

## **Meeting Minutes of March 2, 2006 Board of Supervisors**

Chairman Obernier called the Board of Supervisors Meeting of March 2, 2006 to order at 7:30 p.m. Roll call of the Board of Supervisors (BoS) by Chairman Josef G. Obernier, Sr. noted Vice-Chairman Thomas J. McCaffrey, Jr. and Supervisor Carl S. Lindborg in attendance. The following individuals were present to represent the various departments: Dale Barnett, Codes/Zoning Officer and Thomas Eells, Director of Public Works. Ronald A. Rambo, Jr., Township Manager will be in attendance later, he had family business to attend. Walter Werner, Chief of Police was out sick and not able to attend the BoS meeting.

### **Acceptance of Minutes from Previous Meetings**

The Acceptance of the Meeting Minutes of February 16, 2006 was tabled.

### **Recognition of Volunteers**

The BoS to recognize Robert Bowar for his dedication and involvement on the Township's Parks and Recreation Board. Bob Bowar was not yet in attendance at this time in the meeting so the Chairman moved on.

### **Updates on the CASD**

John Zaleski and Donna Urban of the School Board are in attendance to give the Township an update of what is happening in the District. Dr. Zaleski began by noting the high level of accomplishments of the school district. The audit by Barbacane Thorton has been completed for the fiscal year, the General Fund balance was \$14,000,000 as of last June and is expected to reach \$20,000,000 plus by the end of this year. The Blue Ribbon Commission Panel focused on addressing building requirements, improvements and renovations within the school district, which includes a number of ongoing projects - renovations to the middle schools, Nine/Ten Center, and fields. In terms of test performance, they are doing a lot more in measuring student performance and using the information to help guide instruction for next year. Salaries have been increased for new teachers in support of motivation and incentive to attract and keep the highest quality teachers. The new superintendent, Richard Como has reassigned administration. They are addressing problem schools and standardization across the schools to have the same curriculum and textbooks. The school board itself has a much more cohesive feel to it this year and is structured to getting a lot of work done.

Donna Urban wanted to clarify any misconceptions as to her not being able to attend the February BoS meeting and noted she is always very willing to attend the BoS meetings if available. If her schedule doesn't permit her attendance, she sends her regrets. Ms. Urban has never shied away from answering questions with the public.

Ms. Urban noted the school board is very proud of those students that participated in a fundraiser for Katrina Relief efforts and raised \$10,000 to \$12,000. Ms. Urban gave a brief update regarding the following TIF, new curriculums, first phase of the district service center, new school board members, reorganization, etc. A new policy was approved regarding facility use by outside organizations; fee waivers don't exist anymore. Barbacane Thorton recommended that a committee be formed, regarding internal controls, which should include board members and members of the public.

Supervisor Lindborg noted that the BoS is very appreciative of both Dr. Zaleski and Ms. Urban attending the Supervisors meeting. Supervisor Lindborg commented on what Ms. Urban had already addressed, apologizing that things were lost in the translation, the BoS didn't get the information correctly. He appreciates the school board members being in attendance because it is important; it is more personal interaction with the residents.

Ms. Urban encouraged the opportunity to attend a committee member meeting...it is much like this BoS meeting where the lines of communication are open; they have a question and answer session. Dr. Zaleski noted he prefers having the finance meeting at the high school because they sit around the table "people level," which gives people the opportunity to communicate.

Chairman Obernier agreed with Supervisor Lindborg's comments and also apologized for any miscommunications. Vice-Chairman McCaffrey noted there are a few things that are apparent, if you have a question regarding what anybody said or thought, the first place to go is to the source rather than hearing what somebody else said. Vice-Chairman McCaffrey noted as an observation, previously when he attended the school board meetings, he felt that he was going to be arrested and thrown out, the Township's representatives that were on the school board were on the verge of being cast away, they were stifled severely as a member of that board. The turnabout is a real indication of the system and people that supported their representatives. The room tonight is not packed, and it is a shame to have to say it, it is very disappointing that the only time people get concerned and participate is at the very end of an event. The representatives from the school board attending the BoS meetings give residents a second chance to communicate.

Dr. Vilcheck commented on TIF and other issues. Dr. Zaleski addressed Dr. Vilcheck's comments.

Ron Scott inquired about the time frame for the projected renovations. Both Dr. Zaleski and Ms. Urban gave a brief explanation of the renovation plans.

Joan Thompson asked a question regarding foreign language. Dr. Zaleski and Ms. Urban commented.

Dr. Vilcheck noted that the Finance Committee Meetings held at CASH gives more parking versus having the meetings at Benner.

Cheryl Zaleski also commented about the parking situation at Benner. Dr. Zaleski commented.

