

**Meeting Minutes of July 19, 2007**  
**Board of Supervisors**

Vice-Chairman Lindborg called the Board of Supervisors meeting of July 19, 2007 to order at 7:30 p.m. Those who desired stood to Pledge Allegiance to the flag. Roll call of the Board of Supervisors (BoS) by the Township Manager noted Vice-Chairman Carl S. Lindborg and Supervisor Josef G. Obernier Sr. in attendance. Chairman Thomas J. McCaffrey Jr. was absent. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr. [Twp. Mgr./Sec./Treas.], John Coldren [Police Sergeant], Dale Barnett [Codes/Zoning Officer], and Thomas Eells [Director of Public Works].

**Acceptance of Minutes from Previous Meetings**

June 7, 2007, June 21 and July 5, 2007. The meeting minutes were tabled until the arrival of Chairman McCaffrey. The Board returned to address the minutes upon arrival of Chairman McCaffrey at 7:50 p.m. Vice-Chairman Lindborg motioned to accept June 7, 2007. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye. The minutes from June 21 and July 5, 2007 were tabled.

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

There were no Public Comments.

**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. Both Chief Werner and Manager Rambo have been in contact with CASD. They will establish a meeting in the near future to discuss what the Township would like to receive from them as well as the thought that it sounds like the BoS wants to provide full police service to the school rather than responding as a backup. Three CASD schools are located within WBT.

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 noted that John Snook would be completing the ordinance format within the next week.

The Township is in receipt of a ninety-day letter of extension that runs until Sunday, October 21, 2007 for the rendering of Preliminary Plan approval on the Cobblestone Village Project of Steve Janiec. Supervisor Obernier motioned to grant the extension for Steve Janiec's Cobblestone Village Project that runs until Sunday, October 21, 2007. Vice-Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

The Township is in receipt of correspondence from Father Brouwers of Pope John Paul II with regard to the release of some of the public improvements inspection fund monies. Manager Rambo noted that they only have a few inspections left, they are asking that \$75,000 be released and recommended approval of their release request. Supervisor Obernier noted based on the Manager and Township Engineer's recommendation, motioned to grant the release of \$75,000. Vice-Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

GenTerra has forwarded the Township a 91-day letter of extension that runs until Thursday, November 1, 2007 for the rendering of a decision on their Brandywine Meadows Preliminary Plan. GenTerra is in the process of finalizing review comments from Jim MacCombie. Manager Rambo recommended that the BoS accept the letter of extension. Supervisor Obernier noted that based on the recommendations of the Township Manager, motioned to grant the 91-day letter of extension for GenTerra's Brandywine Meadows Preliminary Plan that runs until Thursday, November 1, 2007. Vice-Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

Ross Unruh, Esquire has forwarded the Township correspondence with regard to the YMCA. Vice-Chairman Lindborg noted that this item would be discussed later in the meeting when Chairman McCaffrey arrives.

#### **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. The application is being completed.

The Township is in receipt of information with regard to the Turnback of Swinehart and Reeceville Road. Manager Rambo and Tom Eells will be talking with the engineer with regard to what would need to be done prior to the Township's consideration of accepting the roads back.

The Township is in receipt of the signed grant agreement from the County for the \$325,000 grant awarded to the Township toward the purchase of the City of Coatesville property. The Township is waiting to hear back from the State with regard to the grant submitted for the Conti property. Manager Rambo noted that the State would not be acting on any of the applications until September or October.

The Township is in receipt of correspondence from James R. Kruse with regard to the proposed Jelke Fabrication Company, Inc. land development plan. Manager Rambo will advise Mr. Kruse that this will go through the proper planning requirements and review of the engineer with regard to meeting ordinances.

The Chester County Association of Township Officials has forwarded the Township a reminder that resolutions to be considered at the Fall Convention are due by September 14, 2007. There were no comments.

The Township is in receipt of information with regard to the upcoming NATaT's Conference in September in Washington DC. Chairman McCaffrey and Manager Rambo have attended in the past.

