

**Meeting Minutes of January 19, 2006
Board of Supervisors**

Chairman Obernier called the Board of Supervisors Meeting of January 19, 2006 to order at 7:30 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 Chairman Josef G. Obernier, Sr., Vice-Chairman Thomas J. McCaffrey, Jr. and Supervisor Carl S. Lindborg in attendance. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr., Township Manager; Walter Werner, Chief of Police and Dale Barnett, Building Inspector/Codes Officer.

Acceptance of Minutes from Previous Meetings

January 3, 2006 Re-Organization Meeting and January 3, 2006 BoS meeting. The minutes were tabled.

Recognition of Police Officers

Chief Werner recognized the following officers with a commendation of merit: James Bilski, David Domblesky, Jeff Kimes, and Gary Williams. Russell Moore was named Officer of the Year.

Treasurer's Report *Month ending December*

- Treasurer's Report presented by Manager Rambo. There were no comments.

Capital Reserve Fund	\$814,306.20	Operating Reserve Fund.....	\$2,998.70
Construction Sweep Fund	\$16,710.60	Police Pension Fund	\$1,049,816.98
Developer Escrow Fund	\$773,239.15	Solid Waste & Recycling Fund....	\$15,347.21
General Fund	\$34,612.62	State Liquid Fuel Fund.....	\$5,388.01
Non-Uniform Pension Fund	\$248,577.62		

Public Comments *Individuals requesting to be on the agenda*

Don Clark is in attendance to thank the Board for the use of the facilities small meeting room for Eagle Scout reviews. Don Clark thanked the BoS, Manager, and Staff, noted the Eagle Scout's appreciation for the use of the Township facilities, and presented WBT with a plaque and certificate.

Correspondence/Communications *Information to Act Upon*

The Board is in receipt of a letter of resignation from Robert Bowar of the Parks and Recreation Board. Vice-Chairman McCaffrey suggested special recognition for Robert Bowar for his service and longevity on the Parks and Recreation Board. Manager Rambo noted a plaque has been ordered. Supervisor Lindborg motioned to accept the resignation letter. Vice-Chairman McCaffrey seconded

the motion. Board Members Lindborg, McCaffrey and Obernier all agreed that they regretfully accepted Bob's resignation letter and voted aye.

The Township is in receipt of a letter of extension from Ed Korab, P.E. with regard to the Glen Loch 2-lot Subdivision on Hurley Road. Plans were just resubmitted for the engineers review. Manager Rambo recommended that the BoS accept letter for the March 1st deadline. Supervisor Lindborg motioned to accept the letter of extension. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

The Township is in receipt of correspondence from E. Jean Krack, City of Coatesville Manager, with regard to the Golf Training Facility. Manager Rambo noted that with the removal of all lighting from the plan they have addressed the remaining issues for preliminary plan approval. The engineer and Planning Commission had recommended preliminary plan approval in May of 2005. Vice-Chairman McCaffrey wanted clarification, on the plan that this particular project will not have exterior lighting. Manager Rambo answered that it will not have sports lighting. Chairman Obernier questioned if the hours of operation and lighting times continue on with the plan. Manager Rambo explained that they continue on with the zoning permit, not on the plan. Chairman Obernier noted that there are open issues regarding the City having a special event at the facility and needing additional officers. Manager Rambo stated that it would be in our police department's jurisdiction. In the case of a special event, they can pay off duty WBPB officers at "time and a half" rates to be there if they elect. It was also noted in a response from John Good that the City doesn't have the ability to sell or lease the facility, but they can have someone else manage it. Vice-Chairman McCaffrey motioned to grant preliminary plan approval, as long as it is clearly noted on the plan as part of the approval, that the site will have no sports facility lighting. Chairman Obernier stated he would like the plan to be revised with the lights removed and would like that the zoning permit conditions be put on the final plan. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg and Obernier voted aye.

The Board is in receipt of the Barbacane/Thornton proposal for the 2005 financial audit of the Township and Tax Collector funds. Manager Rambo recommended that the proposal be signed. The cost has increased from last year. Supervisor Lindborg motioned to sign Barbacane/Thornton's proposal. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

Ross Unruh, Esquire has forwarded the Township correspondence with regard to the Gordon Eck Bed and Breakfast and the desire to re-open the Conditional Use Hearing. Mr. Eck is seeking additional uses, changes in the number of guests allowed from 200 to 325 including staff, number of cars to 100, hours of operation to midnight, and to build an accessory building that can be utilized as both a meeting place or chapel. Supervisor Lindborg motioned to schedule hearing dates to re-open the Conditional Use Hearing for the Gordon Eck's Bed and Breakfast. Manager Rambo noted that he might be presenting a subdivision plan in the future as well.

