

**Meeting Minutes of March 3, 2005**  
**Board of Supervisors**

Vice-Chairman Obernier called the Board of Supervisors Meeting of March 3, 2005 to order at 7:37 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 Vice-Chairman Josef G. Obernier, Sr. and Supervisor McCaffrey in attendance. Chairman Lindborg arrived at 7:43 p.m. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr., Township Manager; Walter Werner, Police Chief and Thomas Eells, Director of Public Works.

**CASD Board Members and Supervisors Quarterly Update**

Vice-Chairman Obernier noted the School Board Members are in attendance to update the residents of WBT. Cynthia Quinn noted that in January the school district's Finance Committee reported a \$4 million surplus for the year ending June 30, 2004. The reasons given were that the interim billing that went out in July with the regular tax bills were technically receivables for the June 30, 2004 year. They also received grants and additional funds that had not been recognized. There were expenditures that were over what was expected, but the net surplus ended up being \$1 million. What that does for this current budget is it reduces the deficit the school district has to pay off to \$1.5 million. They already have a line item in this period of the budget for that \$1.5 million. Based on the current finances, they might end up with a \$1 million surplus. The January report indicated they have 95% of their local revenue's in for budget and they still have six months left to go, overall, 84% of their revenue's are in. Ms. Quinn estimates a possible surplus of \$2 million, which may be off by \$1 million because of other incoming expenditures. As far as the \$4 million dollar surplus, some people were hoping they would get a refund, but that surplus went toward eliminating part of the deficit. Ms. Quinn stated they are currently working on the budget for this year and can't guarantee whether or not there will be a tax increase. The Operations Committee is working on their budget; they expect to have the preliminary budget available to the public on April 11, 2005. The budget timetable is posted on the CASD website. Ms. Quinn stated that building the elementary school construction is on hold indefinitely; they are taking the bond funds and doing some renovation projects based on the Master Facilities Plan.

Donna Urban, CASB noted that the City of Coatesville will be presenting the TIFF Plan to the School Board this March. The School Board will take as long as needed to make a decision on this. The School Board will get results from a study that will show what impact TIFF will have on the school district in terms of housing and increased student enrollment, etc. Part of the research that still needs to be done has to do with the City of Coatesville finalizing the type of housing units that they are going to put in. The school district had a Community Hearing on ACT 72 (Homestead Act

utilizing gambling funds). Information has been posted on the school district's website as to what was presented that evening.

The School Board has sent out letters to the seniors that are part of the Golden Sage program, that have been coming in and volunteering, regarding the letter they received from the IRS, stating that even though the Golden Sage members are considered volunteers, they receive up to a \$500 property tax reduction. Therefore, the IRS believes that they have to file W2's and they have to count it as income and pay Social Security on it. They are not sure if the seniors will still want to come in. Ms. Urban is researching the issue to find out if this is occurring in all the school districts.

Ms. Urban commended the Gospel Choir that had performed at their last School Board meeting and noted dates and places they are to perform. She also noted that on March 26, 2005 they will be dedicating the baseball field. The improvements to the baseball field were not the undertaking of the school district; it was all voluntary fundraising activities that were done by two volunteer organizations.

Ms. Quinn noted that in January, through the Finance Committee, they set up the budget timetable and directed administration to provide them with three different budget scenarios, zero increase, 3% increase, and normal cost of living increase. The budget process is moving along a lot smoother than in the past. Tentative approval of the Budget is Monday, May 23, 2005. It will be open for public inspection on May 24, 2005. Review of the tentative Budget will be on June 13, 2005. Final document is scheduled for June 27, 2005. The School Board continues to look at the State for additional funding.

Ms. Quinn noted they are looking into having all day every day kindergarten, which may be more cost effective for bussing. The School Board is currently in the negotiation process that started last January 2004, and is moving along. A few critical issues are: that the teachers contribute towards their benefit package and also the School Board is trying to increase the starting salary of new teachers so they can attract and retain. They have started negotiations for two other contracts, the principal's contract as well as the federation (maintenance and food service). They have put out a request for assessment for these services to see if it would be prudent to contract these services out. Also they are looking for assessments for Blue Shield, Blue Cross.

