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UPPER CHICHESTER TOWNSHIP  
BOARD OF COMMISSIONERS  
DELAWARE COUNTY, PA

- - -

Monthly Board Meeting

- - -

Thursday, August 10, 2017  
Commencing at 7:30 p.m.

- - -

Upper Chichester Township Municipal Building  
Furey Road  
Boothwyn, PA

- - -

BOARD OF COMMISSIONERS:

MICHAEL GAUDIUSO, President & 5th Ward  
JOSEPH NEARY, Vice President & 4th Ward  
EDWARD RAIKOWSKI, 1st Ward  
NICOLE WHITAKER, 2nd Ward

- - -

COUNSEL APPEARED AS FOLLOWS:

HOWARD J. GALLAGHER, III, ESQUIRE  
Township Solicitor

- - -

ALSO PRESENT:

LISA CATANIA  
Township Engineer  
  
GEORGE NEEDLES

23

Township Manager

24

BARBARA KELLEY  
Assistant Township Manager

25

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Board Meeting

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P R O C E E D I N G S

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4

THE PRESIDENT: Good evening,

5

everybody. Please stand for the Pledge of Allegiance.

6

(Pledge recited).

7

THE PRESIDENT: Thank you. Mr.

8

Needles, would you take roll call, please?

9

MR. NEEDLES: Sure. Commissioner

10

Whitaker?

11

MS. WHITAKER: Here.

12

MR. NEEDLES: Barbara Kelley?

13

MS. KELLEY: Here.

14

MR. NEEDLES: Lisa Catania?

15

MS. CATANIA: Here.

16

MR. NEEDLES: Commissioner

17

Gaudiuso?

18

THE PRESIDENT: Here.

19

MR. NEEDLES: Howard Gallagher?

20 THE BOARD: Here.  
21 MR. NEEDLES: Commissioner  
22 Raikowski?  
23 MR. RAIKOWSKI: Here.  
24 MR. NEEDLES: Commissioner Neary?  
25 MR. NEARY: Here.

↑3

1 Board Meeting  
2 MR. NEEDLES: And myself, George  
3 Needles, present.  
4 THE PRESIDENT: Thank you, Mr.  
5 Needles. Commissioner Baiocco is on vacation this  
6 week, so he will not be present at the meeting  
7 tonight.  
8 With that said, can I have  
9 approval of the minutes of the July 13th, 2017, Board  
10 of Commissioners meeting?  
11 MR. NEARY: So moved.  
12 MR. RAIKOWSKI: Second.  
13 THE PRESIDENT: All in favor?  
14 MS. WHITAKER: Aye.  
15 MR. RAIKOWSKI: Aye.

16 MR. NEARY: Aye.

17 THE PRESIDENT: Aye. Motion  
18 carried.

19 Also, we met last week in  
20 executive session to discuss various litigation and  
21 personnel matters.

22 I would like to move on to our  
23 citizen comments. Is there anybody in the audience  
24 that would like to come up and speak?

25 MS. DANIELS: Yes.

▲4

1 Board Meeting

2 THE PRESIDENT: Come on up. For  
3 the record, state your name and address.

4 MS. DANIELS: Dawn Daniels,  
5 President of the library. I just want to say good  
6 evening, Commissioners. I hope you are having a great  
7 summer. I want to thank you for listening to our  
8 impending plans for utilizing the old schoolhouse as  
9 the future of our library and community and saving one  
10 of the most valuable pieces of historical property in  
11 our municipality.

12 As you know, we have a major

13 fundraiser coming up, Beatlemania. It's October 14th.  
14 We are expecting a \$10,000 profit on this, our biggest  
15 ever. Tickets sales are flourishing, but all year  
16 long we have amazing fundraisers that are very  
17 prosperous.

18                                 With all that said, we also have  
19 three excellent grant writers and Steve Barrar's  
20 office ready to help jump in with grant writing from  
21 the PA Historical Society, the RCAP Foundation, the  
22 Keystone Grant, the RFK Grant and many others on our  
23 long list of grants.

24                                 We have major profile people in  
25 our community enthusiastically willing to support with

▲5

1                                 Board Meeting  
2 stabilizing this property. Frank Sill said he would  
3 donate his heart, his time and product to help us get  
4 this project moving forward immediately. We have a  
5 professional architect, George Matuszewski, who does  
6 excellent work and has offered his services free of  
7 charge.

8                                 We have the Chichester Rotary, the

9 Chichester Business Association, who have also pledged  
10 to aid and assist us with our needs, not to mention  
11 the wonderful citizens of this Township ready and  
12 willing to help us.

