

Meeting Minutes of November 1, 2007
Board of Supervisors

Vice-Chairman Lindborg called the Board of Supervisors Meeting of November 1, 2007 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 Manager Rambo noted Vice-Chairman Carl S. Lindborg and Supervisor Josef G. Obernier, Sr. in attendance. Chairman Thomas J. McCaffrey arrived at 7:47 pm. 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].

Appointment of Part-Time Police Officers

The Board of Supervisors to appoint the following individuals as part-time police officers: Patrick Ely, Phillip Mollichella, and David Edwards. Vice-Chairman Lindborg swore in the three police officers and the BoS and Manager extended congratulations.

Acceptance of Minutes from Previous Meetings

October 4, 2007 and October 18, 2007. There was no action taken on the minutes.

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 preparing them in ordinance format for advertisement. Vice-Chairman Lindborg was hopeful that they would address the Open Space Design Option at the next meeting.

The Township is in receipt of a signature page for signing from the Pennsylvania Department of General Services for participation in the Federal Surplus Program by the Police Department. Vice-Chairman Lindborg signed the necessary document.

The Harlan Corporation has forwarded the Township a 90-day letter of extension for Dr. Eck's Brandywine Manor Preliminary Subdivision Plan. The Harlan Corporation is currently addressing the engineer's comments. Supervisor Obernier motioned to accept the 90-day letter of extension for the Brandywine Manor Preliminary Subdivision Plan. Vice-Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

Manager Rambo read a letter he received from John Good, Esquire, out loud regarding if the BoS is able to reject granting an extension of time.

Magothy Investment Partners, Inc. has forwarded the Township a letter of extension until December 21, 2007 for their Preliminary Culbertson Village Commercial Plan. The engineer is currently reviewing

their plan. Supervisor Obernier motioned to accept the 90-day letter of extension for the Magothy Investment Partners until December 21, 2007 for their Preliminary Culbertson Village Commercial Plan. Vice-Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

Beaver Creek Realty Associates, Inc. has forwarded the Township a letter of extension until December 21, 2007 for their Beaver Creek Preliminary Subdivision Plan. Beaver Creek Realty is currently addressing the engineer's comments. Supervisor Obernier motioned to accept the 90-day letter of extension for the Beaver Creek Realty Associates until December 21, 2007. Vice-Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

GenTerra (Mae's tract off of Highspire Road) has forwarded the Township a letter of extension until February 7, 2008 for their Brandywine Meadows Preliminary Subdivision Plan. Manager Rambo noted they have a lengthy review letter from the engineer. Supervisor Obernier motioned to accept GenTerra's letter of extension until February 7, 2008. Vice-Chairman Lindborg seconded the motion. Board Members Obernier and Lindborg voted aye.

Correspondence/Communications *Information to Note*

The Pennsylvania Department of Transportation, Bureau of Municipal Services, has forwarded information with regard to the estimated 2008 Liquid Fuel and Turnback Funds for the Township. Manager Rambo noted the Township will receive an estimated \$180,910.72 for liquid fuel funds and \$6,040.00 for turnback funds in 2008.

Sadsbury Township has forwarded the Township an invitation to their Open House and Ribbon Cutting Ceremony for their new facility on Friday, November 9, 2007 from 4:00 p.m. to 7:00 p.m. Manager Rambo will try to attend.

DEP has forwarded the Township acknowledgement that its existing MS4 Permit, PA1130544 has been extended until March 9, 2009. Manager Rambo explained that this is regarding the stormwater permit.

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. Manager Rambo noted this would be finalized after the Township finds out if awarded a grant that is being submitted tomorrow. The Township should find out if awarded the grant in January 2008.

The Manager is finalizing the proposed 2008 budget for distribution to the Board. Manager Rambo noted this would be finished within the next week.

The Board of Supervisors is in receipt of proposed updates to the Township's Police Policy and Personnel Manual for review and adoption consideration. Manager Rambo noted the BoS has been given a copy and requested comments from the Board. This will be added to the next BoS meeting for consideration.

Old Business from the Floor

Ed Barr had questions about the Henderson property and public participation. Vice-Chairman Lindborg explained that the Township is trying to get a conservation easement to preserve the property as it is. Manager Rambo noted the Township did have a hearing when they established the Open Space Review Board and set forth what they were required to do. There were numerous meetings where they presented their findings to the BoS. The Open Space Review Board holds an open meeting the second Thursday of each month at 7:00 p.m. At this time it was noted that Chairman McCaffrey arrived at the meeting.

Mr. Barr voiced concern regarding how having a trail around the perimeter of the Henderson's property would impact his abutting property. Chairman McCaffrey explained that they are trying to get all the options they can get. If the Township can get a person that wants to donate a conservation easement on a critical piece of property, that would be a plus for everyone. If the Township gets certain things worked into the easement, it doesn't mean that they will be implemented right away. Vice-Chairman Lindborg acknowledged this is an open process for anyone that has questions or would like to voice their concerns and comments.

Old Business from the Board

There was no Old Business from the Board.

