

December 19, 2011

Approved at the 1/3/12 Board of Supervisors meeting

Aileen Parrish, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:05 PM. In attendance were Supervisors Aileen Parrish, David Owens and Glenn Frederick, Secretary Carolyn Matalon, Treasurer Nette Stejskal, Township attorney Tom Oeste, and many residents.

Budget Hearing

Aileen Parrish introduced Township Attorney Tom Oeste. Tom Oeste noted that the purpose of this meeting is to take public comment and added, the meeting will be kept as orderly as we can with one comment at a time. Glenn Frederick stated that at the last meeting some questioned the tax increase. Glenn Frederick informed the residents that from 1992-2008 the Township assessed value grew. Since 2008 the assessed value has been decreasing and the difference of current assessed value and projected assessed value is \$40,000,000. So many people have reassessed and cut the valuation to the point where the only way to keep current expenses going is to raise taxes. A Chambers Rock resident stated that services provided have been the same for the last 25 yrs that he has lived here and taxes keep going up. Mr. Wickes noted that when the assessed value goes down that means the market value goes down. He stated the 17% is an increase in millage rate. Ed Lukowski compared the tax increase percentage of Chester County and AGSD to LBT. Aileen Parrish noted that the Twp had a cost of community services study done and there is economic value to open space. Every new house built costs a \$1.12 in services for each dollar of tax money. Commercial or open agricultural land costs \$.12 in services for each dollar of tax money. Mr. Wickes noted that each house increases the impervious surface and raises the creek. There are many environmental costs to new homes. Judy Porta noted that Emergency Services needs the tax increase to support their costs. Mr McKinnon questioned the fee paid to the Tax Collector and would like the percentage reduced. The Board of Supervisors has the power to set the tax collector fees but it must be done before the Tax collector is elected. Mr. Wickes noted that Glenn Frederick stated the budget is bare bones and Mr. Wickes doesn't believe that the Board of Supervisors has gotten sufficient competitive bids for services. Glenn Frederick stated that Attorney and Engineers services do not have to be bid out. A resident questioned the Secretary, Treasurer and Tax Collector salaries and hours worked by staff. Glenn Frederick stated that it would not save money to cut staff salaries or hours. Aileen Parrish noted that the staff are hourly employees. Depending on the needs for the position we may go under the hours budgeted. Aileen Parrish stated that we have 2 excellent members of our staff in this room who do an excellent job; it is very hard for them to listen to you rip them apart. We are extremely fortunate for the people that we do have. In emergencies they and the road crew step up every time they are needed. Aileen Parrish noted that after 14 yrs we are lucky we have the people we have; we ask a lot of them. A resident noted that it is important to get involved early in the budget process and it is important that the BOS not have knee jerk reactions to requests being made. Judy Porta addressed the questions on why LBT should support the Avon Grove Library. Judy Porta spoke of the support by the surrounding Townships. LBT contributes the least amount of money to the library of surrounding Townships. The Avon Grove library has an outpost here at the Township hall with the main state of the art library in West Grove. Judy Porta reminded residents that with the outpost here we can order any book from any Chester County library and have it delivered here. In PA libraries are funded by Townships and matching funds. Judy Porta reported that the Township needs the library and it is important for the community. An example of this is the library computers which are being used by those out of work and are vital to the community. Mr. Hoffman asked that the UCC costs be cut. Glenn noted the Township opted in to the UCC program and that you have to be specially certified to complete the inspections. Mr. Hoffman questioned the sewage treatment plant costs and reimbursement. Glenn Frederick noted the state mandated we

