

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
DECEMBER 19, 2007**

The Vice Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, December 19, 2007, at 8:14 AM in the Municipal Building.

Supervisors present: Janet A. Grashof, Vice Chairman  
Bryan M. McDonough, Member  
Bob Bock, Member

PUBLIC COMMENT

- Resident Sandy Neufeld spoke about the need for deer signs on Chalfant Road and reducing the speed limit. Mr. Bock noted the presence of deer throughout the township. Mr. McDonough suggested getting information from the police on certain bad areas for deer in the township. Ms. Grashof commented on the various deer crossing signs in the township. Chief Kosci cautioned on the need for speed studies as they run the risk of the speed limit actually been increased.

MINUTES

- 10-17-07 BOS Meeting Minutes – Motion was made to accept and approve the minutes as prepared. (Motion Mr. Bock, Second Mr. McDonough) No discussion. Motion passed.
- 11-7-07 BOS Meeting Minutes – Motion was made to accept and approve the minutes as prepared. (Motion Mr. Bock, Second Mr. McDonough) No discussion. Motion passed.
- 11-21-07 Meeting Minutes were tabled to the next meeting

CORRESPONDENCE

- Ms. Grashof noted that 21 items were received as listed and were available for review through the secretary.

|    | <i>DATE</i> | <i>AUTHOR</i>                       | <i>SUBJECT</i>  |
|----|-------------|-------------------------------------|---|
| 1  | 11/19/2007  | Castle Valley Consultants           | Engineering Services Agreement, 2008                                      |
| 2  | 11/26/2007  | U.S. Census Bureau                  | Sign-up for LUCA Program  |
| 3  | 11/27/2007  | CC Department of Emergency Services | February Training Sessions  |
| 4  | 11/28/2007  | Commonwealth of Pennsylvania DOT    | Multi-Way Stop Requests   |
| 5  | 12/1/2007   | CC Department of Emergency Services | Compliance - Several documents  |
| 6  | 12/4/2007   | Barb D'Angelo                       | Devereux Land Development Approval  |
| 7  | 12/6/2007   | Governor Edward G. Rendell          | Invitation to the 5th Annual PA Farm Show Public Officials Day Luncheon   |
| 8  | 12/6/2007   | Unruh, Turner, Burke & Frees        | Wallace Township - Preliminary Opinion Valhalla Brandywine Partners, L.P. |
| 9  | 12/12/2007  | Riley, Riper Hollin & Colagreco     | Dr. Richard Voith Fiscal Impact Analysis                                  |
| 10 | 12/12/2007  | Delaware River Port Authority       | DRPA Adopts 2008 Budget   |
| 11 | 12/12/2007  | CC Department of Emergency Services | Approaching Winter Storms   |
| 12 | 12/12/2007  | Albert M. Greenfield & Co., Inc.    | Letter to Timothy S. Wloczewski, BCO, SEO                                 |

|    |            |   |   |
|----|------------|---|---|
| 13 | 12/14/2007 | Brandywine Regional Police              | Police Services from Brandywine Regional Police Dept.   |
| 14 | 12/14/2007 | State Representative Tim Hennessey      | Holiday Greetings and 2008 Calendar   |
| 15 | 12/14/2007 | Megan Storm, Reynolds Construction Mgmt | SMES Job Conference Meeting Minutes #33   |
| 16 | 12/14/2007 | CC Dept. of Community Development       | Autumn 2007 Newsletter  |
| 17 | 12/14/2007 | Valhalla Brandywine Partners, L.P.      | Valhalla Brandywine Partners, L.P./Wallace Township   |
| 18 | 12/17/2007 | Neil Semmel                             | Request for Marshman Triathlon on September 14, 2008  |
| 19 | 12/17/2007 | State Senator John Rafferty             | Holiday Greetings and 2008 Calendar   |
| 20 | 12/17/2007 | Unruh, Turner, Burke & Frees            | Wallace Township - Valhalla Brandywine Partners, L.P.   |
| 21 | 12/17/2007 | Conestoga-Rovers & Associates           | The Hankin Group/Wallace Township/Hamilton Subdivision<br>Stream Monitoring Reports January, April, June and October 2007 |

ROAD REPORT – Ed Smith reported (report attached).

PLANNING COMMISSION – Barb D’Angelo reported.