Vice-Chairman Obernier asked what the school district's total outstanding debt is? Ms. Quinn didn't have that information. Ms. Quinn noted that they should be moving toward having a certain percentage as a surplus set aside for reserve. They are still paying bond debt. Vice-Chairman Obernier noted that the school district is about to be approached with a TIF presentation from the City. Vice-Chairman Obernier noted the BoS had already attended a TIF presentation and also met with Paul Janssen and Jean Krack for a 3-1/2 hour meeting, where they had an opportunity to ask questions. Vice-Chairman Obernier explained he is trying to understand the totality of what the City is asking and wants to understand the total amount of outstanding debt for the school district as well as the City of Coatesville. Ms. Quinn noted that in theory the TIF would allow those properties to be improved and over the long haul an increase in tax revenue.

Ms. Urban explained that at this point they are looking at the City to make a proposal that would be revenue neutral to the school district, if they can show them that the enrollment increase that may or may not occur, would be covered by whatever increase in taxes they would receive as long as it is revenue neutral to the school district then it would be more palatable.

Ms. Quinn stated they are having both PEL and PFM studies; they couldn't complete them because they are waiting for the TIFF numbers. Vice-Chairman Obernier's understanding is that for this type of development they are having, there is an expectation of 350 new students. Vice-Chairman Obernier had asked Mr. Janssen if they would be willing to make modifications if it turned out to be more than 350 students and Mr. Janssen answered absolutely not.

Chairman Lindborg disagreed and said that Mr. Janssen was using the number of 350 children, but projected that the increase in taxes would support 1,400 children. It is critically important that the City of Coatesville bring this out to the school district.

Ms. Quinn noted the City of Coatesville is scheduled to meet with the Brenda Haws on Monday, March 7, 2005. There is supposed to be a joint committee between the County, the City, and the school district. In order for the TIFF program to take off, the County and the school district have to agree. Chairman Lindborg felt the State had to agree as well.

Supervisor McCaffrey stated the part that makes him nervous is that the City will nail the benefits down, but has no answers when you ask how long the TIFF is going to be, and what percentage is it going to cost us as tax payers in other communities. The City is going to be developing over a period of years, if the TIFF program runs for twenty years total, the time clock would begin when the program starts.

Supervisor McCaffrey feels that twenty years would be too long to ask, the thing that struck him about the City's presentation, besides the fact that they would give no definite amounts, was that they are going build between 3,000 and 3,500 new dwelling units and he said there is going to only be about six new students in any given development that will be going in. Mr. Janssen said studies show that people that have children won't purchase this type of a house. Supervisor McCaffrey asked Mr. Janssen to give a backup plan if he is so sure about that. Mr. Janssen was absolutely sure they wouldn't go for that. Ms. Quinn felt that maybe Mr. Janssen didn't want to throw numbers out because they weren't finalized yet. Chairman Lindborg felt the overwhelming concern is that West Brandywine Township and the surrounding municipalities don't want to pay to educate kids from those areas because the school district has signed up for this TIFF.

Supervisor McCaffrey was also concerned that some of the buildings are going to be constructed in the floodway of the river. The communities around the City of Coatesville are all fighting to preserve the riverbank. Why is the City coming in and violating those very principles that everyone else has been pushing for so long. What they tell you that is actually going to happen, because they want the project to succeed, first for their client, is the primary objective. Whether the details are exact or true is secondary. Chairman Lindborg noted that Mr. Janssen stated very specifically, what is on that plan is what is going there; it's not going to change. Supervisor McCaffrey didn't understand why anyone would promote within their own jurisdiction building within the floodway of a river. Chairman Lindborg stated if he can't get a permit for it, he couldn't build it. Supervisor McCaffrey was concerned about where the sewage capacity for that project would come from.