13 In order to get this agreement to  
14 reality, the Realtors, the Township Manager and  
15 Assistant Manager have agreed to all give up income  
16 and money to make this transaction work. Everyone is  
17 giving back to make this future property a success and  
18 a reality for everyone involved.

19 We have a very generous donor,  
20 Mr. Wayne Lagatta, our guardian angel, willing to come  
21 to our rescue and modestly and humbly donate \$200,000  
22 to make our dream a reality. How great is that.

23 We would truly be humbled if the  
24 Township would absorb any of the legal fees,  
25 approximately \$14,500, to complete this agreement and

▲6

1 Board Meeting  
2 save a most valuable piece of history in our community  
3 with a new, beaming, stunning piece of foundation that  
4 will make our Township proud and have people from all  
5 over flocking to see this new establishment.

6 We also promise to continue to  
7 update and keep the Commissioners in the loop of our  
8 progress and our advances. Know that we have the same  
9 love you do for this Township, and to quote Max  
10 Magee's Pub, "Perseverance: The only way to fail is  
11 to stop trying to succeed." I hope you are on board  
12 with us. Thank you.

13 THE PRESIDENT: Does anyone have  
14 any questions about the possibility of us floating the  
15 \$14,000 from the board?

16 MR. NEARY: Do you have any kind  
17 of financial plan for what it's going to cost you to  
18 maintain the building while it is being rehabbed, the  
19 costs, and everything else?

20 MS. DANIELS: Once we get started,  
21 once we get the building, Frank Sill and other people  
22 are going to help us get the dumpsters and the things  
23 we need to get everything out of the building.

24 Next, we are going to get the  
25 union people to help donate their time to fix and

↑7

2 paint up the place. The Historical Society is all in  
3 this with us. They are all in this to raise money to  
4 help us, to get us the money that we need for this.  
5 Once we get it up and running, we do plan in the  
6 future making it what we want as far as a community  
7 for this Township, not just a library.

8 We want to see it educational and  
9 a community center as well as a library. So we will  
10 be getting grants. We will be getting Steve Barrar  
11 who is very willing to help us get grant money. We  
12 will still be doing fundraisers, and we have a little  
13 bit more homework to do too.

14 MR. NEARY: I am not trying to be  
15 negative about it, but I have seen people go into  
16 things without a financial plan, without something  
17 laid out, because what happens if you don't get it?

18 MS. DANIELS: Well, I have to tell  
19 you that the investor has agreed to give us this  
20 money, but he does not want this property to stand  
21 still. He wants to see it moving and he wants to see  
22 progress on it. He does not want his money to be lost  
23 in vain, and we are just all there with him on this.

24 MR. NEARY: I think it's wonderful  
25 that you have someone that has agreed to donate



↑8

1 Board Meeting

2 \$200,000.

3 MS. DANIELS: Yes.

4 MR. NEARY: I am not concerned  
5 about the \$200,000. What I am concerned about is from  
6 the sound of things, there is lot of conjecture as to,  
7 we are going to get grants. It's wonderful to have  
8 people that can write them, and I know there are  
9 people that write them very well, but I don't know how  
10 much money is going to be available in the future.

11 MS. DANIELS: So with this money,  
12 this \$200,000, we can get grants that will double that  
13 because there is an investment in this property. So  
14 we can get two hundred from these people, two hundred  
15 from these people. Quite frankly, we may be able to  
16 now become a part of the Delaware County Library  
17 Association.

18 MR. NEARY: I would just like to  
19 see those numbers laid out.

20 MS. DANIELS: Okay. I would have  
21 to find somebody to help me do that. I can't do that.  
22 I would have to find somebody to help me do that.

23 MR. NEARY: It doesn't have to be  
24 like a P and L, but if somebody came into your office  
25 to buy a property and they said, "Well, Dawn, I am

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1 Board Meeting  
2 going to have 40,000 for settlement," would you take  
3 their word for it?

4 MS. DANIELS: Negative. I  
5 understand.

6 MR. NEARY: I think it's a  
7 reasonable request just to say, give us some of the  
8 numbers to say, you know, okay, this is what it looks  
9 like to me. I am not speaking for the entire board.

10 MS. DANIELS: I understand.

11 MR. NEARY: Let me see some of the  
12 numbers so we can say, yes, okay, we can go in on  
13 this, because I don't want to put \$15,000 into  
14 something and everything falls apart, and then who has  
15 the liability?

16 MS. DANIELS: The only thing is,  
17 Joe, they have another offer on the table and, in  
18 fact, if they have another offer on the table, these

19 people, I am told -- they won't tell me who it is --  
20 they will tear the building down. I understand what  
21 you are saying.

