

Meeting Minutes of November 15, 2007
Board of Supervisors

Chairman McCaffrey called the Board of Supervisors meeting of November 15, 2007 to order at 8:07 p.m. and led the Pledge Allegiance to the flag. Roll call of the Board of Supervisors (BoS) by the Township Manager noted Chairman Thomas J. McCaffrey Jr. and Supervisor Josef G. Obernier Sr. in attendance at the start of the meeting. Vice-Chairman Carl S. Lindborg arrived at 8:47 p.m. 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

Acceptance or tabling of the minutes of October 4, 2007, October 18, 2007 and November 1, 2007 took place upon arrival of Vice-Chairman Lindborg. Vice-Chairman Lindborg motioned to approve the October 4, 2007 and October 18, 2007 meeting minutes. Chairman McCaffrey seconded the motion. Board Members Lindborg and McCaffrey voted aye on the both October meeting minutes. Supervisor Obernier voted aye for October 4, 2007 and abstained from voting on the October 18, 2007 meeting minutes because he was not in attendance at that meeting. The November 1, 2007 meeting minutes were tabled.

Treasurer's Report

The Treasurer's Report was presented by Manager Rambo.

Correspondence/Communications *Information to act upon*

John Snook of the Brandywine Conservancy has provided the Township with amendments to the Open Space Design Option for review and input prior to their advertising for adoption consideration. Manager Rambo is awaiting input from the BoS.

The Township is in receipt of Change Order #10 from McComsey Builders for consideration totaling \$10,500.00. Manager Rambo noted the change order includes concrete turndowns and steel angles at all doors as well as an upgrade for rebar and recommended that the BoS accept the change order. Chairman McCaffrey motioned to accept change order #10. Supervisor Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

Chris Cummings, Esquire has forwarded the Township a request to waive the "roll back taxes" under the Act 319 Program for the construction of the Pope John Paul II Regional Catholic School and St. Peter Church on the Archdiocese of Philadelphia Property. Manager Rambo noted the school and church are requesting this from all entities. Manager Rambo recommended that the BoS accept the request. Vice-Chairman Lindborg motioned to accept the Manager's recommendation. Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

The Township is in receipt of a letter of resignation from Maureen Zapf of the Historic Commission. Manager Rambo recommended that the BoS accept Ms. Zapf's resignation. An advertisement will be placed in the newsletter and Daily Local News for the Historical Commission. Chairman McCaffrey motioned to accept Ms. Zapf's resignation. Supervisor Obernier seconded the motion. Board Members McCaffrey and Obernier voted

aye. Manager Rambo heard from Ms. Wilimzig who said she would start attending the meetings but has not heard anything from Mr. Amenta or Ms. Fitzgerald.

The Chester County SPCA has forwarded the Township their proposed 2008 Stray Boarding and Animal Protective Services Contracts for consideration. Manager Rambo noted the proposed price is \$4,500. The baseline went from \$3,000 to \$4,500. Chief Werner will look into the cost difference from last year.

Signing of the LUCA (Local Update of Census Addresses) registration form for participation in the 2010 Census. Manager Rambo recommended that the BoS participate to get accurate Census information. Chairman McCaffrey motioned to sign the registration form. 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 Berkheimer with regard to a reminder to provide them with a copy of the Township's Local Services Tax Ordinance that is to be adopted. The Manager will provide Berkheimer with the requested information upon adoption of the amended Ordinance.

PennDot has forwarded the Township a letter advising that the intersection of Hibernia and Cedar Knoll Roads warrants a four-way stop based on the fact that improvements to the sight line would have a significant impact of the nearby properties and may be cost prohibitive and that the signs will be installed. Chairman McCaffrey clamored that after they took all the big nice looking trees down PennDot finally agreed to put four-way stop signs in.

John E. Good, Esquire has forwarded the Township a letter advising that he would like to be reappointed as solicitor in 2008. Manager Rambo noted they would reappoint John Good at the re-organizational meeting in January 2008.

