

EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, December 2, 2004
7:30 AM

Those in Attendance:

David A. Kirkner, Chairman
Jay G. Fischer, Vice-Chairman
Hudson L. Voltz, Member
Scott T. Piersol, Township Manager
Matthew T. VanLew, Roadmaster
Mary Beth Smedley, Secretary/Treasurer

The Board of Supervisors met in Work Session on Thursday, December 2, 2004.

Opening of Meeting

Chairman Kirkner opened the Meeting at 7:30 A.M.

Public Comment for Non-Agenda Items

Chairman Kirkner asked if there were any comments on non-agenda items. There were none.

Treasurers Report – Continued from November 17, 2004

Vice-Chairman Fischer made a motion to approve check #8466, a medical reimbursement check for Chairman Kirkner. Mr. Voltz seconded the motion, with both voting Aye. Chairman Kirkner abstained from voting.

Hide-A-Way Farms Cluster Option II

The subdivision consists of approximately 294 acres. The site is located in the northwest end of the Township and abuts West Brandywine and Wallace Townships. The site fronts on Little Washington Road. Site access is proposed via one entrance on Little Washington Road and two road connections in West Brandywine Township. The Marshall Creek Farm subdivision adjoins the site to the north and east.

The site is zoned R-2 and is proposed to be developed with 151 residential lots with 30,000 SF minimum lot area. An internal road system of approximately 17,500 L.F. is proposed to access the lots. Open space areas are proposed in five locations.

Withdrawal of Conventional Plan

In a letter dated November 29, 2009, Wilkinson Builders formally withdrew the application for the Hide-A-Way Farms Conventional Plan option.

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Trail System

Mr. Jerrold McCarron from Wilkinson Builders stated that Mr. Rountree has been working with Township Engineer Al Giannantonio to determine if the trail system throughout the Hide-A-Way Farms Development could be constructed for a more affordable price than the estimate given by Technivate. At Mr. Giannantonio's request, the applicant provided a cost estimate for the trail system from Lyons and Hohl. Lyons and Hohl submitted a bid to install the 4' and 6' pedestrian trail. Their price is \$62,255 for the 4' trail and \$271,001 for the 6' trail. Additional costs include the 10' overlay of Special School Road and the two bridges crossing the wetlands. This price does not include prep work, only the cost for stone and asphalt. At last evening's Planning Commission meeting it was determined that the cost for constructing the trail system exceeds the \$300,000 required fee-in-lieu of open space. Wilkinson Builders has agreed to construct and entirely finance the trail system throughout the development. The Planning Commission felt that the applicant will have met their fee-in-lieu of open space obligation if they construct the trail as shown on the plans.

Mr. McCarron stated that he has also been working on obtaining a price to construct the trail from Charlestown Paving; at this point they could not commit to a price. Although it appears that the trail will cost more than \$300,000 to construct, the applicant has agreed to pay the difference if the actual trail construction costs less than that. Other than a few DEP permits, this is the only outstanding issue. Mr. McCarron asked the Board of Supervisors for conditional final plan approval pending approval of the DEP permits and a resolution of the trail system and fee-in-lieu of open space.

Vice-Chairman Fischer asked why the trail was 10' wide on Special School Road. It was agreed that unless there is a compelling reason to have the trail be 10' wide, it should be reduced to 6'. It was suggested that possibly the Brandywine Trout Club would use the trail, but Mr. McCarron said they access the property through the West Brandywine Township portion of the development. It was agreed that the emergency access to Aspen Drive could possibly be used as a future trail interconnection to that development.

Vice-Chairman Fischer made a motion to grant final plan approval for the Hide-A-Way Farms Cluster Option II plan contingent upon the applicant paying \$105,000 for off-site traffic improvements, resolution of the trail system and fee in lieu of open space issue that is satisfactory to the Board of Supervisors, and resolution of all outstanding items in the October 4th Yerkes review letter. Mr. Voltz seconded the motion, with all voting Aye.

Resolution 04-20 – Dedication of Montpelier Drive and Tarrytown Lane in Phase II of the Hopewell Subdivision

Mr. Stephen Gallo from Rouse/Chamberlin Homes stating that the outstanding issue regarding ownership of the ultimate right-of-way on Hopewell Road is nearly resolved. PADOT has conditionally approved the right-of-way plans. PADOT has asked for a plan showing the difference between the legal and ultimate right-of-way. This should be delivered to their office today. Once the plan is accepted by PADOT it will be recorded.