Vice-Chairman Obernier noted that the TIFF concept is basically a grant of money, something less than \$40,000,000 and they do not have to repay the money, it's a gift. Promise of the retainment of the money comes in the future because development will be there and that development will give

the money back. Vice-Chairman Obernier suggested to Mr. Janssen that they already have enough money in the bank to do this, and even if they don't want to spend the money, they could use that money to get a loan or underwrite a bond. Vice-Chairman Obernier's understanding was that the only thing that was palatable for the City of Coatesville was to get that money directly from the school district. The school district is bigger than a lot of banks and it's easier to get the money out of the school district. Instead of doing the TIFF, the City could underwrite a loan, they do not want to pay anything back on that loan, neither principal nor interest. The City can only avoid payment through TIFF. Mr. Janssen was careful and didn't want to give numbers out. Vice-Chairman Obernier acknowledged that the redevelopment is going to be a wonderful thing for Coatesville. Vice-Chairman Obernier has not yet come to a decision on it yet.

Ms. Urban noted that it all depends on what figures the City of Coatesville comes to the school district with, currently the properties in that area are not generating much, if any revenue for the school district, any improvement to that is going to be more than what the district is getting now. Vice-Chairman Obernier explained that the City has the option of going to "the school district" or the bank, the difference is when the City goes to "the school district" the end result is that the tax payers pay \$40,000,000 up front that they are not going to get back. If the City goes to a bank, the City pays interest on the note and the bank gets the principal repaid. If you do a dollar for dollar loan, from the school district, so the school district doesn't get any interest, the interest for the school district will be the redevelopment of that property and higher taxes later, and the City repays the principal to the school district. Vice-Chairman Obernier noted that is where he has concern.

Chairman Lindborg stated that the perception is that the school district is going to be indebted to Coatesville for \$40,000,000. If the TIFF comes through at 70/30, the redevelopment authority would get 30% of the new taxes generated by this development that was nonexistent before and the school district would get 70%. As long as the student population from this new development stays within a level that is sustainable with the increased funds, it is really not bad, before you got nothing. You have to look at the long-term benefits for the school district and the taxpayers.

Supervisor McCaffrey agreed that for the TIFF program that 70% of new taxes is better than 100% of nothing. Coatesville should have put the Revitalization Plan in a package for everyone to comment on and then they could adjust it and make it work with communities around them. Supervisor McCaffrey feels that some of the developments in Coatesville will take place with or without Mr. Janssen because all of Chester County is growing. There are questions about that old landfill that has to be covered with four feet of soil according to DEP, where is the dirt going to come from for that, there is tremendous cleanup that has to be done there.

Steve Jakatt of Ashley Court noted that there was an article in Sunday's Enquirer regarding how U.S. High Schools are obsolete, and that Governor Rendell is offering district incentives to make their high school curriculums more challenging and asked the School Board representatives if they know anything about it. Ms. Urban answered she didn't know anything about that particular grant, but there has been a lot said recently about making the curriculum in the high school across the country more stringent as President Bush expands the "no child left behind to the high school level." They are looking at the ability to expand their math program so the students would have the ability to take AP courses earlier in high school. You can strengthen the availability of programs; you have to still have students enroll in them.

Steve Jakatt noted the “no child left behind” program and asked if it is true that it is an unfunded mandate and if so then what is the cost to the school district. Ms. Urban explained that it is unfunded in a sense that the Federal Government requires you to achieve certain goals and feels that it is not necessarily a bad thing to set goals, but it is unrealistic to say that under the program that every child is going to achieve 100%, every child’s ability is not the same and noted several problems with the testing that they have identified in area of special education and also students just learning to speak English, so it puts the school district at a negative, when they breakout those special areas there scores go way up. Mr. Jakatt said that he heard that other school districts, when they report their test scores; they eliminate those scores from the special areas. Ms. Urban stated she didn’t believe in that particular program that they could eliminate them. Through a technology grant through the University of Pennsylvania, they are currently building a database to look at test scores so they can get the proper assessments and reach some of the kids at an earlier age. For all the bad things that you have heard about Coatesville schools there are a lot of good programs. Mr. Jakatt noted that there is a perception out there that Coatesville Area School District is the bottom of the barrel and that they have to start beating their own drum. Ms. Urban explained that they are addressing not only the extra curricular things, but the educational components of the district as well. They hired a firm from grant money that will assist the school district in getting them back on track. The balancing act is what is more important and where do they need to spend the money, unfortunately public relations take a back seat to others, e.g. textbooks, technology program. They need more balance, they need to report on the elementary schools and also report on some of the other things that are going on within the district.