handle the sewage treatment plant. Mrs. Dobsch states that in hearing what the community is saying that she would like to know how the Board of Supervisors can leverage some money in the budget. Lee Heffernan noted there are multiple examples where the budget is not bare bones. There are options for outsourcing the work that needs to get done. Mrs. Dobsch asked the Board of Supervisors for competitive pricing and qualitative pricing comparisons. Supervisor David Owens showed the residents an example for street signs that are mandated to be done by this year. Jim Shanahan stated that he has no reason to believe that the people serving the Township don't give 150%, and would like to thank the residents that do attend all the meetings. He stated that a 17% increase is not acceptable. He asks that the Twp take another look at the budget and maybe bring a model back to see how we can produce a smaller increase and cut. Glenn Frederick noted that the Twp has already made cuts and the only way to keep services where they are is to borrow money and pay in the future, which he knows no one wants. The Twp is mandated to adopt a budget. Mrs. Massaro asked that the deer feeder program be eliminated and asked that the cost for uniforms be cut. Glenn Frederick noted that this is a Roads safety issue for the use of these uniforms. Dave Kujala noted that without cutting services there would not be any cuts. David Owens asked what services they would like cut. David Owens stated that the eagle scouts, PC volunteers, deer feeder volunteers, ZHB volunteers, Land Trust volunteers and the open space trail committee make up some of the best of who we are in LBT and are worth every penny of expense. A resident asked what the Zoning Officer cost includes. Supervisor Aileen Parrish stated that this is the code enforcer for the Township. Aileen Parrish stated that LBT has had a budget meeting every year and every fall budget work sessions are started. The BOS does what they think is the best they can, normally tonight's meeting is cut and dry, never an attorney running it, we pass it, we go on. At this point all the work is done and while we are taking everything into consideration we have completed the process and this is the final step. Going forth the BOS will take into consideration the questions tonight. Ed Lukowski asked if the budget process could be moved up in the year further to discuss the budget. A resident stated that he supports the deer feeder program, doesn't think that they should wait until next year to address some comments, start early next year to discuss all the topics going forward, has a deer feeder in his yard, provides his own products for the deer feeder, and hopes to save someone from lyme disease. Ed Lukowski would like the BOS to address assessing building fees to contractors. Tom Oeste noted that the Twp cannot charge impact fees. A resident asked about the Windsor development treatment plant maintenance. Glenn Frederick noted that the Windsor homeowners will have to pay for that once dedicated. Glenn Frederick noted that the state dictated that the Windsor development have a treatment plant. Tom Oeste added that under state law the Twp is responsible for safe sewage systems. Aileen Parrish stated that one of the reasons for the on lot sewage program is to keep the Twp systems healthy. A resident asked what happens if the budget can't be passed by the end of the year. The Twp code states that the Twp must pass a budget by 12/31. Mrs. Dobsch asks that the 17% increase not go in every year. Glenn Frederick noted that it was never said that each year there will be a 17% increase. There is no way to know the assessed value, snow plow use, salt use, road crew time etc and all these factor in the budget. Tom Oeste noted that the budget is based on past experience and keep in mind some of it may not be spent. This budget is for 2012 only. A resident questioned the increase in tax in real dollars. Nette noted that expenses went up 3/10 of a percent and the base of value went down. The resident noted that the reassessed value is the real cause of the tax increase. A resident noted that he has lived here for 22 yrs and has been involved on and off in the Township for many years. The folks at the Twp are very knowledgeable and the work provided cost is extremely low, he suggested that the energy here be emailed to the Twp, suggestions and recommendations be made accordingly. Mr Wickes noted that this meeting created the expectation that the ideas would be accepted tonight, he would like to be party to future discussions, and communication could be better. A resident suggested a 10 minute break and then address the letter from Mr. Wickes.

