

**Meeting Minutes of January 20, 2005
Board of Supervisors**

Chairman Lindborg called the Board of Supervisors Meeting of January 20, 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, Vice-Chairman Josef G. Obernier, Sr., and Supervisor Thomas J. McCaffrey in attendance. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr., Township Manager; Dale Barnett, Codes/Zoning Officer; and Thomas Eells, Director of Public Works.

Acceptance of Minutes from Previous Meetings

The minutes from January 3, 2005 and January 7, 2005 were tabled.

Treasurer's Report

Manager Rambo presented the Treasurer's Report for the month ending December.

General Fund.....	\$74,318.38
Solid Waste and Recycling Fund.....	\$2,332.96
Capital Reserve Fund.....	\$759,755.16
Construction Sweep Fund	\$1,594.99
Developer Escrow Fund.....	\$325,353.57
State Liquid Fuel Fund.....	\$5,305.86
Operating Reserve Fund	\$2,915.43

Public Comments *Individuals requesting to be on the agenda*

Craig Poff of Bentley Communities is in attendance to talk to the Board with regard to the Beaver Creek Associates proposed plan and time extension. Currently their clock runs until June, Bentley is requesting an extension for an additional year. Bentley agreed with the Township to cooperate with regard to the sewer process going to Coatesville and the reason for the request is because their plans are dependant on the sewer. Vice-Chairman Obernier asked what the issue is with Pennsylvania American. Mr. Poff noted that Ian from Pennsylvania American promised certain things and hasn't kept to the time line with the things that they already agreed to. Manager Rambo noted he received an email from Pennsylvania American stating that they are working on the CMT and they have requested an electronic file of the Township's draft, which was forwarded to them. Manager Rambo is waiting to hear back from Ian with regards to when they can meet. Supervisor McCaffrey stated he voted against this particular subdivision, there were amendments to it that the Township's land planner suggested that were ignored, particularly at the apartment complex and at Beaver Creek. Supervisor McCaffrey is not in favor of giving continual extensions when these two

projects are not in the best interest of the community and feels they should not be given extensions to make it easier to put them in the way they are designed. Mr. Poff asked Supervisor McCaffrey since he is against the projects in the first place, then why does he want to push it to come about sooner than necessary. Supervisor McCaffrey explained that it is an unprofitable venture right now, anyone that wants to build apartments on Route 322 and rent them out at over \$1,000 per month when people can buy a house for \$1,000 per month in this market, makes the apartments less than attractive. Supervisor McCaffrey stated his goal - if Bentley doesn't put a spade in the ground within a certain period of time, then they lose the right to put a spade in the ground without coming back for a review again. Supervisor McCaffrey would like to see Bentley resubmit those plans, now that the Township's Ordinance has been repaired from the loopholes that Bentley helped the Township find. Mr. Poff stated he jumped off the sewer plant in October to cooperate and is doing his best with Pennsylvania American. Bentley is trying to do the right thing.

Chairman Lindborg suggested the Township give Bentley a three-month additional extension and go from there. Mr. Poff stated not to even bother with a three-month extension. Vice-Chairman Obernier suggested that Mr. Poff take the three-month extension as Chairman Lindborg suggested and explained that it may be viable to Bentley, although they would like a year's extension. The three-month extension would take them until September and given that time, have the Manager contact Ted Reed from Pennsylvania American and maybe the resistance from Ian, because he is so busy, would go away. The alternative for the Municipal Authority and the BoS is that Bentley would build a treatment plant, and then the Township will be stuck with spray irrigation and all of that waste treatment stuff. Mr. Poff stated they understood that, which is why they are cooperating and asked the BoS to reciprocate and help with this request for a year extension. Once the plans get approved they are going to be built, really this is forcing them to be built sooner than necessary. Mr. Poff suggested the Township grant them at least a six-month extension otherwise they would have to start their preparations right away. Manager Rambo stated based on how they have been proceeding with Pennsylvania American and seeing what they have to do yet, six months would be a fairer number to move things along. Vice-Chairman Obernier motioned to grant a six-month extension for the submission of Beaver Creek Communities, Apartments, and Commercial Plan. Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye. Supervisor McCaffrey voted nay. The vote carried 2 to 1.