Robert D. Smiley of GenTerra has forwarded the Township a copy of correspondence sent to abutting property owners with regard to the removal of their survey pins and delineation markers. There were no comments.

Reports of Departments Month of September

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

Total hours.....	1225	Disturbances	5
Miles patrolled	7922	Domestic	14
Total complaints	426	Criminal Arrests	10
Accidents	13	Traffic Arrests.....	47
Warrants	0	Non-Traffic Arrests	7

Public Works Department Report: submitted and presented by Tom Eells.

Total man-hours.....	875	Total Equipment hours	70
Miles traversed	2,409	Total fuel.....	1,023.7

Tom Eells summarized the work completed throughout the month. Tom read a letter out loud that was written by a Township resident commending the Public Works Department with the care they took with his lawn. Tom Eells also gave an update regarding the new garage facility.

Buildings/Codes Department Report: presented by Dale Barnett. There were no comments.

Building Permits issued.....	27	CL Fees collected.....	\$1,650.00
Permit base fees collected	\$8,121.80	Valley Mechanical Ins	29
Occupancy fees collected	\$300.00	WBT Inspections completed.....	64
U&O permits issued	3	Failed Inspections (FI) paid	1
U&O permits issued cursory	16	FI Fees collected	\$0
Contractor Licenses (CL) issued	22	Total fees collected	\$10,071.80

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

Permit inspections done.....	71	Other type inspections done	6
Open Burning Permits	28	Code violations/Complaints.....	4
Container Permits	18	Hours on Permits	18

Hours on patrol 6 Hours on Ins/Complaints/Violations28

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

Fire
 Number of calls dispatched into WBT 11
 Initial dispatch into WBT 10
 Second dispatch into WBT 1
 Number of calls scratched 0

Medical Assist
 Number of calls dispatched into WBT _
 Initial dispatch into WBT _
 Second dispatch into WBT _
 Number of calls scratched _

East Brandywine Fire Company Report submitted by Scott Piersol. There were no comments.

Fire
 Number of calls dispatched into WBT 8
 Initial dispatch into WBT 8
 Second dispatch into WBT _
 Number of calls scratched 0

Medical Assist
 Number of calls dispatched into WBT 29
 Initial dispatch into WBT 29
 Second dispatch into WBT _
 Number of calls scratched 0

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

Number of calls dispatched into WBT 4
 Initial dispatch into WBT -
 Second dispatch into WBT -
 Number of calls scratched -

Reports of Organizations, Boards and Commissions

Historical Commission: Dr. John Vilcheck gave the report for the month of October. Dr. Vilcheck noted the Reason Farm site that is on Baker and Hurley Road is not secured. The Historical Commission received a list of grants that can be used to stabilize and repair historical structures. Their primary interest is the grant from the Chester County Visitor Bureau. They would like to get quotes from people to do stabilization. The Historical Commission did a site visit on Bentley’s property located on Swinehart Road. The Historical Commission requested that they be provided where the boundary lines are prior to their December meeting. Dr. Vilcheck noted Pulte’s 55+ community that is adjacent to the campground and requested that the Township to look into the moratorium ordinance regarding lumbering. The Historical Commission is also requesting a minimum of \$3,000 for the budget to be set aside for historical reports and grant writing. Plan construction copies should be forwarded to the Historical Commission for their review. Other sites visits included Costa on Swinehart, the Historical Commission requested the consideration for a dig. The Village of Reeceville located at Swinehart and East Reeceville Road continuing down to Monacy should be designated as a historic village and then proceed for a historic register listing. Dr. Vilcheck also noted that the developers are required by the law to put money in escrow for archeological digs. This procedure should be noted on future building permits or planning applications.

Dr. Vilcheck stated the Historical Commission conducted a history on the Conquest property.