At this time in the meeting Chairman Obernier noted that Corporal Dombleski is in attendance to answer a question asked by Dr. Zaleski and Ms. Urban, "If there is a possibility for WBT to provide some level of police services." Corporal Dombleski explained how the calls are currently handled. Further discussion took place regarding police services.

Vice-Chairman McCaffrey asked questions concerning taxes. If the school district is seeing millions of dollars of additional funding, are they going to do what they have done in the past by finding a way to spend it or are they going to return it? The second question asked was if there are any plans on the school districts part to do something to reduce the dependence on real estate taxes and the third question had to do with the Homestead Amendment. Dr. Zaleski said he personally would like to see tax relief and gave a brief explanation and Ms. Urban also commented.

Chairman Obernier asked questions regarding CASD policy regarding vacations, sick days, and insurance benefits (co-pays). Ms. Urban explained that they have to take at least half of their time. Both Ms. Urban and Dr. Zaleski explained employee obligation for co-pays and paying into medical benefits.

Chairman Obernier asked about AEPA. Dr. Zaleski answered that it is a consortium that incorporates by volunteer, contractors that agree to specific prices for jobs that are bid. The benefit is that when you receive a quote, it is guaranteed, there will be no changes.

Supervisor Lindborg asked how the CASB sees growth in the next five to ten years. The Pennsylvania Economy League is predicting a student population of growth to negative growth. If you look at real estate, every township has building plans. The houses are not just for retirees, there are four bedroom houses, which has made the estimate a little more robust. Further discussion ensued.

Ms. Urban asked if taxpayers would prefer freezing the tax rate for the next five years versus lowering the tax rate, with a gradual increase over a period of time. By a show of hands, the residents in attendance voted in favor of lowering the tax rate. Chairman Obernier explained that when the current BoS came on board the Township was in bad financial condition. The Board was very aggressive about resolving getting out of debt, which took awhile. CASD has outstanding bonds, Chairman Obernier would much rather see CASD get out of debt with the excess money that they have. The interest that the district pays is money that is being wasted. Discussion ensued.

Jack Conti stated that he appreciated the effort, expertise, time, and commitment that Dr. Zaleski and Ms. Urban have put in and that they have really turned things around.

Supervisor Lindborg thanked the school board members for their participation in tonight's BoS meeting.

### **Recognition of Volunteers**

The BoS to recognize Robert Bowar for his dedication and involvement on the Township's Parks and Recreation Board. Chairman Obernier noted that Robert Bowar, the founding member, had been on the Parks and Recreation Board for eleven years. Chairman Obernier then read Bob's thank you plaque out loud. Mr. Bowar expressed that it has been a pleasure and honor to serve on the Parks and Recreation Board for all those years and hopes to come back some day.

**Public Comments** *Those individuals requesting to be on the agenda*  
There were no Public Comments.

### **Correspondence/Communications** *Information to act upon*

Scott Emerson of Bentley Communities has forwarded the Township a letter of extension until May 5, 2006 in which to render a decision on the Swinehart Realty Associates, LP Final Subdivision Plans. Supervisor Lindborg motioned to accept the letter of extension from Bentley Communities. Chairman Obernier seconded the motion. Board Members Lindborg and Obernier voted aye. Vice-Chairman

McCaffrey voted nay against the extension; the subdivision plan in that location could have been much better according to the Township's land planner.

The Township is in receipt of a sixty-day letter of extension from Thomas H. Rohrer for the rendering of a decision on the Schnatz & Rohrer Landscaping, Inc. Final Land Development Plans. Supervisor Lindborg motioned to accept the sixty-day letter of extension from Thomas H. Rohrer. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier voted aye.

The Township is in receipt of a letter from GenTerra Corporation requesting an extension of time in which to submit subdivision plans for the Brandywine Meadows Project relative to the Conditional Use Decision and Order. Supervisor Lindborg motioned to accept GenTerra's extension of time. Chairman Obernier seconded the motion. Board Members Lindborg and Obernier voted aye. Vice-Chairman McCaffrey voted nay; some of the developers are extending the amount of time they have to work under the old ordinances in which they have gotten their plans approved, so that they don't have to resubmit.

The Township is in receipt of a letter of resignation from Jill Pike, Township Receptionist. Vice-Chairman McCaffrey motioned to accept Ms. Pike's letter of resignation. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg and Obernier voted aye. Supervisor Lindborg asked that the Manager write a letter of appreciation to Ms. Pike

#### **Correspondence/Communications** *Information to Note*

The Township is in receipt of correspondence from the United States Postal Service Manager of Address Management Systems, Philadelphia Metropolitan District. The United States Postal Service said no to West Brandywine Township having its own zip code. Manager Rambo will research their procedure.

#### **Old Business**

The Township is searching for volunteers to serve on the Building Appeals Board and Historic Commission. There were no comments.

