2021, April 20, 2021, May 4, 2021 and May 18, 2021

On a motion by Mr. Purnell, seconded by Ms. Stuntebeck, the Board unanimously approved the various meeting minutes.

May 31, 2021 Treasurer's Report

Mr. Purnell made a motion, seconded by Ms. Stuntebeck to approved the May 31, 2021 Treasurer's Report and the bills to be paid from the various Township Funds with a correction to the Real Estate Transfer Tax and Earned Income Tax Year to Date Note changed to 5/31. The motion passed unanimously.

Public Comment

Dr. Douglas White commented on Pottstown Pike repaving project being performed by PennDOT.

Please view this meeting's video recording via YouTube with the link located at www.westgoshen.org.

There being no further business, on motion by Mr. Purnell, seconded by Ms. Gagné, the meeting adjourned at 10:02 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary