

Meeting Minutes of September 20, 2007
Board of Supervisors

Chairman McCaffrey called the Board of Supervisors meeting of September 20, 2007 to order at 7:53 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 Chairman Thomas J. McCaffrey Jr. and Supervisor Josef G. Obernier Sr. in attendance. Vice-Chairman Carl S. Lindborg was absent due to work commitments. 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

The Minutes of July 19, 2007, August 2, 2007, August 16, 2007 and September 6, 2007 were tabled until all Board Members are present.

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

Presented by Manager Rambo. There were no comments.

Capital Reserve Fund	\$1,016,384.40	Police Pension Fund.....	\$1,289,954.26
Developer Escrow Fund	\$587,685.06	Public Works Cap. Projects Fund	\$473,506.25
General Fund	\$7,315.99	Solid Waste & Recycling Fund.....	\$107,792.15
Non-Uniform Pension Fund	\$299,250.06	State Liquid Fuel Fund.....	\$158,784.56
Operating Reserve Fund.....	\$2,163.11	Construction Sweep Fund	\$2,919.81

Public Comments (individuals requesting to be on the agenda)

There were no Public Comments.

Correspondence/Communications *Information to act upon*

- 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. There were no comments.
- The Township is in receipt of a list of waiver requests from Jeffrey Burrell, P. E. for the Jelke's Manufacturing Preliminary Land Development Plan. Manager Rambo noted that the Township is awaiting comments from the landscape architect and engineer who are currently reviewing the waiver request. Manager Rambo recommended the BoS table the waiver requests. Supervisor Obernier motioned to table Jelke's waiver request. Chairman McCaffrey seconded the motion. Board Members Obernier and McCaffrey voted aye.
- Peter Shu of 39 Mendenhall Drive has forwarded the Township various pieces of correspondence requesting that Oak trees not be planted at the Valley View Project due to an acute allergy that his wife

has to this specimen of trees. Manager Rambo and Jim MacCombie have been working with the developer on this and the trees that are being suggested are red maples, sugar maples, poplar, and sycamore. Some oaks will be left that are not within 500 feet of Ms. Shu's home. Chairman McCaffrey motioned that they go with the noted alternative trees that are within 500 feet of Ms. Shu's home. Supervisor Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

- The Township is in receipt of a letter from Scott Sandone with regard to a suggested list for the substitution of trees on the approved landscape plan for the Valley View Project. This item was aforementioned.
- The Township is in receipt of the signed Memorandum of Understanding from the CASD with regard to police services for signing. Manager Rambo noted that the Memorandum has been reviewed by the Township's solicitor and found satisfactory. The BoS has had this for review; the school district has signed it. Manager Rambo recommended that the BoS sign the Memorandum. Chairman McCaffrey noted that the idea he had, is that the person who has a problem within the Township's jurisdiction; the ultimate authority is the Township.

Elizabeth Zanowiak, a Township resident asked for an explanation of the Memorandum. Chairman McCaffrey gave a brief explanation.

Barry Parsons, a Township resident asked if the CASD Police were armed and who would be the first responder if an incident should occur. Chief Werner answered that the CASD Police are not armed at this time, but may be in the future and that both the CASD Police and WBTPD would be dispatched at the same time.

Chairman McCaffrey expressed that the WBTPD should not have to address truancy issues just because we happen to have three schools within our Township. Ms. Zanowiak had questions about the Memorandum. Manager Rambo read parts of the Memorandum out loud to the audience noting the purpose of the Memorandum. Discussion ensued. Chairman McCaffrey suggested the BoS hold off voting on the Memorandum until the next meeting so that Ms. Zanowiak has had time to review and comment on it. Ms. Zanowiak didn't feel that was necessary. Supervisor Obernier motioned to adopt the Memorandum of Understanding between WBTPD and CASD that is dated September 5, 2007. Chairman McCaffrey seconded the motion. Board Members Obernier and McCaffrey voted aye.