developer. Nette noted that everything that is specific to Windsor and the Shoppes is charged back. Nancy Balough stated that it is a nice idea for

everyone to get involved and it is a great education process. Aileen Parrish noted that the fairest thing for every resident to do by 8/1 is have every resident go to county assessment and get reassessed if you think your house has lost value and it would benefit you. This would put everyone in the same boat. Tom Oeste stressed and the Board agreed that the homeowner should do some homework on their home value prior to going to the County for reassessment. Nancy Balough noted that the newsletter educates residents and could address this subject. Mr Wickes notes he requested that the newsletter be eliminated. Mr. Wickes asked that the newsletter information just be added to the website and not mailed. The MS4 requires the twp educate the residents on clean water, the newsletter meets this requirement. Mr. Mckinnon asked for a black and white newsletter vs. color. The line items on Mr. Wickes letter were addressed as follows: 1. training for rd crew, engineering roads, engineering capital fund, 2. estimate based on experience, 3. reimbursement grant, 4. starting balance is the difference, 5. estimate based on experience /2011 approx \$14000/developer cost is reimbursed, 6. covers the office phones, fax, mobile and two way phones/2010-\$4713, 7. information covered earlier/ Glenn noted that a B&W would be \$100 savings/CM noted that the newsletter is on the website, 8. 2011 exp to date is \$3000/twp facility, pick up along roads, park 9. PA const code verifies that the inspectors have various certifications, 10. Tom Oeste notes that the PC members receive \$65 ea mtg for approx 24 mtgs each yr/Subdivision planning, amendments to ordinances, planning duties, 11. info covered earlier/ Zoning Officer covered by applicants generally but there are duties which are not covered by fees/2010 \$39,645, 12. Janie Schnelle noted that a friend willed the cost of the feeders and the Twp purchased the corn bin. The insecticide is provided by the host families. The Twp purchases the corn. Lee H noted that the white footed mouse can be treated by a pvc tube w treated cotton, 13. info covered earlier/AP noted that LBT pays less than others in the region/ the library asked for \$5 per person @ 3100 or \$15000. The Twp paid \$11500, 14. Tom Oeste noted if employee declines the Twp saves money on premiums and it is a part of the benefits pkg. If an eligible employee has spouse that has coverage and chooses not to take the coverage they are given an incentive not to take the benefits, 15. partial self insurance plan, high deductible plan and the Twp reimburses the employee if the coverage is needed.

Aileen noted that a gentlemen who was at the meeting earlier brought up comments about the open space last week. The Open Space funds help property owners when they are preserving their lands. A conservation easement permanently protects properties from development. Tom Oeste noted there are private lots that back up to open space and the fence is meant to border the land that backs up to open space. Gwen Lacy noted that the fence around the meadow also helps prevent encroachment which sometimes happens around open space. Aileen Parrish stated that the cost preserving land is a little under \$36 per household. This newsletter has an article about the open space in this Township. Gwen Lacy is the Director of the Land Conservancy of Chester County and a Township resident. There is a report of the economic benefits of open space. Gwen noted the Twp roads can't handle more development. Some of those here get an assessed increase of value of \$10,000 for being next to an open space. Chester County is cutting open space budgets and the Twp open space funds have helped with expenses to place the easements on properties. State grants, Wild and Scenic, White Clay Watershed, LBT and many folks gather to help the effort. Gwen Lacy noted that many homeowners donate their property without any monies given. Aileen Parrish noted that a LBT resident donated the conservation of 100 acres. Carl Kriebel noted that the less development that occurs keeps the overall taxes down. Les Town noted that within the Comprehensive plan of 2008 there is a survey which includes open space, trails etc. Ed Lukowski stated that there are a lot of people in a bad financial place and the Twp should look at saving where they can. Tom Oeste closed the budget hearing at 10:00 pm.

at 10:30PM. In attendance were Supervisors Aileen Parrish, David Owens and Glenn Frederick, Secretary Carolyn Matalon, Treasurer Nette Stejskal and residents.

New Business

Resolution #11-18 Tax Levy resolution- Aileen Parrish read Resolution #11-18 which levied on all real property within the Township subject to taxation for the fiscal year 2012 the following:

Tax Rate for General Purposes	2.500 mills
Tax Rate for Emergency Services Purposes	.430 mills
Tax Rate for Park & Recreation Purposes	.350 mills
Tax Rate for Open Space Purposes	.200 mills
Tax Rate for Capital Projects, Road Improvement and Equipment purchases	<u>.510 mills</u>
TOTAL	3.990 MILLS

Glenn Frederick made a motion to adopt Resolution #11-18 as read. David Owens seconded and the motion carried unanimously.

