

Meeting Minutes of October 2, 2003
Board of Supervisors

Chairman Obernier called the Board of Supervisors Meeting of October 2, 2003 to order at 7:30 p.m., and then led those present in the Pledge of Allegiance. Roll call of the Board of Supervisors by the Township Manager noted Chairman Obernier, Vice-Chairman McCaffrey, and Supervisor Lindborg in attendance. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr.; Township Manager, Capt. Walter M. Werner; Chief, Dale Barnett; Codes Officer, and Thomas Eells; Road Foreman.

The first item of business to address was the approval of the Township minutes of July 31, 2003, August 7, 2003, August 21, 2003, September 4, 2003, and September 18, 2003. Vice-Chairman McCaffrey motioned to accept the Minutes of July 31, 2003, August 7, 2003, August 21, 2003, and September 4, 2003. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg, and Obernier all voted aye. The minutes of September 18, 2003 were tabled.

Being there were no Public Comments Chairman Obernier moved onto Correspondence/Communications - Information to act upon. The first item under Information to Act Upon was the Board of Supervisors is in receipt of a sixty-day letter of extension from Chris Catania for the rendering of a decision on his 27-lot preliminary subdivision plan located on Hurley Road. Supervisor Lindborg made a motion to accept the sixty-day letter of extension. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier all voted aye.

The second item to act upon was the Board of Supervisors is in receipt of a letter of extension until November 6, 2003 from Chuck Dobson of Genterra for the rendering of a decision on their 21-lot Valley View Final Subdivision Plan. Supervisor Lindborg made a motion to accept Genterra's letter of extension. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier all voted aye.

The third piece of information to act upon was Schnatz & Rohrer Landscaping has forwarded the Township a sixty-day letter of extension in which to render a decision on their Land Development Plan. Supervisor Lindborg made a motion to accept Schnatz & Rohrer's sixty-day letter of extension. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg,

McCaffrey, and Obernier all voted aye. Vice-Chairman McCaffrey suggested in the future that they deny some of those that have had multiple extensions and have them resubmit their plans. Supervisor Lindborg suggested that they should have to explain their reasons for their request.

The fourth piece of information to act upon was Marc Jonas, Esquire has forwarded the Township a sixty-day letter of extension in which to render a decision on the Preliminary Land Development Plan for the City of Coatesville's Golf Training Facility. Manager Rambo stated the City of Coatesville is currently meeting with the Township engineer regarding a letter addressing his concerns. Vice-Chairman McCaffrey was concerned that the basic submission and the basic things the City of Coatesville said they are doing have changed, they changed the landscaping of the plan and have relocated other things. Manager Rambo explained that the plan that is before the Township has not changed; some things have changed with regards to the zoning letter. Supervisor Lindborg made a motion to accept the sixty-day letter of extension. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier all voted aye.

Chairman Obernier noted he spoke with Paul Jansen from the City of Coatesville who wanted to clear up any rumors and reassure the Township that there are no changes anticipated or being made to what was agreed upon with regard to lighting. They are going to arrange a second lighting test and asked what the residents would like to see in the second test.

Vice-Chairman McCaffrey explained that when the City of Coatesville bypassed the Conditional Use Process and spent legal money instead, when the residents could have participated, from that point on he views them as just another developer in our community.

The fifth piece of information to act upon was Ross A. Unruh, Esquire has forwarded a letter to the Board of Supervisors granting an extension of time until October 16, 2003 in which to render a Decision & Order for the following Bentley Community proposals; Culbertson Village, Beaver Creek Realty and Swinehart Realty. The Manager recommended that the Board accept the extension of time. Supervisor Lindborg made a motion to accept the extension of time. Chairman Obernier seconded the motion. Board members Lindborg and Obernier voted aye. Vice-Chairman McCaffrey voted nay.

Vice-Chairman McCaffrey questioned how a two-week extension would help. Manager Rambo noted he advised John Snook that he needed to meet with Craig Poff this week. Supervisor Lindborg stated the reason for the extension was they needed to meet with John Snook regarding an issue that they are trying to resolve.

The sixth piece of information to act upon was Chris Williams, P.E. of McMahon Associates, Inc. has forwarded the Township an Act 209 Transportation Impact Fee Study Proposal for review and consideration. Chairman Obernier explained there is an increase of traffic on Route 322 and feels the study is a good idea. This is a way to address this issue and provide for a realistic transportation study in the Township. It would be a way to acquire the funds to make changes without adding a tax on the people that live here; the developer pays the fee. He also noted the McMahon Associates group is willing to defer billing until 2004.

Supervisor Lindborg feels the study is a “win win” situation for the Township, its residents, and people moving in. The McMahon Associates have identified six major roadways and twenty intersections they are going to study. The study will be township wide and not just isolated to Route 322. The Manager will put this in as a budget item for next year.

Chairman Obernier asked if they will be able to recover part of the expense in some way. Manager Rambo explained that part of the monies that are included and established in their rates is a proportionate amount of the study.

Vice-Chairman McCaffrey explained that Jim Gerlach had previously discussed the study several years ago, at that time they felt several studies were needed in our Township just to cover Route 322. It’s great to see that McMahon Associates has a two study plan for the money.