Correspondence/Communications *Information to Note*

- The Township is in receipt of correspondence from DEP with regard to the Township MS4 Permit and the filing of the extension paperwork. Manager Rambo noted that DEP has extended the current MS4 Permit for another year, while they determine the format for next years permit application and also what DEP needs local government to do in the future. Manager Rambo explained that the MS4 deals with the treatment of stormwater and how it is to be handled. Chairman McCaffrey stated that he is an environmental scientist and hoped that DEP would improve on the program and noted this is one of those unfunded mandates.
- The Township is in receipt of information on an upcoming Stormwater Management Symposium scheduled to take place at Villanova University. Both Manager Rambo and Chairman McCaffrey expressed interest in attending.
- The Township is in receipt of correspondence from the Township Engineer with regard to criteria for doing a traffic study. Manager Rambo noted the Township is going to do traffic studies at a couple of intersections. The Township could rent counters at a cost of \$400 a piece for a month or they could purchase them at a cost of \$895. Manager Rambo recommended that they purchase the counters; they

will pay for themselves within four traffic studies. They will have the assistance of the Township Engineer for signing off on the studies that they perform. Supervisor Obernier motioned to purchase three additional counters similar to the one the Township already owns, with the understanding that it is coming out of the Liquid Fuel Fund. Chairman McCaffrey seconded the motion. Board Members Obernier and McCaffrey voted aye.

Reports of Departments *Month of August*

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

Total hours.....	1,290	Verbal Warnings	16
Miles patrolled	9,161	Written Warnings	3
Accidents	9	Criminal Arrests	19
Warrants	1	Non-Traffic Arrests.....	5
Disturbances	6	Traffic Citations	57
Domestic.....	9	Parking	2
False Alarms.....	13	Grand Total Arrests.....	83
Total complaints	419		
- Public Works Department Report: submitted by Tom Eells and presented by Manager Rambo.

Total man-hours	887.5	Total Equipment hours.....	115
Miles traversed	2,843		

Manager Rambo summarized the work completed throughout the month. There were no comments.
- Buildings/Codes Department Report: presented by Dale Barnett. There were no comments.

Building Permits issued.....	41	CL Fees collected	\$1,125
Permit base fees collected ...	\$12,816.32	Inspections completed	66
Occupancy fees collected	\$500.00	Failed Inspections (FI) paid.....	6
U&O permits issued	6	FI Fees collected.....	\$200.00
U&O permits issued cursory	27	Total fees collected.....	\$14,641.32
Contractor Licenses (CL) issued ...	15		

Supervisor Obernier asked Mr. Barnett about a letter received from Haines & Kibblehouse. Mr. Barnett explained the property the letter is referring to is the Stephen Stott property located across from the chiropractor on Route 322. Manager Rambo noted that the letter is regarding a sketch plan presentation that will be presented to the Planning Commission and then the BoS. Haines & Kibblehouse has an interest in buying the property, restoring the historic house, and using it as their office for their local construction company. Manager Rambo also noted that the Planning Commission will recommend that it go to the Historical Commission.

- Manager Rambo noted he didn't have the Fire Marshall report. There were no comments.
- Wagontown Fire Company Report submitted by Jeff Benach and presented by David Stein. There were no comments.

Fire

Number of calls dispatched into WBT	6
Initial dispatch into WBT	3
Second dispatch into WBT.....	3
Number of calls scratched	0

Medical Assist

Number of calls dispatched into WBT	1
Initial dispatch into WBT	1
Second dispatch into WBT	0

Number of calls scratched0

Mr. Stein noted that the building dedication will be held on September 22, 2007 and also noted that the Wagontown Fire Company has been recognized by the state of Pennsylvania for participating in its Certification Program. Over 35% of their Fire Crew is certified at National levels for Firefighting and Hazardous Materials training.

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

Fire

Number of calls dispatched into WBT 10
 Initial dispatch into WBT 10
 Second dispatch into WBT _
 Number of calls scratched _

Medical Assist

Number of calls dispatched into WBT 31
 Initial dispatch into WBT 30
 Second dispatch into WBT _
 Number of calls scratched 1

Mr. Piersol noted the passing of Jim Connor that he will be missed dearly. Jim was an active member of the Fire Company for the past six years and served as Lieutenant of the Fire Police.