Parks and Recreation Board, Open Space Review Board, and Planning Commission. No one was in attendance from these Boards or Commissions to present their reports.

Municipal Authority: Municipal Authority Manager Rambo presented the report of the Municipal Authority noting that the Monacy Manor project will commence within the next month. The Public Works Department will be clearing the vegetation. This project should be completed by next spring. On another matter, Supervisor

Obernier noted that Mr. Keegan would be attending the next Authority meeting to approve the façade treatment of pumpstation that is to be located on his property.

Old Business

The Manager continues his draft "easement agreement" preparation based on County requirements for funding for presentation to the Henderson's with regard to the purchase of a conservation easement. There were no comments.

At this time Chairman McCaffrey noted that Vice-Chairman Lindborg arrived (8:47 p.m.).

The BoS is in receipt of proposed updates to the Township's Police Policy and Personnel Manual for review and adoption consideration. Manager Rambo would like to establish a resolution for adoption in December. The Manager will email a copy of the manual to Supervisor Obernier.

The Manager has advertised Ordinance No. 07-06, The Local Services Tax (formerly known as the Emergency and Municipal Services Tax) for adoption on Thursday, December 6, 2007. There were no comments.

At this time Chairman McCaffrey moved to address several previous items since Vice-Chairman Lindborg has arrived (minutes and the Christopher Cummings, Esquire correspondence).

Old Business from the Floor

Dr. Vilcheck asked to clarify the amount requested for the Henderson grant. Manager Rambo explained that the Township is asking for \$500,000 from the County, an additional \$850,000 would be the Township's portion of which the Henderson's would accept payment over a ten-year period.

Old Business from Board

Supervisor Obernier asked if the Township heard anything about the grant for the City of Coatesville's "Conti" property. Manager Rambo answered the Township was to have heard something in September from the state..

Ordinances and Resolutions

Resolution #19-07: establishment of the Public Works Reserve IV account. Manager Rambo noted this would replace a CD that just expired and recommended that they put this money into this type of account so that they have the ability to draw from it for the public works facility. Chairman McCaffrey motioned to pass the resolution. Supervisor Obernier seconded the motion based on the Manager's recommendation. Board Members McCaffrey, Obernier and Lindborg voted aye.

New Business

Approval of release request #1 for the Glen Loch 2-lot subdivision common drive construction located off of Baker Road in the amount of \$7,809.30. The release request was reviewed by the Township Engineer and Manager and found satisfactory. Supervisor Obernier questioned where the access was for the third lot. Manager Rambo explained that the third lot is the existing farmhouse; they plan to come in at some point and do a subdivision of the remaining tract. They will utilize the location of the common driveway, the common driveway will be removed and a public street will be built. Vice-Chairman Lindborg motioned to approve release request #1 based on the Manager and Engineer's review. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

Approval of release request #6 for the All Souls Cemetery Project in the amount of \$407,031.95. Manager Rambo recommended the request be tabled until it has had a final review.

Presentation of the proposed 2008 municipal budgets. Chairman McCaffrey noted that the property insurance has increased 2003 by 162%, liability insurance increase by 101%, medical insurance went up by 97%, workman's compensation increases by 92%, vehicle insurance increased by 57%. Manager Rambo explained that many of the insurances have gone up as a result of storms that have occurred nationwide. The Township switched medical programs to get cheaper rates. Vehicle and equipment fuel has gone up 192% with heating fuel increasing 70%. Dialog continued regarding increasing costs. Chairman McCaffrey noted that during the entire time of increased costs, there was never any additional funding requested from the community. It may be beneficial to start to make

up some of the differences in losses slower over time, rather than wait for five years. There are two proposed budgets; one proposes a small tax increase that would cost the average household about \$1.00 per week and the other one proposes no change. With no tax increase, services would not continue at their present level. Chairman McCaffrey stated he hates tax increases and doesn't want to have one, this is the first community he ever heard of offering two budget proposals at the end of the year and would like that the newspapers publish this. None of the facilities that the Township are building or have need this increase to fund them, they are all being taking care of by their past planning. What needs to be addressed are the unpredictable increases for prices for oil and insurance. Chairman McCaffrey stated he would like to maintain the capitol reserve funds rather than taking that funding to pay for the increasing costs to operate the facilities. It would be nice to hear from many people in the community.