PSATS has forwarded the Township a notice that the Annual Convention has been changed to May 11-14 due to the elections next year. Manager Rambo noted that it is usually held in April.

The Township is in receipt of the 2008 grant application from the Pennsylvania Council of Arts for completion and submission by September 7, 2007. This will be completed for submission.

DEP has forwarded the Township Recycling Program Performance Grant information under Section 904 of Act 101 for the year 2006, due October 1, 2007. This pertains to the amount that the Township has recycled.

The Brandywine Conservancy has forwarded the Township their proposal to provide technical assistance with the implementation of its newly adopted Open Space Protection Priorities Plan. Manager Rambo noted they have also sent some standard easement language that the Township can utilize.

**Reports of Departments *Month of June***

- Police Report presented by Sgt John Coldren. There were no comments.
 

Total hours.....	1,408	Verbal Warnings .....	24
Miles patrolled .....	8,700	Written Warnings.....	3
Accidents.....	11	Criminal Arrests.....	3
Warrants .....	1	Non-Traffic Arrests.....	10
Disturbances .....	10	Traffic Citations .....	83
Domestic.....	14	Parking .....	12
False Alarms.....	18	Grand Total Arrests.....	108
Total complaints.....	499		
- Public Works Department Report, presented by Tom Eells.
 

Total man-hours .....	717	Total Equipment hours .....	108
Miles traversed .....	2,592	Fuel gallons .....	889.7

Tom summarized the work completed throughout the month and noted two sinkholes. Supervisor Obernier asked where the sinkholes were located. Tom noted that one was on Reason Lane and the other was on Brandamore Road. Tom then noted the progress on the new municipal garage.
- Buildings/Codes Department Report was presented by Dale Barnett. There were no comments.
 

Building Permits issued.....	40	CL Fees collected .....	\$825.00
Permit base fees collected ....	\$9,830.80	Inspections completed .....	72
Occupancy fees collected .....	\$400.00	Failed Inspections (FI) paid.....	7
U&O permits issued .....	3	FI Fees collected.....	\$50.00
U&O permits issued cursory .....	22	Total fees collected.....	\$11,105.80
Contractor Licenses (CL) issued...	11		
- Fire Marshall Report was submitted by Paul Gainor and presented by Manager Rambo. There were no comments.
 

Permit inspections done .....	46	Hours on Permits .....	4
Open Burning Permits .....	18	Hours on Ins/Complaints/Violations .....	6
Other type inspections done .....	2	Hours on patrol.....	3.5
Code violations/Complaints .....	1		
- East Brandywine Fire Company Report presented by Scott Piersol. There were no comments.
 

Fire calls dispatched into WBT .....	8
Medical Assist calls dispatched into WBT .....	28
Number of calls scratched .....	4
- Wagontown Fire Company Report submitted by Jeff Benach. There were no comments.
 

Number of calls dispatched into WBT .....	2
Initial dispatch into WBT.....	1
Second dispatch into WBT.....	1
Number of calls scratched .....	0

Vice-Chairman Lindborg noted he had to call 911 and commented on their professional and quick response.

- Martin’s Corner Fire Company Report for the month of June presented by Manager Rambo. There were no comments.

Total calls dispatched into WBT ..... 1

**Reports of Organizations, Boards and Commissions**

There was no one present from the Historical Commission, Parks and Recreation Board, Planning Commission, or the Open Space Review Board. Municipal Authority Manager Rambo gave the report of the Municipal Authority noting that they should have the Smith easement by the end of the month. The Municipal Authority is currently working on obtaining an easement from Mr. Davis. At this time it was noted that Chairman McCaffrey arrived at the meeting at 7:50 p.m.

