

**EAST FALLOWFIELD TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
August 22, 2007  
APPROVED**

**THE MEETING WAS CALLED TO ORDER AT 6:05 BY CHAIRMAN GARTH MONAGHAN followed by Silent Meditation and Pledge of Allegiance.**

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

**APPROVAL OF MINUTES:** Approval held until next meeting.

**CORRESPONDENCE:**

Coatesville Library: A letter from Mike Geary, Director, requesting their yearly \$1.00 per capita donation from the Township. Garth Monaghan moves to continue to support the library with the donation of \$1.00 per person as an annual contribution. Denny Howell 2<sup>nd</sup>. Discussion? Vote: Unanimous.

Art DeLeo: Supports forming an ad-hoc committee to hire an experienced Township Manager from outside the Township.

Mr. Broadbent with the Modena Police Patrol Review: Modena incidents are about 1% (6-7% range) higher than projected. The Township will continue to review monthly. Chris Makely disagrees with Mr. Broadbent's calculations and asks if the Township has an agenda to cut down on Domestic Violence, because 90% of the calls are for this and would like the numbers on what the Township is actually spending for Modena Patrol. Mr. Broadbent spoke with Chief Mango and the officers are not incurring any significant additional time and agree that the Township needs to increase the amount from Modena. Mr. Makely asks Mark Espie how the police budget currently stands year to date as opposed to last year to date. Mr. Espie currently there is \$753,900.00 as a total budget and \$490,000.00 has been used. Mr. Broadbent state they are ¾ through the year and 65% of the budget. Buddy Rhoades comments on man hours and prior police budget. Ed Porter interested in the total cost of Modena.

**TREASURER'S REPORT:** Mark Espie stated for the period ending July 31, 2007 we had liquid assets in the General fund of \$450,286.63, with additional assets in our escrow account of \$856,821.42 and State Liquid Fuels Fund \$190,267.50 and Capital Projects \$788,674.37. Bringing total liquid assets to \$2,286,050.92. At this time the Treasurer is requesting payment authorizations from the General Fund of \$118,824.17, the escrow of \$9,202.75 and the Liquid Fuel fund of \$624,000.93 Bringing total payment authorizations to \$128,651.85. For the period ending July 31, 2007 the General Fund had an operating surplus of \$57,361.30 and the Park & Rec. had available balances of \$467,561.78 and that is included in Part 2 of the report. The 2007 budget for the Library is \$5,200.00. Garth Monaghan moves to authorize the Treasurer to make the general, escrow and liquid fuels tax as described. George Broadbent 2<sup>nd</sup>. Discussion? Vote: Unanimous.

Garth Monaghan moves to authorize the Treasurer to remit \$5,200.00 to the Library as the Township's contribution. George Broadbent 2<sup>nd</sup>. Discussion? Vote: Unanimous.

**SOLICITOR'S REPORT:** Vince Pompo

A public hearing for the proposed Amendment to the Zoning Ordinance to authorize an Emergency Training Facility, by the County, in the MU district. South Brandywine Middle School, September 6, 2007 at 6PM.

Beagle Club Property: There have been discussions with the owners of the Beagle Club for a transaction that would result in the purchase by the Township to be used as open space and passive recreation purposes. An appraisal has been commissioned, obtained and acceptable by the owners, of the Beagle Club Property, for an acquisition subject to the Township and/or a Conservation Organization, Natural Lands Trust, to obtain grants from the County and/or the State for acquisition. The present round of grant applications for the State are due before the end of September of this year.

Resolution 2007-05 would authorize the Township to submit and sign a grant application to the State and to the Department of Conservation Natural Resources. Mr. Pompo asks the Board for approval of Resolution 2007-05 and the submittal of the grant application. Mr. Monaghan moves to adopt Resolution 2007-05 in order to move forward with the process of inquiring the Beagle Club. George Broadbent 2<sup>nd</sup>. Discussion? Sharon Scott Who is preparing the grant and what is the figure? Mr. Pompo states Natural Lands Trust. Mr. Monaghan states the Township is obligated for 10% of the final price, there may be a couple of other opportunities to reduce the 10% and the figure is 1.8 million. Buddy Rhoades who did the appraisal? Garth Monaghan states the Township did. Vote: 2 in favor and 1 opposed, being Denny Howell.

Motion to authorize the Chairman of the Board to sign the grant application: Garth Monaghan moves to adopt the second authorization amendment to allow Mr. Monaghan to sign on behalf of the Township, so the grant application can move forward. George Broadbent 2<sup>nd</sup>. Vote: 2 in favor and 1 opposed, being Denny Howell.

