

## **Meeting Minutes of July 5, 2007 Board of Supervisors**

Chairman McCaffrey called the Board of Supervisors Meeting of July 5, 2007 to order at 7:38 p.m. Roll call of the Board of Supervisors (BoS) by Manager Rambo noted Chairman Thomas J. McCaffrey and Supervisor Josef G. Obernier, Sr. in attendance. Vice-Chairman Carl S. Lindborg was absent. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr. [Twp. Mgr./Sec./Treas.], Walter Werner [Chief of Police], Dale Barnett [Codes/Zoning Officer and Thomas Eells [Director of Public Works].

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

June 7, 2007 and June 15, 2007. Supervisor Obernier noted he read and edited the minutes of June 7, 2007. The minutes were tabled until all BoS members are present.

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

The Township is in receipt of a Memorandum of Understanding from the CASD with regard to the Township providing law enforcement services as part of the Districts' Safe School Plan. Chairman McCaffrey expressed that he didn't feel that CASD School Police should be the primary agency for law enforcement. Supervisor Obernier concurred. Manager Rambo recommended that they table this item until the next meeting because the BoS has questions that they would like to discuss. This item will be moved to "Open Issues."

John Snook of the Brandywine Conservancy has provided the Township with amendments to the Open Space Design Option and is preparing them in ordinance format for advertisement. Manager Rambo emailed Mr. Snook who said he is finalizing the ordinance to send to the County.

Robert H. Bohem has forwarded the Township his proposal to assist the Township in appraising the Henderson property located at the intersection of 322 & 82. Manager Rambo recommended that the BoS accept Mr. Bohem's proposal for \$2,800. Chairman McCaffrey felt that the proposal was expensive and would like the proposal sent to the Agricultural Preservation Board to make sure this proposal is reasonable. Manager Rambo noted that this property was selected over a year ago to purchase their development rights. Supervisor Obernier would like to move forward with this because of all the people in their family that have an interest to do this. Chairman McCaffrey motioned to accept Mr. Bohem's proposal and forward it to the Agricultural Preservation Board to make sure this quote is within reason for this type of appraisal. Supervisor Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

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

The Township is in receipt of correspondence from the Department of General Services with regard to the updating of information and continued participation in the Federal Surplus Program. Manager Rambo noted that the application has to be completed and returned to the State.

The Township is in receipt of information with regard to the Turnback of States Routes 4011 & 4005 (Swinehart and Reeceville Roads). Manager Rambo noted these are two roads that the BoS have discussed for the turnback program so that they can do what they want with regard to turn lanes and corrections of Hurley Road relocation and Swinehart. Chairman McCaffrey questioned if it was in the Township's best interest to take this Turnback, considering the increased traffic and the amount of base that is failing on the roadway. Manager Rambo suggested that they have PennDot repair everything before the Township will accept it. The BoS could pass the resolution; then they wouldn't have to accept it if they don't like the agreement. The Manager will prepare a resolution for the next meeting.

The Township is in receipt of information with regard to the upcoming Annual State Recycling Conference to take place at the Valley Forge Radisson. This is scheduled July 31 through August 2.

The Township is in receipt of a Round 19 Municipal Park Grant Award notification from the County Commissioners in the amount of \$325,000.00 for the purchase of the Conti Tract (City of Coatesville Property). Manager Rambo noted that Kirby Hudson from the City of Coatesville called and asked the status of the property purchase and stated that he has another party that is interested in purchasing the property. Manager Rambo explained that if the Township were to pursue the property, they would attempt to get the two grants, then the Township would initially borrow to pay the City for the property and over a period of time utilize the tax money only paying a set amount of money back each year; you wouldn't have to use the open space tax money in one lump sum. Supervisor Obernier thanked the County Commissioners for the grant, but would like to see if grant money is also awarded from the State before the BoS makes a decision to purchase the City of Coatesville Conti property. Chairman McCaffrey agreed.

### **Old Business**

The Manager is continuing talks with the Henderson's of Horseshoe Pike and Manor Road with regard to the purchase of development rights. Manager Rambo noted he would be calling Mr. Bohem regarding his appraisal proposal.

Discussions with regard to the purchase of the City of Coatesville Property based on the appraisals that are on hand. There was no further discussion.

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

There was no Old Business from the Floor.

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

Supervisor Obernier asked if the BoS would consider moving the Brandamore Post Office to the old school house because their lease is up. Manager Rambo will talk with the Postmaster with regard to the Brandamore Post Office. The Manager is still waiting for a response from Senator Gerlach's office regarding having a West Brandywine Post Office.

