

Meeting Minutes of April 19, 2007
Board of Supervisors

Chairman McCaffrey called the Board of Supervisors Meeting of April 19, 2007 to order at 7:32 p.m. Those who desired stood to Pledge the Allegiance to the flag. There was a moment of silence for Virginia Tech. Roll call of the Board of Supervisors (BoS) by the Township Manager noted Chairman Thomas J. McCaffrey Jr., Vice-Chairman Carl S. Lindborg and Supervisor Josef G. Obernier Sr. in attendance. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr. [Twp. Mgr./Sec./Treas.], Walter Werner [Chief of Police], and Thomas Eells [Director of Public Works].

Acceptance of Minutes from Previous Meetings

March 15, 2007 and April 5, 2007. The minutes were tabled; they have not been distributed yet for review.

Treasurer's Report *Month ending March*

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

Construction Sweep Fund	\$18,899.51	Operating Reserve Fund	\$2,115.06
Capital Reserve Fund	\$1,072,314.94	Police Pension Fund.....	\$1,273,751.52
Developer Escrow Fund	\$656,224.27	Public Works Cap. Projects Fund	\$654,872.67
General Fund	\$58,199.81	Solid Waste & Recycling Fund.....	\$229,962.47
Non-Uniform Pension Fund	\$293,991.31	State Liquid Fuel Fund.....	\$10,569.44

Correspondence/Communications *Information to act upon*

The Township is in receipt of a waiver request from K & W Engineers with regard to plan sheet size for the submission of plans to the Township. Manager Rambo stated they are requesting to utilize a 32" X 40" sheet, which is acceptable by the County for recording, rather than a 24" X 30" as in the ordinance. Supervisor Obernier motioned to accept the waiver request. Vice-Chairman Lindborg seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

Pattie Barry has forwarded the Township her resume and an email requesting to be considered for the Township's Parks and Recreation Board vacancy. The BoS would like to meet with Ms. Barry prior to their next meeting.

The Chester County Solid Waste Authority has forwarded the Township correspondence requesting information from the Township as to its continued participation on the P & M Contract. Manager Rambo recommended signing the P & M Contract. Vice-Chairman Lindborg motioned to sign the P &

M Contract based on the Manager’s recommendation. Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey and Obernier voted aye.

The Mendenhall Homeowners Association is requesting the Township to review and provide a response with regard to some proposed amendments to their by-laws. Manager Rambo recommended that the BoS review the document and provide him with feedback. The original documents will be pulled out and given to the BoS as well.

Correspondence/Communications *Information to Note*

The Township is in receipt of correspondence from the County Agricultural Land Preservation Board with regard to the Township’s 2007 ASA records. Manager Rambo noted that copies of this correspondence have been forwarded to the ASA Board. This should be completed by June 15, 2007. A meeting will be scheduled with the ASA Board by the end of May 2007.

The County Assessment Office has forwarded the Township notification that parcel 29-07-0128 has received exempt status starting in 2007. Manager Rambo noted this property was obtained from Bryant in September, located along Pratts Dam, which will someday allow them to relocate the road if required. Notice was also received of lien from the County; it appears that Mr. Bryant didn’t pay last year’s taxes on the parcel. Manager Rambo will contact Mr. Bryant’s attorney to get the issue resolved.

Reports of Departments *Month of March*

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

Total hours.....	1,039	Fatalities.....	0
Miles patrolled	7,812	Domestics.....	6
Complaints	413	Criminal arrest.....	15
Accidents.....	16	Non-traffic arrest.....	4
Injuries.....	0	Traffic arrests	93
- Public Works Department Report, presented by Tom Eells.

Total man-hours	776	Total Equipment hours	60
Miles traversed	3,464	Fuel gallons	1,234.9

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

Building Permits issued.....	44	CL Fees collected	\$3,425.00
Permit base fees collected ..	\$54,100.60	Inspections completed	35
Occupancy fees collected	\$1,520.00	Failed Inspections (FI) paid.....	5
U&O permits issued	3	FI Fees collected.....	\$40.00
U&O permits issued cursory	12	Total fees collected.....	\$59,085.60
Contractor Licenses (CL) issued...	47		
- Fire Marshall Report was submitted by Paul Gainor and presented by Manager Rambo. There were no comments.

