

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
JANUARY 3, 2012**

The Organization Meeting of the Wallace Township Board of Supervisors was called to order on Tuesday, January 3, 2012 at 7:30 PM in the Township Building by Supervisor Robert Jones.

Supervisors present: Robert D. Jones
Barbara D'Angelo
William T. Moore

Solicitor: Michael G. Crotty, Esquire

PLEDGE OF ALLEGIANCE

The Supervisors began the meeting by reciting the Pledge of Allegiance.

ORGANIZATION

Supervisor D'Angelo moved to appoint Supervisor Jones as temporary Chairman to preside over the Organization meeting. Supervisor Moore seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to reappoint Elizabeth Randzin as temporary Secretary for purposes of the Organization meeting. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Moore nominated Supervisor Jones to serve as Chairman of the Board of Supervisors. Supervisor D'Angelo seconded the nomination. There being no further discussion, Supervisor Jones was unanimously elected Chairman for 2012.

Supervisor Moore nominated Supervisor D'Angelo to serve as Vice Chairwoman of the Board of Supervisors. Supervisor Jones seconded the nomination. There being no further discussion, Supervisor D'Angelo was unanimously elected Vice Chairwoman for 2012.

Supervisor Jones moved to appoint Elizabeth Randzin as Township Secretary. Supervisor Moore seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to appoint Elizabeth Randzin as Township Treasurer. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to appoint Tom Josiah to serve as the Township's accounting consultant, at a rate of \$85 per hour, to review the Township accounts as needed. Supervisor D'Angelo seconded the motion, which was unanimously approved.

Supervisor Jones moved to appoint Elizabeth Randzin as Township Open Records Officer. Supervisor D'Angelo seconded the motion, which was unanimously approved.

Supervisor Jones moved to appoint Siana, Bellwoar & McAndrew, LLP as Township Solicitor, pursuant to the rate letter dated December 2, 2011. Supervisor D'Angelo seconded the motion. After some discussion, the motion was unanimously approved.

Supervisor Jones moved to appoint LTL Consultants and Edward Latshaw, P.E., as Township Zoning Officer/Building Inspector and Building Code Official, subject to LTL's rate letter of October 17, 2011. Supervisor Moore seconded the motion. After some discussion, the motion was unanimously approved.

Supervisor Jones moved to reappoint Castle Valley Consultants and Gary Weaver, P.E., as Township Engineer, pursuant to the rate letter dated December 1, 2011. Supervisor D'Angelo seconded the motion. After some discussion, the motion was unanimously approved.

Supervisor Jones moved to reappoint Natural Lands Trust and Anne Hutchinson as the Township's environmental planning consultant, pursuant to the rate letter dated December 6, 2011. Supervisor D'Angelo seconded the motion. After some discussion, the motion was unanimously approved.

Supervisor Jones moved to appoint Brandywine Conservancy as the Township's environmental planning consultant, pursuant to the rate letter dated December 19, 2011. Through discussion, however, it was noted that their services were duplicative of those provided by Natural Lands Trust, and no consulting work had been performed by them in the recent past. After discussion, the motion expired for lack of a second.

Supervisor Jones moved to appoint James Boyland as the Vacancy Board member for a one (1) year term to expire on January 1, 2013. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to appoint Mac Kirkpatrick as Township Emergency Management Coordinator, with Robert Klinger appointed as the alternate Emergency Management Coordinator in the absence or unavailability of Mr. Kirkpatrick. Supervisor Moore seconded the motion, which was unanimously.

Supervisor Jones moved to appoint Supervisor Moore as Building and Grounds Liaison for 2012. Supervisor D'Angelo seconded the motion, which carried unanimously.

Supervisor D'Angelo moved to appoint Supervisor Jones as the Roadmaster/Road Department Liaison and the Pennsylvania State Police Liaison/Representative to the Brandywine Regional Police Commission for 2012. Supervisor Moore seconded the motion, which carried unanimously.

Supervisor Moore moved to appoint Supervisor D'Angelo as Authority Liaison for 2012. Supervisor Jones seconded the motion, which carried unanimously.

Supervisor Jones moved to appoint the following volunteers to new terms as follows:

Park & Recreation Board (5 year terms) – Leanne Clark

Municipal Authority (5 year terms) – Thomas McClung

Planning Commission (5 year terms) – Bruce Grant

Zoning Hearing Board (5 year terms) – Jay Heim
– John Thomas Alternate position (3 yr term)

Historical Commission (5 year terms) – Jennifer Harkins
– Janice Keith

Supervisor Moore seconded the motion. After discussion, the motion was approved.