- Meeting was held on December 12, 2007
- Discussed site plan for Smith tract
- Request for PC Secretary. Ms. Grashof asked about the job. Ms. D’Angelo responded. There is a monthly meeting which would require taking the minutes, preparation and sending to all members. Attendance at a work session is necessary. Chip Grono from Devereux offered to check if anyone is interested in applying.
- Mr. Bock inquired about the Tri-Party Agreements; Highspire Extension expiring.
- Mr. McDonough inquired about the status of the Chester County VPP Grant.

MUNICIPAL AUTHORITY – Barb D’Angelo reported.

- The Road Crew helped correct a problem of water flowing across the Authority Road caused by a spring. This was done by installing french drains. Ed Smith commented the work was being done now.

HISTORICAL COMMISSION – Bev Bock reported.

- Janet Grashof has been invited to join the Commission.
- They are looking at obtaining grant money to rehab the old schoolhouse.
- Mrs. Bock thanked Ed Smith and Duane Hammond for taking pictures of the old schoolhouse for historic research.

SUBDIVISIONS

1. #04-1 - Old Orchard Estates – No nothing to report

2. #05-5 - Popjoy – Mr. Bock met with Upper Uwchlan officials and had nothing new to report. Craig Kologie, Castle Valley Consultants, said Sewage Planning Modules are being reviewed.
3. #06-4 - Devereux Land Development Approval – In a letter received on December 4, 2007, from the Wallace Township Planning Commission, they recommended the Land Development Plan for the Devereux Foundation be given Preliminary/Final Land Development Approval subject to conditions stated in the letter. Debbie Shulski, Esq, representing Devereux stated that the Planning Commission letter with conditions was acceptable to them. A motion was made to grant Preliminary/Final Land Development Approval to the Land Development Plan for the Devereux Foundation based on the conditions outlined in the 12-4-08 letter from the WT Planning Commission to the Board of Supervisors. After a brief discussion, the Board unanimously approved. (Motion Mr. Bock, Second Mr. McDonough)
4. #07-1 - Gulick – Nothing new to report.
5. #07-3 - Seibert – Nothing new to report.

### OLD BUSINESS

- A. Valhalla Brandywine – Mr. Greenfield announced there would be expert witnesses on a variety of topics at the next two Conditional Use Hearings scheduled for Monday, January 14, 2008, and Monday, January 21, 2008, at the Township Building beginning at 7:30 p.m. Mr. Bock reminded everyone that he would not be available for hearings from January 26<sup>th</sup> – February 23<sup>rd</sup>. Mr. Greenfield spoke about the Open House for residents to review the plan that will be held at Fairview Church. Mr. Jones, Supervisor-elect was concerned about the amount of time it would take for the Conditional Use Hearing. Mr. Greenfield responded that he wanted to meet their schedule of 100 days and he was concerned with the length of time if the hearings were to be dragged out.

### NEW BUSINESS

- A. Request from the Garden Club to use the Township Building for their 3/25/08 meeting was granted by the Board by consensus. Mr. McGrew reminded the Supervisors the Garden Club did some planting in return.
- B. Request from Neil Semmel to host the Marshman Triathlon on September 14, 2008, was tabled to next meeting.
- C. Update on Traffic Improvements – Letter was received from Penn DOT with an update on traffic improvements. Multi-way stop signs will be installed at three locations in the township by mid-January: Little Conestoga, Marshall and Chalfant Roads; SR 0282 (Creek Road) and Marshall Road; SR 02828 (Creek Road) and Fairview Road. Chief Kosci suggested media notification. Resident Sandy Neufeld asked about warning signs. Chief Kosci said it is protocol. He will check if not done.