The Manager is awaiting input from Supervisors Lindborg and McCaffrey on proposed Ordinance NO. 05-12, Access Management. There were no comments.

The Township Manager has received the "final draft" on the proposed Technical Specifications for Traffic Control Signalization from McMahan Associates, Inc. There were no comments.

The Township Manager is finalizing Ordinances NO. 06-02 through 06-04 with regard recently accepted public streets. There were no comments.

#### **Ordinances and Resolutions**

There were no Ordinances or Resolutions.

#### **New Business**

Recommendations of the Township Planning Commission. Jack Conti of the Planning Commission noted one recommendation was regarding Dr. Eck's Bed and Breakfast on Germany Hollow Road to hold a Conditional Use Hearing to the modify its 2002 conditional use Decision and Order which granted conditional use approval to conduct a bed and breakfast.

The Planning Commission also recommended conditional use approval for the Glen Lock Minor Subdivision. The BoS would like to see the plan prior to granting approval.

The Township to approve release request #1 for the Brentwood Subdivision (Catania) on Hurley Road. Supervisor Lindborg motioned to approve the release request upon the approval of the Township Manager and Engineer. Vice-Chairman McCaffrey seconded the motion. Board Members McCaffrey, Lindborg and Obernier voted aye.

#### **New Business from the Floor**

There was no New Business from the Floor.

#### **New Business from the Board**

There was no New Business from the Board.

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

Mark Hartnett was in attendance to introduce himself as the newest member of the Parks and Recreation Board. The BoS thanked Mr. Hartnett for his willingness to volunteer.

Dr. Vilcheck commented about Dr. Eck's Bed and Breakfast, one of the conditions for the Bed and Breakfast was that they were supposed to accept the timbers from the Bentley Communities project on Route 322, the barn was to be dismantled and moved to Dr. Eck's location and reassembled, this way his facility will accommodate more guests, it would make a reuse of the historic asset and be a win win situation.

Dr. Vilcheck noted that the Historic Commission is requesting that the Township incorporate as part of the Conditional Use Process, regarding all subdivisions that are submitted, that the developer be required to list the historic assets on the deeds. Dr. Vilcheck will put together an example what the Historic Commission wants.

Dr. Vilcheck asked if a fund could be established for supplies for the Catania restoration projects. Dr. Vilcheck asked if the CAT Brandywine students would be permitted to work on restoring the Springhouse on the site of the Glen Lock subdivision, the builder would supply the materials. Supervisor Lindborg was concerned about the liability for the volunteers and said that he wants to be clear who would be responsible.

Jack Conti noted that Dr. Eck said he was waiting for stone and asked Dr. Vilcheck about the materials for Dr. Eck. Dr. Vilcheck noted that the structure has stone and framing; Dr. Eck was talking about doing a chapel in the near future, but the barn is several years away. Mr. Conti noted that he was concerned about who was going to supervise the student volunteers for the historic restoration to make sure that it is done correctly.

At this time in the meeting it was noted that Manager Rambo had arrived.

Billy Pfeiffer, a twelve-year-old scout was in attendance to meet one of his scouting requirements and have the BoS sign his required document. Manager Rambo affixed the Township seal to a copy of the Meeting Agenda for Boy Scout Pfeiffer.

### **Open Issues Before the Township**

SPCA 2006 Animal Control Contract. The Township is still waiting for a response from the SPCA.

Ordinance amendments with regard to the IBC (International Building Code). The amendments are still being reviewed.

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

Interest rate for the week (3.53 %). There were no comments.

### **Review and Payment of the bills.**

Review and Payment of the General Fund (\$79,664.39) and Solid Waste Fund (\$13,076.58) bills. Supervisor Lindborg noted he reviewed the bills, with the exception of one bill that will be discussed following the meeting, found them in order and motioned to pay the bills. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye in favor of paying the bills.

At this time in the meeting Ron Scott showed the BoS the Glen Lock Subdivision plans. Manager Rambo noted they are asking for preliminary/final conditioned approval for two new lots and one large lot for the remaining farmstead. The BoS will be given a clean set of plans showing the three lots with the correct setbacks, engineers comments, etc. at the next meeting.

### **Upcoming Meetings/Events**

- WBTMA meeting, Thursday, March 9, 2006 at 7:30 p.m.
- Historic Commission meeting, Monday, March 13, 2006 at 7:30 p.m.
- Parks and Recreation Board meeting, Tuesday, March 14, 2006 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, March 16, 2006 at 7:30 p.m.
- Planning Commission meeting, Thursday, March 23, 2006 at 7:30 p.m.
- Pulte Conditional Use Hearing, Monday, March 27, 2006 at 7:30 p.m.

### **Adjournment**

There being no further business before the Board, Supervisor Lindborg motioned to adjourn the meeting at 9:40 p.m. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

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