

**Meeting Minutes of March 19, 2009  
Board of Supervisors**

Chairman Obernier called the Board of Supervisors meeting of March 19, 2009 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 Manager Rambo noted Supervisor's Josef G. Obernier, Sr. and Carl S. Lindborg in attendance. Thomas J. McCaffrey, Jr. arrived at 7:43 p.m. Township Manager Ronald A. Rambo, Jr. was also present.

**Acceptance of Minutes from Previous Meetings**

March 5, 2009. The Minutes were addressed when Supervisor McCaffrey arrived at the meeting. Chairman Obernier noted he submitted his changes to the minutes. Vice-Chairman McCaffrey stated he also submitted changes and would like ample time to go over them again, with that Vice-Chairman McCaffrey motioned to table the minutes. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg, and Obernier voted aye.

**Treasurer's Report**

Manager Rambo presented the Treasurer's Report, balance as of the end of February.

Capital Reserve Fund	\$565,397.96	Operating Reserve Fund	\$190.38
Construction Sweep Fund	\$17,943.45	Police Pension Fund	\$1,128,804.08
Developer Escrow Fund	\$470,263.57	Solid Waste & Recycling Fund	\$137,755.92
General Fund	\$37,778.52	State Liquid Fuel Fund	\$82,623.45
Non-Uniform Pension Fund	\$226,474.73	K-9 Rudy Fund	\$4,689.57
Payroll Fund	\$10,656.12		

**Public Comments** (individuals requesting to be on agenda)

No one requested to be on the agenda.

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

*The Township is in receipt of a 120-day letter of extension from George F. Harlan for the Brandywine Manor Preliminary Subdivision Plans (time clock will run until 07/27/09). The Township is in receipt of a letter from Township Engineer MacCombie noting the extension request is warranted. The Manager recommended that the BoS accept the extension for the rendering of the decision on the plan. Supervisor Lindborg motioned to accept the extension based on the Manager's recommendation and the engineer's letter. Chairman Obernier seconded the motion. Board Members Lindborg, and Obernier voted aye.*

*The Township is in receipt of correspondence from the Parks and Recreation Board recommending the appointment of Joseph Arvay to the Open Space Review Board. The Parks and Recreation Board*

nominated Joe Arvay to fill the Open Space Review Board vacancy. Manager Rambo recommended that the BoS appoint Joe Arvay to fill the position. Supervisor Lindborg motioned to approve the appointment. Chairman Obernier seconded the motion. Board Members Lindborg and Obernier voted aye.

*The Board of Supervisors is in receipt of correspondence from LRHA, on behalf of Helen & Herbert Mosteller, requesting relief from the landscaping requirement in the Township's Zoning Ordinance as it pertains to their 4-lot subdivision plan. This deals with the planning of the buffer around the entire perimeter. Manager Rambo recommended the BoS table the request until the Township's engineer sends a letter of recommendation. Supervisor Lindborg motioned to table the request. Chairman Obernier seconded the motion. Board Members Lindborg and Obernier voted aye.*

*The Township is in receipt of an email from Wagontown Fire Chief Todd Ziegler inviting the BoS to their annual banquet scheduled for Saturday, March 21, 2009. Chairman Obernier and Supervisor Lindborg will not be able to attend because of prior commitments.*

*The Township is in receipt of the PA Fish & Boat Commission's proposed Lease Agreement as it pertains to the Icedale Lake Access for consideration. Manager Rambo will review the proposal to see if it has addressed the comments that the BoS had three months ago. The proposal has been forwarded to the Open Space Review Board for their review. Manager Rambo provided a background of the project for the benefit of those present. Supervisor Lindborg motioned to table the agreement proposal until it has been reviewed. Chairman Obernier seconded the motion. Board Members Lindborg and Obernier voted aye.*

*The Township is in receipt of the County of Chester GIS Consortium Tier II Agreement for consideration. Manager Rambo will talk with the various departments and commissions to see if they have an interest in any specific projects. This will purchase eighty hours of GIS time.*

**Correspondence/Communications** *Information to note*

*The Township is in receipt of correspondence from Stacey Fuller with regard to the draft Inter-municipal Agreement for participation in the regional UCC Board of Appeals. Manager Rambo is waiting for updated information from Ms. Fuller.*

