

**EAST FALLOWFIELD TOWNSHIP  
BOARD OF SUPERVISORS MEETING**

**July 22, 2008 6:30 pm**

**Approved**

**CALL TO ORDER, SILENT MEDITATION AND PLEDGE OF ALLEGIANCE**

**IN ATTENDANCE:** George Broadbent, Chairman; Chris Makely, Vice Chairman; Garth Monaghan, Member; Mark Espie, Treasurer; Vince Pompo, Solicitor; Denise Miller, Secretary.

Vince Pompo states an agreement between the applicant and the Twp. was made to cancel the Cricket Communication Conditional Hearing that was scheduled for tonight and reschedule it for 5:30 pm on August 26, 2008.

**APPROVAL OF MINUTES:**

Mr. Broadbent moves to accept the June 24, 2008 meeting minutes with the correction on page 4 to read that there is no need for a motion to approve Mr. Makely to attend the next PSATS Convention. Mr. Monaghan states he was not physically in attendance at the June meeting. Mr. Makely 2<sup>nd</sup>. Comments? Vote: Unanimous.

Larry Maulo – Mr. Maulo gives a brief description of the completed 2007 audit. This audit will be available on the Township website and available in the Twp. office for resident view during regular business hours.

**CITIZENS BY REQUEST:**

Bradley Brown – Bradley is a Boy Scout working on his Eagle Scout project putting a new sign up at the South Brandywine Middle School and asks the Board to waive his permit fee. Mr. Monaghan moves to waive the permit fee for Bradley Brown. Mr. Broadbent 2<sup>nd</sup>. Vote: Unanimous.

David Kreckler of Baron Crest – Mr. Kreckler would like to know when the basin behind his house will be completed and when the grates will be put on the drainage holes. Mr. Pompo states Mr. Callahan was sent a letter from Chris Della Penna, Twp. Engineer, with a list of things that need to be completed and a letter from his office stating the list must be completed within 60 days. (by September) Mr. Kreckler would like a copy of the letters. Conrad DeAbreu asks the Board if the Twp. could put a lien on Mr. Callahan's original house. Mr. Pompo replies, possibly and thanks Mr. DeAbreu for this information and will look into it. After discussion the Board agrees to have Tag, Road Foreman, go out and access and repair the grates if they can and the other issues will be dealt with at the end of 60 days.

Dennis Crook – Mr. Crook gives an update on the Energy Efficient Grant and supplies the Board with the website. ([www.depweb.state.pa.us](http://www.depweb.state.pa.us), keyword Grants.) Mr. Makely states he will look into the Grant.

Ryan Ray – Mr. Ray would like to have speed humps installed where Wilmington Road and Strasburg meet and change the speed limit from 35 to 15. Mr. Ryan states the residents along the road are willing to donate some money to the project. Mr. Ray will submit a new petition to the Board. The Board will make a list of the roads that would like speed humps for the next year. Ramsey Road will also be considered.

**SOLICITOR REPORT:**

Trash Certifications – Mr. Broadbent motions to adopt Ordinance 2008-08 authorizing the fees for Trash and Recycling collection for account balance certifications. Mr. Monaghan 2<sup>nd</sup>. Comments? Vote: Unanimous.

Re-sale safety inspections – After discussion from the Board and residents Mr. Makely takes the re-sale safety inspections off the table.

Brook Crossing Dam Permit – There is discrepancy on who owns the dam and if compliance reports have been done. After discussion the Board decides to hire a professional to do a report on compliance and send it to the DEP and Township. Then the Board will consider in 30 days whether the permit will be accepted. Dilsheimer will bare the cost of the inspection. Mr. Makely abstains from this matter because he hasn't been involved in the process.