Township Manager Ordinance: Mr. Pompo has drafted a Township Manager Ordinance, that establishes the office of Township Manager and provides for the appointment of the Manager by the Board, sets forth the qualifications, power and duties, compensation and the bond required. Copies are provided on the back table for the public to review. Garth Monaghan moves to authorize Mr. Pompo to advertise a Township Manager Ordinance. Denny Howell 2<sup>nd</sup>. Discussion? Mr. Broadbent confirms the Ordinance is not being adopted tonight, it's just being advertised. Mr. DeLeo Would like to 2<sup>nd</sup> Siti Crooks motion to hire a Township Manager. Buddy Rhoades comments on former employees and how many employees live in the Township now. Mr. Broadbent states 5 Supervisors

and a Township Manager are two separate issues. Sharon Scott questions who is the driving force to hire a Manager? Mr. Monaghan states he is. Siti Crook states she also was a driving force for hiring a Manager and also states she has no power over Mr. Monaghan. Chris Makely comments on the hiring process of a Township Manager. Mr. Broadbent states he is not in favor of the 3 Supervisors picking a Manager but in favor of forming a committee. Mr. Howell agrees. Jim Cochran asks what if the committee doesn't want to hire a Manager? Mr. Monaghan states the committee will dissolve. Bob King asks who determines how many will be on the committee? Mr. Monaghan states it would be interested members of the community. Milby Thornington suggests having a cut-off date for the BOS agenda and asks if the Board was provided information by the Planning Commission that Mrs. Crook situation was against the Township's Ordinances and this information was not relayed to Mrs. Crook. Mr. Monaghan states he does not attend the Zoning Hearing Board. Sharon Scott states Mr. Somer and Lamb McErlane's attorney told Mrs. Crook not to pursue further. Mr. Broadbent states he did attend the Zoning Hearing Board Meeting. Ed Porter states at a Planning Commission Meeting Roger Brown asked why Mrs. Crook's situation was continuing. Further Discussion? Vote: Unanimous.

**POLICE:**

Speed checks have been conducted on Strasburg Road.

July Police report and August Citation report's are available on the back table.

Resident who takes care of dead limbs over the road? Mr. Monaghan states if it's on the right-a-way and threatening motorist's safety, the Township will act on it. If touching a power line, Peco will handle it.

**HISTORIC COMMISSION:** Paula Coyne

Motion to donate \$150.00 to the Fire Police for their help during the Mortonville Town Walk: Garth Monaghan moves to donate \$150.00 to the Modena Fire Police. Denny Howell 2<sup>nd</sup>. Discussion? Vote: Unanimous.

Mrs. Coyne states that Rusty Young has contacted her and is reaching out to get volunteers for the Fallowfield Historical Society September event. Sharon Scott states she is a very active member of the Fallowfield Historical Society and they do not want affiliation with the Historic Commission, also it has nothing to do with East Fallowfield Township, John Graves should be taken out of the Town Tour Report. Milby Thornington asks about Jane Dorchester's contract. George Broadbent states Jane has not signed it yet.

**PLANNING COMMISSION:** Deborah Rush, Chairperson

The PC approved the deletion of "but not limited to" under Section 1 of the Training Facility Proposed Ordinance.

Michael Price: The PC recommends with Mr. Della Penna's approval, 2.2 Section 502.C1, 2.3 Section 502 C.2, 2.4 Section 502.C.6, 2.5 Section 502.C.7 and Section

502C.10 of the Subdivision Ordinance and recommends under 2.13 Section 507(D) 1 lot pay \$1,500.00 fee in lieu of and a note on the plan and if further subdivided fee in lieu will be paid.

**PARK & RECREATION COMMISSION:** Peter Massaro, Chairman

Mr. Massaro requests an update on the County Grant extension letter; Denise Miller states, one more signature is needed and then it will be mailed out.

The proof of the tree guide from Thorndale Printing is under review.

Mr. Massaro would like an update on T-Mobile's request to put a Cell Tower in the Park: Mr. Monaghan states there is no update as of today.

Eagle Scout candidate Kyle Martin of Troop 48 has approached the P&R about building a series of bridges across the Dennis Run Stream. Access to the bridges would be from the meadow facing Strasburg Road and would provide direct access to the trail that leads to the fallout shelter. The P&R recommends to the BOS the donation of \$280.00 for this project. Garth Monaghan moves to authorize the payment of \$280.00 to Kyle Martin. George Broadbent 2<sup>nd</sup>. Discussion? Conrad DeAbreu was PA Waterways contacted? Mr. Monaghan states Ms. Sprinkle, Wetland Authority, is aware of this proposal.

Chris Makely process to eliminate committee's from requesting smaller amounts from their budget. Mr. Monaghan states Committee's are asking for approval for all payments so no questions that they had no authority to pay is later brought up.

The P&R has received, reviewed and discussed the Simone Collins additional expenses proposal dated July 24, 2007 and requests authorization to direct Simone Collins to move forward. Mr. Monaghan believes this was discussed at a prior meeting and passed. Sharon Scott in what minutes was this passed? Mr. Broadbent states \$100,000.00 was authorized in the December Meeting.

**FRIENDS OF THE PARK:** Cheryle Hanson, Director

October 13, 2007 Dog Show in the Park from 10am-3pm, pet vendors, training clinics, dog groomers, all dog associated vendors welcome.

