

Meeting Minutes of June 2, 2005
Board of Supervisors

Chairman Lindborg called the Board of Supervisors Meeting of June 2, 2005 to order at 7:30 p.m. and then led those present in the Pledge of Allegiance. Roll call of the Board of Supervisors (BoS) by the Township Manager noted Chairman Carl S. Lindborg and Vice-Chairman Josef G. Obernier, Sr. in attendance. Supervisor Thomas J. McCaffrey arrived at 7:53 p.m. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr., Township Manager; Walter Werner, Police Chief; Dale Barnett, Codes/Zoning Officer; and Thomas Eells, Director of Public Works.

Recognition of Volunteers

The Board of Supervisors to thank Joseph Boldaz for his service on the Township's Planning Commission. Chairman Lindborg presented Joe Boldaz with a plaque of appreciation for his time served on the Planning Commission. Joe Boldaz thanked the BoS and the Manager stating that it was a pleasure to serve on the Board.

Acceptance of Minutes from Previous Meetings

The Minutes of May 5, 2005 and May 19, 2005 were tabled, as all three Supervisors were not in attendance.

Public Comments *Individuals requesting to be on the agenda*

John Howe is in attendance to present a sketch plan to the Board of Supervisors. Mr. Howe is planning on purchasing a property that is currently owned by Richard Hoover with which he is going to create two farmette's from the twenty-three acre parcel. He plans on applying for a variance to have access to the back piece. The parcel only has fifty-feet of access and under the code you need fifty-foot per lot. Chairman Lindborg explained that variances are based on non-economic hardships. Manager Rambo stated Mr. Howe is looking at the fact that by purchasing the acreage and creating two farmettes, he may be creating something that may be of a benefit to the Township with regards to preserving open space and keeping it farmland rather than it becoming buildings. He has also discussed with the Planning Commission the thought of deed restricting it for any further subdivision. The fifty-foot strip is located between Bentley's proposed apartments and Watters Trucking.

The Planning Commission thought it would be beneficial to the Township and favored him going to the Zoning Hearing Board. He is in attendance at the BoS to see what the Board's thoughts are with regards to his plans. Chairman Lindborg suggested the "country properties" ordinance that is already in place. Mr. Howe stated that you would be limited to 1,500 square feet of living space in one building and the residence could be a normal size. Manager Rambo suggested if Mr. Howe would get legal council, he could fill the application out with a second option if the first one didn't work out. Chairman Lindborg

stated he didn't know if the Zoning Board could legally grant the variance. Mr. Howe feels that would be a legal mess having two houses on a property belonging to two different families. Vice-Chairman Obernier asked Mr. Howe if he was going to agree to limit any further subdivision. Mr. Howe answered that is something they could do if the BoS would be more in favor of it. Chairman Lindborg noted he would feel much more comfortable with it. Vice-Chairman Obernier confirmed that what Mr. Howe is looking for is relief from the two fifty-foot road frontage requirement at the right-of-way. Manager Rambo stated he has forty-five feet at the street; ninety foot at the front and funnels back to fifty feet. Both Chairman Lindborg and Vice-Chairman Obernier expressed they would be in favor of his plan if Mr. Howe were to deed restrict it from further subdivision.

Correspondence/Communications *Information to Act Upon*

Carroll Engineering Corporation has forwarded the Township a waiver request for the light fixture heights of the Coatesville Golf Training Facility. Steve Jakatt, Planning Commission noted that Carroll Engineering is waiting for a report with regards to computer modeling of the height. Manager Rambo stated that the Planning Commission has recommended conditioned preliminary approval based on addressing Stan Stubbe's letter and presenting to the BoS the requested plan. Vice-Chairman Obernier motioned to table the waiver request. Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