W. Chester/S. Caln Rd. – Traffic Planning and Design (TPD) estimate for the intersection for \$321,000.00 which includes grading, paving, additional drainage, sign and land markings, utility pole relocation and other various misc. items that are related to the project. Mr. Pompo explains that if the Township is pursuing the alternative plan they have to legally have the road improvement construction agreement revised with Manchester Farms, go back to the developers that have not completed their funding obligations. Any monies that go over what it takes for W. Chester/S. Caln Rd. Mr. Pompo would like to have it in a fund to do work on any Twp. roads. George Broadbent moves to authorize the Solicitor to negotiate with the developers and begin to revise the agreements so that the revised plans can be put into place for W. Chester/S. Caln Road Intersection. Mr. Monaghan 2<sup>nd</sup>. Comments? Chris Armentas would like West Chester Road down by Providence Hill and Manchester Farms be included in the engineers estimate. Bob King also would like further down on W. Chester road fixed. Vote: Unanimous.

**LEGAL ISSUES:**

Modena Police Contract Increase – Mr. Pompo drafted a revised contract to raise the police patrol in Modena contract \$1,000.00. Mr. Broadbent states the incident rate is 5 1/2% and at the end of last year it was 6.8% and the first 6 months of the year is up around 10%. Mr. Broadbent moves to adopt the 2<sup>nd</sup> amendment for the Modena agreement with an increase in the amount of \$1,000.00. Mr. Makely 2<sup>nd</sup>. Comments? Mr. Monaghan asks Chief Mango about assisting Modena without the contract. Chief Mango replies that without the contract East Fallowfield Police still go into Modena for assistance. Mr. Makely states in 2006 he presented the Board with copies of the 2006 blotter that had 15 incidents in it. Mr. Broadbent withdraws his motion and motions to meet with Modena to work out an agreement with the contract. Mr. Monaghan 2<sup>nd</sup>. Comments? Chris Armentas comments on the police coverage in Modena verses the amount of money received. Buddy Rhoades comments on the meeting to take place with Modena and the bicycles that the Twp. bought for the police patrolling the developments and Modena. Vote: Unanimous.

Fairview Road cell tower – Mr. Makely had a complaint regarding a cell tower having new activity and sent Rob McLarnon, Building Inspector, out to inspect it. It is unclear what this tower is used for. Chris Armentas asks if AT&T is on the tower, will action be taken against them. Mr. Pompo states possibly. The Board authorizes Mr. Pompo to further investigate and work with Mr. McLarnon on any enforcement issues.

**CORRESPONDENCE:**

Good Housekeeping flyers were on the back table for residents to take.

The Twp. has advertised for 1 or 2 Inter-Municipalities Appeals Board members that are UCC certified.

Mr. Broadbent motions to destroy all of the 2004 and prior fire reports and all notices of violation of municipal Ordinances that have been resolved. Mr. Makely 2<sup>nd</sup>. Comments?

Vote: Unanimous.

Chief Mango reports that under the fuel contract from August 1, 2008 until July 31, 2009 the Township will pay \$3.78 a gallon for unleaded gas and \$4.38 for ultra low sulfa diesel.

Mr. Broadbent moves to join the Chester County Intermediate Unit. fuel contract. Mr. Makely 2<sup>nd</sup>. Comments? Vote: Unanimous.

Training Facility Update – Mr. Makely put his 23 conditions on the back table for residents to review. Mr. Monaghan and Mr. Broadbent will also make some conditions to present.

Mr. Makely is sending a notice with the conditions prior to the August 6<sup>th</sup> Conditional Use Hearing for the Training Facility to the Daily Local News.

Duck Crossing Sign – A resident would like to put a duck crossing sign by the Park pond. The Board forwards this request to the Park and Rec. Commission.

**TREASURER’S REPORT:**

Award of the 1968 International Tractor with flail mower as displayed for \$2,000.00 to Mr. Monaghan. After resident objection, Mr. Monaghan suggests to put the bid out again. Mr. Makely moves to accept the bid. George Broadbent 2<sup>nd</sup>. Comments?

Buddy Rhoades states that Tag’s brother said the mower was not included. Mr.