Supervisor Lindborg made a motion to accept the proposal for the Act 209 Transportation Impact Fee Study from McMahon Associates. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier all voted aye.

The next piece of information to act upon was the Board of Supervisors is in receipt of emails from Alan Amenta and Robert Storman with regard to the Historic Commission vacancies and Elizabeth Zanowiak with regard to participation on the Comprehensive Plan Committee. Manager Rambo asked for direction from the Board if they would like to meet with the two gentlemen for the Historic commission and also if they want to appoint additional people to the Comprehensive Plan Committee. Currently they have a total of thirteen people, they have requested someone from the Historic Commission and have also requested someone be on it from the Park and Recreation Board. They had previously talked about having one resident on the committee as well. The Comprehensive Plan Committee have already met three times. Manager Rambo suggested they establish a resolution officially appointing everyone so that when the plan is done there is a basis for doing a plan and a consensus with everybody who was accepted that was recommended by the Conservancy. It was the consensus by the Board that Alan Amenta, Robert Storman, and Elizabeth Zanowiak are under advisement.

The final piece of information to act upon was the Board of Supervisors is in receipt of information for the upcoming Fall County Convention scheduled for Thursday, November 6, 2003 and should advise the Manager as to whom will be attending and need to consider changing the first monthly meeting to Wednesday, November 5, 2003. Vice-Chairman McCaffrey made a motion to change the Board of Supervisors meeting from Thursday, November 6, 2003 to Wednesday, November 5, 2003. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg, and Obernier all voted aye.

Chairman Obernier moved onto Correspondence/Communications - Information to Note. The first piece of information to note was the Township is in receipt of information from the Chester County Department of Emergency Services with regard to federal Individual Assistance Disaster Aid. Manager Rambo stated this is in regard to areas that were flooded out or damaged.

The next piece of Information to Note was the Township is in receipt of information with regard to an upcoming 2003 Stormwater Management Symposium scheduled to take place at Villanova

University on Wednesday, October 15, 2003. Manager Rambo passed the information on to the Planning Commission.

The next piece of Information to Note was the Township is in receipt of correspondence with regard to the upcoming Agricultural Workshop and luncheon scheduled for Wednesday, October 8, 2003 at the State Farm Show Complex. Manager Rambo noted the information has been forwarded on to the Agricultural Security Area Advisory Committee.

The final item discussed under Information to Note was the Township is in receipt of the estimated 2004 Liquid Fuel and Turnback Maintenance funds totaling \$141,021.26 from PennDOT's Bureau of Municipal Services. Manager Rambo noted this is a slight increase in Liquid Fuel over last year and it is the first for the Turnback Maintenance funds.

Chairman Obernier moved onto Old Business. The first piece of Old Business was the Board of Supervisors is continuing their search to fill the Historic Commission and Building Appeals Board vacancies. There were no comments made.

The second piece of Old Business was the Manager and Public Works Director are continuing the process of completing their list of proposed improvements to roadways being considered under the PennDOT Turnback Program. Manager Rambo noted the main road he is looking at is Reeceville. A letter is being sent out to the school district for them to act upon at the school board meeting. He met with the Township Engineer and is requesting the that Township receive an additional twenty-five feet of rights-of-ways along Hurley and Reeceville Roads along all school properties. He noted this could possibly be a wash with regards to the tax money the Coatesville School District owes the Township.

The third piece of Old Business was the Township is finalizing the list of surplus equipment that will be bid out for sale at the November 5, 2003 meeting. There were no comments made.

The fourth piece of Old Business was the Township will be advertising the updated ordinances pertaining to parking, speed limits, etc. for a November 5, 2003 hearing and adoption. The Manager will send a letter to Moe Finn regarding the November 5, 2003 hearing and adoption.

Old Business from the Floor was the next item on the agenda. Pat Edwards of Manor Road asked if the Board knew if there are any new developments concerning the property behind theirs. Manager Rambo noted the Elliot Group will be doing a PowerPoint Presentation in the near future at one of the Board of Supervisors meetings.

Jesse Edwards of Manor Road asked about the surveying that is going across the street from his property. Manager Rambo stated the Archdiocese is on their second review letter trying to address all PennDOT's comments. The Archdiocese has met all the Township's requirements.

Richard Kane of Landover Road asked if they will get the results from any of the water tests that were done by Carroll Engineering and asked if there is going to another lighting test. Manager Rambo noted the Township has not received any test results. The City of Coatesville is working on

establishing another lighting test. The Manager has not yet received the City of Coatesville's computer presentation for review.

Old Business from the Board was the next item of business on the agenda. Supervisor Lindborg inquired about the amount of contributions that other municipalities give to the Coatesville Library. The Manager will obtain the information and forward it on to the Board.

The Chairman moved onto Ordinances and Resolutions. Resolution #11-03 acceptance of Stonebarn Crossing roadways. This item was tabled until the Board moves onto New Business, the acceptance of the Stonebarn Subdivision roadways.

New Business was the next item on the agenda. The first item was the release of the remaining funds in the Ashberry Lane public improvements escrow account. Manager Rambo noted he is waiting to receive verification from the engineer.