Prior to the Board moving to **Old Business**, the BoS moved to address the meeting minutes and then the remaining correspondence. Ross Unruh, Esquire has forwarded the Township correspondence with regard to the YMCA. Mr. Unruh noted that they were unable to get a recommendation for preliminary plan approval because the Planning Commission didn’t have a quorum. They would like the Planning Commission to recommend preliminary/final to the BoS. They want to get moving so they can do the work this fall; the price of oil keeps increasing and they would like to keep on schedule. Manager Rambo explained that Supervisor Obernier had requested at the last meeting that the parking area to the right, which is existing parking, have four shade trees planted as well as the possible installation of an upright concrete curb. It was noted that there are four grass islands currently existing with rolled asphalt curbing. Supervisor Obernier was okay if they don’t install the concrete curbing as long as they put in the four trees. Mr.Unruh noted that the YMCA is going to be doing future improvements and when they are doing improvements in this area, they are willing to come in and put the curbing in or whatever the Township needs at that time, not that they aren’t willing to this, they just don’t have the budget for this at this time. Chairman McCaffrey noted that if this were a planted area, then people wouldn’t drive over it. Vice-Chairman Lindborg noted the YMCA didn’t have to do anything there but felt that planting the four trees would be reasonable.

Supervisor Obernier noted another issue he had was regarding the lighting for the YMCA. Chairman McCaffrey thought they went over the lighting and that they already said the lighting would be down turned fixtures that meet WBT ordinance. Mr. Unruh explained that this detail is for the shields that are on the poles. Supervisor Obernier asked Mr. Unruh if the YMCA’s lights were 100% horizontal cut-off. Discussion ensued regarding if the lights were full cut off and Supervisor Obernier questioned as to whether they would be 100% cut-off. Mr. Unruh noted that Stan Stubbe’s letter had also been addressed and noted that the YMCA would comply with whatever the Township wants. Supervisor Obernier noted that the lights on the side of the building do not conform to the ordinance and were put up after the lighting ordinance was passed. Chairman McCaffrey suggested that escrow money be used to bring the lighting up to conform to the ordinance. Supervisor Obernier would also like to have this acknowledged on their plan that they will conform to the lighting ordinance. Vice-Chairman Lindborg stated that the lighting ordinance that the YMCA needs to follow is for the new parking area; it has nothing to do with the lights on the building. Supervisor Obernier stated that if Vice-Chairman Lindborg doesn’t feel that the lights don’t have to be changed that are on the building, he is not going to ask for the solicitor to make a determination.

Supervisor Obernier promised that when the YMCA puts the addition on they would absolutely change the existing lighting. People have complained from the development, for example, a permit has never been issued for the pool lighting, they were never denoted and they stay on way too long. Supervisor

Obernier would like to have them pointed down because it would be better than the way they are now. Also, a new light was put on the pump house that does not conform. Mr. Unruh stated that he would look into it.

Vice-Chairman Lindborg noted that Mr. Unruh agreed with the "new construction" that he will comply with the lighting ordinance and that will be denoted on the plan. Mr. Unruh also verbally agreed to put in the trees. Discussion ensued regarding lights, cost, and escrow. Chairman McCaffrey motioned to give the YMCA approval to go to the preliminary/final process as long as the escrows are held in place and with the understanding that they can be applied over a wide variety of purposes. Vice-Chairman Lindborg added that they agreed to put the abovementioned on the plan that Supervisor Obernier requested and that they would comply with the Township Lighting Ordinance. Board Members McCaffrey, Lindborg and Obernier voted aye in favor.

A resident brought in a bill for emergency services. Discussion ensued regarding only pursuing insurance companies and not private individuals. Vice-Chairman Lindborg would like the Township to be copied on correspondence that this issue has been addressed. Chairman McCaffrey would like to see a resolution enacted for Wagontown similar to the one that was enacted for East Brandywine Township. The BoS recommended that Wagontown Fire Company review the resolution that was passed for East Brandywine Fire Company.

### **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. The Appraiser is in the process of looking over the property.

