

**New Garden Township
Board of Supervisors
Land Development/ Subdivision Meeting
December 14, 2009**

Supervisors Present

Stephen Allaband, Vice Chair
Bob Norris
Barclay Hoopes

Others Present

Carmen Raddi, Manager

I. CALL TO ORDER

Chairman Neal called the meeting to order at 7:30pm with a pledge to the flag.

II. OPPORTUNITY FOR RESIDENTS TO ADDRESS THE BOARD

With none the Board moved to discuss New Business.

III. NEW BUSINESS

A. Airport Fuel Truck- Mr. Martin requested the Board's consideration in purchasing a fuel truck at the New Garden Flying Field. The truck will be useful to the airshow, day to day use and in the event of a power loss. If the truck is not purchased, the Flying Field will need to rent a fuel truck for a similar cost. Mr. Martin negotiated the price from \$7,500 to \$4,000, which has a stainless steel tank. Supervisor Norris questioned if the truck could be stored indoors as Vice Chairman Allaband is concerned with the maintenance costs. Mr. Martin stated that there is space to store the truck inside. Supervisor Norris questioned if the truck is budgeted for and Manager Raddi stated that there is no budget for the purchase. Mr. Martin stated that if the Township plans to continue to have the airshow there needs to be a source to refuel. *Supervisor Norris motioned to authorize the Manager to purchase the used airport fuel truck from the duPont's not to exceed \$4,000. Supervisor Hoopes seconded to a unanimous vote.*

B. Presentation concerning a new library, expand the YMCA, build a parking garage for the YMCA and the library, etc.- Mike Walker and Jim Nelson gave a presentation on the KARPC project to put together a plan for the Bayard Taylor Memorial Library, Anson B Nixon Park, YMCA and Kennett Borough. The project assignment was to locate where to put the new library. There is \$30,000,000 identified to be raised over the next 5-10 years. The plan is to expand the parking garage, expand the YMCA an additional 20,000 sq ft and build a new parking garage which would be next to the new library. The park plan includes building remodel and a new driveway to the park and the Borough needs anew maintenance building.

Mr. Nelson stated that the Borough deserves the updates as it supports the density of the surrounding areas. Mr. Nelson presented the current condition and proposed planned locations. Mr. Nelson stated that they expect that \$15,000,000 can be raised from donations and \$15,000,000 from grants. A 501c3 is being created for the purpose of raising funds. Mr. Nelson detailed funding options by stating Senator Peleggi's support of \$4,000,000. Mr. Walker stated that the Board may consider continuing to increase funds of the library contributions.

Ms. Carol Starzman, a member of the Bayard Taylor Memorial Library stated that the presentation has not been made to the library nor have they made a commitment to the plan. She suggested that there be more of a dialog with the library and that the plan does not yet have the library approval.

B. Consideration of approval of Commonwealth Real Estate Investors/ Strine Final Land Development Land Development- *Supervisor Norris motioned to table the matter and Supervisor Hoopes seconded to a unanimous vote.*

C. Consideration of Bowling Green/ Brandywine Preliminary Plan Approval- Manager Raddi stated that he has a letter requesting a time extension until January 21, 2010. *Supervisor Norris motioned to grant the extension of Bowling Green until January 21, 2010. Supervisor Hoopes seconded to a unanimous vote.*

IV. OLD BUSINESS

A. Presentation by Timothy Cassidy and Art Bernardon concerning development of a business plan for New Garden Flying Field- Mr. Art Bernardon of Bernardon, Haber and Halloway presented a memo which he described as condensing the four major points of consideration. The airport is 198 total tract acres with 88 acres as the airport. Mr. Barnardon explained the benefits of having a business plan as it will consider the zoning requirements that must be met, identify the existing conditions and constraints, typography challenges, public water, traffic and anything else that may have an impact on development. The plan would also assess the Board's desired uses and what needs to be done to get there. The project will also include an analysis of conceptual budgets and the potential gain. When the plan is complete it will be a final concept of a format ready to go into preliminary stages and marketed.

He stated that there are companies looking at Chester County and there should be marketing information for distribution. Mr. Bernardon stated that the plan will give them the ability to interact with the Township Engineer to implement the ordinances in the best way possible. Vice Chairman Allaband questioned if interacting with the Township Engineer was included in the Township budget and Supervisor Norris stated that it is not included in the approved plan.

Supervisor Norris questioned if the proposal range of \$36,000-40,000 would cover all points discussed and Mr. Bernardon stated that it would.