- 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

- Barry Parsons and Hugh Redditt were in attendance to give the report of the Historical Commission noting they are trying to get people to actively participate in the Historical Commission so that they can have a quorum. Mr. Redditt stated that the building at Hide Away Farm is being vandalized. Mr. Redditt also noted the Catania Property Project and that the house will be addressed by the structural engineer. Mr. Redditt stated the Historical Commission needs a place to store their artifacts. Manager Rambo has been looking for display cases. The Historical Commission would like ID’s for when they visit historical locations. They are also requesting a liaison between commissions. Other issues were also discussed that were on the unofficial Historical Commission Minutes; the Historical Commission didn’t have a quorum to keep official minutes.

- There was no one present from the Parks and Recreation Board, Open Space Review Board, or the Planning Commission.

- Municipal Authority Manager Rambo gave the Municipal Authority report. The Municipal Authority is in the process of getting the two necessary easements to modify the sewer system. Supervisor Obernier noted they are discussing not demolishing the old station and build a bigger one next to the original station in front of North Brandywine.

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. Manager Rambo stated he has presented the appraisal to the Henderson’s. The Henderson’s have discussed donating some of the easements rather than selling

them. They discussed what the Henderson's would like to see in the conservation easement documents. Also discussed was the grant application that the Township may be submitting to the County to assist with the procurement of the easements. They are looking at purchasing 110 acres of development rights / conservation easements from them for perpetuity. The Township would have first right of refusal to purchase the farm outright if Henderson's son would ever want to get out of the farming business at the price established by the current appraisal agricultural value of the property. They are willing to be compensated for the easement purchases over a ten-year period, which would allow the Township to pursue other conservation easements or development rights for outright purchase of property with the funds that the Township can bank by not purchasing everything outright at one time. Manager Rambo will discuss the easement with the County. They want the ability to modify the kitchen, fix up the outside, add a building lot, build additional equestrian facilities, create additional pastures, and log periodically. The Township can submit up to \$500,000 to the County. Manager Rambo will meet with the County to see if the Township will be within their guidelines.

- The Township will be advertising the sale of used equipment and vehicles at their meeting of Thursday, October 4, 2007. Manager Rambo noted they have office equipment, a Ford Bronco and one old police vehicle.

Old Business from the Floor

There was no Old Business from the Floor.

Old Business from Board

There was no Old Business from the Board.

Ordinances and Resolutions

There were no Ordinances or Resolutions.

New Business

- Approval of release request #5 in the amount of \$274,449.48 for the All Souls Cemetery Project. The release has been reviewed by the Manager Rambo and Jim MacCombie and found to be in order. Supervisor Obernier made a motion based on the approval of the Manager and Engineer to release request #5 for All Souls Cemetery. Chairman McCaffrey seconded the motion. Board Members Obernier and McCaffrey voted aye.
- Approval of release request #4 for the Public Works Facility. Manager Rambo noted he is removing this until some construction issues are resolved. The BoS concurred to table the release request.
- Signing of the Brandywine YMCA Land Development Plans. Manager Rambo noted that the plan was approved by the BoS and recommended that the BoS sign the plans. The necessary escrows are in place; they are establishing an escrow for public improvements for \$631,361.75 and an inspection escrow for \$24,955.01. Chairman McCaffrey motioned to sign the Brandywine YMCA Land Development Plans. Supervisor Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.
- Final 2008 budget requests are due on the Manager's desk by September 29, 2007. There were no comments.

