

**Meeting Minutes of May 15, 2008  
Board of Supervisors**

Vice-Chairman Obernier called the Board of Supervisors Meeting of May 15, 2008 to order at 7:34 p.m. and then led those present in the Pledge of Allegiance. Roll call of the Board of Supervisors (BoS) by Manager Rambo noted Vice-Chairman Josef G. Obernier, Sr. and Supervisor Thomas J. McCaffrey in attendance. Chairman Carl S. Lindborg arrived at 8:05 p.m. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr. [Twp. Mgr./Sec./Treas.] and Walter Werner [Chief of Police].

**Acceptance of Minutes from Previous Meetings**

April 3, 2008 and April 17, 2008. The meeting minutes were tabled.

**Treasurer's Report** *(As of the end of April)*

Presented by Manager Rambo. There were no comments.

Capital Reserve Fund	\$1,103,968.02	Operating Reserve Fund	\$186.91
Construction Sweep Fund	\$11,813.71	Police Pension Fund	\$1,365,352.37
Developer Escrow Fund	\$600,435.56	Solid Waste & Recycling Fund	\$229,369.62
General Fund	\$99,572.45	State Liquid Fuel Fund	\$172,048.03
Non-Uniform Pension Fund	\$317,100.97		

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

No one requested to be on the agenda.

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

The Coatesville Area Public Library is requesting an increase from \$1.00 per capita to \$1.50 per capita for the Township's 2008 contribution (\$7,153.00 to \$10,730.00). Manager Rambo recommended that the BoS table the request until the Township receives the requested information regarding the number of WBT residents that have utilized the library in the past year. Supervisor McCaffrey motioned to table the request. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

The Township is in receipt of a resignation letter from part-time Patrolman Patrick Ely. Manager Rambo recommended that the BoS accept the resignation letter. Honey Brook Borough is reestablishing their Police Department and he will be their police chief. Supervisor McCaffrey motioned to accept Ely's resignation. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

St. Peter Church is requesting the release of inspection escrow funds being held by the Township. Manager Rambo recommended that the Township release \$50,000 of the \$54,859. This is strictly for inspections, which are complete except for finalizing the two basins to make sure that the grass is coming in properly. Supervisor McCaffrey motioned to release the \$50,000 as per the Manager's recommendation. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

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

The Township is in receipt of a copy of the Conservation and Trail Easement Project documents and other related correspondence with regard to the Thornbury property located on Hadfield Road. Manager Rambo recommended to the BoS that they review the documents so they can be signed at the next BoS meeting.

John E. Good, Esquire has reviewed the Henderson Conservation Easement documents and found them to be in order. There were no comments.

The Township is in receipt of correspondence from Joanne Conti with regard to her "Siousca" properties at the intersection of Pratts Dam Road and Kings Highway. Manager Rambo noted that Codes Officer Dale Barnett received numerous complaints regarding the dwelling unit and stable facility at Pratts Dam and Route 340. Mr. Barnett wrote a letter to the Conti's requesting that they address the complaint. Ms. Conti then sent a letter to the Township requesting a demolition permit because of vandalism done to the property and lack of monetary resources. Manager Rambo read the letter out loud. Supervisor McCaffrey asked who complained. Manager Rambo noted a gentleman wrote a letter requesting that the buildings be inspected, he would like to see the buildings and property being taken care of like it was originally put forward to the Township years ago. Supervisor McCaffrey noted he has to side with the Conti's on this, asking them to dig up \$400,000 to restore a building that you can't viably use is unfair. The only alternative that Supervisor McCaffrey sees for them is to apply for a demolition permit.

Manager Rambo explained that the letter Mr. Barnett had sent to the Conti's was regarding maintenance issues, i.e. cut the grass, clean up the trash. Also, the doors and windows need to be secured. These could be done without a large expense. Supervisor McCaffrey asked that the Township find out through the Historic Commission if this is a Class I Historic Resource, and then the Township could make a decision.

John Vilcheck of the Historic Commission noted that the structure is classified as a class I building of a 1982 survey. Barry Parsons noted that it is a state ordinance. Manager Rambo stated that WBT ordinance refers to the 1982 study done by the county as the resource. Manager Rambo noted Conti's letter was received on May 14<sup>th</sup> and that he didn't think Mr. Barnett has had a chance to speak with the Conti's being he is at a training seminar. Vice-Chairman Obernier would like Mr. Barnett to speak with the Conti's to make sure that what he is looking for from the Conti's is trash cleanup, mowing, and securing the building. Nobody is looking for a refurbishment of the building. Vice-Chairman Obernier asked what the value of the property is. Manager Rambo noted that Mr. Pulver had an interest in perusing the purchase of the property. Mr. Pulver had stated that the first thing he would do is apply for a demolition permit. Manager Rambo noted that the Township has not received a formal submission of a demolition permit. The Conti's have a pending Conditional Use Application that they put an unlimited time extension on. Supervisor McCaffrey would like clarification of the Class I Ordinance.