- D. Castle Valley Consultants Engineering Services Agreement for 2008 – Craig Kologie, CVC, said their Engineering Services Agreement for 2008 includes an approximate 3% increase.
- E. Certificate of Completion No. 1 for Springton Manor Elementary School. Motion was made to approve the Escrow Release Request in the amount of \$1,753,098.16 based on the recommendation from Castle Valley Consultants (Motion Ms. Grashof, Second Mr. McDonough) Brief discussion ensued. Motion passed unanimously.
- F. Adoption of 2008 Budget – Chief Kosci questioned the amount allocated to the BRP as he believed the proposed tax increase would be insufficient. The BRP Budget will be passed next week. Mr. McDonough stated he had not seen the BRP proposed new budget and was wondering how much Wallace Township's share had decreased. Chief Kosci estimated approximately \$20,000 less for an approximate 8% increase over last year. Question from resident Beth Carpenter can the budget be reopened. Ms. Grashof said that is an option for the new board. Resident Skip McGrew questioned the issue of the building costs for the new building in EB. MS. Grashof stated nothing new on that topic. Resident Sandy Neufeld asked Chief what are the implications? Chief Kosci said since the December payment was not received a letter on behalf of the BRPC was sent to the Wallace Township Board of Supervisors. Mr. Bock noted the letter came from the Chairman of the BRPC and not from the Police. At this point Ms. Grashof proceeded with the reading of the proposed 2008 Budget. Various questions were addressed and answered by the Board. Hearing no further discussion the Motion was made and unanimously approved to adopt the 2008 Budget. (Motion Mr. McDonough, Second Mr. Bock). The State Highway Funds (Liquid Fuels) was read and discussed. Motion was made to accept the State Highway Funds (Liquid Fuels) and passed unanimously (Motion Mr. Bock, Second Mr. McDonough). Resident Ms. Neufeld asked if there would be a tax increase and the Board acknowledged there would be. At this point, the Board passed a Resolution to increase the Real Estate Tax to 2.4 mills from 1.2 mills. The Motion to increase the Millage rate was unanimously approved (Motion Ms. Grashof, Second Mr. McDonough)
- G. Interim Treasurer – Ms. Grashof led a brief discussion about Tom Josiah, CPA. Mr. Bock said he is well qualified. Motion was made to hire Tom Josiah, CPA, as Interim Treasurer until December 31, 2007. (Motion Ms. Grashof, Second Mr. McDonough) No further discussion. Motion passed unanimously. Chief Kosci thanked the Board for their effort.
- H. BOS Executive Session - The Board held an Executive Session on December 14, 2007 to discuss personnel issues.

#### PUBLIC COMMENT

- Resident Daniel Hoffman questioned future planning for fire and police coverage. Ms. Grashof said the issue has been discussed previously. Mr. Hoffman questioned the crisis of the issue of Treasurer. Mr. Bock said it is very difficult to replace the people who previously worked for the township. Mr. Hoffman asked about the escalating costs of the police. Chief Kosci referenced a study that was being done to look at financing by Governor's Center. The final report should arrive in early January.

- Environmental Advisory Council-Beth Carpenter's letter to the Board seeking legal advice. The EAC would like to have a display area in the lobby of the township building. Motion was made to grant the request by the EAC to have a display area in the lobby of the WT Municipal building (Motion Mr. Bock, Second Ms. Grashof) No discussion. Motion passed unanimously.
- Resident Charlie Wellock asked about the stopgap as a result of not having treasurer.
- WT Zoning Officer Tim Wloczewski made a request to plant trees at Chalfant St. Giles at a cost of \$6500. Money to be used from the Chalfant St. Giles Escrow account. Mr. McDonough suggested getting another quote. Mr. Wloczewski stated he has used this vendor before and he does a good job. The trees will be planted by H. E. Smith and come with a one-year warranty.
- Motion was made to approve the purchase and installation of 21 sugar maple and 12 red oak trees in and around the Chalfant St. Giles Subdivision from H. E. Smith at a cost of \$6550. (Motion Ms. Grashof, Second Mr. Bock) Brief discussion about the vendor. Mr. Wloczewski stated that H. E. Smith is the brother of Ed Smith, Wallace Township Road Master. Mr. McDonough voted against the motion. Motion passed 2-1.
- Resident Stu Frederick, a member of the Park & Recreation Board, said it was a good price for the trees.
- Resident Ms. Neufeld voiced concern on the Board's handling of hiring a new Treasurer.

Supervisors Mr. Bock and Mr. McDonough presented flowers to outgoing Supervisor Ms. Grashof and thanked her for her time and dedication to the people of Wallace Township

## ADJOURNMENT

Meeting adjourned at 9:59 AM Next meeting is Monday, January 7, 2008 at 7:30 PM.

Respectfully submitted,



Betty Randzin  
Township Secretary

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**THE END**