22 MS. WHITAKER: Is there a time  
23 frame?

24 MS. DANIELS: I think they said  
25 they really want something done very soon.

▲10

1 Board Meeting

2 MS. WHITAKER: No, not for the  
3 sale. If it were to be purchased, what is the time  
4 frame to rehab? Have you spoken with the community  
5 members that are willing to participate?

6 MS. DANIELS: Not yet, but I will  
7 be speaking to you, you, you, everybody that is a  
8 Commissioner in the area, to bring in people so that  
9 we can get the community involved, to get them in  
10 there to help out. Frank Sill expects to have at  
11 least the basic library, with no additions or anything  
12 else, done within a year.

13 MS. WHITAKER: Okay. So let's  
14 talk about the closing costs that you are asking for.  
15 What does that include? I want to know exactly where

16 the money is going.

17 MS. DANIELS: There is four  
18 thousand dollars going to the Township for transfer  
19 fees.

20 MR. NEARY: The Township gets half  
21 of that. The School District gets the other half.

22 MS. DANIELS: Okay. That is four  
23 thousand dollars for the transfer fee. They had  
24 \$12,000 in commissions. They have lowered the  
25 commissions to ten for the realtors. There are some

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1 Board Meeting  
2 taxes that have to be paid back, \$2,000 in taxes that  
3 have to be paid from the buyer to the seller  
4 reimbursing them, and there are some conveyancing fees  
5 for certifications for sewer, taxes and miscellaneous.

6 MS. WHITAKER: Who are the  
7 realtors?

8 MS. DANIELS: I will be the  
9 buyer's realtor, and Tim Fulginiti will be the  
10 seller's realtor.

11 MS. WHITAKER: Is there a conflict

12 with you being the Realtor and President of the board?

13 MS. DANIELS: I gave up my  
14 commission and probably the library will get the rest  
15 of it. So it's going to go to them. Whatever my  
16 broker doesn't take, they will get the rest. So  
17 nothing will go to me.

18 MS. WHITAKER: You don't have a  
19 specific amount?

20 MS. DANIELS: It will be something  
21 like 55 percent.

22 MS. WHITAKER: And that would go  
23 to?

24 MS. DANIELS: Me, and 45 percent  
25 to the broker.

▲12

1 Board Meeting

2 MS. WHITAKER: And what are you  
3 going to do with your portion?

4 MS. DANIELS: Donate it to the  
5 library. I am not sure what department yet, whether  
6 it's going to be clean up, whether it's going to be  
7 dumpsters, whether it's going to be windows, whatever  
8 we need to do. Frank Sill seems to think he has a lot

9 of connections with the window company, with the  
10 cabinetmakers that he knows, with the cement and the  
11 bricks that are going to be needed. He said he would  
12 bring in all that.

13 MS. WHITAKER: So what I was going  
14 to say in follow up to the closing costs is your  
15 actual operating budget for the library, if we took  
16 money from that to pay for the closing costs and split  
17 it up over a couple of years, two or three years, your  
18 money is going back into it which is good.

19 I think it should go back into the  
20 operating costs of the library, and if the board  
21 agreed, we should take the money from the operating  
22 costs and split it up over a -- well, you know -- if  
23 you are there for another year or if you are there for  
24 two years, we can say two years.

25 MS. DANIELS: We are down to the

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1 Board Meeting

2 bottom every December.

3 MS. WHITAKER: Right, so the board  
4 would help out if you are in a situation where you

5 need money. But for us to, without a time line,  
6 without an estimation of costs as Mr. Neary stated,  
7 it's very hard to just say, yes, we are going to give  
8 you this money; yes, just do what you want. We need  
9 to have some sort of security.

10 So pulling it from your budget and  
11 then say that you have the money or you make ten  
12 thousand dollars from the Beetlemania, so that is  
13 going to go back into your budget, whereas the board  
14 is here to support you regardless, but we need to have  
15 a fallback.

16 So I think pulling it from your  
17 budget would be a little bit of a security for the  
18 board, so that we can move forward because there is  
19 another buyer who, from what I am told, is offering  
20 more money for the property.

21 MS. DANIELS: Right, and they are  
22 not going to wait very much longer for us.

23 MR. NEARY: Can the Township waive  
24 its transfer tax?

25 MR. GALLAGHER: That's a good

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2 question. I imagine they could.

3 MR. NEARY: I wonder if we could  
4 ask the School District and the Township to waive the  
5 transfer tax, because that would reduce by \$4,000 your  
6 upfront money. Then you are only asking for \$10,000  
7 or \$11,000.