Supervisor Jones moved to appoint Jill Givler as DARC representative for Wallace Township for year 2012. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to appoint DNB First as depository for the Township. Supervisor Moore seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to set the amount of the Treasurer's Bond limit at \$500,000. Supervisor Moore seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to establish the meeting schedule for 2012 as follows:

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| Board of Supervisors | 1 st Thursday of each month @ 7:30 PM |
| | 3 rd Thursday of each month @ 8:00 AM |
| Planning Commission (Regular Meeting) | 2 nd Wednesday of each month @ 7:30 PM |
| Planning Commission (Work Session) | 4 th Wednesday of each month @ 7:30 PM |
| Municipal Authority | 2 nd Tuesday of each month @ 7:00 PM |
| Park Board | 3 rd Monday of each month @ 7:00 PM |
| Historical Commission (Regular Meeting) | 4 th Monday of each month @ 7:00 PM |
| Historical Commission (Work Session) | 3 rd Tuesday of each month @ 1:00 PM |
| Trails Preservation Board | 2 nd Monday of each month @ 7:00 PM |
| Environmental Advisory Council | 3 rd Tuesday of each month @ 7:00 PM |
| Zoning Hearing Board | Meets upon application |

A regular meeting of the Board of Supervisors will not be held on January 5, 2012. All meetings of the above-referenced meetings will be held at the Wallace Township Building, 1250 Creek Road, Glenmoore, Pennsylvania 19343.

Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to establish the Holiday Schedule for all employees to include New Year's Day (January 2, 2012 observed), Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, and Christmas Day. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to establish Township office hours for 12:00 p.m. until 4:00 p.m. on Monday, Wednesday and Friday, and from 8:00 a.m. until 12:00 p.m. on Tuesday and Thursday. Supervisor Moore seconded the motion. After some discussion, the motion was approved.

Supervisor Jones moved to adopt Resolution #12-1, establishing a fee schedule related to the filing of applications for building permits and zoning permits in 2012, effective immediately. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to adopt Resolution #12-2, establishing a fee schedule related to the filing of subdivision and land development applications in 2012, subject to the deletion of the consulting fees of the Brandywine Conservancy (paragraph 10 of the prior fee schedule). Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to adopt Resolution #12-3, establishing escrow fees related to the review of subdivision and land development plans in 2012. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to adopt Resolution #12-4 establishing boundaries for emergency services providers in Wallace Township, including the four lots located in the Upper Uwchlan Township portion of the Chalfant/St. Giles Subdivision. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to adopt Resolution #12-5, establishing a fee schedule related to the filing of conditional use applications and zoning hearing board applications in 2012. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to adopt Resolution #12-6, appointing and establishing Barbacane Thornton, CPA as Township Auditor pursuant to the Second Class Township Code. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to approve the IRS mileage reimbursement rate at 55.5 cents per mile. Supervisor D'Angelo seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to adopt Resolution #12-7, establishing the Township real estate tax rate for 2012 pursuant to the duly adopted budget, at a rate of zero (0) mills. Supervisor Moore seconded the motion. There being no further discussion, the motion was unanimously approved.

Supervisor Jones moved to approve the Fire Company's calendar of fundraising activities for coverage under the worker's compensation insurance, with such particular activities to be submitted subject to notice of the same. Supervisor D'Angelo seconded the motion. After some discussion, the motion was approved.

Supervisor Jones moved to approve the 2012 bill to be sent to Devereux for fee-in-lieu of per the Conditional Use Agreement. Supervisor Moore seconded the motion. There being no further discussion, the motion was unanimously approved.

The organization meeting was adjourned at 7:58 PM.

REGULAR MEETING

Chairman Jones called the Regular Meeting of the Wallace Township Board of Supervisors to order on Tuesday, January 3, 2012, at 7:58 PM in the Township Building.

Supervisors present: Robert D. Jones
Barbara D'Angelo
William T. Moore

Solicitor: Michael G. Crotty, Esquire

EXECUTIVE SESSIONS

No executive sessions were held since the last meeting.

MINUTES

The minutes for the December 15, 2011 Board of Supervisors meeting were presented for review. After discussion, Chairman Jones moved that they be approved as submitted. Supervisor D'Angelo seconded the motion, which carried with votes of Chairman Jones and Supervisor D'Angelo (with Supervisor Moore abstaining).

CORRESPONDENCE

Thirty-three (33) pieces of correspondence were noted as received in December. A list of the correspondence as well as the individual pieces of correspondence is available for public inspection.