Resolution #11-19 Aileen Parrish read Resolution #11-19 which appropriated expenditures and expenses of the fiscal year 2012 in total of \$1,452,287 from the fund equities, revenues, and other financing sources available for the year 2012 in the total of \$2,023,747 for the specific purposes set forth. Mr. Wickes questioned what happens to unspent budget funds. Glenn Frederick stated that they are retained and carried to the next year or appropriated to other line items if within 25% of the total budget. Glenn Frederick made a motion to adopt Resolution #11-19 as read. David Owens seconded and the motion carried unanimously.

Tax Collector- Tax Collector Janie Schnelle asked the Board of Supervisors to move the Tax bill due date to 12/20 instead of 12/31. Janie Schnelle discussed late payments with the Board of Supervisors. The Board of Supervisors agreed under the advisement of Township attorney Tom Oeste that forgiveness of late payment is the Tax Collectors choice. Aileen Parrish did advise Janie Schnelle that any repercussions would be her responsibility. Glenn Frederick made a motion to allow Tax Collector Janie Schnelle to list December 20 as the closing date of taxes beginning the year 2012. Aileen Parrish seconded and the motion carried unanimously. Glenn Frederick made a motion that the Board of Supervisors agrees to support the Tax Collector decisions about leniency on tax bills with special circumstances with payment during the penalty phase. Aileen Parrish seconded and the motion carried unanimously.

Old Business

Business from the floor

Treasurer Report

Nette Stejskal read the December 19, 2011 Treasurer Report (report attached)

Bills over \$1000

Avondale Fire Co	\$5475.75	West Grove Amb	\$2375.00	Mt Rocky Truck	\$2479.96
Hydraterra Prof	\$1104.25	West Grove Fire	\$12776.50		
Lucas Comm	\$1250.00	Selective Ins	\$4206.00		
Parke, Barnes	\$3425.00	Fence Authority	\$23739.69		
SCCEMS	\$2500.00	Londonderry Nurs	\$7009.50		
Walsh Engineer	\$3024.99	Fence Authority	\$1250.00		

principal and interest from the General Fund. Glenn Frederick seconded and the motion carried unanimously.

General Fund – Aileen Parrish made a motion to pay bills as represented by General Fund Wilmington Trust with checks # 13517-13526 from the General Fund. Glenn Frederick seconded and the motion carried unanimously.

Plgit-General Fund- Aileen Parrish made a motion to pay bills with ck# 5551-5582 with ck# 5553 being used for the Bove Subdivision next week and an ACH payment for the P Card payment from the Plgit General Fund. Glenn Frederick seconded and the motion carried unanimously.

Plgit General Fund- Aileen Parrish made a motion to acknowledge the transfer from the Plgit General Fund to the Park Fund, Open Space Fund and Capital Fund. Glenn Frederick seconded and the motion carried unanimously.

Parks Fund- Aileen Parrish made a motion to pay bills with ck#2578-2583 approved from the Parks Fund. Glenn Frederick seconded and the motion carried unanimously.

Parks Fund- Aileen Parrish made a motion to acknowledge the transfer of funds from the Parks Fund to the General Fund. Glenn Frederick seconded and the motion carried unanimously.

Open Space Fund- Aileen Parrish made a motion to acknowledge the transfer of funds from the Open Space Fund to the General Fund. Glenn Frederick seconded and the motion carried unanimously.

Capital Fund- Aileen Parrish made a motion to acknowledge the transfer of funds from the Capital Fund to the General Fund. Glenn Frederick seconded and the motion carried unanimously.

Highway Fund- Aileen Parrish made a motion to pay bills with ck# 6108-6116 from the Highway Fund. Glenn Frederick seconded and the motion carried unanimously.

Adjournment David Owens made a motion to adjourn the meeting at 11:30 PM. Glenn Frederick seconded and the motion carried unanimously.