Todd Eachus of Comcast is in attendance to address the Board of Supervisors with regard to open Comcast issues. Manager Rambo requested the presence of Mr. Eachus to finalize all the outstanding issues that Vice-Chairman Obernier brought up at the January 3, 2005 BoS meeting. Vice-Chairman Obernier was looking for an explanation for some taxable revenue line items since Comcast had changed their accounting system two thirds of the way through 2003. One of the things that Vice-Chairman Obernier asked Comcast at a previous meeting was a list of all the line items, not just the revenue items. Comcast's letter dated January 8, 2005 has addressed the other three line items that Vice-Chairman Obernier was inquiring about.

Vice-Chairman Obernier noted an article dated January 17, 2005 from the Daily Local Newspaper, regarding the average Comcast customer bill that increased almost two-fold in six years and questioned why the revenue from the franchise has not increased two-fold as well. Mr. Eachus explained the reason that it almost doubled on average is because Comcast has about 8,000,000 hi-speed Internet users, which is not subject to franchise fees. Vice-Chairman Obernier asked if the customer gets a separate bill for Internet and also asked how it would be determined if they had an audit done that they were receiving the proper franchise fee. Mr. Eachus noted the list that he

provided the Township with is a list can be theoretically subject to franchise fees. Vice-Chairman Obernier had asked Comcast for a list that was subject to a franchise fee and also asked for a list of all the other services that Comcast provided to the residents of the Township that are not subject to the franchise fee.

Supervisor McCaffrey explained that there are a few things that are confusing, that the Township doesn't know what Comcast considers are outside the Township's rights under the franchise arrangement and what things they feel are within the Township's rights. There is a lack of clarity, the idea is that the community should have some way to audit what Comcast sends the Township. Supervisor McCaffrey felt through his own ignorance that he doesn't know how to interpret it. On the letter it notes "correction of homes contributed to other municipalities," and asked when it was corrected, do they owe other municipalities money, or do other municipalities owe WBT money? Mr. Eachus answered that it was based upon the Township's question and review that triggered Comcast to go back and review those issues. Supervisor McCaffrey asked that they compare their customer list with the Township list. He also stated that when he inquired about getting cable, he was told that cable is not in his area, instead of being given options with the cost to run cable down his driveway.

Vice-Chairman Obernier stated he would like to receive from Comcast a complete list of all charges that appear on a residence's bill with the associated franchise fee included, if any. The second item, which he has requested each year, is a breakout for January through December. The third item requested from Comcast, is their potential list of customers in WBT by street address to compare with the Township's list.

Correspondence/Communications *Information to Act Upon*

The Chester County SPCA has forwarded the Township a copy of the 2005 Boarding and Animal Protective Services Contracts for review and consideration. Manager Rambo noted he and Chief Werner met with Becky Robers of the SPCA. Since then, Ms. Robers manager has requested a meeting with Manager Rambo and Chief Werner.

Supervisor McCaffrey stated when the SPCA goes some place that results in an enforcement action, he would like to see it become part of the police public records. Manager Rambo stated Ms. Robers said that specific reports are needed and are required to be subpoenaed the same as the Township. Supervisor McCaffrey would like the Manager to find out on what basis determines that that record has to be subpoenaed from them. Supervisor McCaffrey heard from some people who were involved with the SPCA who said that they can't even get a copy of their own documentation that was filed about the activity that took place on their own property. Manager Rambo noted the SPCA usually does not file reports with the Township, if Chief Werner were to request reports based on what our police officers were also involved with, they would forward them to the Township. Vice-Chairman Obernier asked if the SPCA forwards those reports to any other national organization? Manager Rambo did not know. Supervisor McCaffrey stated that the public records part of this should be "public record," they should be made more available rather than less available. Supervisor McCaffrey stated they are acting with police authority when they go onto someone's private property and in that instance if they are doing so with the approval of the municipality a report should be filed with the municipality.