**EMERGENCY DEPARTMENT:**

Reports available on the back table for the public.

The County Emergency Services did a demonstration in West Chester on everything that they are proposing for the Training Facility. Sharon Scott did the 2.3 acres have 250 ft. towers, shooting ranges, etc.? Mr. Monaghan states they did not. Denny Howell states there has been a pistol range by Brandford Village for 44 years. Cheryle Hanson can exclusions be put on at the Conditional Use Hearing? Mr. Monaghan states yes. Bob King On Channel 78 Senator Dinniman stated he is in favor of the Amory.

John Sly, Westwood Fire Co., received a Federal Grant last year for 30 fire helmets for \$15,000.00. The cost to outfit 30 people this year was \$96,000.00 and an annual budget of \$440,000.00.

**ROADS DEPARTMENT:**

The July report and June/July vehicle service record was available on the back table for the public. Buddy Rhoades Senator Dinniman's office said nothing will be done to the Mortonville Bridge until 2010. West Chester & S. Caln intersection is a safety problem.

**BUILDING OFFICIAL/ZONING/CODE ENFORCEMENT:**

Not available at this time.

**UNFINISHED BUSINESS:**

Dave Lentowski representing PAWC: Sewer: Working on obtaining private easements as well as getting planning approval from DEP. Submitted an article to Denise Miller to be published in the next newsletter and sent the individual residents affected a letter. Water: Presented the Board with the water survey results. From the results PAWC's recommendation is to install the water on Beechwood Drive. Vivian and Woodridge as alternates, meaning if either or both could be done with Beechwood at a good cost. Mr. Lentowski asks for the Board's approval to proceed with the design on Beechwood Drive and get bidding. Mr. Monaghan would like to defer until the Board and Mr. Pompo have reviewed all paperwork.

**NEW BUSINESS:**

Andrew DeFonzio, of D.L. Howell, requests final subdivision for Michael Price – 120 Wilmington Road: \$1,500.00 was agreed to and waivers were put on the plans. As soon as it's decided where the building is going and a permit is applied for, the landscaping plan will be done. Denny Howell, Vice Chairman, abstains from all discussion and voting. George Broadbent moves to give final approval for the Subdivision Plan for Michael G. Price and Mary M. Lamar. Garth Monaghan 2<sup>nd</sup>. Discussion? Vote: Unanimous.

South Brandywine Preliminary Development Plan review extension until November 12, 2007. Garth Monaghan moves to grant an extension until November 12, 2007. Denny Howell 2<sup>nd</sup>. Discussion? Vote: Unanimous.

Manchester Farm Phase 1, payment request #19 for \$540.00 leaving a balance of \$244,494.38. Garth Monaghan moves to authorize Mark Espie to make the payment request. George Broadbent. 2<sup>nd</sup>. Vote: Unanimous.

Manchester Farm Phase 2, payment request #13 for \$57,865.00 leaving a balance of \$635,754.99. Garth Monaghan moves to authorize payment request #13 as recommended by Chris Della Penna. Denny Howell 2<sup>nd</sup>. Vote: Unanimous.

Timberland payment request #4 for \$16,520.00 leaving a balance of \$23,657.41 recommended by Chris Della Penna. Garth Monaghan moves to authorize Mark Espie to make payment request #4. George Broadbent 2<sup>nd</sup>. Discussion? Vote: Unanimous.

### **PUBLICATION PARTICIPATION**

A Resident would like an update on what FEMA is doing to help the Homeowners along Misty Patch and S. Caln Road with the ongoing continuing erosion problem and the silt build up from the development. Mr. Monaghan states there has been no response from FEMA. Cheryle Hanson are there restrictions on flight the ceiling for airplanes? Mr. Monaghan states the airport is having a public meeting on September 15, 2007 from 12pm-4pm where this kind of question could be asked. Chris Makely Township theft.

Mr. Monaghan states an investigation is on going and if a theft occurred, the Township is bonded. Buddy Rhoades comments on a \$12,000.00 contract for Jane Dorchester being signed by Paula Coyne and Jane's contract for a monthly fee should be reviewed. Bob King thanks Mr. Pompo and Mr. Monaghan for resolving his issue with PAWC. A resident questions why there is foot patrol in Modena. Mr. Monaghan states the Police are establishing a presence in the Borough. Sharon Scott was the work from Paula Coyne's \$12,000.00 contract completed and is it available? Mr. Broadbent states the work was sent to the County.

Ms. Scott asks about the 2008 budget and the 2006&2007 audit. Ed Porter states Committee Members have been rude to him, Can the Township implement the Roberts Rule. Mr. Broadbent and Mr. Monaghan have no problem with this. Chris Makely Non-employees should not be in the Township Office. Milby Thornington need a cut off date for the agenda, Issues with Keystone.

### **ADJOURNMENT:**

Garth Monaghan motions to adjourn at 9:23 pm. George Broadbent 2<sup>nd</sup>. Vote: Unanimous.

Respectfully Submitted,

Denise Miller  
Secretary