Monaghan recommends to re-bid the tractor and the mower. Mr. Makely withdrawals his motion and motions to re-bid the tractor and mower with serial numbers. Comments?

Bob King asks about trading versus bidding equipment. Mr. Monaghan states that some things are worth more if they are traded in. Vote: Unanimous.

Mr. Espie gives the June 30, 2008 Treasurer’s report. Mr. Broadbent moves to accept the Treasurer’s report and make payment authorizations in the amount of \$139,124.97 from the General Fund. Mr. Makely 2<sup>nd</sup>. Comments? Glenn Colyer asks about the B-wine vet bill and the \$35.00 refunds. Mr. Espie states that the vet bill is for Taz, the Twp. is responsible as long as he is working for the Twp. and the refunds are overpayments for the trash bills. Siti Crook asks about recouping fees the twp. pays out. Mr. Makely replies that the Twp. bills developers for certain fees and the Twp. is comfortably on budget. Mrs. Crook asks other budget questions. All questions are answered. Vote: Unanimous.

The Board excuses Mr. Espie at 9:25 from the meeting.

**POLICE: Chief Mango**

The June police report was available on the back table and also on the website.

Mr. Broadbent moves to accept Ofc. David Marquette's resignation. Mr. Makely 2<sup>nd</sup>.  
Comments? Vote: Unanimous.

Nancy Baker salary increase- Mr. Makely asks the Chief to make new hires review at 60 days and to submit Mrs. Baker's review. Mr. Broadbent moves to increase Nancy Baker's salary from \$14/hr. to \$14.50/hr. Mr. Monaghan 2<sup>nd</sup>. Comments? Vote: Unanimous.

Mr. Broadbent asks the Chief if he is still pursuing PT Police Ofc's. Chief Mango replies that he is always on the look out for PT Ofc's and recommends to the Board to expend the money for FT Ofc's to cover the shifts.

Mr. Makely asks about recurring burglar alarms. Chief Mango replies that the PA crime codes has a section on penalties.

The Board excuses Chief Mango at 9:30 from the meeting

**HISTORIC COMMISSION:**

The June and July Historic minutes were on the back table and also on the website.

Mr. Monaghan will attend the B-wine Conservancy meeting on July 31, 2008 at 7 pm regarding the Sparrows Proposed Pipeline. Jim Cochran asks about the pipeline. Deborah Rush replies that it will follow the Columbia Gas Pipeline.

**PLANNING COMMISSION:** Deborah Rush

Pelham Place - Ms. Rush asks if the new sign at The Pelham Place was taken down within 48 hrs. Robert Brown, DeLuca Homes, states it was.

The PC has no problem with The Pelham Place changing their name to Fieldstone Village or any problem with the new design of the houses. Mr. Brown states that the new house plans are put on hold for now to redesign the plans. Ms. Rush states that they will have to go back to the PC with the new designs.

Mr. Broadbent moves to accept the name change from The Pelham Place to Fieldstone Village and have all necessary notifications made to emergency services personal. Mr. Monaghan 2<sup>nd</sup>. Comments? Mr. Monaghan would like to have DeLuca pay all costs associated with the name change and send notifications to all emergency personal. Mr. Brown states he will accept all associated costs and send the letters out. Mr. Broadbent amends his motion to give approval contingent upon paying any applicable fees legal document modifications and Twp. notices to emergency services. Comments? Mr. Makely asks why the name change. Mr. Brown replies a fresh look for the market. Vote: Unanimous.

The PC recommends that once Leona Creekmur gets PennDot's approval for their driveway permits the Township grant them a waiver for site distance at the 45 mile an hour speed on Buck Run Road. Mr. Broadbent defers this matter until the August meeting for Mr. Pompo's opinion on whether this waiver will affect the Training Facility.