The Township is in receipt of correspondence from James W. MacCombie, P.E. with regard to the waiver requests for the Susan B. Maes Minor Subdivision Plan. Charles Dobson was in attendance

to discuss the waiver requests. Mr. Dobson noted the two-lot Minor Subdivision Plan for property owned by Susan B. Maes and located on Highspire Road. The property is also subject to continuing Conditional Use Application that is currently before the Township for the development of the town house community off of Highspire Road. The purpose of the subdivision plan is so they can honor the agreement of sale with Mrs. Maes. Mrs. Maes will retain lot number one, however, it would be restricted as permitted by the Township's ordinance, such that the open space that would remain on Mrs. Maes' lot will be countable towards the open space for the overall property of Brandywine Meadows.

Supervisor McCaffrey asked what was going on the entire site. Mr. Dobson answered her house as it is now and the townhouses. Supervisor McCaffrey was concerned about provisions in our ordinance, that if you build a number of units close together like that, some provision for outside activities have to be made. This parcel of ground would not be available for those activities for the people that live in that town house development; it would be part of a person's horse farm and there recreational needs would not be met. Mr. Dobson explained that there is a reciprocal arrangement made with Mrs. Maes, the open space that would remain on her lot could be used as well as the open space that would remain that is not part of her lot would also be used by her horses for Fox Chases that she is involved in through casual riding and passive recreation.

Vice-Chairman Obernier asked if there were a homeowners association there, would they be restricted from using that open space. Mr. Dobson stated they would not be restricted from using that open space as long as that restriction didn't interfere with Mrs. Maes' ability to properly maintain and keep her horses in the paddock areas. Mrs. Maes will be left with forty-three acres. Mr. Dobson stated that they are not talking about areas that are readily available, they are heavily wooded, wetlands, and hydro soils. Supervisor McCaffrey stated that without having the entire scope of the whole project, he couldn't see how he can permit a subdivision to take place that might restrict needed area for some amendment to that development. Mr. Dobson stated the purpose for tonight's meeting wasn't for plan approval; it was for consideration of the requested waivers. He stated that the Manager had suggested that copies of the reciprocal easements be provided to the Township for their review.

Manager Rambo concurred with the Township Engineer that it wouldn't hurt to grant the waivers and noted they don't want to put monuments in the creek, which would be very difficult to do. Chairman Lindborg was unclear about the "no further subdivision." Manager Rambo explained that lot 2 is where they want to put the town houses. Mr. Dobson stated that typically they would have made this lot as part of the overall Conditional Use Plan, but in order to get Mrs. Maes paid and get her satisfied with their agreement of sale, they decided that this avenue was the best approach.

Manager Rambo explained, that Genterra is asking that on lot 2, when they subdivide this into 2 lots, they want to be able to do their town houses as outlined on their map. The number of town houses has been reduced since they originally came in. Supervisor McCaffrey had concerns that they are going to be using lot 1 as part of the open space for Genterra's placement of the town houses, they don't know how many town houses they have, if there are any plans for recreation, and if they are planning to hike through Mrs. Maes' horse farm. Mr. Dobson stated there was enough residual area on lot 2 to put a significant trail network. The BoS will receive copies of the easements that Mrs. Maes is going to have to agree to, that are going to allow and permit certain areas of her lot to be used as passive recreation.

John Cassels stated that the Planning Commission had concerns as to what would happen if the development on lot 2 doesn't happen, what would happen to the "open space" use to some future developer. Mr. Dobson answered that the easement that they executed with Mrs. Maes would be null and void and any development that would occur, would not be able to use the benefit of the open space on Mrs. Maes' lot. Manager Rambo suggested that Genterra's attorney state that in the legal easement, that should Genterra not follow through with the proposed plans, that in all given easements, that the calculations of open space towards lot 2 shall be null and void.