*The Township is in receipt of correspondence from PSATS with regard to an upcoming seminar on what the Stimulus Package means to the Township. Manager Rambo noted he would be attending the one in Lancaster County on Thursday, April 9<sup>th</sup>. Supervisor Lindborg will let the Manger know if he will attend. The cost is \$45 per person.*

*McCormick/Taylor has forwarded the Township its report on the Icedale Road Bridge with regard to the completed inspection performed under the 2008 PennDot contract. Director of Public Works Tom Eells explained that PennDot advised the Township to downgrade Icedale Bridge from 8 ton to 6 ton. Tom Eells stated the weight limit signs have already been changed.*

*John E. Good, Esquire has provided the Township with comments on the review of the Conservation Easement for the Reading Materials, Inc. property. This is the Chester County Site Contractors property located on Route 322. There are some issues regarding the way that the easement was prepared. It has been sent back to them for additional corrections.*

The Chester County Planning Commission has requested the Township review the 2009 Transportation Improvements Inventory (TII) and update the information as necessary. Manager Rambo explained this is regarding projects that the BoS would like to see performed within the next few years. It currently includes various bikeways along Route 82, Reeceville Road, Route 322, and Cedar Knoll Road. It includes a bridge replacement on Germany Hollow Road and Lafayette Road and additionally includes the rehabilitation of one of Icedale's bridges. Manager Rambo will see if this is the one that was discussed earlier, if not it needs to be added to the list. Also noted on the list are repairs to curb alignments on Route 82 and the realignment of Hibernia and Wagontown Road.

The Chester County Agricultural Land Preservation Board has forwarded the Township its 2009 Agricultural Security Area records for review and updating. Manager Rambo stated this information was forwarded to the ASA.

At this time in the meeting Chairman Obernier moved to address the meeting minutes now that Supervisor McCaffrey is in attendance.

**Reports of Departments:** Month of February unless otherwise noted.

**Police Report** presented by Manager Rambo. There were no comments.

Total Hours	1235.29	Miles Patrolled	8771
Total Complaints	500	Accidents	7
Warrants	1	Fatalities	3
Domestic	8	Criminal Arrests	30
Non-Traffic Arrests	8	Traffic Arrests	111

**Public Works Department Report:** Submitted by Thomas Eells and presented by Manager Rambo who also noted work completed for the month. There were no comments.

Total man-hours	638	Miles traversed	3546
Total Equipment hours	245	Total fuel gallons	1079.75

**Buildings/Codes Department Report:** Submitted by Dale Barnett and presented by Manager Rambo.

Building Permits issued	21	Permit base fees collected	\$2,275
Occupancy fees collected	0	U&O permits issued	3
U&O permits issued cursory	16	Contractor Licenses (CL) issued	14
CL Fees collected	\$1,050	WBT Inspections completed	10
Failed Inspections (FI)	1	Failed Inspections Fees collected	0
		Total fees collected	<b>\$3,325</b>

**Fire Marshall Report** presented by Paul Gainor. Mr. Gainor thanked the BoS for the return of his cell phone. There were no comments.

Permit inspections done	25	Campfire/Recreational Permits	
Specialty Bonfire Permits		Agricultural Permits	2
Permits not given	2	Special permits given	0
Special permits not given	0	Other type inspections done	

Code violations/Complaints	2
----------------------------	---

**East Brandywine Fire Company** Report presented by Mike Conlan.

<b>Fire</b>			
Number of calls dispatched into WBT	3	Initial dispatch into WBT	3
Second dispatch into WBT	-	Number of calls scratched	0
<b>Medical Assist</b>			
Number of calls dispatched into WBT	17	Initial dispatch into WBT	16
Second dispatch into WBT	-	Number of calls scratched	1

**Wagontown Fire Company** Report presented by a representative of Wagontown.

<b>Fire</b>							
Number of calls dispatched into WBT	6	Initial dispatch into WBT	6				
Second dispatch into WBT	-	Number of calls scratched	-				
<b>Medical Assist</b>							
Number of calls dispatched into WBT	1	Initial dispatch into WBT	0				
Second dispatch into WBT	-	Number of calls scratched	-				
<b>Types and # of Ambulance and/or Medical Assist Calls</b>							
ALS	1	BLS	0	MVA	1	Fire Standby	0

**Martin’s Corner Fire Company** Report: submitted by Chief Dan Metzler and presented by Manager Rambo. There were no comments.