Drew Taylor of Nave/Newell has forwarded the Township a letter requesting to reduce the planting requirements of the St. Peter's Church Land Development Plan. Manager Rambo noted this is before the Planning Commission. The church is going to present the scenario of establishing a proposed area of plantings that would be required based on footage. Vice-Chairman Obernier motioned to table St. Peter's waiver request. Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

The Township is in receipt of a letter from Jay Arnold with regard to his interest to serve on the Building Appeals Board. There are currently two positions open. Dale Barnett is checking into the requirements for serving on the Board. Vice-Chairman Obernier will have William Webb contact the Manager who also expressed an interest on serving on the Building Appeals Board and indicated that he would be okay to vacate his position as an auditor. Vice-Chairman Obernier motioned to table the appointment of the Building Appeals Board position until the next BoS meeting. Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

The Township is in receipt of a résumé from Seth W. Mackay-Smith with regard to his interest to serve on the Planning Commission. Steve Jakatt stated that his résumé looks impressive; his expertise seems to be in mechanical engineering and OSHA. Chuck Dobson had also expressed an interest in serving on the Planning Commission. Vice-Chairman Obernier motioned to table the appointment of a new Planning Commission member. Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

The Chester County Planning Commission has forwarded the Township a contract addendum for its Vision Partnership Program, Contract No. 98-59G for signing. The current contract expires in August. The addendum would give the Township an extension until February 2006 to complete the Comp Plan Update; the Comp Plan would need to be done by October in order to completely finish by the February date. Vice-Chairman Obernier motioned to adopt the contract addendum for the Vision Partnership Program No. 98-59G. Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

Metro Elevator Company, Inc. has forwarded the Township a Maintenance Service Agreement for signing. Manager Rambo recommended that the Board accept the Maintenance Agreement for a cost of \$90.00 a month, which includes inspections and certifications. Vice-Chairman Obernier motioned to have the Manager sign Metro Elevator's Maintenance Service Agreement. Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

At this time (7:53 p.m.) in the meeting it was noted that Supervisor McCaffrey had arrived. Supervisor McCaffrey apologized and stated that he had a broken pipe at his office.

Todd J. Helmer, P.E. of Tim Haahs Engineers has forwarded a request to the Board of Supervisors with regard to Freedom Village at Brandywine's parking garage and its layout of parking spaces. The letter sent to the Township was based on a recommendation from Dale Barnett. They are trying to allow both ingress and egress at each entrance point into the parking garage to allow residents to better navigate their parking spaces. They will end up losing ten parking spaces on the upper deck. The units they are building in the back will have their own garages. Vice-Chairman Obernier motioned to permit Freedom Village's restriping and reconfiguration of the parking spaces with a loss, at the maximum of ten parking spaces. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey and Lindborg voted aye.

John E. Good, Esquire has forwarded the Township a "draft" Order for the Ridings of Hibernia, aka Ridings of Brandywine Valley, for review and discussions. Manager Rambo noted that he met with David Shafkowitz, Esquire of the Elliot Building Group and he is okay with the draft. The Manager then read the draft Order out loud. Supervisor McCaffrey didn't want the number of units listed on it because this is a "concept approval." Manager Rambo stated that it doesn't state the number of units. The Planning Commission has reviewed the engineering parts and recommended conditioned final approval to the BoS. The BoS was okay to have the solicitor finalize the draft for the June 16, 2005 meeting.

The East Brandywine Fire Company has forwarded the Township a Fire Protection Agreement for review and signing consideration. John Good, Esquire has found it to be a standard agreement. There are no dollar amounts in it, although they are requesting specific contributions. The Manager requested that the BoS review the agreement for comment at the next meeting. The Township currently gives the three fire companies a total of \$12,500 from tax monies. East Brandywine's portion is approximately \$6,250 and they also get \$23,000 from the money that the Township gets from the state's Fireman's Relief Fund. East Brandywine Fire Company is asking for twice the amount that they currently receive from the Township. That amount is not in the current budget. Vice-Chairman Obernier stated that they won't know until the end of the year if they will have excess funds and suggested that they could try and satisfy their request by the end of the year and not sign the contract. Supervisor McCaffrey noted that an increase is due. Both Supervisor McCaffrey and Vice-Chairman Obernier agreed that they don't want to raise the taxes to support an increase.