Supervisor McCaffrey reiterated that he felt uncomfortable about the waiver requests without first seeing the whole scope of the plan and would like to leave it go until it is better formulated. Vice-Chairman Obernier sympathized with Supervisor McCaffrey's point, if the homeowners association owns the open space and they are paying tax on it, he could foresee that the horse farm is not going to want people walking through the place. The folks that move in will feel that they are paying taxes on it and will feel they should be able to use it. Mr. Dobson explained that Mrs. Maes will go into this agreement knowing that there will be certain give and take. Vice-Chairman Obernier asked if it was possible for Mr. Dobson to sketch out his plan. Chairman Lindborg stated if Mr. Dobson does some documentation with visuals they would take a look at the waiver requests. Supervisor McCaffrey stated that if all the ground were usable he wouldn't feel uncomfortable about this, this site is highly constrained and the previous rendition to what was submitted utilized what little ground was dry and they didn't leave much room around it for other accessory needs. Supervisor McCaffrey motioned to table the waiver requests. Chairman Lindborg seconded the motion. Board Members McCaffrey, Lindborg, and Obernier voted aye.

The Township is in receipt of a letter of extension from Schnatz & Rohrer Landscaping with regard to the rendering of a decision on their final land development plan. Supervisor McCaffrey asked if the regulations have changed, this has been going on for years. Manager Rambo feels the biggest holdup for them is the sewer issue. Manager Rambo recommended the BoS accept the extension and that the Manager write Schnatz & Rohrer a letter stating that no further extensions will be given until they appear before the Board to advise them of their goals. John Cassels felt this is a small operation, that Schnatz & Rohrer invested in a piece of land that has some constraints on it and are trying to hold onto this property, in the meantime the Planning Commission is not sure how they are progressing on their engineering issues. Supervisor McCaffrey asked what the down side would be. Mr. Cassels stated there is a trip generation on the Traffic Impact Fee. Supervisor McCaffrey didn't feel his one small business would have an effect on the roads. Manager Rambo will write the abovementioned letter to Schnatz & Rohrer Landscaping. Chairman Lindborg motioned to accept the extension. Supervisor McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier voted aye.

The Township is in receipt of a letter of extension from St. Peter's Church for the rendering of a decision on their preliminary land development plan. Supervisor McCaffrey motioned to accept the letter of extension. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

The Township is in receipt of the Barbacane/Thornton & Company audit agreements for the Township funds (\$6,100) and tax collector (\$1,900) for signing. Supervisor McCaffrey motioned to accept the audit agreements. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

Carroll Engineering Corporation has forwarded the Township waiver requests for the light fixture heights and roadway width of the Coatesville Golf Training Facility. Manager Rambo noted they have requested a waiver to modify the street leading into the site from 36 feet to 24 feet. The second waiver request is to allow the 80 feet for the sports lighting. The Zoning Permit granted them the ability to put lights up. On their original submission of the plans it showed seven poles being in excess of 100 to 110 feet since that time they have renegotiated to make them no taller than the trees around the site that are 80 feet. This conforms to the revised Zoning Permit with the modified hours of operation. Vice-Chairman Obernier asked if the Board was allowed to issue a revised Zoning Permit after they have issued a Zoning Permit? Manager Rambo answered yes; John Good says that all the Township needs to do is issue it. The City of Coatesville is not required to put their acceptance of the revised Zoning Permit in writing. Vice-Chairman Obernier asked what if they were to issue a re-revised Zoning Permit. Manager Rambo said they would have to go back and renegotiate with them, like they did for the second one. Both Vice-Chairman Obernier and Supervisor McCaffrey noted the City of Coatesville has not acknowledged that they would agree to the revised Zoning Permit. Manager Rambo stated verbally they concurred they would abide by it. The Manager has requested that the City of Coatesville put it in writing. Supervisor McCaffrey suggested that before they accept any waivers from the City of Coatesville to make sure they agree to the revised Zoning Permit.