Permit inspections done	43	Hours on Permits	20
Other type inspections done	2	Hours on Ins/Complaints/Violations	10
Code violations/Complaints	5	Hours on patrol.....	3
- Wagontown Fire Company Report presented by Jeff Benach. There were no comments.

Total calls dispatched into WBT	4
Calls responded to into WBT	4
Number of calls scratched	0

- Martin’s Corner Fire Company Report for the month of March presented by Manager Rambo.
Total calls dispatched into WBT 3
- East Brandywine Fire Company Report presented by Scott Piersol. There were no comments.
Fire calls dispatched into WBT 14
Medical Assist calls dispatched into WBT 34
Calls responded to into WBT 46
Number of calls scratched 2

Chairman McCaffrey expressed appreciation for the attendance by the Fire Company’s at the BoS meetings to give their reports.

Supervisor Obernier asked if all three Fire Companies are using the new report. Manager Rambo answered through March the Township has received reports on the new form with the exception of Martin’s Corner, they are still using the old report. Manager Rambo will write Martin’s Corner Fire Company a letter requesting that they put their report on the new form.

Reports of Organizations, Boards and Commissions

Barry Parsons was present from the Historical Commission to give their report, he noted that demolition work is being done at Spring Hill Farms. John Cassels questioned where Spring Hill Farms is located. It was noted that it is located east of N. Manor Road at the Township line.

Mark Hartnett gave the report of the Parks and Recreation Board noting that their Board is currently working on Community Day that will be held on May 5, 2007. There were no comments.

Anita Ferenz was present to give the Planning Commission report. There was discussion regarding the open space that is going to be donated to the Township by Apple Cross and their recharge basins, noting that the infiltration part must be underground. Chairman McCaffrey would like to ask Jim MacCombie what can and cannot be done once the basins are there and the project is complete. Maybe the outfall should be located somewhere else so that it makes the ground more usable.

John Cassels gave the report for the Open Space Review Board. Chairman McCaffrey asked if the Open Space Review Board would review and comment on the purchase of the old Conti property. John Cassels noted that property purchase is noted in the OSPPP as one of the short-term recommendations for consideration. Chairman McCaffrey stated that the OSPPP is open for revision, further thought, and input. The BoS was in agreement that any ordinance that is put in place that adds restrictions on people’s lives, they would like as little restriction as possible. If it were too overpowering, then the BoS would like to change it.

Municipal Authority Manager Rambo gave the report of the Municipal Authority noting that they are approaching individuals on Monacy Manor for the final easements so that the sewer piping can be relocated. It is anticipated to obtain the final easements by the end of April.

Adjournment from Township Meeting was at 8:07

Opening of Public Hearing was at 8:08

Ordinance No. 07-02; consideration of the Open Space Priorities Plan. Manager Rambo read Ordinance No. 07-02 out loud. This Ordinance includes the plan prepared by the Open Space Review Board consisting of 22 pages of verbiage, maps, charts, and graphs. Chairman McCaffrey stated this is a living

document that the BoS intends to be a basic starting point. Supervisor Obernier questioned if the edits he had were made. Manager Rambo answered that those two sentences were totally deleted; it talked about having to sell the property two years afterwards, now the Township doesn't have to resell the property. John Cassels noted that the section regarding the two-year requirement was deleted. Supervisor Obernier stated that was what he was referring to, but it seems to have changed. Manager Rambo noted that the verbiage was totally dropped. John Cassels noted page 19, which talks about having support of the Township Manager while they facilitated meetings with respective owners, it now says the Township Manager will be in attendance and work on behalf of the BoS. Manager Rambo pointed out that it was page 18 that was changed. Supervisor Obernier was okay with the changes that were made. Chairman McCaffrey asked if there were any other comments for the hearing. There were none. Chairman McCaffrey then adjourned the hearing for Ordinance No. 07-02.

Adjournment from Public Hearing was at 8:12 p.m.

Re-Opening of Township Meeting was at 8:13 p.m.

Old Business

Final discussions on Ordinance No. 07-02: Open Space Priorities Plan (OSPPP). There were no comments.

Scouts from the Hibernia Troop 116 performed their yearly highway clean up of Township roads on Saturday, April 14, 2007. Supervisor Obernier asked when Troop 51 was going to be doing their cleanup. Manager Rambo didn't know the date yet.

Old Business from the Floor

There was no Old Business from the Floor.

Old Business from the Board

There was no Old Business from the Board.