Supervisor McCaffrey would like the Manager to see if there is available money in the budget to support the increase and stated there is no provision for the Township to have any control over how East Brandywine Fire Department spends the money, but was not indicating that they are spending it in an improper way. If you are giving taxpayers money to any organization, you should have some control over what the money is being spent on. The BoS should be able to review their purchases so that they can justify for the citizens that they have reviewed how the money is being spent. After further

discussion, Supervisor McCaffrey motioned to table the signing of the agreement Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier and Lindborg voted aye. Supervisor McCaffrey requested that the Manager obtain financial information and maps with populations regarding East Brandywine, Wagontown and Martin's Corner Fire Company for comparison.

Frank Keegan, Township resident asked about the \$52 tax that was implemented this year that replaces the \$10 OPT. Manager Rambo explained that the tax was passed to designate for additional road maintenance with police being secondary; there was no designation specifically given to the fire companies. Supervisor McCaffrey stated that prior to that tax being implemented, the Township lost \$13,000 of the \$10 OPT tax to CASD that decided to collect \$5 from every municipality. Vice-Chairman Obernier explained that originally the Township received the \$10 OPT tax until the school district said they wanted half of that. The school district takes \$5.00 out of the \$52.00 so the Township receives \$47.00 of the EMT tax. Supervisor McCaffrey clarified that only the people that work within the Township pay the \$52 EMT tax and not the Township residents. The hope is that the amount brought in by this will increase and the taxes for the Township's residents will not have to be raised. Manager Rambo stated at some point they might be able to designate some of the money coming in from the EMT tax to the fire companies.

The Township is in receipt of correspondence dated June 2, 2005 from Ross Unruh, Esquire, on behalf of Bentley/Culbertson, noting that his client needs more time to evaluate what was discussed with the BoS at the meeting that was held June 1, 2005, to be sure everything will work. On behalf of Culbertson Realty Associates, Mr. Unruh extends until Friday, June 17, 2005 the time within which the BoS has to act on the Preliminary Plan Application. They will ask the BoS to act on the application during the June 16, 2005 BoS meeting. Manager Rambo noted they have a hearing to discuss their sewer at the next BoS meeting with regards to the Conditional Use Opinion and Order. Manager Rambo recommended that the BoS accept the extension. Supervisor McCaffrey motioned to accept the extension. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier and Lindborg voted aye.

The Township is in receipt of a letter from Senator Rafferty's office requesting a response from the BoS, if they will be attending the luncheon being held at the Coatesville Country Club on Friday, June 10, 2005. Manager Rambo will email back a response.

Correspondence/Communications *Information to Note*

The Township is in receipt of correspondence from the Elliot Building Group with regard to the "draft" Order for the Ridings of Brandywine Valley Project. Manager Rambo explained this letter denotes that they concur with the "draft" Opinion and Order.

The Township is in receipt of the MS4 Report Form, due June 2005. The Engineer and Manager will be meeting to review and complete the form.

The Township is in receipt of the Chester County Water Resources Authority Post-Construction Stormwater Management Model Ordinance. Manager Rambo stated that the BoS is in receipt of the original Model Ordinance; Jane Bower's letter states that it is the only one that has ever been adopted.

The Township is in receipt of correspondence from the Brandywine Conservancy with regard to an upcoming seminar scheduled for Tuesday, June 28, 2005 from 7:00 p.m. until 9:00 p.m. There were no comments.