8 MS. DANIELS: Correct. I don't  
9 know. I would have to ask Betsy if, in fact, we  
10 can -- we are down to the wire every December, so I  
11 would have to check with Betsy to see if in fact we  
12 can do something like that and still be okay between  
13 now and the end of the year.

14 THE PRESIDENT: I think the board  
15 would be willing, if we can do it, to waive our end,  
16 and we can reach out to the school board. George can  
17 reach out tomorrow and ask them.

18 The one question I want to ask is,  
19 was there an inspection done in the building to know  
20 exactly what you are getting into?

21 MS. DANIELS: I believe that is  
22 going to be part of our due diligence.

23 THE PRESIDENT: Should it be part  
24 of the agreement of sale just in case you guys get in  
25 there and --



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1 Board Meeting

2 MS. DANIELS: Yes, absolutely. It  
3 will be part of the agreement itself.

4 THE PRESIDENT: -- say this is  
5 beyond our means and we have to pull out?

6 MS. DANIELS: And actually even an  
7 appraisal of some sort, yes.

8 THE PRESIDENT: I would feel  
9 comfortable with that because then it's kind of like  
10 we are --

11 MS. DANIELS: They are not going  
12 to let us do it in advance. They only are going to  
13 let us do it once we have something.

14 THE PRESIDENT: I understand. If  
15 there is an agreement, and in the agreement you say  
16 that we want an inspection to see the condition of the  
17 building because, Dawn, if you get in there and they  
18 say, "We got to tear it down," that's a whole  
19 different story; right?

20 MS. DANIELS: Yes.

21 THE PRESIDENT: So I think for

22 your own peace of mind that you would want to do  
23 something like that. I know that I would want to do  
24 something like that.

25 MS. DANIELS: And we will. We

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1 Board Meeting

2 have all intentions of doing that, but we can't do any  
3 of that until we actually have some sort of commitment  
4 in writing.

5 THE PRESIDENT: That's fine, but I  
6 am just telling you that if we agree to it, that would  
7 be part of my contingency with my agreement to you  
8 saying that it has to be insisted upon with an  
9 inspection also.

10 If you come back to me and say,  
11 Mike, I am not getting an inspection --

12 MS. DANIELS: No, we are.

13 THE PRESIDENT: -- then I would  
14 say, Dawn, I am not giving you the money.

15 MS. DANIELS: That's right.

16 That's the way it goes. It has to work both ways.  
17 Everybody has to be happy. It has to be a win-win  
18 situation for everybody, not one-sided.

19 THE PRESIDENT: Okay.

20 MR. NEARY: So the plan right now  
21 is Bud is going to find out if in fact we can waive  
22 it. George is going to touch base with the school  
23 board. Obviously, it will be harder because we don't  
24 know when their next meeting is, to see if they would  
25 be willing to waive it. Then we would be talking

▲17

1 Board Meeting

2 about 10- or \$11,000 that you would be looking for;  
3 correct?

4 MS. DANIELS: Yes.

5 THE PRESIDENT: Do you have  
6 anybody in mind that can inspect it?

7 MS. DANIELS: Lots of inspectors.  
8 That's my business.

9 THE PRESIDENT: I would rather  
10 Lisa not do it, so that way if everything goes well,  
11 she is our reviewer, but she might know somebody.

12 MS. DANIELS: And that's fine too,  
13 somebody that might do it for a donation or for a  
14 small fee. That is what we are going to be looking

15 for. We are going to be asking everybody to give.  
16 This is our community. It's not just for you, for  
17 you, for me. It's for the library. It's for the  
18 town. This is for our community; this is for our  
19 neighbors.

20 THE PRESIDENT: I would like to  
21 try and save it, but I will feel very comfortable if  
22 you do that inspection because I don't want you guys  
23 getting in over your heads.

24 MS. DANIELS: So if we write up an  
25 agreement of sale, they are going to want the closing

▲18

1 Board Meeting  
2 costs and the legal fees involved as us paying them.  
3 That was part of their deal.

4 THE PRESIDENT: Right. When I  
5 bought my house, I bought it as is, meaning the  
6 inspector inspected it and that was it.

7 MS. DANIELS: You chose to move  
8 forward.

9 THE PRESIDENT: Right. What I am  
10 saying to you is, are you going to inspect it and say  
11 "as is," or are you going to inspect it with the

12 ability to withdraw because --

13 MS. DANIELS: A contingency. An  
14 inspection is always a backdoor to get out.

15 THE PRESIDENT: Right.

16 MR. RAIKOWSKI: Yes, but is he  
17 going to wait?

18 MS. DANIELS: Well, we have to get  
19 some sort of contract written up, but, yes, if we did  
20 a contract and it says, "Yes, we will cover your legal  
21 fees," then we would get the inspection.