Ordinances and Resolutions

Resolution #18-07: submission of an application to PECO for funding under their Green Region Grant Program. Manager Rambo noted this resolution states that the Township will have \$6,750 for its match toward the grant. Supervisor Obernier asked for an explanation of the Green Region Grant. Manager Rambo explained that at the last BoS meeting John Cassels brought up this grant with the thought of pursuing the creek bed at Icedale and noted that the Fish Commission has a program called Adopt A Stream. The Open Space Review Board is looking into adopting that part of the stream. The intension is to improve the parking area, create a trail into the stream area, build a platform to walk out on to look over the meadow and bird areas, and turn the stream area into a more natural area for fish habitat and birds. Chairman McCaffrey stated that John Cassels noted that there was only a short amount of time to submit the grant. Vice-Chairman Lindborg motioned to pass Resolution #18-07. Chairman McCaffrey seconded the motion. Board Members Lindborg and McCaffrey voted aye. Supervisor Obernier did not cast a vote.

New Business

The Manager has prepared the Local Services Tax Ordinance No. 07-06 (formerly known as the Emergency and Municipal Services Tax) for advertisement and adoption consideration. Manager Rambo noted this will be duly advertised in the Daily Local Newspaper and up for adoption the first meeting in December. This amends the current Emergency Municipal Services Tax and also establishes a \$12,000 minimum that you must earn before it impacts you.

The Township has submitted a grant application to the County in the amount of \$500,000.00 for the purchase of Conservation Easements from the Henderson's. Chairman McCaffrey explained that all the grants and open space the Township is seeking encompass some sort of money from outside the community. The open space tax is what is providing the seed money so that the Township can get matching money from the County as well as get money from the state. If you don't have seed money, you can't play the game, with the seed money we are able to bring more back into the community.

Release request #4 for the construction of the Township's Public Works Facility in the amount of \$153,443.00. Manager Rambo noted this was reviewed by the architect and Township Manager and found satisfactory for its release. Vice-Chairman Lindborg motioned to approve the release request for \$153,443.00 based on the Manager's recommendation. Supervisor Obernier seconded the motion based on the Manager's comments. Board Members Lindborg, Obernier and McCaffrey voted aye.

Department heads are reminded that newsletter articles are due by November 9th for the winter edition. There were no comments.

Adam Brower of E. B. Walsh & Associates is in attendance to present the Board with a sketch plan for the Castaldi's 68.6 acre tract located on the southeast side of Beaver Creek Road. Adam Brower is the project engineer for the Castaldi's. Mr. Brower stated they looked into several scenarios, the by-right option as well as the open space option. The Castaldi's did not favor the by-right plan and how things were packed and filling up the whole tract. Under the open space option they would have 36 lots. With the additional possible bonuses you can get with additional open space acreage there would be 40 lots roughly ½ acre in size. Vice-Chairman Lindborg would like to see the by-right plan. Mr. Brower explained that their disposal area would be subsurface. Chairman McCaffrey stated that the disposal would have to be something that the Municipal Authority would not mind taking over. None of the disposal facilities can be operated by private entities. Mr. Brower asked about on-lot sewer systems. Chairman McCaffrey explained that they are ranked and the first choice would be a sub surface system and if you can't do that for some reason you would move to the next rank. Supervisor Obernier asked Mr. Brower if they intended on removing any of the wooded area. Mr. Brower answered no. The Castaldi's didn't want to sell their land out right and have no control over how it is being developed. Discussion ensued regarding by-right, clustering, and open space option. The Board would like Mr. Brower present a good quality by-right plan. The BoS will work with Mr. Brower so that he can come up with a design that would work with everyone including the current owners.

The Township has received its new traffic counting equipment and will be commencing studies at the intersections of Manor Road/East Reeceville Road/Cedar Knoll Road and Reeceville Road/East Reeceville Road. Manager Rambo noted that Tom Eells would be setting up the counters to perform the study.

New Business from the Floor

There was no New Business from the Floor.

New Business from the Board

Manager Rambo noted the road closure on Route 82 that will take place on November 3rd.

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

Jesse Edwards asked if the Township heard anything about the grant that was submitted for the purchase of the City of Coatesville's Conti property. Chairman McCaffrey answered that the Township is still waiting to see if we get the grant award from the state.

Chairman McCaffrey noted that the Halloween Parade went very well with a good turnout of people. He felt there should be more prizes. Chairman McCaffrey picked the winners along with others; it was a joint effort. The people on the Parks and Recreation Board are doing a terrific job. Vice-Chairman Lindborg also applauded the Parks and Recreation Board for their events this year noting they had movies, bus trips, concerts, Community Day, Easter Egg Hunt, and the first Halloween parade.

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. Manager Rambo would like the BoS to comment so it could be adopted by the end of the year.

The Township continues to review information with regard to the State Turnback Program. There were no comments.

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

The interest rate for the week is 3.78 %. Chairman McCaffrey expressed that this is a wonderful way to pay for the facility/park; the interest rate has been very low.

Review and Payment of the bills.

Manager Rambo noted the Solid Waste Bills total \$1,493.47. The General Fund bills total \$200,932.08 of which, invoices for \$153,443, \$6,000, and \$482.77 are construction costs for the new garage facility. Vice-Chairman Lindborg noted he reviewed the bills, found them satisfactory, and motioned to pay them. Supervisor Obernier noted he also reviewed the bills and seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye in favor to pay the bills.

Upcoming Meetings/Events

Chairman McCaffrey noted the upcoming meeting and events noting that the Municipal Authority meeting has been changed to November 15th at 6:30 p.m. This was changed because of the County Convention.

Adjournment

There being no further business before the Board, Vice-Chairman Lindborg motioned to adjourn the meeting at 8:37 p.m. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

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