The Brandywine Valley Association has forwarded the Township a meeting notice on Total Maximum Daily Load limits scheduled for Friday, June 3, 2005 and the impact it will have on local municipalities. Manager Rambo stated the EPA is presenting this to the Township through DEP in which the Brandywine Watershed is part of. When they fill out the MS4 reports, as far as where the water discharges, the TMDL's are going to be over the limit that will be permitted in the future. One part of the MS4, is that the Township will have to inspect and report on what leaves stormwater basins. The Township will not get reimbursed to inspect the stormwater basins. Manager Rambo answered no, that it is an unfunded mandate.

Adjournment from the Township (8:24 p.m.)

Opening of Public Hearing (8:24 p.m.)

Ordinance No. 05-07; Barking Dogs Ordinance. Manager Rambo noted that the Ordinance was duly advertised in the Daily Local News. The Manager read Ordinance No. 05-07 out loud. Supervisor McCaffrey commented that he doesn't want the Ordinance to be something that somebody can ride down the street and claim that a dog was barking, he thought that it stated "on an adjacent property," but it just has to be audible on an adjacent property and asked if that means that an unrelated party not from the neighborhood can lodge a complaint that the Township would then have to go in and enforce it. Manager Rambo answered that was possible. Chairman Lindborg stated that to have this Ordinance in place in most instances would be a benefit.

Supervisor McCaffrey feels that a person has the right to be faced by their accuser and felt that was missing from the Ordinance. It doesn't say that a complaint has to be filed by someone and didn't favor the idea of anonymous people proposing charges. Chief Werner explained that the Police Department's policy is that they would file citations and the complainant would have to come to court to testify. Supervisor McCaffrey stated that verification that the dog is barking would be made by the police officer, if the officer hasn't observed a crime himself, and then there is not a need for the complainant to go to court. Chief Werner explained that the complainant is a witness and would be served a subpoena to go to court and testify.

Supervisor McCaffrey felt that in the Ordinances they write, there should be some sort of requirement that the person file a complaint before they start dispatching people out. Chief Werner stated at the bottom of the citation is the person's information that made the complaint. Manager Rambo stated that if the police are busy, this Ordinance has the ability for the Manager or the Codes Officer to do the same thing. The Township always request that the complainer fill out a complaint form in case they would need to go to court over it.

Vice-Chairman Obernier questioned if the officer arrives and he doesn't hear the dog barking for ten continuous minutes, he can still issue a citation, but he won't be a witness, the witness would be the original complainant. Chief Werner answered he would be a witness but not a complainant. Vice-Chairman Obernier asked if the officer comes and waits for ten minutes and then at that point issue the citation or does he just come and immediately issue the citation. If the citation was issued on information received from the complainant, he has printed up warning slips that people will get first advising people of what the Ordinance is, what the situation is, and what the penalties are, they are put on notice first. The Police will be keeping track of it.

Supervisor McCaffrey would like something simple put in the Ordinance that states that the Ordinance enforcement officer is authorized to enforce the provision of this Ordinance by anyone filing a complaint. He feels that individuals have the right to be faced by their accuser. If it is not written in the law that you have to file a complaint, it leaves a loophole for a future enforcement officer that doesn't have the same policy.

Vice-Chairman Obernier stated he was okay to leave the Ordinance the way that it is worded, but feels that it is wrong in how it defines a "dog." The definition of "dog," any canine is enough right there, whether is domestic breed or otherwise, the part that Vice-Chairman Obernier disagreed with was "a recognized breed of dog" and asked recognized by who, the American Kennel Club or some other organization, when you refer to it as a recognized breed, that for example border collies hadn't earlier been a recognized breed of dog. He is okay to leave it as is, but pointed that it may be a problem later on. Manager Rambo suggested they leave the definition based on the solicitor's review, having found it to be in order.