Barry Parsons noted that building probably has innumerable historical value that is irreplaceable to the Township and to the county; it used to be a weigh station. Vice-Chairman Obernier thought that it used to be a stop for the train carrying ice into Coatesville. Mr. Parsons questioned if the Conti's have ever applied for a grant. Mr. Parsons noted that the windows and doors should be boarded up to protect the property. Manager Rambo will contact the Conti's to see if they will meet with himself and Mr. Barnett. Vice-Chairman Obernier suggested that they also be provided with information of available grants.

The Township is in receipt of information from NATaT with regard to the upcoming 2008 Legislative Conference scheduled for September 30 and October 1. There were no comments.

PSATS has forwarded the Township information with regard to Senate Bill 1063 and the establishment of a countywide EIT Collection. There were no comments.

**Reports of Departments Month of April**

**Police Report** presented by Chief Werner. There were no comments.

Total Hours	1547	Fatalities	0
Miles Patrolled	10,167	Domestic	3
Total Complaints	556	Criminal Arrests	3
Accidents	5	Non-Traffic Arrests	19
Warrants	3	Traffic Arrests	139

**Public Works Department Report:** Tom Eells, Public Works director is on vacation and did not submit a monthly report.

**Buildings/Codes Department Report:** presented by Manager Rambo. There were no comments.

Building Permits issued	62	CL Fees collected	\$1,950
Permit base fees collected	\$24,063.20	Valley Mechanical Ins	29
Occupancy fees collected	\$600	WBT Inspections completed	43
U&O permits issued	1	Failed Inspections (FI) paid	4
U&O permits issued cursory	7	FI Fees collected	\$50.00
Contractor Licenses (CL) issued	26	Total fees collected	\$26,813.20

**Fire Marshall Report** for April was submitted by Paul Gainor and presented by Manager Rambo. There were no comments.

Permit inspections done	60	Code violations/Complaints	4
Open Burning Permits	32	Hours on Permits	32
Container Permits	15	Hours on patrol	4
Other type inspections done	5	Hours on Ins/Complaints/Violations	12

**East Brandywine Fire Company** Report submitted by Robert Zynn and presented by Scott Piersol.  
**Fire**

Number of calls dispatched into WBT	14	Second dispatch into WBT	-
Initial dispatch into WBT	14	Number of calls scratched	-

**Medical Assist**

Number of calls dispatched into WBT	11	Second dispatch into WBT	-
Initial dispatch into WBT	11	Number of calls scratched	0

Vice-Chairman Obernier noted that he attends the East Brandywine Fire Company meetings and found that they are overwhelmed with bogus rumors and would like to have them more involved in WBT meetings to ask questions. Vice-Chairman Obernier suggested that Scott Piersol bring the Chief along with him to the next BoS meeting. Supervisor McCaffrey asked what bogus rumors. Vice-Chairman Obernier stated that East Brandywine Fire Company is convinced that WBT has no interest in having a relationship with their fire company. Discussion continued. Manager Rambo noted that Colton Weber would be attending the June 5<sup>th</sup> BoS meeting to fill the Board in on what was discussed down at East Brandywine. Manager Rambo will write a letter to all the pertinent fire companies and invite them to the meeting. Supervisor McCaffrey suggested that East Brandywine clearly write down their questions for WBT and WBT will answer them. It was noted that Chairman Lindborg arrived at the meeting at 8:05.

**Wagontown Fire Company** Report submitted by Jeff Benach. There were no comments.

**Fire**

Number of calls dispatched into WBT	6	Second dispatch into WBT	1
Initial dispatch into WBT	5	Number of calls scratched	-

**Medical Assist**

Number of calls dispatched into WBT	-	Second dispatch into WBT	-
Initial dispatch into WBT	-	Number of calls scratched	-

The representative of the Wagontown Fire Company that was in attendance stated he would like WBT representatives to attend their meetings and noted their meeting is held on the third Monday at 7:00 p.m.

**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	Second dispatch into WBT	-
Initial dispatch into WBT	-	Number of calls scratched	-

**Reports of Organizations, Boards and Commissions**

**Historical Commission:** Barry Parsons gave the report of the Historical Commission and noted they didn’t have a quorum for their last meeting so they didn’t have any recommendations. John Vilcheck read a letter out loud. Vice-Chairman Obernier wanted to correct some of what Dr. Vilcheck had read in his letter and noted that John Conti had two parcels, the sixty + acre parcel on the hill and the parcel at the intersection of Pratts Dam Road and Route 340. Mr. Conti came in with a development plan for the parcel on the hill. The BoS didn’t care for the plan because he had septic running through everyone else’s property and even through the open space. He eventually got approval from the BoS. The reason that it didn’t get developed is because he didn’t sell that plan to any developer. The BoS had suggested to Conti to put in a community system and he didn’t want to do that.