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Mr. Gallo has agreed to pay East Brandywine Township the amount of money that the Township would have received in State Liquid Fuels money in 2005 if the road had been dedicated by October, 2004.

Vice-Chairman Fischer asked when the retention pond between Phase I and Phase II would be converted. This retention pond is still in the construction phase and will be converted next spring.

Vice-Chairman Fischer made a motion to adopt Resolution 04-20 subject to PADOT's agreement to accept the ultimate right-of-way. Mr. Voltz seconded the motion, with all voting Aye.

Tischler Property

Mr. Piersol reported that the settlements for the two Tischler properties were scheduled for Thursday, December 16th at 11:00 A.M. Mr. Piersol requested that the Board of Supervisors authorize him to sign all documents on behalf of the Township related to the settlements. At last evening's Planning Commission meeting, the trail connection between the Tischler property and the DeCovny property was discussed. The applicant for the DeCovny parcel was informed that placement of their trail system needs to be coordinated so it matches up with the trail on the Tischler property.

Vice-Chairman Fischer made a motion to authorize Scott T. Piersol to appear at the Tischler settlement and execute all documents on behalf of East Brandywine Township. Mr. Voltz seconded the motion, with all voting Aye.

Tax Collection Issues

Tax Collector, Mrs. Patti Piersol, gave the following report on the Real Estate Tax Report and the Refuse and Removal Fees.

Real Estate

Mrs. Piersol reported that past due real estate tax letters were sent to one hundred and thirty nine property owners on October 2, 2004. To date, fifty five residents have paid and two others have agreed to pay by December 15th.

There are still eighty four property owners who have not paid real estate taxes for a total of \$17,944.09.

Refuse and Recycling

Mrs. Piersol sent two hundred and forty nine delinquent refuse and recycling letters on November 11, 2004. To date, forty two property owners have paid, for a total of \$7,709.60; 27 other residents have agreed to pay their outstanding bills. There is still \$49,338.03 owed, not including interest.

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There has been some confusion about Mt. Idy residents paying tax bills since the Township does not always receive notification when residents move in and out. Mrs. Piersol is trying to resolve this issue.

Berkheimer Proposal

Mr. Piersol discussed H.A. Berkheimer’s proposal for billing real estate taxes, refuse and removal fees and a possible Fire Hydrant Tax. The proposal includes costs and a scope of services. Contracting with Berkheimer would allow the Township to generate one bill, which would mean a savings in postage. In addition Berkheimer would generate quarterly reports for the Tax Collector. Mrs. Piersol would continue to send late notices to residents; filing municipal claims would be the responsibility of the Tax Collector and the Township Solicitor. After review of the proposal, Mr. Voltz made a motion to contract with H.A. Berkheimer to collect real estate taxes, refuse and removal fees, and the Fire Hydrant Tax, and to review the reimbursement to the Tax Collector. Vice-Chairman Fischer seconded the motion, with all voting Aye.

Budget Workshop

The Board of Supervisors will meet on Monday, December 6, 2004 at 7:30 P.M. to discuss the 2005 Budget.

Mr. Fischer left the meeting at 8:40 P.M.

The Board of Supervisors adjourned the meeting to meet with the Pension Committee.

The Board of Supervisors reconvened their meeting at 8:55 A.M.

Bid Results – 2005 Trash Contract

Mr. Piersol reviewed the bid results with the Board of Supervisors.

Contractor:	<u>Solid Waste Services, Inc. (d/b/a J.P. Mascaro & Sons)</u>			
Option 1				
<u>Year #1</u>	<u>Year #2</u>	<u>Year #3</u>	<u>Year #4</u>	<u>Year #5</u>
\$554,520.00	\$561,840.00	\$575,556.00	\$590,292.00	\$608,412.00
Option 2				
<u>Year #1</u>	<u>Year #2</u>	<u>Year #3</u>	<u>Year #4</u>	<u>Year #5</u>
\$554,520.00	\$561,840.00	\$575,556.00	\$590,292.00	\$608,412.00
	Proposed collection day(s):		Tuesday/Wednesday or Wednesday/ Thursday	