22 Then if the inspection came back  
23 poor or something that we really couldn't do or use,  
24 then that would be our backout to get out of the  
25 contract.

▲19

1 Board Meeting

2 MR. RAIKOWSKI: I would like to  
3 make some comments. First of all, this is my opinion  
4 as a commissioner not just because it's in my ward,  
5 but it is a historical building. I think it's a  
6 perfect location for the library, not up here. It's  
7 easier access for the people.

8 I was over there Friday with Dawn,  
9 with Frank, with Barb, and I guess the other realtors.  
10 The place is solid as a rock. This is my opinion. I  
11 am looking at the numbers already. I see we piss  
12 money away on other things. You have \$14,000 they are  
13 asking for for closing costs. In my eyes, we are  
14 asking for four to come back already.

15 MR. NEARY: Half of it is the  
16 school board.

17 MR. RAIKOWSKI: What I am saying  
18 is if the school agrees it would be four. That is  
19 what I am saying. And even if it's twelve, you are  
20 preserving a piece of history in this town that  
21 tomorrow, if we don't agree, the donor is putting up  
22 99 percent of the money, and we are arguing about  
23 fourteen that may be down to ten or twelve if the  
24 school doesn't decide to give us the two thousand.

25 I know this gentleman. We have

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1 Board Meeting  
2 dealt with him with the monument. I have dealt with  
3 him. They are not going to sit around. There is a  
4 number on the table for the other guy.

5 MS. DANIELS: Do you know who it  
6 is? Is it somebody we are going to be happy with  
7 there or is it going to be somebody that we are  
8 unhappy with there?

9 MR. RAIKOWSKI: There is already  
10 an agreement and this makes it easier for us. We have  
11 to look at it this way too. I am putting it out on  
12 the record.

13 I would rather see all that  
14 traffic go from Meetinghouse to Chi Avenue and not  
15 McKay Avenue. There are too many residents over  
16 there. If the library loses a chance to do this with  
17 everybody willing to give in and get dirty and do  
18 their work, and if you do, you do; if you don't, you  
19 don't, it doesn't matter because you are going to have  
20 the same people doing it. The bottom line is you are  
21 going to keep the traffic off of McKay Avenue.

22 There is a deal from Mr. Gamboys.  
23 They signed. So if Mr. Gamboys signs, and this guy  
24 signs, they are going to come in here. They have to  
25 come to us anyway to tear it down because it is our

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Board Meeting

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Ordinance, but we have a chance, and we are sitting up here arguing, and I agree that we need to cover our bases.

I have questions about if we fail, does it come back to us? I will talk to George on this. I would like the township to have first dibs on this and, trust me, the number is probably a lot higher than the two hundred that you got on the table here from my understanding. I know what the number was the last time, and because of one little thing it fell through. He is asking what? 350, the original cost. I just feel --

MS. DANIELS: It's pennies.

MR. RAIKOWSKI: It's pennies. I think we need to move so they have something because I am telling you Mr. Batog is not going to stop. He is going to take whatever is the highest. We have the opportunity. We've got 99 percent of the money. Why are we arguing over \$12,000?

THE PRESIDENT: We are not arguing over twelve thousand dollars.

MR. RAIKOWSKI: They need a commitment tonight.



MR. NEARY: We have no numbers to

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Board Meeting

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support going forward and that is what I am asking.

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We purchased a radio system that was supposed to cost

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\$80,000, and what did it end up costing us? Like a

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hundred ten. So all I am asking is that we have an

6

idea of what we are spending. I think Dawn will tell

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you that I support the library regularly.

8

MS. DANIELS: Regularly.

9

MR. NEARY: I think it's part of

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my duty to ask questions like this.

11

MR. RAIKOWSKI: I respect what you

12

said, but what I am saying is I am looking at numbers

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where you have 14,000 and we have got the possibility

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of four coming right back. So we are arguing over

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twelve grand when we spent a million on the field back

16

here and I don't know how many thousands for speed

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bumps and everything else. That is my opinion.

18

I feel that between the two

19

managers, the state rep, that there are grants that

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these people are going to be able to get.

21

MS. DANIELS: Do you think that

22 the 322 project will be helping us or can help us? Is  
23 there an avenue where we can get in there? You know  
24 how the builders make a playground or pave roads, can  
25 we get something from them?

↑23

1 Board Meeting

2 MR. NEEDLES: If you are thinking  
3 grants, personally, you are going to have an issue if  
4 it is not contracted work.