Discussions with regard to the purchase of the City of Coatesville Property based on the appraisals that are on hand. The Township received a \$325,000 from the County. A grant was submitted to the State for \$355,000; however, the State is not going to award any grants until September or October. Kirby Hudson from the City of Coatesville called Manager Rambo and asked if the Township would update them as far as our intensions because they have other interested parties in the property.

Chairman McCaffrey expressed if the Township is awarded the grant money then he is interested. Supervisor Obernier noted that the City of Coatesville has asked for a higher amount. The amount in the open space fund is \$700,000 and the Township's portion would be over \$600,000. Manager Rambo explained that the Township would take a note out and pay back the borrowing over a period of years so they wouldn't have to utilize all the money at once, that way they wouldn't deplete the tax fund.

Vice-Chairman Lindborg didn't know if this would be the best property to purchase. Manager Rambo explained that it could be the start of the trail network, a continuation of the trail system that the City is planning on putting in. A greenway trail would be a start adding pieces to the puzzle for a trail way system. Manager Rambo stated they could put a barn there that Supervisor Obernier indicated that he would want, however, when they rent it out it would put the Township under a different tax bracket, it would become a taxable entity. Supervisor Obernier stated that Manager Rambo had stated numerous times the problems it would pose, so he is not committed 100% that there has to be a barn there. Supervisor Obernier felt that the appraisals for the property are too high. Further discussion ensued regarding what could be built there if the Township does not purchase the property.

Manager Rambo will write a letter to the City of Coatesville noting that the general consensus by the BoS is that the Board wants to move forward, however, until such time that the Township finds out if they are awarded the State grant the Township can't commit to purchasing the City of Coatesville property. The Chairman moved on to Old Business.

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

Joan Thompson asked what the City of Coatesville property is zoned. Manager Rambo answered R1; the old house is zoned RM.

### **Old Business from Board**

There was no Old Business from the Board.

### **Ordinances and Resolutions**

There were no Ordinances and Resolutions.

### **New Business**

Approval of release request #2 for the All Souls Cemetery Project. The Manager and Township Engineer have reviewed the release request and found it satisfactory to release \$566,501.21 for the work they have done to the site so far. Vice-Chairman Lindborg stated based on the recommendation of the Manager and Township Engineer, motioned to grant the release for the All Souls Cemetery Project. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

The Township Engineer and Manager will be meeting with Aqua PA in the near future with regard to their property on Horseshoe Pike. Movement is occurring with regards to the Township acquiring the Aqua PA property on Horseshoe Pike.

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

There was no New Business from the Floor.

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

Supervisor Obernier noted a newspaper article regarding the Old Girl Scout Camp. Manager Rambo noted that all the property in West Brandywine Township would remain open with the conservation easement. They are going to build 15 houses in Wallace Township. Chairman McCaffrey would like to ask the National Land Trust what public access they would permit.

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

### **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 noted he would call Greg Prowant with regard to their comments.

The Manager and Township Engineer continue in their efforts of reviewing and updating the Township's Act 537 Plan. Jim MacCombie and Manager Rambo are finalizing a map and Jim MacCombie is finalizing some verbiage to present to the BoS.

The Manager and Supervisors are in the process of updating the Township's Non-Uniform Personnel Policy Manual. Manager Rambo noted that the BoS have been copied as well as emailed the policy.

**General Obligation Note** (Adjustable Rate Loan based on Harrisburg Bond for the Facility/Park Construction) Interest rate for the week is 3.93 %. Supervisor Obernier noted that the rate went down!

**Review and Payment of the bills.**

Manager Rambo noted the General Fund bills total \$30,385.98 and Solid Waste bills total \$6,507.62. Vice-Chairman Lindborg noted he reviewed the purchase orders and motioned to approve the bills for payment. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

**Upcoming Meetings/Events**

Chairman McCaffrey noted the upcoming Meeting/Events. There were no comments.

**Adjournment**

There being no further business before the Board, Vice-Chairman Lindborg motioned to adjourn the meeting at 8:45 p.m. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

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