Jesse Edwards of Manor Road asked where the monies collected from the fine would go. Chairman Lindborg explained that the fine is up to \$1,000 and stated that the Township is not here to make easy money off of someone's barking dog. It is to address certain situations that might be occurring in the Township, the first time would be a warning. Chief Werner stated that on non-traffic citations they would get 100% of that money, the court costs are added on top of that fine. Manager Rambo stated that the judge is not going to institute a \$1,000 fine, it would probably be more like \$25 to \$50. Chairman Lindborg stated they want to stop a problem, not make money. Supervisor McCaffrey explained that if it doesn't have a big number like that, people wouldn't pay any attention to it.

Steve Jakatt of Hills Over Pratts Dam objected to the Ordinance as it is currently written. The big problem he has is with the "adjoining property." Being the one that makes the complaint or the way that he reads it, case in point, down the road from him there are twenty to thirty foxhounds and if they start barking at 5:00 a.m., five properties down, it sounds as though they are right outside the bedroom window. This ordinance doesn't give him the right to complain about it. Chairman Lindborg clarified that the Ordinance also states if you hear them from "a public right-of-way" as well. Steve Jakatt stated that as long as he has the ability to complain if something like this happens in the future than he is okay with it.

Supervisor McCaffrey stated that the Brandywine Hunt has been in existence for years, they do run their hounds occasionally, if they take them on a hunt that is approved by the park, there can be an untold number of people that object to them barking that one morning. Steve Jakatt stated that he objects to when they go ripping through his back yard like they did last March. Supervisor McCaffrey stated they go ripping through his yard too. At some point the dogs are uncontrolled to some degree but hears they are almost a heritage item; in some ways and he would hate to see a piece of heritage in the county that they advertise as one of the attractions here as part of the rural nature of the area, thrown into the trash heap of past occurrence. Steve Jakatt stated he didn't mind them being a heritage, he minds it when they are infringing on his right to sleep and when they go ripping through his back yard. Supervisor McCaffrey expressed that he has problems with an ordinance like this, because the guy that wakes him up has a loud lawn mower that he hasn't fixed a muffler on. This is only one particular or instance, of numerous noises that can bother people; it could be manipulated and misused to a degree that he wouldn't care to see it used liked that.

A resident noted that she has very protective dogs and when the development goes in near her house, the dogs are going to bark, even if they are in the house you can still hear them barking outside. Vice-Chairman Obernier stated that the real intent here is for when you have a dog that is not properly controlled by its master. Supervisor McCaffrey stated that it seems that this ordinance is open to a wide interpretation as to what a barking dog is. Supervisor McCaffrey asked what a nuisance is and Manager Rambo pointed out it is stated in the ordinance as a “repetitive barking” nuisance. Vice-Chairman Obernier stated he has two dogs that have the run of the property and the only time they bark is when a neighbor drives his motorcycle back and forth on his 200’ driveway, what can he do about it, a dog is a dog. Chairman Lindborg stated that wouldn’t be an issue.

Michelle Benkovich favored the Barking Dog Ordinance; she noticed in the past few years that there is a mentality that everyone that gets a house has to have a dog. These homeowners get the dogs and then are never home. The dogs are left outside, get bored, and the neighbors get stuck with their barking. She noted an example of a gentleman that had a neighbor where the barking dog that could be heard over the baby monitor. The ordinance is not hurting people, it is teaching them they have to be responsible. Supervisor McCaffrey asked what would happen to the kennels that are permitted in the Township. Chairman Lindborg answered they would find out if they become an issue. Manager Rambo noted he has a kennel right near his house and never hears any of the dogs barking.

Adjournment from Public Hearing (8:46 p.m.)

Re-Opening of Township Meeting (8:46 p.m.)

Old Business

The Board of Supervisors is searching for volunteers to serve on the Building Appeals Board (2), Historic Commission (2) and Planning Commission. There were no comments.

The Township’s Building Inspector/Codes Officer has finalized his review of the recently adopted building code bill and has presented his recommendations to the BoS for comments. Manager Rambo and Dale Barnett are currently working on the information.