5 MS. DANIELS: We would still need  
6 some contracting work.

7 MR. NEEDLES: Right, but if you  
8 are going to get grants for that building, my  
9 assumption is that you are going to have to go through  
10 the full process of like environmental testing. It  
11 would have to go through design and I would assume you  
12 would have to bid out.

13 So if you were going to go for a  
14 large grant for the construction to be able to cover  
15 those costs, I think you would be in a situation where  
16 you wouldn't be able to use that community help. So I  
17 guess it's kind of like the angle that you trying to

18 play. Like Mr. Neary was saying, What is your end  
19 goal and how do you get there?

20 MS. DANIELS: Well, I know that  
21 the Rotary did say at one time that they would work  
22 the entire year on fundraisers to help us do this.  
23 The Historical Society is all in. They would help us.

24 I am sure that the Chichester  
25 Business Association and the Historical Society of

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1 Board Meeting

2 Pennsylvania would help us. I know Mr. Barrar. I  
3 don't know exactly what they would give us or what  
4 they would offer us.

5 Didn't Frank Sill say within the  
6 first year it might cost us \$200,000?

7 MS. BARNES: He estimated about  
8 five or six hundred thousand.

9 MS. DANIELS: So five or six  
10 hundred thousand for the whole project just to get the  
11 place open for a library, no additions, maybe even  
12 just only the first floor getting it done. Maybe it's  
13 just the first floor. I really don't know.

14 I don't know who I would go to,

15 quite frankly, for that. I would have to do some more  
16 homework, but I know that if we don't move quickly,  
17 these guys are going to take it away from us and they  
18 are going to level that building. That is why we came  
19 here tonight, so we can be on the same page.

20 MR. NEARY: Do you think you can  
21 generate any of those numbers? We could always  
22 continue the meeting tonight until next week if we  
23 wanted to give ourselves some time to give it to them  
24 within a time frame.

25 MS. DANIELS: Do you know anybody

↑25

1 Board Meeting

2 that can do something like that?

3 MS. CATANIA: I have worked with  
4 several grants. One of the things that you want to  
5 make sure of, the RCAP in particular, you have to have  
6 an environmental study done. So you are going have to  
7 look, is there asbestos, lead paint, prior to starting  
8 and all those things, and I caution you not to do any  
9 kind of demolition until such time as you have that.

10 There is a lot of grants out there

11 that require that, as George said, that you get  
12 contracts so you are bidding. You have to send those  
13 bids in order that the work will be completed per  
14 their specifications.

15 There is a Steel Act that has to  
16 be followed. So there is a lot of things in those  
17 grants. As you go through those grants, just make  
18 sure that you understand the underlying conditions  
19 that are involved with those, as well as there are  
20 grants out there that give you the opportunity, if you  
21 have people that are willing to volunteer, those man  
22 hours are considered match. They are few and far  
23 between but they are out there.

24 So I think in looking at all of  
25 this, you are going to spend about \$15,000 to do the

↑26

1 Board Meeting  
2 environmental study, and that is based on what I just  
3 did in another municipality. The building is not as  
4 big as the building we just went through, but it's at  
5 least a good number for you to sit back and really  
6 work out. What are the soft costs that you are going  
7 to be involved with?

8 MS. WHITAKER: Does a grant  
9 prohibit people from volunteering their time with the  
10 contract or how does that work? They are saying we  
11 have all of these volunteers.

12 MS. CATANIA: That's what I am  
13 saying. We were talking about leveraging grants  
14 outside. So if you are going to leverage, say, an  
15 RCAP grant to a DCNR grant or DCED grant, each one has  
16 their own little quirks to it. You have to be very  
17 careful because some won't accept the volunteer time.

18 Some will require that you get the  
19 contractual work and it's public bid. It's required  
20 to be public bid. So as you are going through those,  
21 somebody has to really look at it.

22 RCAP, and I don't know how much  
23 they have gone through this with you, an RCAP is at  
24 the Governor's discretion. So if you put in the  
25 application, I can tell you that I think there is only

↑27

1 Board Meeting  
2 one RCAP in the two years of Governor Wolf. He is  
3 just starting to do RCAP releases. The previous

4 Governor didn't do any for a couple years, I believe.

5 MS. DANIELS: There are a couple  
6 of libraries that got an RCAP.

7 MS. CATANIA: And we did for a  
8 firehouse. It's very intensive. They require a lot  
9 of paperwork, so you have to make sure that you are  
10 following their requirements which are that you use  
11 the Steel Act. So any metal you put in has to be  
12 American made and you have to have the certifications  
13 for it. There is a lot of those types of conditions  
14 in each grant.