Manager Rambo noted there is a further break down, a .22 mill increase on a property assessed at \$50,000 is 22 cents a week. A property assessed at \$100,000 is 43 cents a week, at \$150,000 is 64 cents a week, \$200,000 is 85 cents a week, \$250,000 is 1.06, \$300,000 is \$1.27, \$350,000 is 1.48, and \$400,000 is \$1.70. Vice-Chairman Lindborg added that an increase in taxes is something that the BoS finds distasteful and that the Manager and BoS has done a great job over the years keeping low taxes for people while providing a level of services that increasingly costs more and more money to fund. Vice-Chairman Lindborg also reiterated that the BoS is looking for feedback from the public. Chairman McCaffrey stated the BoS is trying to head off a possible problem in the future by doing something very modest now.

Alan Smith of Connies Drive noted that the services the Township provides have been excellent and asked if the rate is based on the current assessed value of your home. Manager Rambo noted when a new sale comes from the county, people are requesting an assessment change. The way the law is written, you can get the assessment down to 70% of what you purchased your home for. The total amount that the Township would receive if a tax increase takes place would be \$91,821. Mr. Smith noted that he was not against making an adjustment to our taxes. Supervisor Obernier noted the BoS have not changed the taxes in eight years, personally Supervisor Obernier is against the tax increase, but is willing based on the feedback from people. Obernier sees money coming in two years from now, when PAWC can accept sewage and development goes in. Manager Rambo noted the total revenues in 2005 verses 2007.

Dr. Vilcheck discussed the Property Tax Elimination Tax Of 2007 and suggested that an article be placed in the newsletter for residents to contact their representatives. Discussion ensued.

Manager Rambo explained that in the 2008 Budget in plan A, there is no money going into the reserve or the operating reserve. Road repaving would be reduced to just road maintenance. The BoS would like the residents to review the proposed budgets and provide their input.

New Business from the Floor

There was no New Business from the Floor or the Board.

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

Dr. Vilcheck asked questioned regarding the changes that the Township made in their health insurance and also suggested that the BoS use microphones during the meeting so that the people in the back can hear what the Board is saying. The Manager noted that they have modified the health plans each time the rates have gone up.

Open Issues Before the Township

The Township has forwarded its Signal Specifications to Caln Township for review. The Township is awaiting their response.

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. Manager Rambo would like to adopt the Non-Uniform Personnel Policy along with the Police Policy at the next BoS meeting.

The Township continues to review information with regard to the State Turnback Program. Chairman McCaffrey expressed that it may not be in the Township's best interest with the cost of repairing roads.

General Obligation Note (Adjustable Rate Loan based on Harrisburg Bond for the Facility/Park Construction)
Interest rate for the week is 3.78%. There were no comments.

Review and Payment of the bills.

Manager Rambo noted the General Fund bills total \$124,046.62, Solid Waste bills total \$31,809.34 and the Liquid Fuel bills total \$1,682.20. The final notice for trash bills were sent out in the amount of \$21,000, they have to the end of the month to pay them before citations will be issued. Vice-Chairman Lindborg noted he reviewed the bills, found them in order and motioned to pay the bills at the Manager's recommendation. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

Upcoming Meetings/Events

Chairman McCaffrey noted the upcoming Meeting/Events.

Adjournment

There being no further business before the Board, Supervisor Obernier motioned to adjourn the meeting at 9:42 p.m. Vice-Chairman Lindborg seconded the motion. Board Members Obernier, Lindborg and McCaffrey voted aye.

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