Mark Brogan of Raleigh Drive voiced his opinion that he prefers all day every day kindergarten. Ms. Urban stated that was the ultimate goal is to go all day, every day because the studies show that educationally it is the best thing to do. The initial problem was lack of space, enrollment is down across the board, so they need to review where space is now available to offer that. Vice-Chairman Obernier commented that along with the public relations spending money, they could bring some of the programs that were cut, back on track such as lacrosse.

Supervisor McCaffrey agreed that what Steve Jakatt said, “beat your own drum” was exactly right, don’t hire someone to beat your drum for you. It seems if you have people to issue newsletters rather than hiring a firm. Ms. Urban explained that they are using grant money. Supervisor McCaffrey noted the one thing that the CASB has done is took the review of the budget items away from administrative personnel and brought it back to the board where it should be. It is important to hold the line on budget and stay within the framework that is setup by the board. Ms. Quinn stated they have established an Audit Committee. They had an organizational meeting last month and will start meeting Monday, March 7, 2005. The Committee is made up of four chairs of other committees, plus five outside community people. It was clear that the residents wanted to take control of the budget and become involved, yet where are those people when you offer to form a committee. Supervisor McCaffrey stated that the level of frustration that is out there has been built over a decade of putting input into the school district and then it being ignored, you have to build that feeling of sincerity. The BoS thanked the CASB for their attendance at the Township meeting. The CASB is scheduled to come to the June 2, 2005 BoS meeting. Vice-Chairman Obernier noted that Eric Brown had a law class and couldn’t be at this meeting.

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

January 7, 2005, February 3, 2005 and February 17, 2005. Vice-Chairman Obernier motioned to accept February 3, 2005. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

### **Public Comments** *Individuals requesting to be on the agenda*

No one requested to be on the agenda.

### **Correspondence/Communications** *Information to Act Upon*

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. Chuck Dobson was in attendance to answer questions that were brought up at a previous BoS meeting. One of the Board's concerns was the plan itself wasn't necessarily representing what ultimately what was going to happen on the property as a whole. He has advised his engineer to show in grayscale format the proposal that is currently in front of the Township for residential use. They are planning on having 49 single-family dwellings; the number was reduced from the mid seventies. Supervisor McCaffrey stated that it seems wrong to him to try and give rights to certain areas and try to define all these things before the whole process is complete and is uncomfortable approving a subdivision of the property unless you address each parcel on its own merit.

Mr. Dobson outlined different areas on the map. Mr. Dobson noted that currently there are three points of access onto Highspire Road. Sewage disposal will be on the same parcel. Mr. Dobson noted that the ordinance permits having an area that may not be part of the development area but restricted by covenant if used as open space for development on the parcel. Supervisor McCaffrey stated he has no objection to that, he is objecting to doing it before the development is placed on the plans. Mr. Dobson explained that is a timing issue and it is an effort they are trying to make to accommodate Mrs. Maes so that she can again retain title to her property. Chairman Lindborg stated that once it is subdivided the ability to modify the areas is lessened to the BoS and asked Mr. Dobson how many acres are they anticipating to use as open space in conjunction with this development. Mr. Dobson answered in the high thirties. Supervisor McCaffrey reiterated that the lot should not be subdivided apart until the plan is complete and the documents are all filed. Manager Rambo talked with the Township Engineer, Jim MacCombie and the Planning Commission about the Maes property. Both Jim and the Planning Commission were okay with the presentation; basically what they are doing is permitted currently in the ordinance. Chairman Lindborg asked if they subdivide this, do they have to allow open space in conjunction with that on that other lot. Manager Rambo answered that currently it is permitted in the zoning. Chairman Lindborg asked if they allow this and something comes up, what would their position be in this process if they have already subdivided the ground. Manager Rambo stated that in the zoning the zoning permits this property to be counted. Chairman Lindborg suggested that the BoS meet with Jim MacCombie to have all the Board's questions and concerns addressed. Vice-Chairman Obernier explained that this is something that the BoS has never done before, that the BoS has a great deal of trust in Jim MacCombie and in meeting with him they will get all their questions answered. Supervisor McCaffrey clarified that they have done this before, but it was a historic structure where you define the needs of the historic structure and subdivided that off to preserve the historic structure and it is no longer a part of the next piece that is going under subdivision, it was very clear and defined. Mr. Dobson will give the Township a letter of extension. Manager Rambo will set up a meeting between Jim MacCombie, BoS, and Mr. Dobson.