15 MS. DANIELS: This investor does  
16 work for a steel company and he said we can have all  
17 the steel we want.

18 MS. CATANIA: As long as it is  
19 American made.

20 MS. DANIELS: It's definitely a  
21 learning experience too.

22 MS. CATANIA: Yes, it is, and as  
23 you are going through these grants it's amazing. You  
24 think you've got a set together and then there is one,  
25 little quirk.

1 Board Meeting

2 MS. DANIELS: Well, we have  
3 persevered all these years. We keep doing and we keep  
4 learning which we will.

5 THE PRESIDENT: Have you made any  
6 agreements with him yet?

7 MS. DANIELS: With?

8 THE PRESIDENT: With the seller.  
9 Have you made an official agreement with him yet? No;  
10 right?

11 MS. DANIELS: It's not really  
12 official until it's in writing. You can't do a  
13 verbal. We spoke to them and they want more money.  
14 They want more than the \$200,000, but we are just  
15 going to give them an ultimatum, so to speak, and they  
16 do want it to be a library. They do want to give it  
17 to us and make it a library versus sell it somebody  
18 that is going to tear it down because their mother --  
19 this particular person, their mother was a teacher in  
20 that school. So they want to uphold it and keep it.

21 THE PRESIDENT: Well, if there is  
22 an agreement made, then you put down a deposit; right?  
23 I am going back to that inspection, and make sure you  
24 are going to be okay with it.



25 MS. DANIELS: That would be a

↑29

1 Board Meeting

2 contingency.

3 THE PRESIDENT: Right. How much  
4 would you need to put a down payment on it?

5 MS. DANIELS: 1,000, 2,000.  
6 That's normal for a \$200,000 home.

7 THE PRESIDENT: I am good with you  
8 guys doing an inspection, so that way you know exactly  
9 what you are getting into, because you might get in  
10 there and say this is not it.

11 MS. DANIELS: We were in there.

12 THE PRESIDENT: I understand, but  
13 was there an inspector there to look at it?

14 MS. DANIELS: The investor that is  
15 giving us the money is a type of inspector as well,  
16 because he was actually going to buy that property  
17 back in a day himself.

18 THE PRESIDENT: I am saying this  
19 in case they come back and say you have to tear  
20 everything down. You wouldn't want to do that, would

21 you?

22 MS. DANIELS: No, we don't.

23 MS. BARNES: I am Betsy Barnes, a  
24 Librarian. Frank Sill looked at the inside, and the  
25 architect, and they were very positive about it.

↑30

1 Board Meeting

2 MS. DANIELS: It has strong  
3 support. The cement is so thick. Even the rooms with  
4 the wooden floors, there is no bounce in them at all.  
5 There are cement steps. It's really pretty solid.  
6 Yes, the windows are all going to  
7 have to be redone and there is certainly a lot of  
8 items that need to be done on it, but we don't have  
9 any other place to go. This place isn't good for us  
10 here. The state park isn't good for us.

11 We need a bigger place. How many  
12 people did we have yesterday? Thirty-two kids we had  
13 yesterday on Wednesday with the beekeeper who came,  
14 and four or five adults came to this, not just the  
15 kids.

16 We can't do it. It's probably a  
17 fire hazard, quite frankly, to have that many people,

18 but we were thinking of having it up here but kids  
19 take out books. They use the library. They use the  
20 computer. It is just too small for us.

21 So we either stay as a tiny  
22 library that doesn't really help too many people, or  
23 we grow. Every township has a wonderful library.  
24 Every township. Let's not be the last one to have  
25 one.

↑31

1 Board Meeting

2 THE PRESIDENT: If you put the  
3 contingency in there I would be okay. Going to Mr.  
4 Neary's point, I think you need to bring us some  
5 numbers also.

6 MS. DANIELS: Can we do that?

7 MS. BARNES: Yes.

8 MS. DANIELS: Maybe we need a  
9 general contractor of some sort.

10 MS. WHITAKER: For what?

11 MS. DANIELS: To figure out the  
12 numbers that we need.

13 MR. NEARY: I don't think you need

14 the numbers for the reconstruction. I think you have  
15 an estimate from Frank, and I am fairly certain that  
16 Frank is pretty competent with that aspect of it  
17 without ripping walls out and everything; however,  
18 what I am looking at is I understand you have a  
19 donation of \$200,000 to buy the building.

20 What I want to see -- which is  
21 Nicole's point and mine -- I want to see a time line  
22 as to how quickly it can be done, and I want to see  
23 where the money is coming from or the volunteer  
24 support is coming from to support that time line.

25 I will tell you we had an 800

↑32

1 Board Meeting  
2 square foot addition put on the house, all volunteer.  
3 It was supposed to take a month and a half. It was  
4 four months, and all it was was three, little rooms.  
5 So I am aware of how long it can get stretched out  
6 when it's volunteers.