Manager Rambo explained that their light standards that were at 100 to 110 feet have been lowered to 80 feet, plus in conjunction with that, the second chip and putt that was in the middle of the driving range has been deleted. John Cassels stated that the City of Coatesville's engineer said he was going to talk to the City's lawyer about the treetop issue. The Planning Commission's recommendation on that was until they resolve those lighting issues they didn't want to make a recommendation about the lighting. John Cassels asked if the Board was okay with the width of the road. Manager Rambo answered yes. Vice-Chairman Obernier motioned to table the waiver requests. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

Signing of documents for the Non-Uniform Pension Plan transferring and reallocating funds. Manager Rambo noted the Pension Committee met last week. The members from that committee present tonight are Tom Eells, Walt Werner, Tom McCaffrey and Manager Rambo. The Manager noted that the individual that is currently overseeing the Non-Uniform part of the Pension Plan is not doing as good as he should be and his fees are higher, they are looking at going to another vestment firm. Vice-Chairman Obernier asked if was there was some thought of doing something with the Uniform Pension Plan. Manager Rambo explained that the investments are split up different; there is more availability with the Uniform Pension Plan because of the dollar value. Supervisor McCaffrey explained that the Uniform Pension has more money and are accepted by more places with more choices. Manager Rambo stated that everyone was in attendance at the meeting, only four are present tonight, but everybody was in concurrence. This only affects the Non-Uniform Pension Plan. Vice-Chairman Obernier made a motion that the Board approve transferring the Non-Uniform Pension Plan and reallocate the funds to the MLM Index Fund. Chairman Lindborg seconded the motion. Board Members Obernier, Lindborg, and McCaffrey voted aye.

Signing of paperwork from the Chester County Board of Assessments Appeals removing units from the Tax Claim Bureau collection process. Manager Rambo stated they are in receipt of a listing that came from the Chester County Board of Assessment Appeals, who have notified the Tax Claim Bureau with regards to mobile homes that date back to 1979, within the municipality that have been destroyed and are asking that these be removed from tax records. Manager Rambo explained that the money is not collectable. Chairman Lindborg motioned to allow the liens to be removed as well as sign the documents. Supervisor McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier voted aye.

Ross Unruh, Esquire has forwarded a request to schedule a final Conditional Use Hearing for the Steve Janiec proposal on Horseshoe Pike. The Board was okay for the Manager to contact the Township Solicitor to find out the available dates.

Correspondence/Communications *Information to Note*

The Township has received correspondence from PennDot with regard to the request for a Four-Way Stop at the intersection of Hibernia and Cedar Knoll Roads. Manager Rambo stated as in the past the Township has requested PennDot to do a study. This study has been done and a four-way stop is not warranted at the intersection. Since that time PennDot has removed some trees. Supervisor McCaffrey noted that PennDot acknowledged that there is poor visibility, but won't allow a stop sign to be put in, but at the same time stated they need to remove trees for good visibility. Manager Rambo said they are currently working on the visibility and are talking with the property owners about cutting their trees. PennDot has removed what is in the right-of-way. Manager Rambo noted this is the third time they tried this and is the third time they have been refused. Supervisor McCaffrey said if he could do this personally he would write to somebody's boss and ask them if the visibility is poor and that is a classic warrant for a stop sign, why is it they won't allow a stop sign there, and want to go around and make all the neighbors mad and remove the things that are contributing to poor visibility that have been there for twenty years. Manager Rambo will write another letter. Vice-Chairman Obernier suggested that the Road Department do something. Manager Rambo noted that there is nothing that the Township's Road Department should do; it would put the Township in jeopardy of people thinking that the Township is part of the problem.

The City of Coatesville has forwarded the Township an invitation to attend a TIF Plan presentation on either Thursday, January 27, 2005 or Monday, January 31, 2005 at 7:00 p.m. Chairman Lindborg noted he would like to understand the TIF Plan and know exactly what they are proposing before they pass an Ordinance, that is on tonight's agenda, opposing the TIF program. Supervisor McCaffrey feels that attending the meeting would not change the course of what the City of Coatesville is doing. Vice-Chairman Obernier is planning on attending on Monday January 31, 2005. Manager Rambo will let the City of Coatesville know they will be attending. Chairman Lindborg suggested the BoS attend the City of Coatesville's TIF presentation and after that have our school board representatives attend one of the Township's BoS meetings.

