

## AGENDA

East Brandywine Township/Downingtown Area School District  
Weaver Tract Site Meeting  
Wednesday, September 30, 2009  
3:30 PM

Goal: Establish a clear, written agreement between East Brandywine Township and Downingtown Area School District in regard to any and all site work to be completed on the Weaver Tract.

1. Sewage
  - A) Treatment Plant Construction
  - B) Pump Station B Upgrade
  - C) Treatment Plant Operating Costs
  - D) EDU Requirement
  - E) Absorption Fields
    - 1) Design
    - 2) Construction
  - F) Connecting Neighbors to the Sewer System
2. Traffic Improvements
  - A) Review of Traffic Study
    - 1) Agreement with Pulte for Work at 322/Bollinger
    - 2) Widening of Bollinger
  - B) Traffic Impact Fee
3. Recreation Fee
4. East Brandywine Township Access Drive
5. East Brandywine Township Composting Area
6. DASD Cinder Sharing
7. Solar Farm

Memorandum Of Discussion Of Agenda Items Between  
East Brandywine Township/Downingtown Area School District  
Weaver Tract Site Meeting  
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I wanted to get my thoughts down on paper in bold while they were fresh in my mind regarding this afternoon's 2+ hour meeting with the Township. This is a skeletal outline.

1. Sewage

- A) Treatment Plant Construction – KHOV agreed to 14.9% of construction and engineering cost – Township discussed Pulte's estimated construction and completion timing. It was noted that the projected timeline for the plant to be operational was the spring of 2011. The estimate of DASD share is \$1.8M (could be more or less, depending on the overall cost). Discussion was to replace existing KHOV agreement with agreement directly between Township and DASD to address these items.
- B) Pump Station B Upgrade – may be no need for this upgrade – if direct tie in to adjacent Applecross feasible, this is an expense DASD may not need to incur.
- C) Treatment Plant Operating Costs – no discussion of personnel expenses; discussion revolved around quarterly billings (user fees) to DASD. Fee has not yet been calculated. Discussion appeared to be favorable to DASD paying only for the gallons sent to the plant for treatment (estimated daily usage of approximately 6000/gpd). This may be an area spelled out more clearly in an agreement directly between Township and DASD.
- D) EDU Requirement- Discussion is to get away from the EDU concept and focus on gallons per day (DASD to reserve a maximum capacity of 8000/gpd). There was some discussion regarding final approval from DEP, and DASD would need to supply actual historical data from the other two middle schools. Township seemed amenable to discussing actual usage.
- E) Absorption Fields – Township focused more on preservation of the fields, rather than actual construction.
  - 1) Design – Not an issue at this point and there was some discussion of trying to preserve the frontage at the corner to accommodate a Sheetz/Wawa type use (which is characterized as an asset of the tax payers).
  - 2) Construction - Township amenable to staged construction – DASD only building what it needs for immediate use of the school and perhaps reserving the right to new users in the future to pay for construction of the beds needed for other uses.
- F) Connecting Neighbors to the Sewer System – Township has "sympathy" for DASD's preference not to have to do this. It does not make sense and the Township sees that.

2. Traffic Improvements – After much meandering and leaderless discussion (involving the need for and obligation to do certain traffic improvements), the parties agreed to leave the meat of the traffic issues to another meeting with Lee, Scott Piersol and the traffic engineers.

- A) Review of Traffic Study – Lee outlined Chris William's draft. Township's primary concerns appeared to be left-hand turn lane west bound on Horseshoe Pike onto Bollinger and a traffic signal.
  - 1) Agreement with Pulte for Work at 322/Bollinger – Township is still working with Pulte on this. There is still much uncertainty, which is being left to a future conversation.

2) Widening of Bollinger – This is going to involve Pulte and it appears that the Township is concerned about the run-off issue and the curbing of portions of Bollinger Road, and the absence of any right-of-way in front of the four homes along Bollinger. It seems to me that the Township may force Pulte to shift road to the west to accommodate the widening. Scott Piersol recommended that DASD and East Brandywine Township meet with Pulte to discuss work on Bollinger Road. There is also an issue involving curbing along the road and prevention of parking. This looks like a land development issue to me but it was important to one of the Supervisors so we should address it now.

B) Traffic Impact Fee – The Township is willing to negotiate.

3. Recreation Fee – The Township is willing to negotiate this and will await a suggestion from the DASD. They said “Make a proposal.” We discussed “preferred nation status” with the Township for filed use or continuation of a trail (like at SMES in Wallace).
4. East Brandywine Township Access Drive - DASD conveyed it did not want to have to do this. “How about just the easement, then” was the question.
5. East Brandywine Township Composting Area – Some permission to do this on 4 or 5 acres was discussed. I offered that I really did not see an issue – I did not see why some type of license could not be worked out. Scott Piersol raised an issue involving the DEP approvals.
6. DASD Cinder Sharing – Discussed briefly. Discussion of details left for later. There are some logistical questions
7. Solar Farm – Everyone agreed it seemed interesting and may be worth exploring – that’s about it.
8. New item – Fire Company – the interest of the fire company acquiring some land along Horseshoe Pike was raised again. Still very preliminary and we informed them that because it appeared to be an afterthought, we had not really addressed it with the Board.

At the end of the meeting the Township recommitted to assisting the DASD making its August 2012 opening possible. Lee informed them that we would like to get our applications into the Township in the November time-frame.