Carroll Engineering Corporation has forwarded the Township waiver request for the light fixture heights of the Coatesville Golf Training Facility. Manager Rambo recommended tabling the waiver request. Vice-Chairman Obernier motioned to table the request. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

The Township is in receipt of letters of extension from Bentley Communities for the rendering of a decision on the Culbertson Run Townhouse Preliminary Plan and the Swinehart Single Family Preliminary Plan. Manager Rambo recommended that the BoS accept the letters of extension. Vice-Chairman Obernier motioned to accept the thirty-day extension. Chairman Lindborg seconded the motion. Board Members Obernier, Lindborg, and McCaffrey voted aye.

The Township is in receipt of a letter of extension for the rendering of a decision on the Coatesville Catholic Regional Elementary School Final Land Development Plan. 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 of extension from Lafayette-Hibernia Investment Company for the rendering of a decision on the Ridings of Hibernia Final Subdivision Plan. Manager Rambo recommended that the BoS accept the extension that runs until April 26, 2005. Supervisor McCaffrey motioned to accept the extension. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

Ty Leinnenweber of Vollmer Associates, LLP has forwarded the Township a letter of requested waivers for the Ridings of Hibernia project currently in the Conditional Use process and plan review process. Manager Rambo recommended that the BoS table the waiver request. Supervisor McCaffrey motioned to table the waiver request. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

The Township is in receipt of a letter of extension for the rendering of a decision on the St. Peter's Church 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.

Drew Taylor of NaveNewell has forwarded the Township a letter requesting a reduction of the planting requirements of the St. Peter's Church Land Development Plan. Mr. Taylor was in attendance to talk about the planting requirement reduction, the Preliminary Land Development Plan and the widening of Beaver Creek Road. Mr. Taylor then gave a brief synopsis of his plan, noting that the church and school have been designed concurrently to function as one complex. They feel they don't need the buffer against similar uses there. The cemetery and a portion of the school property is currently being farmed and they desire to continue that area to be farmed so it would be beneficial to not plant the property line with trees. Vice-Chairman Obernier asked the type of trees and Mr. Taylor answered he didn't have the tree specs in front of him but noted they are in line with the Township's ordinance. Supervisor McCaffrey noted that typically it makes perfect sense to eliminate some of requirements for buffering when you already have buffering there. This usually goes to the Planning Commission and they give the BoS their recommendation. Steve Jakatt of the Planning Commission stated they have not taken a vote on this after seeing it, but they had no problems eliminating the planting between the church property and the school

property, and the church property and the cemetery. Supervisor McCaffrey stated that as long as the property is being farmed he didn't have a problem with their waiver request, but if the uses change, then there may be a need for the buffering. Chairman Lindborg noted the Board's consensus is that they will look at the Planning Commission's comments and feels that what they are asking for seems to be reasonable. Chairman Lindborg suggested they forward the plan onto the Grossman's to see if they have any specific concerns. Mr. Taylor noted that Father Fitzpatrick has met with the Grossman's and showed them a color rendition of the plan. Supervisor McCaffrey stated the BoS has no intention to impose buffering requirements in those specified areas, but they should be spelled out on the plan rather than give a blanket waiver, the Planning Commission should specify that on the plan, then the BoS will be able to accept the waiver request as specified on the plan.