Manager Rambo also noted that the Conti’s needed public water for their proposed subdivision. Joanne Conti got a price to run public water from the Estates on Route 340 to their site. The price was astronomical and they couldn’t afford to do it. The property latter went up for auction. The City of Coatesville purchased the property, because at that time in the Township’s ordinance permitted a “governmental entity ” to put a golf facility there. The ordinance has been changed, now “government or public entity” strictly refers to WBT. The Conti’s requested that the BoS change the zoning to RM along Route 340 so that a restaurant could be built, commercial entities and like in that area and this was done

in an attempt to preserve the historic structure for future use. The Township still has a Conditional Use Application that has an unlimited extension on it. The Conti's don't have sewer for the project. They were hoping that a project that the City of Coatesville was doing across the street would bring sewer out to them. It is not that the BoS isn't doing anything; it is a mix of things. Things the Conti's wanted to do, they couldn't because of costs or they needed to wait for other things to happen to make the project affordable to them. Vice-Chairman Obernier agreed that the place should be mowed and the building should be boarded up. This BoS does not want to be overbearing for people that live here.

Supervisor McCaffrey agreed with Vice-Chairman Obernier. Supervisor McCaffrey explained a mistake that the BoS made was when the Conti's came in with their original subdivision plan on the hill. The whole reason for the subdivision was not to make them money; it was to make it financially viable to restore that historic building. If you have seen the number of buildings that they have done in this Township you can tell the Conti's have a passion for preserving historic buildings. When the Conti's said that they had it all worked out, that if they built their subdivision they would have their financing to put into the historic building. Supervisor McCaffrey believed them and that was a mistake, they probably shouldn't have let them subdivide it off until something was allocated to take care of that building. Dialog concluded with discussion regarding the grant that was submitted by the Township for the City of Coatesville property.

***Parks and Recreation Board, Planning Commission, and Open Space Review Board:*** There was no one in attendance.

***Municipal Authority:*** Manager Rambo noted the manholes are in for the Monacy Manor project. The Public Works Department will begin working on the project as soon as the inspector lays the pipes out. The project should take 30 to 60 days to complete.

Supervisor McCaffrey noted that representatives of the Township met with representatives from PAWC at the PSATS Convention.

### **Old Business**

Discuss and consider participation on a Fire Services Committee/Task Force with East Brandywine, Upper Uwchlan, Wallace and West Nantmeal Townships with regard to fire and rescue services. Colton Weber of DCED is to be at the June 5, 2008 meeting of the Board. Manager Rambo will copy the BoS on the minutes from the meeting that took place at East Brandywine for their review. Supervisor McCaffrey expressed that unfortunately they left out fire companies that also have a part in WBT. Manager Rambo noted he sent letters out to the area fire companies and received a response from Wagontown saying they would participate. Martin's Corner has not responded back yet. Manager Rambo will also send a letter to East Brandywine. Supervisor McCaffrey stated if there is no response from those fire companies and they don't participate without even hearing an explanation that that is their problem and he would go ahead with it. If they have a legitimate argument why they feel that participation is a disadvantage or they call and tell us that they do want to participate, that adds something to this. Supervisor McCaffrey noted that they are in a community that has a number of fire service companies involved and to do some sort of regional plan and include our Township; we need to include the whole Township.

Scott Piersol explained that it was not intended that way, the way this works is East Brandywine and Glenmoore Fire Company said they would be partners in a variety of ways such as training and equipment purchases. If Wagontown or Martin's Corner wants to join this, East Brandywine Fire Company does not have a problem with it. Scott Piersol wanted to clarify the way the process works is the fire companies are looking at this process through DCED. They are not looking at creating a regional fire department; they are looking at ways to share a variety of services. Supervisor McCaffrey agreed

with that, but felt that being he is representing the people whose money is being spent, that all fire companies in the Township should be included so that they know what equipment they have so that something is not left out that may be needed in the future. Dialog continued.

The Township is finalizing the DEP Multi-Municipal Grant Application for the purchase of a Horizontal Grinder unit to assist with the recycling of yard waste, construction wood materials, etc.

Summer Newsletter articles are due on Linda Formica's desk by Wednesday, May 21, 2008. There were no comments.

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

Vice-Chairman Obernier questioned Manager Rambo about a dugout quote. Manager Rambo explained the quote is for the baseball field and it was requested so that he could approach various agencies in an attempt to get funding for their construction.