The Manager has advertised proposed zoning ordinance amendments (05-01[Fences], 05-05[TDR’s (Transfer of Development Rights)] and 05-06[zoning map]) for a June 16, 2005 Hearing and adoption consideration. There were no comments.

The Manager has forwarded proposed zoning ordinance amendments pertaining to signs (05-04) to the Chester County Planning Commission for review and input. There were no comments.

The Bentley Community ACT 537 Special Study has been advertised for public comment. There were no comments.

Additional input into proposed Ordinance No. 05-07 pertaining to Barking Dogs. There were no comments.

The Township will be receiving sealed bids for Micro-Surface Treatments at their public meeting of Thursday, June 16, 2005. There were no comments.

Old Business from the Floor

Steve Jakatt asked with regards to the City of Coatesville Training Facility, if they addressed potential impact of the well downgrading of the proposed sewage disposal area under the Conditional Use. Manager Rambo didn't believe that they did address them. Steve Jakatt felt that they should keep it in mind. Vice-Chairman Obernier recalled that they required the City to provide water to the neighbor that is in close proximity, if their well goes dry or goes bad. Supervisor McCaffrey stated that if he were the homeowner, he would have the water checked out and documented just in case there is a change. Vice-Chairman Obernier felt that the homeowner was at one of the meetings and recalled that Supervisor McCaffrey had told them to get their well tested so that they would have a baseline.

Old Business from the Board

There was no Old Business from the Board.

Ordinances and Resolutions

Resolution #05-05; City of Coatesville proposed TIF Plan to CASD. Vice-Chairman Obernier noted that a month ago the Board requested the date of when they are going to vote on it. Manager Rambo stated he has not heard from them. A TIF presentation to the CASB is to be held on June 7, 2005 at Benner. Both Chairman Lindborg and Vice-Chairman Obernier hoped that the CASB wouldn't vote on it the same evening of the presentation without a chance to review it and people to be educated about it.

Supervisor McCaffrey felt that they loose their impact if they make a resolution denoting that they don't like the TIF after they have already voted on it. To have any impact they need to do something sooner rather than later, the current resolution may not be the appropriate one, there are things in there that they have all come to agree with. There are certain fears they can put down on paper. An example would be that they are putting in 3,500 dwelling units and the City claims that there are going to be a minimal number of children. They should state the things they see as potential problems that have not been addressed. Chairman Lindborg stated they couldn't address these things unless they have heard the presentation. Supervisor McCaffrey suggested they do something or cross it off, if there is any benefit to gain by doing anything at all, they should do it soon.

Chairman Lindborg suggested they send a letter to the president of the school board. Vice-Chairman Obernier agreed with Supervisor McCaffrey that sooner is better than later and suggested that they change the resolution. Instead of saying they are against TIF, that they encourage the school board to widely disseminate the information about TIF to the residents of the school district. The details are not known of what they are going to vote on, they should remove the current resolution and replace it with a new one and forward it on to them. Chairman Lindborg concurred with Vice-Chairman Obernier.

Supervisor McCaffrey stated that the resolution should be worded that "unless you disseminate information and fully inform the public and unless certain questions are addressed and give them an adequate response, then the BoS would have to be against the TIF program. Vice-Chairman Obernier stated he was okay to ask specific questions, but is not okay to issue the resolution or letter as a threat, and is requesting as much information as they are going to get when they vote on it. Vice-Chairman Obernier's fear is that the City ask the school district to be quiet about it and the school district acknowledge it. Chairman Lindborg felt that a letter to the president of the school board asking that before they vote on TIF, if they could get the information out to the public, because the public is going to be paying for it, that they know what it going on and the public can give their input to the school board prior to their voting on it.