Mr. Taylor outlined their plans for widening Beaver Creek Road and noted they want to do this in lieu of providing the Act 209 requirements. Manager Rambo explained that being that Act 209 is based on peak p.m. trips Monday through Friday there are not too many peak p.m. trips that will be generated to and from the church. Costa Homes is widening part of Beaver Creek Road, leaving in front of Grossman's, which the Township will do. Steve Jakatt noted although they didn't take a vote, Greg Newell presented this but there didn't seem to be any objection from the Planning Commission as far as accepting the proposed widening as long as it is okay with the Manager. Vice-Chairman Obernier asked about traffic during the week. Father Fitzpatrick stated that typically there would be no traffic for the church unless you have a funeral. Chairman Lindborg noted that the BoS is in agreement with the churches road-widening proposal. Supervisor McCaffrey noted that between the Township and the developers the whole road will be widened. Manager Rambo noted that they also discussed having a no right turn leading onto Beaver Creek because of the site distance; they will use the shared road that will come into the school. Vice-Chairman Obernier asked if there would be a left turn lane southbound on Route 82 as well as a deceleration lane going northbound on Route 82 at the shared entrance into the school. Mr. Taylor answered yes they will have turn lanes, but his understanding is they will have no traffic light. Supervisor McCaffrey noted that engineering didn't warrant a traffic light there.

Mr. Taylor's final item was to discuss the land development plan review letter and noted the Planning commission recommend preliminary approval for those plans based on a clean review letter from Jim MacCombie. Steve Jakatt voted against preliminary approval noting that his objection was based on the number of comments from Jim MacCombie. Manager Rambo stated that one of the major outstanding issues was sewage, in which the Township just got approval from DEP for the Planning Module for both the school and the church as of yesterday. The Board could grant preliminary approval conditioned upon any open issues of housekeeping be addressed during the final plan submissions. Vice-Chairman Obernier asked Mr. Taylor to explain their stormwater plans and to trace their piping for their proposed septic system. Mr. Taylor outlined their stormwater management plans and septic system. Jesse Edwards noted concern about stormwater. Chairman Lindborg stated they have to have stormwater control. Vice-Chairman Obernier stated there are potential developments on Beaver Creek Road, those developments would have to have some type of pumping station, as time passes, should those other plans come to fruition, they may find it cheaper to run a gravity line down Beaver Creek and participate in some costs with the other developments. Supervisor McCaffrey motioned to give preliminary approval based on meeting any and all questions of the Township Engineer to his satisfaction and that the requirements of the DEP sewage facility module have all been met. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

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

The Township is in receipt of correspondence from Pat O'Donnell, Esquire, on behalf of the Redevelopment Authority of the City of Coatesville, with regard to TIFF. Manager Rambo noted that this letter is to explain some misconceptions.

DCNR has forwarded the Township information on the upcoming Pennsylvania Land Conservation Conference to take place in Strasburg, Lancaster County. The BoS will let the Manager know if they are going to attend.

Representative Curt Schroder has forwarded the Township a letter with regard to the award of a DEP Recycling Development and Implementation Grant in the amount of \$23,940.00 for the purchase of a second leave vacuum unit for the new truck as well as for the purchase of recycle bins.

John and Cathy Johnson of 12 Ashley Court have forwarded the Township a letter with regard to the intersection of Hibernia and Cedar Knoll Roads. They are requesting a four way stop sign. Supervisor McCaffrey noted one of the biggest attractive points to our community are the streetscape trees and doesn't feel it is appropriate for PennDoT to come in and say that the intersection doesn't warrant a stop sign because the site distances are soon going to be improved by sawing down the trees. Manager Rambo stated that Chief Werner, Tom Eells and himself met with PennDoT who advised them that you can't utilize stop signs to slow down traffic. As soon as the weather permits, PennDot is going to do some minor grading, remove vegetation, and improve the site distance. The Manager will send another letter to PennDot requesting a four way stop sign at the request of Supervisor McCaffrey and Chairman Lindborg.