The second item under New Business was the Township is gathering information that will allow it to bid out for the furnishing of materials to construct a 40' x 80' pole barn for the Township's road equipment. Manager Rambo noted the Road Forman is currently working on obtaining this information.

The third item under New Business was the Recommendations of the Township Planning Commission. John Cassells gave the report of the Planning Commission. He noted the Planning Commission recommended the rejection of the following plans: City of Coatesville Golf Training Facility, Schnatz & Rohrer Landscaping, Inc., and Valley View. There were no comments made.

The fourth item under New Business was the Board of Supervisors to consider releasing funds for Phase I & Phase II of the Suttonwoods Subdivision totaling \$99,808.07 and \$35,397.45 respectively. Manager Rambo noted he has not received the engineer's approval yet.

The next item was the acceptance of the Stonebarn Subdivision roadways. Manager Rambo noted they have the following documents before them with regards to Stonebarn; the required maintenance agreement secured by bond, the bond in place that was reviewed by John E. Good and found to be acceptable, the deed of dedication papers that were reviewed by John E. Good and found to be acceptable, and they also have the legal descriptions that were reviewed by Jim MacCombie that will accompany the deed of dedication and found to be acceptable. The Manager also noted that they still have funds in escrow that they will have to request, once they ask for the funds, Jim MacCombie and John E. Good will look at the final request. They will need to check the appointing of the Old Barn foundation and resolve an issue regarding water running from a neighbor's property that involves the grading of the lot. The final amount is approximately \$50,000 dollars. Vice-Chairman McCaffrey made a motion to accept the Stonebarn Subdivision roadways based on the evaluation by the engineer, the solicitor, and everything being in order. Supervisor Lindborg seconded the motion. Board Members McCaffrey, Lindborg, and Obernier all voted aye.

At this time in the meeting they moved to accept Resolution #11-03, the acceptance of Stonebarn Crossing roadways. Supervisor Lindborg made the motion to adopt Resolution #11-03. Vice-

Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier all voted aye.

The final item under New Business was the Manager is compiling the proposed 2004 Township budgets for distribution to the Board of Supervisors. Manager Rambo noted this is currently being worked on.

Chairman Obernier moved onto New Business from the floor. Joan Thompson asked if there is going to be a meeting to inform the public about the Open Space Referendum. Supervisor Lindborg explained he thought it would be important they educate and inform the public prior to the election and also to let them know what the costs would be. Manager Rambo noted that information went out on the front page of the Newsletter regarding the Open Space Referendum. The Manager will put an advertisement in the Daily Local News that the Supervisors and Planning Commission will hold a question and answer session at their next meetings.

Karen Vollmecke suggested posting it on a sign denoting the meetings. Manager Rambo felt it would be safer to advertise it in the newspaper.

Karen thanked the Board for the donation of the old paper trailer. Chairman Obernier explained that the Board and Manager felt that the old paper trailer would be beneficial to the Vollmecke's and was appreciative of the times they had helped the Township.

Chairman Obernier moved onto New Business from the Board. Vice-Chairman McCaffrey suggested the Manager write a letter to our representative with regards to the upcoming possible gasoline tax. If the tax goes through the township is looking for 25% of that increase.

Chairman Obernier moved onto Public Comments. Pat Edwards expressed the enjoyment she had on Unity Day and noted how she felt everyone there seemed to be having a good time. Chairman Obernier commended the Park and Recreation Board, Manager, and Township employees for a job well done.

Chairman Obernier then moved onto Open Issues. The first Open Issue was the CASD tax audit review and response. Chairman Obernier stated the Manager suggested a resolution to the tax audit review earlier in the meeting.

The last Open Issue was the Cable Franchise review letter. This list is currently being reviewed.

Chairman Obernier moved onto the next item on the agenda regarding the Facility/Park Update. Manager Rambo stated the landscapers are finishing up with the soccer fields. Supervisor Lindborg asked about the slant of the soccer fields. Manager Rambo noted they are graded 2% to allow for drainage. The current interest rate is 1.43%.

The Chairman moved onto the payment of the bills for the General Fund, State Fund, and Solid Waste Fund that totaled \$94,716.27. Supervisor Lindborg motioned to pay the bills and Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier all voted aye in favor of their payment.

Chairman Obernier noted upcoming meetings and events as follows:

- Historic Commission meeting, Monday, October 6, 2003 at 7:30 p.m.
- Municipal Authority meeting, Thursday, October 9, 2003 at 7:30 p.m.
- Parks and Recreation Board meeting, Tuesday, October 14, 2003 at 7:30 p.m.
- Conditional Use Hearing, Janiec Property, Tuesday, October 14, 2003 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, October 16, 2003 at 7:30 p.m.
- Planning Commission meeting, Thursday, October 23, 2003 at 7:30 p.m.
- Trick or Treat, Friday, October 31, 2003, 6:00 p.m. until 8:00 p.m.

With no other business to discuss, Supervisor Lindborg motioned to adjourn the meeting at 8:20 p.m. Vice-Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier all voted aye in favor of adjournment.

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