The BoS asked that the Manager write a letter to the school board. Supervisor McCaffrey was concerned that the letter would go unanswered or ignored. Both Chairman Lindborg and Vice-Chairman Obernier agreed that they have a new School Board and are hopeful that they will get a response to their letter and it will have a positive impact. Vice-Chairman Obernier explained that although the BoS didn't form the Coatesville Taxpayers Alliance, the reality is, that this BoS started that resistance, and that resistance ended up with last years tax increase being 10% rather than 25% and this year the tax has a zero percent increase. People do listen to the WBT BoS, and this BoS needs to provide the people with a step forward in a balanced way to give them a chance. Chairman Lindborg stated that hopefully they could get the Township's School Board representatives to come to a meeting to explain the TIF to our residents. Manager Rambo will include that invitation in the letter to the School Board. Vice-Chairman Obernier suggested that the letter be a public document, Manager Rambo will write the letter and give a copy to the newspaper.

Ordinance NO. 05-07; Barking Dogs. Vice-Chairman Obernier motioned to adopt Ordinance No. 05-07; barking dog. Supervisor McCaffrey seconded the motioned based on his relationship with the current Chairman, if it seems to be abused in certain instances, that it will be reopened and addressed. Board Members Obernier, McCaffrey and Lindborg voted aye.

New Business

The Manager is finalizing the "draft" cell phone policy, sign management program policy, snow removal policy and safety wellness program policy as recommended by the insurance company for presentation to the BoS. There were no comments.

The Township Manager and Chief are continuing in their efforts to have Airwork's Company, Inc. address the air circulation and exchange in the shooting range. Manager Rambo noted Airwork's has been out the last three days installing the new air unit. Supervisor McCaffrey was concerned that the air unit would suck heat out of the building and the Township would have a big bill in the winter. Manager Rambo explained how the system works.

The Township Manager has received four responses for the RFQ with regard to the Township's General Obligation Note. Manager Rambo explained that the BoS have been given packets with four different scenarios; two of which are Financial Advisors and two are Bond Agents. General discussions took place regarding the Notes and Bonds. Manager Rambo will get some dates in which the BoS can meet with those that submitted the RFQ's.

The Manager is continuing his preparation of a "draft" Right of Way Ordinance and Access Management Ordinance for review and input by the Board of Supervisors. There were no comments.

The Manager and Township Solicitor are in the process of preparing Opinion and Orders for the Steve Janiec Project located on Horseshoe Pike. There were no comments.

The Board of Supervisors will hold a public hearing during their meeting of Thursday, June 16, 2005 for the Bentley Community Opinion and Order and its modification pertaining to sewer. Frank Keegan stated that he has not been contacted by Bentley Communities as of this date.

The Manager has advertised proposed zoning ordinance amendments pertaining to signs, Ordinance No. 05-04, for a public Hearing and adoption consideration on Thursday, July 6, 2005. There were no comments.

The Township is in receipt of its new Police patrol equipment, a 2005 Suzuki Eiger 400 ATV Quad Runner, compliments of Cycle Max and American Suzuki Corporation that will be utilized at special events and trail and open space patrols. Manager Rambo noted the back of the ATV has "compliments of Cycle Max of Honey Brook and Suzuki." Pictures were taken that will be in the newsletter. Joan Thompson is doing an article for the Coatesville Ledger and it will also be in the Daily Local News.

Recommendations of the Township Planning Commission. Steve Jakatt noted the recommendations of the Planning Commission. The Planning Commission recommended conditioned approval of the Coatesville Golf Training Facility Preliminary Land Development Plan contingent upon satisfying Mr. MacCombie's comments, Stan Stubbe's comments, the lighting plan, and addressing the turning lane issue (Pratts Dam Road). The clock runs until August 8, 2005. Chairman Lindborg felt there are a lot of issues that need to be resolved. Supervisor McCaffrey felt that the history with them has not been one of great partnership in working together, to guarantee the Township's citizens rights in that area, we would like to approve things when they have them altogether. Manager Rambo stated that the Engineers letter was clean, they still need to address Stan Stubbe's letter and give the Township the lighting plan. Steve Jakatt questioned if the Planning Commission should have held the plan to get things cleared up before sending it onto the BoS. Chairman Lindborg and Supervisor McCaffrey stated in this case the Planning Commission did okay. Vice-Chairman Obernier motioned to table the decision for Conditioned Preliminary Approval until receipt of the lighting plan and Stanley Stubbe's letter is addressed. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey and Lindborg voted aye.