### **Ordinances and Resolutions**

There were no Ordinances or Resolutions.

### **New Business**

The summer edition of the newsletter has been mailed. There were no comments.

Approval of release request #1 for the construction of the new maintenance facility, to McComsey Builders, in the amount of \$120,749.85. The Manager and Engineer have reviewed the release request and found it satisfactory. Chairman McCaffrey motioned approval in the amount of \$120,749.85 based on both the Manager and Engineer's approval. Supervisor Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

Approval of release request #2 for the All Souls Cemetery Project. The BoS is waiting for a response from the Engineer and tabled this item.

Recommendations of the Township Planning Commission. Manager Rambo noted that they are in receipt of a recommendation from the Planning Commission denoting that no business was addressed because they didn't have a quorum. Manager Rambo noted that representatives of the YMCA have approached the Township to see if they could seek preliminary/final approval rather than just preliminary because they received a letter from the Township's Engineer stating that they only had some minor housekeeping issues to address. Supervisor Obernier questioned the content of the letter noting that he recalls at least two points that were not just housekeeping issues. Manager Rambo then read Jim MacCombie's review letter out loud.

Supervisor Obernier noted that they are increasing impervious surface and asked if they are planning additional stormwater retention. Manager Rambo noted they are enlarging their existing facilities. Supervisor Obernier seemed to recall something about their existing parking lot having pervious surface that was sealed over or there being rocks underneath for drainage.

Manager Rambo noted that the YMCA was asking for relief from putting full islands on the existing parking areas, as they are not planning to modify the existing parking area, but merely repaving it. It was also noted that a letter dated in March denoted that the YMCA was going to put up new lights throughout all of the parking areas to meet the Township Ordinance.

Manager Rambo, Supervisor Obernier and Chairman McCaffrey then looked at the YMCA's plan and further discussed parking, stormwater and landscaping. Supervisor Obernier stated that there is no reason not to let them put in an island with trees. Chairman McCaffrey didn't think they had the authority to require the YMCA to modify the existing parking lot when they are putting a new one in. Manager Rambo noted that four grass islands currently exist in the current parking area to the east of the facility. Manager Rambo noted that if they were to reconfigure the existing parking lot, they could lose spaces.

Discussion ensued regarding landscaping as the Manager, Supervisor Obernier and Chairman McCaffrey delineated areas on the plan. Chairman McCaffrey questioned if the existing islands shown by the YMCA on their plan resemble or contain similar plantings to those being proposed. It was noted by the YMCA that the existing islands were merely grass. Chairman McCaffrey noted he didn't have a problem with them moving to preliminary/final with their plan if they leave those islands in the existing parking area and if they would construct them to some degree similar to how they construct their new parking. Supervisor Obernier would like to see a tree planted in each island area. Manager Rambo noted they hoped that there is a quorum at the next Planning Commission meeting, so that they can recommend to YMCA plans the BoS. The BoS will wait until the July 19<sup>th</sup> meeting to make a decision when all are present.

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

There was no New Business from the Floor.

**New Business from the Board**

There was no New Business from the Board.

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

There were no Public Comments.

**Open Issues Before the Township**

The Township has received information from Caln Township with regard to the traffic signal at the hospital/school entrance and has provided them with the WBT Signal specifications for review. Manager Rambo sent WBT 's Ordinance to Caln and is waiting to hear from them.

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

The Manager and Supervisors are in the process of updating the Township's Non-Uniform Personnel Policy Manual. There were no comments.

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

Interest rate for the week (4.08%). There were no comments.

**Review and Payment of the bills.**

General Fund bills total \$228,939.65 of which there is \$120,749.85 for McComsey Builders, \$4,861.16 for Kimmel Bogrette, and Plasterer Equipment for \$14,550.92 for the new municipal garage. Solid Waste bills total \$58,152 of which \$26,493 is for new recycle bins. DEP will give us a reimbursement toward the bins from grant money. State Funds bills total \$4,232. Chairman McCaffrey noted that after reviewing all of the bills, found everything in order, motioned to pay the bills. Supervisor Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

**Upcoming Meetings/Events**

Chairman McCaffrey noted the upcoming meeting and events. There were no comments.

**Adjournment**

There being no further business before the Board, Supervisor Obernier motioned to adjourn the meeting at 8:43 p.m. Chairman McCaffrey seconded the motion. Board Members Obernier and McCaffrey voted aye.

Ronald A. Rambo, Jr.

Township Manager/Secretary/Treasurer