



Board of Supervisors Meeting Minutes Monday, May 11, 2015, 7:30 P.M.

Attendance: Supervisors - Barney Leonard, Georgia F. Brutscher, Ricki Stumpo; Richard Jensen, Zoning/Code Official; Mark Knightly, Public Works Director.

Public in attendance: 13

1. **Call to Order:** Leonard called the meeting to order at 7:30 p.m. and led the Pledge of Allegiance.
2. **Announcements:** Board met in executive session on May 5th to discuss personnel. On May 4th, Stumpo met with the Emergency Services Consortium and representatives from Longwood, Kennett, and Po-Mar-Lin Fire Companies. Stumpo, Township Personnel, and Kennett Underground Railroad Center representatives met with a space planning professional on May 6th to discuss the Barnard House space. Leonard attended a legislative breakfast on May 7th regarding the County Library System.
3. **Public Comment:** Terry Gumpfer spoke to the Board regarding what may be their mistaken impression that there is an obligation to fund emergency service providers. He noted that Delaware County contracts with ambulance services to provide service for County-run facilities and suggested that Chester County be contacted to do the same. Board noted that Chester County Officials increased their fair share contribution as a result of the Township's request that they do so. Stumpo noted that ambulance service to County facilities is not costing the Township. She also reported that the Emergency Services Consortium (a sub-group of the Kennett Area Regional Planning Commission) continues to review efficiencies in the emergency system and the feasibility of outsourcing those services.
4. **Taylor's Run at Red Bridge Homeowners Association/Open Space:** Steve Grabiki and Jo Cheeseman appeared before the Board to discuss Tax Parcel 63-4-109.77, a 2.5 acre parcel designated as an Open Space parcel that is part of Taylor's Run at Red Bridge ("Taylor's Run"). Taylor's Run is an 11-lot community developed in accordance with the approved subdivision plan recorded January 14, 1998. A Declaration of Covenants and Restrictions was recorded in May 1998, which sets forth the responsibilities of the homeowners association in maintaining the Open Space parcel. Grabiki and Cheeseman purchased Lot 12 which is excluded from Taylor's Run. They voiced concern to the Board that the Open Space parcel, which is adjacent to their lot, has become a nuisance with overgrown grasses, weeds, and vegetation. Grabiki noted that the previous owner of Lot 12 kept horses on the 2.5 acre parcel and he would like to do the same. Eric Welsh, Feng Wu, and Fasheng Tan, residents of Taylor's Run/Patrick Henry Circle, appeared in response to the Board's letter dated May 8th regarding homeowners association responsibilities for governance and maintenance of their community. Welsh acknowledged that there are residents on Patrick Henry Circle who do not know that they are responsible for the Open Space and the emergency access way. Leonard noted that the recorded Declaration clearly outlines how the Open Space parcel is to be maintained and how it is to be used. Sale of the Open Space to Lot 12

would require approval of all 11 lot owners in Taylors Run as well as filing an amended subdivision plan which must go through the subdivision and land development approval process, and then be recorded with the County Recorder of Deeds. Likewise, an amended Declaration would follow a similar approval path. Leonard and the Board stressed that what is of utmost importance is for the residents of Taylors Run to schedule a homeowners association meeting as soon as possible to address the duties for which they have responsibility.

5. **Zoning Officer Report:** no report submitted or action required.
6. **Public Works Report:** Knightly reported that road maintenance work continues on Lenni, Locust Grove, Brooks, and Haines Mill Roads. Leonard noted that Knightly submitted a request for approval to add an entry-level full-time public works crew member. The Board approved the request having discussed it during the executive session.
7. **Old Business:**
 - a. **The Preserve at Chadds Ford Wastewater Treatment Facility:** the April transfer of ownership was postponed with no Closing date confirmed.
 - b. **Pocopson Township Building at Barnard House Phase 2 Scope of Work:** no action taken at this time.
 - c. **Authorize Public Hearing for Ordinances:** Board discussed request from the Secretary and the recommendation of the Planning Commission to proceed with a public hearing to adopt the following ordinances: rental units, wireless communication, alternative energy, building code update, and PSATS administrative healthcare. Leonard reviewed the estimate dated April 22, 2015, from General Code to codify new legislation. The Board would like to target the first meeting in July for the public hearing. Secretary suggested that the Board continue to work with the Township Solicitor's Office on the draft for the Rental Unit Chapter as it does not have to be submitted to the Chester County Planning Commission.
MOTION: Brutscher moved, Stumpo seconded, to authorize the work necessary with the Township Solicitor to prepare for a public meeting on July 13, 2015 to adopt ordinances as discussed and to approve the estimate from General Code dated April 22, 2015 in the amount between \$3,950 and \$4,890; motion carried.
 - d. **Municipal Insurance Renewal:** Leonard reported that municipal liability insurance renewal was presented by Robert B. Hall. The coverage includes a reduction in cost for workers' compensation. MOTION: Brutscher moved, Stumpo seconded, to approve the municipal liability insurance renewal with Francis Hall Insurance Services as reviewed and presented by Robert B. Hall; motion unanimously approved.
8. **New Business:**
 - a. **Procedure for appointment of Solicitor for Zoning Hearing Board:** Leonard acknowledged receipt of written confirmation from Fronefield Crawford, Esquire, regarding a conflict of interest in continuing as solicitor for the zoning hearing board. The members of the zoning hearing board will undertake interviews for a solicitor. They will make a recommendation to the Board in June. MOTION: Brutscher moved, Stumpo seconded, to approve Resolution 2015-11 acknowledging and recognizing the exemplary service of Fronefield Crawford, Esquire, as Zoning Hearing Board Solicitor; motion unanimously approved.
9. **Correspondence** - Board signed a letter to Crawford thanking him for his many years of service and guidance.

10. **Treasurer's Warrants:** Brutscher moved, Stumpo seconded, to approve the Bill Payment Lists for April 28 - May 11, 2015 recommended for payment by the Treasurer; General Fund: 18 bills paid totaling \$14,496.41; 3 debit card charges totaling \$71.06; Facilities: 2 bills paid totaling \$116,507.36; Highway Aid: 5 bills paid totaling \$6,419.54; Parks, Rec & Trails: 1 bill paid for \$399.80; motion unanimously approved.
11. **Approval of Meeting Minutes:** Stumpo moved, Brutscher seconded, to approve the Meeting Minutes dated April 27, 2015; motion carried.
12. **Adjournment:** At 8:15 p.m., Brutscher moved, Leonard seconded, to adjourn the meeting; motion carried.

Susan Simone, Administrative Secretary

Barney Leonard, Chair