The Township is in receipt of the Limited Land Appraisal Reports from John P. DiRomualdo with regard to the two parcels located in the Hills Over Pratts Dam Subdivision. Manager Rambo noted the parcels have been appraised for \$8,900 and \$4,500 and recommended that the Township apply for County Grants to pursue the purchase. The purchase would add another 2.23 acres to the Township's existing 9 acres. Vice-Chairman Obernier motioned that the BoS authorize the Manager to offer the appraisal price to purchase the land and also approach the County or State to secure grant money to help offset the purchase. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

The Township is in receipt of a Post Construction Stormwater Management Model Ordinance from the Chester County Water Resources Authority for review and consideration as part of the Township's obligations under the NPDES4 requirements. Manager Rambo recommended that the Board review the Model Ordinance. This Ordinance is to help bring the Township into compliance with the NPDES4 requirements that the Township is currently part of. Within the next two or three years the Township is going to have to begin to monitor stormwater basins, take over ownership, and begin testing the water that leaves the basins.

### **Old Business**

The Board of Supervisors is searching for volunteers to serve on the Building Appeals Board and Historic Commission. These notices are posted on the 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. Dale Barnett is waiting for the Board's comments.

The Township will be accepting bids for the sale of surplus equipment on Thursday, March 17, 2005. There were no comments.

Discussion on the progress of the Board's review of the draft of the Township's Comp Plan. Chairman Lindborg noted has read it and will reread it. Steve Jakatt noted they are at the end of their budget, the document is 85% complete, any changes that the Board wants to make now; it is cheaper to change 85% rather than 100%.

The Township's spring edition of the newsletter is being prepared for printing. There were no comments.

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

Steve Jakatt thanked the Road Department for the great job they did removing snow. Chairman Lindborg concurred, noting he hears a lot of positive comments from people driving through our Township.

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

Vice-Chairman Obernier asked if the Road Department plowed Justin Lane. Tom Eells answered no.

### **Ordinances and Resolutions**

Resolution #03-05; acceptance of Open Space from Chris Catania. Manager Rambo recommended that the BoS pass Resolution #03-05 and accept the open space that is being presented. This project received conditioned final approval from the BoS upon establishment of the required escrows. Mr. Catania has the plans, escrow documents, and the resolution for accepting the ten acres from him. Manager Rambo will be attending Catania's settlement in Media at which time the Manager will give Mr. Catania a copy of the Resolution that they pass tonight so it can be recorded with the deed that Mr. Catania will give to the Township for the 10.9 acres. Catania will also be giving the Township a \$10,000 contribution towards the preservation of the historic foundations that are those 10 acres as well as the required escrow establishments. Supervisor McCaffrey motioned to accept Resolution #3-05, acceptance of Open Space from Chris Catania. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

Resolution #04-05; designation of the National Incident Management System (NIMS). Manager Rambo recommended that the BoS pass Resolution #04-05. Supervisor McCaffrey motioned to adopt the resolution. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

Resolution #05-05; City of Coatesville proposed TIF Plan to CASD. Supervisor McCaffrey motioned to table Resolution #05-05. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

## **New Business**

The Manager is continuing his review of the General Obligation Note based on current interest rates and will be meeting with Scott from PLIGIT.

The Manager has meet with John Good, John Snook and Theresa Lemley with regard to TDR's and a proposed amendment has been presented for consideration to the Township Zoning Ordinance. Manager Rambo noted there is a copy in the Supervisor's books for their review. This will allow Pulte to do what he has presented to the Township and also allow the Township to obtain the barn property.