New Business from the Floor

- Jack Crans from the Old Mill Corrections Gospel Mission noted that the Historical Commission reviewed their barn back in May. Mr. Crans noted that he has volunteers from North Carolina coming next week for one week, to bring the front of the barn down that that was not the original part of the barn

that was recommended by the Historical Commission. They want to keep it historic; they wouldn't put anything in there until the BoS approves what they put in. Manager Rambo noted that Mr. Crans came in to the Township and spoke with Dale Barnett and Manager Rambo who recommended that Mr. Crans come to the BoS meeting tonight because the BoS have the ultimate say based on the recommendations of the Historical Commission. Since he has volunteers that want to do the work for him, it would be an opportune time to get the work done. Chairman McCaffrey noted that the barn is a historic resource and there is an opportunity for the Township to have it preserved and he would like to facilitate that. Supervisor Obernier seconded the motion. Chairman McCaffrey and Supervisor Obernier voted aye. Mr. Crans will come in to see Mr. Barnett regarding the necessary permits.

New Business from the Board

- There was no New Business from the Board.

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

- Elizabeth Zanowiak asked what the issue is regarding the construction of the public works facility. Manager Rambo noted that there is an issue regarding the size of the footers to support the four-foot overhang. The Township has required the engineer that put his seal on the plan to present his calculations to determine what the footers have to be expanded to. Manager Rambo explained the steps that would be taken. Chairman McCaffrey asked who discovered that the footers were not correct. Manager Rambo answered the Codes Officer Dale Barnett. Discussion continued regarding the public works facility.
- Ms. Zanowiak questioned what is going to be done to the old school house. Manager Rambo answered that there is a developer that has committed \$25,000 to the Township for restoration of the building. The intent is to tear down the old offices between the maintenance garage and the original schoolhouse. To add on a green room to the schoolhouse to provide bathroom facilities and amenities as required by law and create a community center for people to utilize. Eventually, the same façade that is on the new Township building will be put on the old maintenance garage so that it looks like one complex. The old school house is currently being used by the Boy Scouts and the Girl Scouts for their weekly meetings.
- Karen Vollemecke asked the time frame for planting the required buffering for Valley View. Manager Rambo explained that their landscaper is ready to begin planting as soon as they have the revised list of approved trees from the Township. Discussions ensued regarding having to swap out the oak trees with another species because of an allergy a resident has in Valley View. This topic was discussed at the September 6, 2007 BoS meeting.
- Chairman McCaffrey stated he didn't think there is enough buffering between residential and agricultural and Supervisor Obernier agreed. Dialog continued regarding buffers and waivers given. Chairman McCaffrey would like to review buffering requirements for agricultural properties and ask John Snook from the Brandywine Conservancy how much buffer they can add.
- Karen Vollemecke commented about a neighbor that put a fence up 6 inches from the property line and that now she has to maintain the weeds on her side of the fence.
- Ms. Zanowiak asked if something is going to be done about the tree worms around the Township. Manager Rambo noted the County determines when they would spray for the worms. Ms. Zanowiak also noted an area on Monacy Road near Route 82 stating that the cars speed around the turn. Ms. Zanowiak noted another area on the corner of Baker Road and Monacy, that a bush obstructs her view. Manager Rambo noted the Township would send him a letter stating that he has to maintain it so that it doesn't obstruct site distance.

Open Issues Before the Township

- The Township has forwarded its Signal Specifications to Caln Township for review. There were no comments.
- 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. Supervisor Obernier requested another copy of the manual.
- The Township continues to review information with regard to the State Turnback Program. There were no comments.

General Obligation Note (Adjustable Rate Loan based on Harrisburg Bond for the Facility/Park Construction) Interest rate for the week is 4.12 %. Manager Rambo will call and ask them why the Township's rate went up, while the interest rates went down.

Review and Payment of the bills.

Manager Rambo noted the General Fund bills total \$84,393, included in this amount is the second contribution to the fire companies, yearly contribution to the Coatesville Library, reimbursement of workman's compensation to the various township's where the fire companies are located. The Solid Waste bills total \$33,683.01. Chairman McCaffrey noted he reviewed the bills and found them in order. Supervisor Obernier noted he also reviewed the invoices, found them in order and motioned to pay the bills. Chairman McCaffrey seconded the motion. Board Members 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 9:36 p.m. Chairman McCaffrey seconded the motion. Board Members Obernier and McCaffrey voted aye.

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