Number of calls dispatched into WBT	2	Initial dispatch into WBT	-
Second dispatch into WBT	-	Number of calls scratched	-
Gallons of WBT fuel	55		

Elizabeth Zanowiak noted the Township is giving the various fire companies funds and would like to know what the money is being used for and what the fire companies are doing to bring in their own money. Manager Rambo and a representative of one of the fire companies gave Ms. Zanowiak a brief explanation. Manager Rambo will copy the fire company information for Ms. Zanowiak.

Ed Barr asked the amount that WBT pays for fire protection. Manager Rambo stated for 2009 the Township will pay \$66,500 from the fire appropriations tax, which will be split proportionally. The Township also provides the fire companies with fuel as well as a proportionate amount of workman’s compensation insurance. The state fireman’s relief money is also passed on to the three fire companies.

**Public Comments** (individuals requesting to be on agenda)  
There were no public comments.

**Reports of Organizations, Boards and Commissions**

No one was present from the Historical Commission, Open Space Review Board, or the Parks and Recreation Board to give a report.

Chuck Dobson, Planning Commission gave a brief summary for their report. Vice-Chairman McCaffrey asked if the Planning Commission sees any difference in this economy. Mr. Dobson answered absolutely, staffing concerns are not just a WBT thing; it is all over the place.

Municipal Authority Manager Rambo gave the report of the Authority. Ms. Zanowiak requested to have a more detailed breakdown of the Municipal Authority report.

### **Old Business**

*The Manager is in the process of reviewing the "draft" ordinance prepared by the Codes Officer with regard to the establishment of a rental inspection requirement and the resale U & O. Manager Rambo stated he has questions for Mr. Barnett.*

*The Township has received the appraisal on the Baldwin Family parcels and has forwarded it to the Open Space Review for review. Manager Rambo stated the Open Space Review Board will be discussing this next week at their meeting and hopefully give the BoS a recommendation.*

*The Manager is awaiting input from the Open Space Review Board with regard to the Pat Chase appraisal provided to them. Manager Rambo noted the Open Space Review Board will be discussing this at their meeting.*

### **Old Business from the Floor**

Ms. Zanowiak asked for an update regarding the leaning telephone pole on Monacy Road. Discussion ensued regarding the issue and what avenues could be taken to get PECO to resolve the situation. Manager Rambo will contact the municipal representatives from Comcast, Verizon, and PECO to see if they can work together to fix the problem.

### **Old Business from the Board**

There was no Old Business from the Board.

### **Ordinances and Resolutions**

There were no Ordinances or Resolutions.

### **New Business**

*Approval of release request # 1 for the James P. Bryant common driveway construction escrow.*

*Approval of release request #1 for the Jelke Manufacturing project.*

*Approval of release request #2 for the Cannon/Lodge minor subdivision project.*

Manager Rambo stated that none of the three individuals that have requested funds to be released have addressed the engineer's comments and recommended that the BoS table their requests. Supervisor Lindborg motioned the table all three requests. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier voted aye.

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

There was no New Business from the Floor.

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

Vice-Chairman McCaffrey stated he would give up his room and commute to the PSATS convention as an economy measure.

Manager Rambo stated the Pension Review Board met regarding the various non-uniform and uniform pensions. Bill Krempa of William Krempa Associates suggested that the Township close the current Santa Barbara asset management account, which totals \$107,000 because they are not performing up to his expectations. A vote was taken by the Pension Review Board to put that money proportionately into two funds, one being Horizon the other being Niemann. At the meeting the Board was advised that Niemann would accept as little as \$50,000 for investment. As of this evening after talking to Bill Krempa, Niemann cannot accept anything less than \$100,000. What the Pension Review Committee voted upon cannot be done. Mr. Krempa still suggested that the Santa Barbara be closed and recommended that the money be placed into cashless bond account to get the best 30-day rate until such time that the pension review committee has had an opportunity to meet again. Manager Rambo recommended that the BoS allow the signing of the paperwork to close the Santa Barbara account and to put the cash into a cashless bond account to earn the best rate possible until the Pension Review Committee can meet. Manager Rambo noted four of the five Pension Review Board representatives were in attendance at the meeting. Everybody wanted to dump the Santa Barbara account. The way the vote was taken where to put the money can't be done because Niemann will not accept less than \$100,000 at the current time.