The U.S. Census Bureau has forwarded the Township information with regard to its proposed 2010 short-form only census that will enable the Township to gain socio-economic information each year. Manager Rambo stated they asked that the Township put notification in the Newsletter that the Census Bureau will be sending out short forms asking some general questions.

John E. Good, Esquire has forwarded correspondence with regard to the text in Marie Pantalone's email explaining Act 209 related improvements and his concurrence with her assessments. Vice-Chairman Obernier noted a question he asked pertained to having two identical developments, one development has an intersection that is identified in the Act 209 Study and the other one doesn't. Ms. Pantalone gave examples of the one that was identified, but nowhere did she touch on the intersection not in the Act 209 Study. Would the developer pay for it 100 percent and the Township would not use any Act 209 money. Manager Rambo explained that if it is not listed in the Act 209 Study, then the money that is collected couldn't be used toward that.

The Realtors Legislative Alliance has forwarded the Township a letter dated December 29, 2004 with regard to the Township's Re-Sale Use & Occupancy requirements. Manager Rambo noted he and Dale Barnett have met with the Alliance. The Township solicitor felt that the Ordinance where they have adopted the Maintenance Code was adequate. The Realtors Legislative Alliance is questioning whether or not the BoS should adopt a specific ordinance stating everything that the Township will look for. Chairman Lindborg favored that idea and felt that would give the Board the opportunity to look at what the Township is doing. Manager Rambo said the Alliance would provide the Township with information. Both Chairman Lindborg and Supervisor McCaffrey felt that the Township's current list is "over the top," and doesn't feel it is the responsibility of the local government to ensure the sale of homes, it should be "buyer beware."

The Chester County Voter Services has forwarded the Township information to review and complete with regard to the upcoming primary elections. Manager Rambo will complete and send in the information.

Reports of Departments

Chairman McCaffrey then moved onto the Reports of Departments for the month of December 2005. Chief Werner presented the police report. There were no questions or comments. Tom Eells presented the Public Works report. Dale Barnett gave the report from the Buildings/Codes Department. Manager Rambo gave the reports of the Fire Marshall, Wagontown Fire Department, and Martins Corner Fire Department. There was no report for East Brandywine Fire Department. There were no comments.

Reports of Organizations, Boards and Commissions

John Cassels gave the Planning Commission report for the month of December. There was no one present and no reports from the Historic Commission or the Parks and Recreation Board. Manager Rambo gave the report of the Municipal of Authority. There were no comments.

Old Business

The Board of Supervisors is searching for volunteers to serve on the Building Appeals Board and Historic Commission. Manager Rambo noted this has been placed on the Township's website.

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. There were no comments.

The Manager has forwarded the proposed zoning amendments with regard to fences and signage to the Chester County Planning Commission and WBT Planning Commission for review and

comments (Ordinance 05-01). The Township is waiting for comments back from the Chester County Planning Commission. The Ordinance is an amendment in which the Board would have the opportunity to modify some of the amendments. Manager Rambo noted the Hearing is scheduled for February 17, 2005, as long as there are no major modifications you would not have to re-advertise it. The Board will give their comments to the Manager prior to the Hearing.

The Township will be accepting bids for the sale of surplus equipment on Thursday, February 3, 2005.

Old Business from the Floor

There was no Old Business from the Floor.

Old Business from the Board

Vice-Chairman Obernier asked if the “under construction” signs for Justin Lane have been repaired yet. Manager Rambo noted the signs were straightened. Further discussions followed with regard to when the project would be completed. Manager Rambo will send a letter to Catania to put their signs up correctly.