The Township is in receipt of a Certificate for the Tax Collector to be signed and forwarded to the Court so that the Tax Collector Bond can be set. A certificate has been prepared for the Chairman to sign that will be forwarded to the court to affix the tax collectors rate. Manager Rambo suggested that they establish a bond for \$450,000, as the total amount that will be levied in taxes will be \$448,084. Supervisor Lindborg motioned to certify the bond rate of \$450,000 a year for the tax collector. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

Correspondence/Communications *Information to Note*

John E. Good, Esquire has provided the Township correspondence with regard to the City of Coatesville Golf Training Facility and their ability to sell or lease. There were no comments.

The Township is in receipt of correspondence from DEP with regard to the Special Study for the Bentley Community Projects. DEP is advising the Township that the department received two separate submissions on the project and that DEP failed to take official action on either submission within 120 days, and in failing to inform them that additional time was necessary, the plan was deemed approved. Manager Rambo noted the Township will have to look into flows that go to PAWC, because PAWC doesn't have capacity. If lines need to be upgraded, the City of Coatesville and Caln will have to amend their Act 537. Further discussion ensued. Manager Rambo and Jim McCombie are in the process of reviewing and addressing DEP's letter and will keep the BoS apprised.

John Good, Esquire has forwarded the Township a Title Insurance Report for the Chester County Firemen's property. Manager Rambo is currently reviewing the report and will set up a meeting with Scott Piersol.

Jim MacCombie, P.E. has provided the Township with a review letter for the PAWC Act 537 Sewage Facilities Plan. Manager Rambo noted that the plan needs to be modified to reflect the current Comp Plan; it refers to the old Comp Plan throughout the entire text.

The Township is in receipt of audit reports for the Liquid Fuel Funds, Highway Transfer-Turnback Program and Pension Plans. The audit reports are included in the BoS meeting books for their review.

The Township has received a Telephone System Maintenance proposal from D&E with regard to updating the Township's phone system software. Manager Rambo noted that currently the software is outdated and needs to be updated. The proposal is for \$2,099.93. Vice-Chairman McCaffrey motioned to accept the proposal from D&E Communications. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg and Obernier voted aye.

Reports of Departments *Month of December 2005*

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

Total hours.....	1,123	Fatalities	0
Miles patrolled	8,669	Domestics	7
Complaints.....	358	Criminal arrest.....	15
Accidents	13	Non-traffic arrest.....	12
Injuries.....	1	Traffic arrests	76
- Public Works Department, no report was presented.
- Buildings/Codes Department Report presented by Dale Barnett. There were no comments.

Building permits issued	29	Inspections completed	50
U&O permits issued	4	Failed inspections paid	3
Contractor licenses issued	88	Total fees collected.....	\$27,747.92
- Fire Marshall Report presented by Manager Rambo. There were no comments.

Permit inspections done.....	21	Hours on patrol.....	4
Other type inspections done	2	Code violations/Complaints	1
Miles traveled	100		

- Martin’s Corner Ambulance Report presented by Manager Rambo. There were no comments.

ALS	23	Total responses WBT	36
BLS	8	Total responses in 2005	425
MVA.....	2		
- Wagontown Fire Company Report presented by Mike Ahrens. There were no comments.

Motor vehicle accidents.....	1
Total fire calls for 2005	41
- East Brandywine Fire Company Report presented by Todd Shaffer. Vice-Chairman McCaffrey commented positively regarding his first attended meeting as an East Brandywine Fire Company Representative.

Reports of Organizations, Boards and Commissions

Historic Commission Report, no one was in attendance so no report was given. Parks and Recreation Committee Report, Jeff Chalfant was present to give their report and expressed the Committee’s disappointment in the resignation of Bob Bowar. Planning Commission Report, no report was given. Municipal Authority Report, presented by Municipal Authority Manager Rambo who gave a brief report noting that they have obtained an easement for the pump station from the Keegan’s.