The PC recommends to approve The Leona Creekmur Subdivision based on a clean letter from Chris Della Penna and the clarification on the issue with Mr. MacCombie. Mr. Broadbent states the final approval for The Creekmur Subdivision is deferred until next month because of the waiver.

**EMERGENCY SERVICES:**

The February, April, May and June Modena Fire reports were on the back table and also on the website.

The January – June 2008 Westwood and Pomeroy fire reports were on the back table and also on the website.

The July Twp. Emergency services log was on the back table and also on the website.

**PARK AND RECREATION:**

The June P&R and Friends of the Park summary were on the back table and also on the website.

**ROADS DEPARTMENT:**

Mr. Makely states all vehicles and equipment should have a folder with a log on everything that is done to that piece of equipment. The Board agrees and to have Mrs. Miller inform Tag of this procedure.

Buddy Rhoades states that the guard rail on Creek Road is in need of repair.

The June 2008 recycling and road/vehicle reports were available on the back table and on the website.

Lease of a JD 6420 2wd tractor w/50" rotary head SN# 3107 from U.S. Municipal Supply, Inc. for \$2,000.00 for 1 week (40 hours) plus \$500.00 transportation fee - Mr. Monaghan moves to approve this request contingent upon the satisfactory response to the nature of the transportation charge and whether or not we could send and pickup the tractor. Comments? Buddy Rhoades recommends the Twp. borrow the tractor from another Township. Vote: Unanimous.

**UNFINISHED BUSINESS:**

Mr. Broadbent gives a brief report on the June 12, 2008 Executive meeting – The Board took a tour of the Proposed Training Center.

Mr. Broadbent gives a brief report on the July 10<sup>th</sup> meeting – The Modena contract was discussed regarding the police and the Training Facility was also discussed.

**NEW BUSINESS:**

Mr. Broadbent moves to extend the time for Preliminary Plan approval for GenTerra, also known as The Bonsall Farms, from July 25, 2008 until October 24, 2008. Mr. Monaghan 2<sup>nd</sup>. Comments? Vote: Unanimous.

Mr. Broadbent moves to approve Phase 2 escrow release #20 for Manchester Farms for \$28,410.00 to be paid from the General Fund as per Chris Della Penna's July 17th review letter. Mr. Monaghan 2<sup>nd</sup>. Comments? Vote: Unanimous.

Mr. Broadbent moves to approve Phase 1 escrow release #24 for Manchester Farms for \$8,626.00 per Chris Della Penna's July 17<sup>th</sup> letter to be paid from the General Fund. Mr. Monaghan 2<sup>nd</sup>. Comments? Vote: Unanimous.

**PUBLIC PARTICIPATION:**

Jim Cochran asks in # 3 of the Training Facility wish list, why is Mr. Makely adding other Townships. Mr. Makely replies this is only a wish list and you cannot tell another Township what to do and also the Training Facility is actively purchasing property in S. Coatesville.

Siti Crook asks about the Armory at the Training Facility. Mr. Makely replies that it is now called a Readiness Center. Mr. Makely has asked Mr. Pompo to watch for this because this will be deed restricted to not allow an armory. Mr. Monaghan states that in the Hearing it was agreed on to deed restrict their property so that it cannot be subdivided or sold for any other use.

Buddy Rhoades asks for an update on the Beagle Club. Mr. Monaghan explains that the Twp. did not get the State Grant that Natural Lands Trust applied for, for the Township but The County awarded the Township a grant for \$300,000.00 and the Twp. committed to \$180,000.00 which makes the Twp. 1.3 million short.

Mr. Makely comments that it's too late for put a percent onto the earned income tax for open space, it would have to be done by referendum next year.

The Beagle Club owners have been approached by several Realtors in regards to their land.

**ADJOURNMENT:**

Mr. Broadbent calls for adjournment of the BOS meeting at 9:25 pm. Chris Makely 2<sup>nd</sup>. Vote: Unanimous.

Respectfully Submitted,  
Denise Miller, Township Secretary