Supervisor Norris stated that New Garden Township bought the property to maintain as an airport and develop the excess land into an office park and open space. The Township loaned the project \$1,000,000 and the business park is an attempt to retrieve to loan. After further discussion *Supervisor Norris motioned to spend not more than \$48,000 for the development of a master plan for the airport using Bernardon, Haber and Holloway per the November 6, 2009 proposal. Vice Chairman Allaband seconded to a unanimous vote.*

B. Consideration of approval of 2010 Budget- Supervisor Norris stated that the last version presented at the work session is the proposed final budget. Manager Raddi stated that the proposed budget was distributed and advertised for a minimum of 20 days and made available for public viewing. Supervisor Norris stated that New Garden has not raised taxes for 10 years and is attributed to the Manager managing the budget, especially seeing that the public does not want to give up services.

Supervisor Norris motioned to approve the 2010 budget as reviewed by the New Garden Supervisors. Supervisor Hoopes seconded to a unanimous vote.

C. Consideration of Budget Resolution- Manager Raddi stated that the resolution details the millage rates, which are what they have been for some time. *Supervisor Norris motioned to approve the budget resolution which notes the 1952 Ordinance which imposes the 1% real estate tax, the 1982 Ordinance which imposes a 10% amusement tax, the 1996 Ordinance which imposes a \$10.00 Occupation Privilege Tax, 1996 Ordinance which imposes a 1% Earned Income Tax, The real estate tax of three quarters of a mill (3/4 or .00075) on each dollar of assessed valuation, the 2005 Ordinance which imposes a .125% Earned Income Tax for Open Space Acquisition. Vice Chairman Allaband seconded to a unanimous vote.*

D. Consideration of setting the rate compensation for the tax collector- *Supervisor Norris motioned that the compensation for the tax collector be set at 2%. Supervisor Hoopes seconded to a unanimous vote.*

E. November 10, 2009 Minutes- Supervisor Norris requested a copy of the sub-ledger of road improvement contributions. Supervisor Norris questioned the status of the police relocation. Manager Raddi stated that they are currently shopping material and will place an order. *Supervisor Norris motioned to approve the minutes as submitted with a second from Supervisor Hoopes to a unanimous vote.*

F. November 16, 2009 Minutes-Supervisor Hoopes requested that paragraph 3 of page 2 be changed from "2.2 mil" to "2.2 million for earned income revenue". *Supervisor Norris motioned to approve the minutes as edited with a second from Supervisor Hoopes to a unanimous vote.*

V. OTHER BUSINESS

A. Time extension for Abernethy subdivision until January 15, 2009- *Supervisor Norris motioned to approve the extension of the Abernethy Subdivision to January 15, 2009 with a second from Supervisor Hoopes to a unanimous vote.*

B. Release of escrow for Harrogate North No 22 in the amount of \$152,671.12- Manager Raddi stated that he spoke with the Township engineer who recommended approval. *Supervisor Norris motioned to release escrow no. 22 for Harrogate North in the amount of \$152,671.12. Supervisor Hoopes seconded to a unanimous vote.*

C. Release of escrow for Brittany Hills Phase II No 9 in the amount of \$24,754.44- Manager Raddi stated that the Township engineer reviewed the release and recommended approval. *Supervisor Norris motioned to approve the release of escrow No. 9 for Brittany Hills Phase II in the amount of \$24,754.44 with a second from Supervisor Hoopes to a unanimous vote.*

D. Disbursements- Manager Raddi requested the Board's consideration of approving disbursements of invoices in the total amount of \$120,643.25. *Supervisor Norris motioned to approve the outstanding invoices with a second from Supervisor Hoopes to a unanimous vote.*

E. Fire Safety Ordinance- Supervisor Norris questioned the status of the fire safety ordinance. Manager Raddi stated that the Solicitor had an issue with the legality and the ordinance was not followed up.

F. Police Chief- Supervisor Norris questioned the status of the police chief search and Manager Raddi informed that they are proceeding with oral interviews and testing.

G. Audit- Supervisor Norris questioned the status of the audit and Manager Raddi stated that they are working on the final narratives and believe that it should be received by the end of the year.

H. Sign Ordinance- Supervisor Norris questioned if the Zoning Officer is working on a revised sign ordinance. Manager Raddi stated that the Zoning Officer is working on a sign ordinance and also an analysis of fees.

I. Regional Police Study- Supervisor Hoopes stated that the Township should continue to pursue the regional police and would like to know the status prior to choosing a chief.

J. Rt. 41- Supervisor Hoopes suggested submitting something formally as a Board to PennDot regarding the Rt. 41 study.

K. Township Manager- Supervisors Norris and Hoopes expressed their gratitude to Carmen Raddi for his work done for the Township.

VI. ADJOURNMENT

By a unanimous vote the meeting was adjourned at 8:55pm.

Respectfully Submitted,

Kathryn Parlier,
Township Secretary