Chairman Obernier noted there is no Public Hearing at tonight’s meeting and moved on to address the next item on the agenda “Old Business.”

Old Business

The Board of Supervisors is searching for volunteers to serve on the Building Appeals Board (2), Historic Commission (2) and Parks and Recreation Board (3). Manager Rambo will put an ad in the Daily Local News for the available positions.

The Township’s Building Inspector/Codes Officer is preparing an Ordinance amendment for the BoS to consider with regard to the International Building Code. Chairman Obernier asked if there is a tentative date set for the completion of the ordinance. Manager Rambo stated that Mr. Barnett has been working diligently with regards to the school, church, and reviewing building permits, that he will get to it as soon as he has the time.

The Manager is advertising proposed Ordinance NO. 06-01 (previously 05-10), Construction in Public Rights-of-Way, for consideration on February 2, 2006. There were no comments.

The Manager is awaiting input from Supervisor Lindborg and Vice-Chairman McCaffrey on proposed Ordinance NO. 05-12, Access Management. After the BoS is okay with it, Manager Rambo has to go through the existing ordinances to determine what sections need to be modified.

The Township Engineer and Manager have finalized their review of the PAWC Act 537 Plan. Manager Rambo noted that the Township has received a review letter from Jim MacCombie and the Township will forward a letter to PAWC that they need to update specific sections of the Comp Plan. Chairman Obernier wanted to clarify that PAWC can’t provide connections or capacity to anyone until the WBT Board approves this plan. Manager Rambo agreed.

The Township Manger is awaiting input on the proposed “draft” Technical Specifications for Traffic Control Signalization prepared by McMahan Associates, Inc. by Supervisors Lindborg and McCaffrey. Manager Rambo noted that he and Scott Piersol met with the representative of

McMahan Associates to discuss what they are proposing. McMahan Associates needs to modify their proposal. The Township is awaiting a second draft proposal. The Manager has received the Boards comments; once he gets the second proposal he will move forward with finalization for advertisement.

The Township is in receipt of two proposals for the upgrade of existing signals to LED lighting at the 82/322 and the 322/Little Washington/Springton/Culbertson Run Road intersections and the Township's yellow flashers on 82. The Township is in receipt of two proposals, Signal Service for \$11,134 and Signal Control Products for \$6,207. This entails changing all the existing bulbs and fixtures to LED units. Discussion ensued regarding the standard of LED, installment, and length of guarantee. Manager Rambo recommended that they accept the proposal from Signal Control Products for \$6,207. Supervisor Lindborg motioned to accept Signal Control Products proposal. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

Old Business from the Floor

Jeff Chalfant was in attendance to discuss a noise disturbance issue that he brought up at a prior meeting. Mr. Chalfant noted that West Nantmeal Township had just enacted a noise ordinance and submitted copies of the ordinance to Manager Rambo. Manager Rambo will forward a copy of West Nantmeal's ordinance on to John Good for his comments. Manager Rambo is awaiting a review letter from John Good so that they can move forward to create an ordinance. Vice-Chairman McCaffrey expressed disfavor in trying to write a "blanket ordinance" and prefers that the parties involved try to resolve their differences between one another in court where reasonable standards are decided by the court.

Jim Connor of Lafayette Road voiced his comments.

Old Business from the Board

Vice-Chairman McCaffrey noted he has Old Business that can wait until the next meeting.

New Business

Signing of paperwork for the Al Costa Subdivision. Manager Rambo noted the Township received the necessary documents and requested that the Board sign the paperwork. Al Costa would then have the ability to start. Manager Rambo was also seeking permission from the Board to give John Good the okay to write the Recorder of Deeds a letter, because the office of The Chester County Recorder of Deeds didn't receive the paperwork within the 90-day allotted time frame in which to record the plan, after having resigned the Costa Subdivision plans on October 6, 2005. Supervisor Lindborg motioned to sign the plan and allow the Manger to ask John Good to write the letter to the Recorder of Deeds. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

Consider the purchase of the two lots within the Hill Over Pratts Dam Subdivision that are currently adjacent to Township owned property as additional open space. Manager Rambo asked the BoS if they want to move forward with the purchase of the two-lots, one is \$8,900 and the other is \$4,500, and add them on to the current open space that they own. The Township has not received any County monies for their purchase. The lots can be purchased from the developer contributions to purchase open space. Supervisor Lindborg questioned the value of the properties, who would buy them, and what the land would be used for. Discussion ensued regarding future use. Vice-Chairman

McCaffrey motioned to move forward with the purchase of the two-lots. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg and Obernier voted aye.