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Contractor:	<u>Waste Management of PA</u>			
Option 1				
<u>Year #1</u>	<u>Year #2</u>	<u>Year #3</u>	<u>Year #4</u>	<u>Year #5</u>
\$495,000.00	\$509,784.00	\$525,096.00	NO BID	NO BID
Option 2				
<u>Year #1</u>	<u>Year #2</u>	<u>Year #3</u>	<u>Year #4</u>	<u>Year #5</u>
\$510,840.00	\$526,152.00	\$541,992.00	NO BID	NO BID
Proposed collection day(s):				
Monday/Tuesday or Thursday/F				

Contractor:	<u>A.J. Blosenski, Inc.</u>			
Option 1				
<u>Year #1</u>	<u>Year #2</u>	<u>Year #3</u>	<u>Year #4</u>	<u>Year #5</u>
\$258,720.00	\$265,188.00	\$271,817.00	\$278,612.00	\$285,578.00
Option 2				
<u>Year #1</u>	<u>Year #2</u>	<u>Year #3</u>	<u>Year #4</u>	<u>Year #5</u>
\$243,672.00	\$249,764.00	\$256,808.00	\$262,408.00	\$268,968.00
Proposed collection day(s):				
Tuesday				

Mr. Piersol will be meeting this afternoon to review the Blosenski proposal with Anthony Blosenski. Mr. Voltz made a motion to conditionally award the Refuse and Recycling contact to A. J. Blosenski, Inc. pending review of the bid documents. Chairman Kirkner seconded the motion, with both voting Aye. The final bid award will take place at the December 15, 2004 Board of Supervisors meeting.

Draft of Emergency Services Resolution – Medic 93 and Minquas ALS

Mr. Piersol provided a draft resolution of the “Designation of Emergency Providers for East Brandywine Township” for the Board of Supervisors to review. This Resolution designates who will provide fire protection, ambulance services, Advanced Life Support Services, rescue services, and police protection in East Brandywine Township and who will be responsible to designate the areas to be served by all of the emergency providers. This Resolution will be considered for adoption at the December 15, 2004 Board of Supervisors meeting.

Proposed Fire Hydrant Tax Ordinance

Mr. Piersol reviewed a proposed Ordinance that would assess the cost of fire protection by imposing an assessment on all properties within 780 feet of any fire hydrant based on the assessed valuation of the property. He stated that many insurance companies, although not all, offer a discount for properties located within 780 feet of a fire hydrant. Mr. Voltz made motion to advertise the proposed Fire Hydrant Tax Ordinance. Vice-Chairman Kirkner seconded the motion, with all voting Aye.

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Upper Uwchlan Township – Request Support for Dorlan’s Mill Historic District

Mr. Piersol recently attended a meeting in Upper Uwchlan Township to discuss their plans to create an Historic District on a nineteen acre parcel that would include the Shyrock Brothers Mill, part of which dates back to the 1700’s, the Pearson residence, and the Walker property at 1199 Hopewell Road in East Brandywine Township. Mr. Robert Wise from Wise Preservation of Paoli is working with representatives of Upper Uwchlan Township on this project. Creation of this District may enable East Brandywine Township to connect our trail system with the Struble Trail. Mr. Voltz made a motion to send a letter of support for creation of this Historic District. Chairman Kirkner seconded the motion, with both voting Aye.

Bishop Shanahan Post Prom Party

Representatives from Bishop Shanahan High School are asking for support for their third 4th Annual Post Prom Party. East Brandywine Township has donated \$200 towards this event for the past several years. Before the Board of Supervisors makes a decision, they asked Mrs. Smedley to contact the Chairperson for the Post Prom Committee to determine how many students from East Brandywine Township attend Bishop Shanahan High School.

Special Board of Supervisors Meeting

The Board of Supervisors will meet on Thursday December 30, 2004 at 7:30 A.M. to consider adoption of Zoning and Subdivision Amendments under the Vision Partnership Program.

Public Comment

Chairman Kirkner asked if there were any comments from the audience. There were none.

Adjournment

There being no further business, Mr. Voltz moved to adjourn the meeting. Chairman Kirkner seconded the motion, with both voting Aye. The meeting was adjourned at 10:00 A.M.

Respectfully submitted,

Mary Beth Smedley
Secretary/Treasurer
East Brandywine Township