Vice-Chairman Obernier questioned Manager Rambo about the cost of bond coverage. Manager Rambo will look the information up and provide it to him.

Vice-Chairman Obernier noted that Freedom Village changed ownership in January. Manager Rambo explained that the Township cannot collect real estate tax on that and that he had checked into it a few months ago with the Township Solicitor.

Chairman Lindborg asked Manager Rambo if the Township has received requested information from the Coatesville Library. Manager Rambo answered that they have not responded back yet. Dialog continued.

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

Charles Jelke was in attendance to talk about his building permit and its fees, mainly the traffic impact fee. Manager Rambo explained how the fee system works. Dialog continued regarding the amount to pay for the traffic impact fee. The BoS consensus was that they come up with a fee that is fair, based on the letter that stated that the Township could negotiate because they are adding a warehouse and no new trips. The Manager recommended that Mr. Jelke write a letter conditioned upon the delivery of the letter, acceptance by the Township, and concurrence that Mr. Jelke is willing to accept 2 trips at \$5,226. Supervisor McCaffrey noted his reason for concurring with the Manager's recommendation: 1) Internal storage of materials rather than outside storage, 2) No projected additional employees, 3) Projected hours of operation actually end prior to the peak period in which trips are measured, 4) Larger deliveries of heavier masses of steel so that there are fewer deliveries; this will create less trips rather than more and made the motion. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

### **New Business**

The Conditional Use Hearing for the Castaldi Tract has been continued until Tuesday, July 8, 2008 at 7:30 p.m. There were no comments.

The Township Manager has forwarded the final language of the Henderson "Conservation Easement" language to the real estate appraiser for his final input on the appraised value of easements. There were no comments.

The Township Manager has met with Jason Carver of Congressmen Gerlach's office and letters will be forthcoming to Mr. Frank Neri, Regional Postal Manager of the Southeast Regional Office, in Philadelphia on the Township's behalf. Manager Rambo read the letter out loud that was sent to USPS from Representative Gerlach's office.

Discuss the ordering of equipment, i.e., articulating loader and compost turner under the recent DEP grant award. Manager Rambo noted the grant information that the Township was waiting for has been received. Manager Rambo noted the cost of the turner will be going up by \$4,000 on May 19<sup>th</sup> due to the surcharge in fuel and steel, the loader will be going up 5% on June 1<sup>st</sup>. The total amount of the equipment is \$247,257.00 and the Township will be receiving a grant of \$207,063. The Township's cost will be \$40,194 from the solid waste reserve account. This will be used for the recycling and turning of leaves into windrows. Manager Rambo recommended that the Township move forward with the purchase. Vice-Chairman Obernier motioned to order the recycling equipment. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

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

John Vilcheck noted that a raccoon bit Hugh Reddit. Dr. Vilcheck inquired about the grant that was submitted for Icedale Lake. Dr. Vilcheck also asked about a PA system so that they could hear in the back.

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

Supervisor McCaffrey noted that Manager Rambo was going to get a letter from DEP denoting where burning is defined in the regulations and stated that Wallace Township burns. Manager Rambo explained that Wallace is not a mandated township to recycle. Specialty bonfire and daytime campfire permits are being issued. Supervisor McCaffrey was concerned about the quality of life in the community changing little by little, it is by the preponderance of little nit picky things just like this that pile up and make this community a different place. Supervisor McCaffrey noted that the regulations state don't burn recyclables, the Township doesn't collect peoples "sticks." Manager Rambo explained that next year the Township will begin a "call-in only" brush pick-up program in order to meet Act 140 requirements. Manager Rambo had to explain to DEP how the Township was going to provide for this before he could even apply for the grant. Chairman Lindborg noted he didn't disagree with Supervisor McCaffrey and suggested if there is a problem with the burning ordinance the BoS can look at it again.

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

There were no individuals requesting to be on the agenda.

### **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 is in receipt of correspondence from E. B. Walsh & Associates and the Township Engineer with regard to the cul-de-sac waiver request for the Brandywine Manor Project (Gordon Eck Property). There were no comments.

The Township continues to seek volunteers to serve on the Historic Commission and Parks and Recreation Board. There were no comments.

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

Interest rate for the week (3.03%). There were no comments.

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

Manager Rambo noted the Solid Waste Bills totaling \$22,050.25, State Fund Bills totaling \$430.35 and General Fund bills totaling \$31,844.68. Vice-Chairman Obernier noted he reviewed the bills, found them in order, and motioned for payment. Supervisor McCaffrey seconded the motion. Board Members Obernier, McCaffrey, and Lindborg voted aye.

**Upcoming Meetings/Events**

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

**Adjournment**

There being no further business before the Board, Supervisor McCaffrey motioned to adjourn the meeting at 9:32 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