Consider the establishment of an Open Space Committee as noted in the recently adopted Comprehensive Plan. Manager Rambo recommended that they establish a group to prioritize what the Township should pursue. One individual that they should pursue is Mr. Henderson at Route 322 and Route 82, whether he would give permanent easements or want to sell. The BoS was in agreement to establish an Open Space Committee, having one member each from the Planning Commission, Agricultural Board, Park and Recreation Board, along with three Supervisors and the Township Manager.

Consider acquiring four new police vehicles through the Ford Motor Company Lease Program. The cost for three years would be \$42,069.99 a year for all four vehicles. They will all have the same emergency lighting, equipment, and paint. The purchase price at the end of the lease will be one dollar. Manager Rambo noted the advantages of leasing over purchasing the vehicles. Vice-Chairman McCaffrey voiced concern that the vehicles would have to be replaced at the same time and thought the vehicles were to be replaced on a rotating basis. He feels that it is more expensive to lease rather than purchase. Manager Rambo stated there are a total of seven vehicles in the fleet; the Expedition is a five-year vehicle. There are still three other cars that will have to be replaced in the future. Supervisor Lindborg stated that since both the Manager Rambo and Chief Werner feel comfortable with this, he motioned to lease four new police vehicles. Chairman Obernier seconded the motion. Board Members Lindborg and Obernier voted aye, McCaffrey abstained.

Jane Fava of the Brandywine Valley Association will be in attendance at the BoS meeting of Thursday, February 2, 2006 to give a short presentation of the MS4 Program as required under year three of the program. This will be a short fifteen-minute presentation.

The Township has invited the CASD Board members of Region II to attend the February 2, 2006 meeting to give an update of what is going on in the District. Manager Rambo sent an invitation to the president of the school board, who has advised the Township that he will be in attendance. The Township is waiting to here from the two other members. Chairman Obernier suggested that an invitation be sent individually to the Region II board members.

Approval of release request #3 totaling \$118,238.81 for the Pope John Paul II Regional Elementary School site improvements. The release request was reviewed by both the Township Manager and engineer and found to be satisfactory, Supervisor Lindborg motioned to approve the release request for the Pope John Paul II. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

Approval of release request #2 for the Hide-Away Farms site improvements. Supervisor Lindborg motioned to table the release request for Hide-Away Farms. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

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

SPCA 2006 Animal Control Contract. Vice-Chairman McCaffrey asked the status of the Resolution that was sent to the SPCA. Chief Werner sent the SPCA a letter asking that they incorporate the resolution that was prepared into the contract. Chief Werner noted a representative from the SPCA did contact him and the conversation was positive. Vice-Chairman McCaffrey noted the SPCA invoice. Manager Rambo stated that if the majority of the charges are from the mobile home parks, then the mobile home parks are billed.

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

Interest rate for the week (3.36 %) There were no comments.

Review and Payment of the bills

The bills from the General Fund, State Fund, and Solid Waste Fund presented for payment totaled \$63,395.17. Supervisor Lindborg stated he reviewed the bills and motioned to approve payment. Vice-Chairman McCaffrey seconded the motion. Chairman Obernier noted he also reviewed the bills and found them in order. Board Members Lindborg, McCaffrey and Obernier voted aye.

Upcoming Meetings/Events

- Planning Commission re-organization meeting, Thursday, January 26, 2006 at 7:00 p.m.
- Planning Commission first monthly meeting, Thursday, January 26, 2006 at 7:30 p.m.
- Conditional Use Hearing, Pulte Homes, Wednesday, February 1, 2006 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, February 2, 2006 at 7:30 p.m.
- Municipal Authority meeting, Thursday, February 9, 2006 at 7:30 p.m.
- Historic Commission meeting, Monday, February 13, 2006 at 7:30 p.m.
- Parks and Recreation Board meeting, Tuesday, February 14, 2006 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, February 16, 2006 at 7:30 p.m.

Adjournment

With no other business to discuss, Supervisor Lindborg motioned to adjourn the meeting at 9:10 p.m. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye in favor to adjourn.

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