Ordinances and Resolutions

Ordinance No. 07-02: Open Space priorities Plan adoption consideration. Vice-Chairman Lindborg motioned to adopt Ordinance No. 07-02. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

New Business

The Township Manager has advertised the proposed changes to the Open Space Design Option as Ordinance No. 07-01, for a May 17, 2007 hearing and adoption consideration. This is regarding the modifications that they have been working on with John Snook and Jim MacCombie. A copy was given to the BoS at their April 5, 2007 meeting. This is currently being reviewed at the Chester County Planning Commission. Ordinance No. 07-01 has also been sent to the Daily Local News for advertising. Chairman McCaffrey would like ample time for consideration regarding what the County says prior to the BoS voting on it.

The Manager has advertised Ordinance No. 07-03, adoption of Technical Specifications for Traffic Control Signalization, for a May 3, 2007 public hearing and adoption consideration. There were no comments.

Initial discussion on a proposed change to the zoning ordinance with regard to the requirement of a Conditional Use Hearing for a single family dwelling to hook up to public water outside of the over-lay

district. Manager Rambo noted that the Township's current Zoning Ordinance requires an individual to go through conditional use process to hook up to public water if they are not within the water over-lay district. This pertains to existing single-family lots, it doesn't make sense to put them through the hearing process if the water line is in the property they purchased and they elect to connect to it to build one home. The BoS was in concurrence with the change. Manager Rambo will write to the County for their approval.

Discuss the purchase of a new truck to replace the 1995 Bronco utilized by the Public Works Director. Manager Rambo noted the purchase would be through the state contract and would come out of the reserve money. Money that was pledged by a developer to purchase a pickup will go back into the capital reserves. Chairman McCaffrey asked if the Township were following their plan for the replacement of vehicles, that the vehicles are not to be replaced all at one time, this would be spread out over a period of time. The pick up truck with a plow would cost \$35,000. This will also be used to spread salt brine. Chairman McCaffrey asked if the Public Works needs another truck. Tom Eells answered yes; they need another small plow truck to go down the streets with the cul-de-sacs. Chairman McCaffrey didn't feel this vehicle was part of the purchase plan; this was to provide transportation and carry signs, etc. The purchase of a pick up truck may not be appropriate to drive to and from home; it is not a commuting type of vehicle. Tom Eells explained that a pick up truck would be better suited for his needs. This is money that the Township already has. This is on a state contract so a bid is not necessary. Vice-Chairman Lindborg motioned to purchase the pick up truck for the Public Works Director. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey 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

A resident, Barry Parsons, expressed the importance of a purchase plan. Supervisor Obernier noted that Manager Rambo and this BoS is especially good, they have hardly ever had a tax increase. Tom Eells stated that they do have a vehicle replacement schedule which is followed fairly vigorously. Chairman McCaffrey noted that this vehicle was not on the plan and that is why he brought it up. The Bronco that is being replaced with a pick up truck is a 1995. The BoS thanked the resident for his comment.

Open Issues Before the Township

The Township continues to seek volunteers to serve on the Building Appeals Board and the Parks and Recreation Board. Vice-Chairman Lindborg will get a resume from an interested individual that he knows. The BoS will meet with the person that is interested in the Parks and Recreation Board prior to their next meeting. When they are appointed all the Boards, Committees, and Commissions will then be filled and there will be no vacancies.

The Township has received information from Caln Township with regard to the traffic signal at the hospital/school entrance and it is under review by Township representatives. There were no comments.

The Township is in receipt of correspondence from Stan Stubbe with regard to suggested amendments and modifications to the Township's Lighting Ordinances. Supervisor Obernier stated the BoS could discuss this when they are all at the PSATS convention that will be held the following week.

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 a copy of what was done up until now.

General Obligation Note (Adjustable Rate Loan based on Harrisburg Bond for the Facility/Park Construction) Interest rate for the week is 4.05 %. There were no comments.

Review and Payment of the bills.

Review and Payment of the General Fund, Solid Waste Bills, and Liquid Fuel Fund Bills. Vice-Chairman Lindborg noted he reviewed the bills and invoices, found them satisfactory and motioned to pay them. 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.

Tom Eells noted that the Public Works Department needs extra help during the summer. Manager Rambo will advertise for summer help.

Adjournment

There being no further business before the Board, Vice-Chairman Lindborg motioned to adjourn the meeting at 8:38 p.m. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

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