Steve Jakatt noted the second approval is for the Golf Zone, Final Land Development Plan. The clock runs until June 22, 2005. Manager Rambo noted the Planning Commission recommended Conditioned Final Approval upon establishment of all public improvements escrows. The obtaining of all necessary permits from all governmental agencies, providing seven sets of plans for signing, having the plans recorded and addressing the final conditions established in Stan Stubbe's letter. Stan Stubbe met with the owners of the Golf Zone and they have addressed his concerns and will be placed onto the plans. This would allow the applicant to take the letter from the Township stating that he has Conditioned Final Approval to a lending institute. Supervisor McCaffrey motioned to grant Conditional Approval to The Golf Zone. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier and Lindborg voted aye.

New Business from the Floor

Jesse Edwards of Manor Road noted people speeding on Culbertson Run Road.

New Business from the Board

Vice-Chairman Obernier talked with Joe Arvay at the Strawberry Festival who indicated that the Park and Recreation Board would like to have concerts and movie nights at the Township. It seemed that they would like to have a little more support or input from the BoS. Supervisor McCaffrey noted he had a discussion with Mr. Arvay about having a band that would satisfy a broad audience, a rock band of some kind. Chairman Lindborg noted they have some nice bands near the Brickside in Eagleview. Manager Rambo stated when they first built the amphitheatre they talked about the Parks and Recreation Board having concerts and finding sponsors to pay for them. Vice-Chairman Obernier will attend the next

Parks and Recreation Board meeting. Chairman Lindborg suggested that the Parks and Recreation Board come to the BoS with their ideas. Supervisor McCaffrey stated if they are able to raise money, it should be put in an account set-aside for them, the Park and Recreation Board doesn't know what budget they can work with.

Vice-Chairman Obernier noted the Park and Rec Board is out of funds, they need to find sponsors, and the BoS is okay with bands, concerts, movie nights and such, but they need to figure out how to bring in money to spend. Supervisor McCaffrey suggested that with Mr. Arvay having his own food handler's license, the opportunity for them to prepare their own food legally would probably help generate money.

Public Comments (individuals not requesting to be on the agenda)

There were no Public Comments.

Open Issues Before the Township

Cable Franchise. There were no comments.

General Obligation Note (Adjustable Rate Bond for the Facility/Park Construction)

The interest rate for the week is 3.31%. The BoS has been discussing alternate possibilities.

Review and Payment of the bills

Manager Rambo noted General Fund bills totaling \$127,168.26 and State Fund bills totaling \$17,732 for payment. Supervisor McCaffrey noted he reviewed some of the hard copies along with the checks and found them in order and then motioned to pay the bills as presented. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

Upcoming Meetings/Events

- Municipal Authority meeting, Thursday, June 9, 2005 at 7:30 p.m.
- Historic Commission meeting, Monday, June 13, 2005 at 7:30 p.m.
- Parks and Recreation Board meeting, Tuesday, June 14, 2005 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, June 16, 2005 at 7:30 p.m.
- Planning Commission meeting, Thursday, June 23, 2005 at 7:30 p.m.
- Gotlieb Conditional Use Hearing, Wednesday, June 29, 2005 at 7:30 p.m.
- Brandywine Meadows (Maes Tract) Conditional Use Hearing, Wednesday, June 29, 2005 at 8:00 p.m.

Adjournment

There being no further business before the Board, Vice-Chairman Obernier motioned to adjourn the meeting at 9:47 p.m. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye in favor of adjournment.

Ronald A. Rambo, Jr.
Township Manager/Secretary/Treasurer