TREASURER'S REPORT

Treasurer/Secretary Betty Randzin read the Treasurer's report, which is available at the Township Building for review. Twenty (20) new invoices were presented for review, totaling \$63,694.05, together with two (2) previously tabled invoices (Brandywine Valley Association membership and chipper repair invoice) and three (3) invoices to ratify (totaling \$21,802.50). The PLGIT invoice has not yet been received.

With respect to the Brandywine Valley Association invoice, Chairman Jones noted that he has had an opportunity to review the various benefits and services provided by the BVA and he is in agreement as to the Township submitting the membership fee. With respect to the chipper invoice, Chairman Jones reported that the Road Foreman provided an estimated value of \$8,000 for the value of the chipper (based on a dealer's quote). Accordingly, Chairman Jones moved that the Township offer to convey its share of ownership of the chipper to the other co-owners for a cost of \$2,666.67 less the pending repair invoice of \$726.82 (for an aggregate of \$1,939.85). Supervisor D'Angelo seconded the motion, which carried unanimously. The Township Secretary was directed to send a letter to the other municipal owners of the chipper to set forth the offer. The repair invoice was otherwise tabled.

After further discussion, Chairman Jones moved to authorize payment of the twenty (20) new invoices and the Brandywine Valley Association membership fee for an aggregate of \$63,944.05. Supervisor D'Angelo seconded the motion, which carried unanimously. Chairman Jones then moved to authorize payment of the three (3) ratified invoices, totaling \$21,802.50. Supervisor D'Angelo seconded the motion, which carried unanimously. It was noted that certain of the invoice dates on the invoice list will be corrected to reflect 2011 (as opposed to 2012).

PENNSYLVANIA STATE POLICE REPORT

Chairman Jones summarized the report provided by the PSP. No burglaries were reported for the month of December.

GLENMOORE FIRE COMPANY

Scott Welker provided the report of the GMFC. The GMFC responded to seventeen (17) calls in December, with six (6) of them being in Wallace Township. The GMFC also submitted a revised/corrected copy of its 2012 budget, which is available for review at the Township building. Mr. Welker further noted that the GMFC was implementing a trial of a new procedure for calls in 2012, whereby the GMFC and the East Brandywine Fire Company will be dually dispatched for any calls. The new procedure will be re-evaluated after the first three (3) months. All comments and feedback is welcome.

EMC

No report.

DARC

No report.

PARK AND RECREATION BOARD

No report.

HISTORICAL COMMISSION

No report.

EAC

No report.

TRAILS

No report.

AUTHORITY

Supervisor D'Angelo and Roger Irej provided an update as to the Authority. Supervisor D'Angelo indicated that the Authority would like to be billed more frequently for mowing performed by the Township. Otherwise, the Authority found the new mowing rates acceptable. Supervisor D'Angelo is continuing to look into the other billing issues vis-à-vis the Authority. Discussion ensued as to the planned upgrades and infrastructure planning being implemented by the Authority.

PLANNING COMMISSION

Supervisor Moore noted that the PC has not had a meeting since the last BOS meeting on 12/15/11. It was announced, however, that Supervisor D'Angelo was tendering her resignation from the PC, after more than twenty (20) years of service. All thanked Supervisor D'Angelo for her service.

OLD BUSINESS

- a. Holiday Tree Drop Off. Chairman Jones noted that the Township would be accepting Holiday Trees for drop off at the Maintenance Building, 2160 Creek Road from Wednesday, January 4th - Friday, January 13th between 7:00 a.m. and 3:00 p.m., and on January 14, 2011, from 9:00 a.m. to noon.