Supervisor McCaffrey wanted to clarify a “police issue” that was brought up at a couple of BoS meetings. The hiring of another officer was brought up at one of their meetings while going over taxes, it was pointed out at that meeting they were hiring another officer for more police protection and to replace hours that were missing because a person was not there. Supervisor McCaffrey wanted to clarify this because it was pointed out several times that the Police Department are short “police people” that there are not as many policeman working, and not as many hours put into the department. At times it was referenced as two individuals, so he asked the Chief Werner for the number of working hours worked for the past three years for the Police Department. The number of hours worked shows that there are more hours worked than two years ago, if there are people in the Police Department that suddenly disappeared, they weren’t working, the hours are actually increasing every year and not decreasing. Supervisor McCaffrey explained he is not opposed to the Police Chief’s decision to switch hours between part-time people and a full-time person. He does object to adding thousands of hours of additional police protection when it looks like they have steadily been adding hours already.

Chairman Lindborg stated he spoke with the Police Chief as well about hiring a full-time person and his understanding is the same as Supervisor McCaffrey’s, that instead of having a number of part-time people, that they convert that into one full-time person, the other added benefit to the Township is the level of professionalism. Chairman Lindborg entertained a motion to hire Jeffrey Kimes in a full-time position. He has been a part-time officer for a while and Chief Werner has indicated his overwhelming choice for the full-time position. Supervisor McCaffrey stated the Board has reviewed Jeff Kimes as well as others, but the others have moved on.

Vice-Chairman Obernier asked Chief Werner if the information included all the hours that were worked and Chief Werner answered yes. Vice-Chairman Obernier stated that the issue he has been trying to state is that the Township is growing, the Township has set aside money for a full-time officer, not only last year, but again in this year’s budget. Vice-Chairman Obernier explained the issue for him is they are not simply racking up man-hours, the issue for him is when they have something more than a traffic stop, when they have some kind of significant crime, most particularly against children, without going into detail, he has noticed and has had numerous

officers say to him, that they are so busy doing things that need to be done, that the follow-up investigation simply lacks. Chairman Lindborg asked if the Police Chief has told him that directly. Vice-Chairman Obernier answered yes. Chief Werner stated he is not aware of any problems with children. Chief Werner then explained their investigation policy and having to move manpower around when there are investigations. Chairman Lindborg was concerned that crimes against children are not being investigated properly because they don't have the necessary manpower, no one has ever told him that or inferred that at all. Both Chairman Lindborg and Supervisor McCaffrey expressed they were surprised and shocked that someone would bring that up at a meeting.

Vice-Chairman Obernier explained his point is that having that additional full-time officer, there are some investigations that you don't give to a part-time officer, having a full-time officer frees up other officers to do more in-depth investigations, on a more timely basis. Chairman Lindborg felt that would be one of the benefits, which adds professionalism.

Chairman Lindborg again entertained a motion to hire Jeffrey Kimes as a full-time patrolman for the West Brandywine Township Police Department. Supervisor McCaffrey made that motion. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

Ordinances and Resolutions

Resolution #01-05; against City of Coatesville proposed TIF Plan to CASD. Chairman Lindborg felt that it would be appropriate to hear exactly what the TIF Plan is before making any decisions and suggested they table the Resolution until the next BoS meeting. Vice-Chairman Obernier motioned to table Resolution #01-05. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

Resolution #02-05 pertained to meeting agenda establishment. Manager Rambo stated that this resolution has added the small areas that were not on the previous Resolution of 1993. Manager Rambo recommended that he modify Resolution #02-05 to become Resolution number #01-05. The Manager will also modify the TIF Resolution to become Resolution #02-05 that was previously tabled. Vice-Chairman Obernier motioned to change the meeting agenda establishment to Resolution #01-05 and to pass it. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

New Business

The Manager is awaiting correspondence from Ms. Cindy Quinn, President of the CASD Board, for joint meeting dates with the Township Board of Supervisors. The Manager will contact Cindy Quinn.