Chairman Obernier stated he is not a member of the pension committee, but sat in on the meeting, the Pension Review Committee took two votes. One unanimous vote was to get rid of the Santa Barbara account. Mr. Krempa did not have an expectation of their nonperformance changing. By closing that account, there is \$100,000 some odd dollars. There was a second vote that was a three to one vote, of the \$100,000 to put \$50,000 into one account and \$50,000 into another account and the remaining excess cash was to be put into a money market. The Pension Review Committee is scheduled to meet April 15<sup>th</sup>. Supervisor Lindborg noted it is not his money, he would go along with what the pension committee decided to do based on the thirty-day period until they can meet again. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg, and Obernier voted aye.

Manager Rambo updated the BoS regarding real estate in the Township, to date there are 22 new homes for sale within the Township. There are 24 resale's listed throughout the Township of which 5 are to settle by the end of March and 2 are to settle by the end of April. Real estate transfers are down again this year; only 4 homes sold for January and February. Vice-Chairman McCaffrey asked for a comparison of previous years. Manager Rambo stated the Township used to receive between \$15,000 and \$22,000 per month. Currently we are getting between \$2,000 and \$5,000 a month.

Elizabeth Zanowiak asked the price the homes are selling for. Manager Rambo stated the average price is \$253,814 for the resale. The average number of days they were on the market is 134 days. Manager Rambo gave the year to date amounts from last year to this year noting the Township is \$25,000 behind in the first three months of the year. Chairman Obernier asked for a comparison of last year's and this year's pension plan. Manager Rambo explained both pension plans were down \$284,000, this year the pension plans are down \$135,000 year to date. Between both years, both plans are down \$405,000.

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

There were no Public Comments.

**Open Issues Before the Township**

*The Manager and Township Engineer continue in their efforts of reviewing and updating the Township's Act 537 Plan.* There were no comments.

*The Township continues to seek volunteers to serve on the Historic Commission.* There were no comments.

*The Chief and Manager are finalizing the Stopping, Standing and Parking Ordinance and the Oversized/Overweight Vehicles on Township Roads Ordinance for advertisement and adoption. Manager Rambo is going to work on this as soon as he gets the opportunity.*

**General Obligation Note** (Adjustable Rate Bond for the Facility/Park Construction)  
Interest rate for the week (3.88%). This is the first time in the past year it was below 4%.

**Review and Payment of the bills.**

Manager Rambo stated the general fund bills total \$63,196.33, solid waste bills total \$50,538.39, and liquid fuels bills total \$14,036.93. Supervisor McCaffrey reviewed the bills, questioned a bill regarding a car expense. Manager Rambo explained this was an incident with a deer. Vice-Chairman McCaffrey motioned to pay the bills. Lindborg also reviewed the bills, found them in order, and seconded the motion. Board Members McCaffrey, Lindborg, and Obernier voted aye.

**Upcoming Meetings/Events**

- Castaldi Conditional Use Hearing, Wednesday, March 25, 2009 at 7:30 p.m.
- Open Space Review Board meeting, Thursday, March 26, 2009 at 6:45 p.m.
- Planning Commission meeting, Thursday, March 26, 2009 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, April 2, 2009 at 7:30 p.m.
- Annual Easter Egg Hunt, Saturday, April 4, 2009 at 10:00 a.m.
- Municipal Authority meeting, Thursday, April 9, 2009 at 7:30 p.m.
- Historic Commission meeting, Monday, April 13, 2009 at 7:30 p.m.
- Parks and Recreation Board meeting, Tuesday, April 14, 2009 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, April 16, 2009 at 7:30 p.m.

**Adjournment**

There being no further business before the Board, Supervisor Lindborg motioned to adjourn the meeting at 8:29 p.m. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier voted aye in favor of adjournment.

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