NEW BUSINESS

- a. Brandywine Hill. Jon Pendars of Rouse Chamberlain was in attendance to note that Rouse Chamberlain is in the process of purchasing the loans of Heritage Homes from TD Bank for the Brandywine Hill Development. Rouse intends to step into the shoes of Heritage with respect to all remaining aspects of the development. Mr. Pendars noted that Rouse only has a limited due diligence period for its efforts to do so and would need to incorporate a nineteenth (19th) lot into the development. Supervisor D'Angelo commented that the Township has not been inclined to round up the lot density calculation, and, as noted by the Township Engineer, the Zoning Ordinance was recently amended to further clarify that permitted lot density is rounded down to the nearest whole number. It was noted that doing so would require ZHB approval for a variance, after which the designed plans should be submitted to the BOS and PC for the appropriate SALDO review. Resident Bryan McDonough inquired as to the house size that would be constructed. Rouse intends to construct smaller homes than were presently intended for the development. A number of elements of the approved, recorded Plans would require revision (e.g., open space provision, impervious coverage requirements, infrastructure suitability, sewage availability and lot size issues). The neighbors and the two (2) existing residents within the development must also be consulted. The Supervisors further noted that the efforts should be made to better screen the pump station within the development.
- b. Elverson Ambulance. Supervisor Jones noted that he has not yet had an opportunity to discuss the Elverson Ambulance request for a workers' compensation contribution with the representative of EEMS. The Township is seeking confirmation that the contribution goes toward workers' compensation insurance that only covers volunteers (not toward paid staff). Discussion was held as to the mechanism and form by which any contribution would be made. The matter was otherwise tabled.
- c. Deer Hunting. The Township Secretary provided an update as to the deer hunting activities within the Township. Mrs. Randzin noted that two (2) new individuals have applied to hunt in the Township Community Park. After discussion, Chairman Jones moved that the applications of Lamar Whary and Mark Bergamo be approved. Supervisor D'Angelo seconded the motion, which carried unanimously.
- d. Flashing Lights at Springton Manor Elementary School. The Township Secretary noted the history of the Township's requests for a flashing warning light in front of the Springton Manor Elementary School (with the past request being denied by PennDOT). Supervisor Moore and others noted the traffic issues associated with peak school drop off and pick up times. Supervisor Moore noted that he would follow up with the School's principal regarding the issue.
- e. PSATS 90th Annual Educational Conference and Trade Show. The Supervisors discussed attendance at the PSATS conference in May of 2012. After discussion, Chairman Jones moved that: the Township authorize the Township Secretary, Road Foreman and Supervisors to attend the conference; to designate the Township

Secretary as the Township's voting delegate; and to authorize a check in the amount of \$100 as deposit for the hotel room lottery for the conference. Supervisor D'Angelo seconded the motion, which carried unanimously.

- f. GMFC – Upper Uwchlan Township WC Contribution. Discussion was held as to Upper Uwchlan Township's objection to payment of the portion of GMFC's workers' compensation premium as calculated by the carrier. Mr. Welker requested the ability to further review the matter, which will be addressed at Township's next BOS meeting.
- g. Township Building. Chairman Jones noted that the heater for the Township building is experiencing problems delivering the appropriate amount of heat. Other issues have been experienced with respect to the air conditioning unit for the lower meeting room. After discussion, the Township Secretary was requested to obtain three (3) quotes from qualified service technicians as to the costs for repairs.
- h. Cellular Tower. Chairman Jones noted that the Township Engineer has recommended an individual to perform a baseline RF study for the various Township properties for further consideration of the issue by the Township. It was made clear that the Township has not made any decision as to pursuing a cell tower on any of the locations discussed. Instead, the Township was merely obtaining additional information so that informed discussions could be held with the community. After discussion, Supervisor Jones moved that the Township engage Ian Ormesher to perform an RF study with respect to Ray Park, the Wallace Township Community Park, the maintenance garage property, the Indiantown Schoolhouse, the GMFC fire house, and the Municipal Authority property, for an amount not to exceed \$2,000. Supervisor D'Angelo seconded the motion, which carried unanimously.
- i. January 19, 2012 BOS Meeting. Chairman Jones moved that the Township cancel the January 19, 2012 BOS meeting. Supervisor Moore seconded the motion, which carried unanimously.
- j. Volunteers and Township Newsletter. Supervisor Moore noted that the Township is in strong need of volunteers for the Park and Recreation Board. A call for volunteers will be incorporated into the next Township newsletter. The Township Secretary noted that a company has approached her as to preparing the newsletter and she will forward the information once received.
- k. Meeting Room Request. Supervisor D'Angelo noted that the La Leche League of Chester County has requested the use of a meeting room in the Township building on the third Monday of each month. Discussion ensued as to whether a fee should be charged to non-residents and non-resident groups using the Township resources for their meetings. Additional discussion was held as to the rental fee for the Wagenseller Park pavilion. After discussion, the issue was tabled.

1. Comprehensive Plan. Supervisor D'Angelo recommended that the PC, Township Engineer and NLT begin discussions as to updating the Township's Comprehensive Plan, and to explore grant money from the County for doing so.

Public Comment

None.

Adjournment

Chairman Jones moved that the meeting be adjourned. The motion was seconded by Supervisor D'Angelo, which carried unanimously. Meeting adjourned at 9:49 PM.

Respectfully submitted,

Betty Randzin
Township Secretary/Treasurer