Approval of release request #2 for the Valley View Subdivision in the amount of \$151,601.09. Both the Township Manager and Township Engineer have reviewed and found it satisfactory. Vice-Chairman Obernier motioned to approve the Valley View release request. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

The Manager has advertised Ordinance NO. 05-03, dealing with Act 209 and related public improvements, for a public Hearing and adoption consideration on Thursday,

February 3, 2005. There were no comments.

The Manager is to advertise Ordinance No. 05-01, dealing with zoning amendments, for a public Hearing and adoption consideration on Thursday, February 17, 2005. There were no comments.

Recommendations of the Township Planning Commission. Manager Rambo noted they have one recommendation – McAndrew/DeHaven with regards to final approval of their minor subdivision. Manager Rambo recommended that the BoS approve and sign the plans establishing the two lots from the one farm site. Supervisor McCaffrey motioned to sign the plans. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

New Business from the Floor

Bob Karpovich had concerns with the speed limit and signs on Reeceville Road. Manager Rambo noted that it was a state road. Chief Werner stated that it doesn't warrant a sign or flashing light because there are no students walking to school there. Manager Rambo noted that Caln Township would like to have a signal put in at the intersection where the hospital and school entrance are located. The hospital is proposing an expansion and part of the conditions bestowed upon them by Caln Township may be the placement of that signal. Two signals would be in WBT and two would be in Caln Township. Vice-Chairman Obernier asked if WBT could require emergency light, LED, etc. Manager Rambo will talk with Caln's engineer with regard to their signal requirements.

Manager Rambo would like to close the Jehovah's Witnesses project. The Manager and the Codes Officer have gone out to the site and noted they are in concurrence, that the two light packs on the north side of the building need to be corrected and replaced. They are going to address the light under the canopy that lights the drive up area so that you don't see it hanging down to make it in conformance. Dale Barnett has taken readings with the parking lot lights on and it does not register light leaving the site as noted in the ordinance. With the Jehovah's Witnesses working with the Township, they are addressing any concerns that have been brought before the BoS. Supervisor McCaffrey noted he understands that the parking lot lights are according to the agreements on the plan, the lights on the outside of the building are going to be reduced in intensity. Manager Rambo stated that they are going to be modified. Supervisor McCaffrey stated that the canopy lights are going to be replaced or adjusted, but the two decorative fixtures on the doors are in violation because they shine directly straight out. Manager Rambo stated that they don't put out 1,000 luminance. Chairman Lindborg stated once they make those changes the BoS would consider the Jehovah's Witnesses issue addressed.

Manager Rambo noted that the Dale Barnett is working with Dr. Gentile's office to address the lighting issue there.

New Business from the Board

There was none.

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

There were no Public Comments.

Open Issues Before the Township

Cable Franchise was addressed earlier in the meeting.

Baker and Reason Lane access. Manager Rambo noted that a letter has been sent out since that time he has not seen anyone utilizing Baker Road.

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

Interest rate for the week was 2.13%. There were no comments.

Review and Payment of the bills

The bills presented for payment totaled \$2,470.25 from the State Fund and \$123,094.97 from the General Fund. Supervisor McCaffrey motioned to pay the bills, seconded by Vice-Chairman Obernier. Board Members McCaffrey, Obernier, and Lindborg voted aye.

Upcoming Meetings/Events

- WBT Planning Commission re-organizational meeting, Thursday, January 27, 2005 at 7:00 p.m.
- WBT Planning Commission meeting, Thursday, January 27, 2005, immediately after re-organizational meeting.
- Board of Supervisors meeting, Thursday, February 3, 2005 at 7:30 p.m.
- Parks and Recreation Board meeting, Tuesday, February 8, 2005 at 7:30 p.m.
- Municipal Authority, Thursday, February 10, 2005 at 7:30 p.m.
- Historic Commission meeting, Monday, February 14, 2005 at 7:30 p.m.

Adjournment

With no other business to discuss, Supervisor McCaffrey motioned to adjourn the meeting at 9:45 p.m. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye in favor of adjournment.

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