The Manager will be looking into drafting a cell phone policy, a sign management program policy, a snow removal policy, and a safety wellness program policy for Township employees as recommended by the insurance company after their recent survey. Manager Rambo noted the insurance company doesn't want employees driving down the road talking on their cell phones. The Nextel's may be replaced because Nextel was bought out by Sprint. Vice-Chairman Obernier suggested if the Township is going to do a policy, that they keep the police department in mind. Chairman Lindborg stated if they pass this they better make sure they comply with it.

The Township Manager and Chief will be meeting with Airworks Company, Inc. with regard to the air circulation and exchange in the shooting range.

Awarding of road material bids. Manager Rambo recommended rejection and re-advertising of the bids for ID2 binder and ID2 Waring and recommended the acceptance for the following bids, based on delivery to the Township or jobsite. Silver Hill Quarry for 2A Material and Martin Limestone for the following materials; 3A Material, 5/16" RICE, AASHTO #1, AASHTO #57, AASHTO 2B Specials, R4 Stone, and R7 Stone. Supervisor McCaffrey motioned to approve the Manager's proposal. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

Recommendations of the Township Planning Commission. Steve Jakatt gave the recommendations of the Planning Commission. Ridings of Hibernia - the Planning Commission recommended approval on ten of their waiver requests and the rejection of waiver 5. He noted that there is a discrepancy (a seventy-foot difference) on the measurement of the length of the cul-de-sac. Manager Rambo noted that it is measured from the centerline to the end of the bulb. Supervisor McCaffrey explained that the Township was to be given specifics where the waivers are to be applied and not just have a blanket waiver. Vice-Chairman Obernier stated that the location of the pump station was brought up at the Planning Commission meeting. Steve Jakatt said they asked Ridings of Hibernia to move the pump station further away from Hibernia Road. Vice-Chairman Obernier was concerned about the area that the drip fields were in. Manager Rambo noted there are other drip field areas, the upper left hand corner, to the southern boundaries. The fields on the southern boundaries are more for utilization by the requirement the Township is putting on them to pipe gravity to all the surrounding homes and build their system. Vice-Chairman Obernier was also concerned about Ridings of Hibernia's comment about selling new homes without landscaping. Manager Rambo explained they would need a grading permit for each lot. Supervisor McCaffrey reiterated that the waivers should specify where they apply and not be blanket. Ridings of Hibernia will attend the March 17, 2005 BoS meeting.

Signing of the Chris Catania Escrow documents and the Final Subdivision Plans for recording.  
There were no comments.

The Township has had its annual audit for the 2004 finances performed by Barbacane/Thornton & Company and is waiting for a draft copy.

The Manager is in the process of preparing two separate ordinances dealing fences and signs.  
There were no comments.

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

There were no comments.

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

Supervisor McCaffrey noted at the Convention for the Chester County Association for Township Officials the nominations committee selected Josef G. Obernier, Sr. as one of the representatives at large for the County Association.

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

There were no Public Comments.

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

Cable Franchise. There was no new information.

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

The interest rate for the week was 2.21%.

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

Manager Rambo noted bills totaling \$147,523.85 for payment, of that \$68,816 is for the new truck, in which DEP will refund the Township. Both Charles Blosenski Disposal Company and the Chester County Treasurer are a reissuance of voided checks. Supervisor McCaffrey motioned to pay the bills as presented. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

### **Upcoming Meetings/Events**

- Parks and Recreation Board meeting, Tuesday, March 8, 2005 at 7:30 p.m.
- Municipal Authority meeting, Thursday, March 10, 2005 at 7:30 p.m.
- Historic Commission meeting, Monday, March 14, 2005 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, March 17, 2005 at 7:30 p.m.
- Parks and Recreation Board Easter Egg Hunt, Saturday, March 19, 2005 at 10:00 a.m.
- WBT Planning Commission, Thursday, March 24, 2005 at 7:30 p.m.
- Steve Janiec, Conditional Use Hearing for his single family and commercial site on Horseshoe Pike, Tuesday, March 29, 2005 at 7:30 p.m.

### **Adjournment**

There being no further business before the Board, Vice-Chairman Obernier motioned to adjourn the meeting at 10:28 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