7 MS. DANIELS: And I am sure if we  
8 say it's going to take a year, it might take a year  
9 and a half or three-quarters.

10 MR. NEARY: But at least when we

11 built the addition, I had a time line and they would  
12 tell me when it was going to vary.

13 MS. DANIELS: I will try to see  
14 what I can get. I understand your question. I will  
15 see what I can get. I just hope we can hold these  
16 people off.

17 MS. WHITAKER: We don't need the  
18 time line now. We need to decide on if the Board is  
19 in agreement with moving forward first, and then we  
20 can work on the time line.

21 MS. DANIELS: Fair enough.

22 MR. RAIKOWSKI: Dawn, how much is  
23 it to rent for a month over there now?

24 MS. DANIELS: Eleven hundred.

25 MR. RAIKOWSKI: Total?

↑33

1 Board Meeting

2 MS. DANIELS: That is just for  
3 rent. That is not any of the utilities.

4 MR. RAIKOWSKI: All right.

5 MS. DANIELS: And then we just had  
6 some work done in the bathroom because we had issues

7 with the bathroom too. We always have work where we  
8 have to put money out. I don't know what the Township  
9 actually gives us.

10 MS. BARNES: And we have staff  
11 salaries.

12 MS. DANIELS: Yes, salaries and  
13 things like that.

14 THE PRESIDENT: Do we need to  
15 write up some type of legal document regarding the  
16 contingency, because we would want to see the  
17 inspections report just to make sure; correct?

18 MR. GALLAGHER: Yes. You could  
19 get the agreement of sale.

20 THE PRESIDENT: No, I mean between  
21 us and the library.

22 MS. DANIELS: I can certainly get  
23 another realtor involved. It doesn't matter.

24 THE PRESIDENT: I am not worried  
25 about you, Dawn.

↑34

1 Board Meeting

2 MS. DANIELS: I was just going to  
3 donate the money anyway.

4 THE PRESIDENT: I am not worried  
5 about that at all.

6 MS. DANIELS: Okay.

7 THE PRESIDENT: That's not what I  
8 am worried about. I am okay with moving forward but  
9 contingent on the inspection of the building. That is  
10 an agreement between you and the Board.

11 MS. DANIELS: Got it.

12 THE PRESIDENT: So if it comes  
13 back and he says, "Walk away," I want to know that.

14 MS. DANIELS: Okay.

15 THE PRESIDENT: But that has to be  
16 an agreement. I trust you; you trust me, but business  
17 is business and I would rather have it in writing.

18 MS. DANIELS: I understand that  
19 and it will be. If you want to see the agreement  
20 before we actually put it together, we can maybe get  
21 it and then the Solicitor can take a look at it and  
22 see if you want to add or subtract from it.

23 MR. GALLAGHER: Okay. I don't  
24 think you need a separate agreement between the board  
25 and the library. You just want to review their

1 Board Meeting

2 agreement of sale to make sure there is an inspection  
3 required.

4 MS. DANIELS: Unless you want  
5 somebody from the library to sign it, I am not sure  
6 how you want to do it.

7 THE PRESIDENT: Sign what?

8 MS. DANIELS: The agreement of  
9 sale.

10 MS. WHITAKER: I am on their  
11 board.

12 THE PRESIDENT: But you are a  
13 Commissioner, so it's a fine line, Nicole.

14 MS. WHITAKER: We will have to  
15 talk about it. Somebody from the library will have to  
16 figure that out.

17 MR. PERICH: May I say something?

18 THE PRESIDENT: State your name  
19 for the record.

20 MR. PERICH: John Perich,  
21 P-e-r-i-c-h. I just have a question. If you apply  
22 for a grant, wouldn't the township still have to have  
23 possession of the building as opposed to the library?



24 THE PRESIDENT: Well, if the  
25 library buys it, it's not a township building.

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1 Board Meeting

2 MR. PERICH: Okay, it's not a  
3 township building, but when you apply for grants, does  
4 it have to go through the Township as a grant?

5 MS. CATANIA: An RCAP does not as  
6 long as they are non-profits.

7 MR. PERICH: Another question. If  
8 you don't go along with the \$10,000, do you understand  
9 that whoever may buy it may decide to demolish it?

10 THE PRESIDENT: Yes, we understand  
11 that completely. It happened to me at my parents'  
12 next-door house. I grew up next to a house that was  
13 built in the seventeen hundreds. The guy tore it  
14 down. So I understand the consequences of it.

15 MR. NEARY: Excuse me. He tore it  
16 down without approval.

17 THE PRESIDENT: Yes, I know. I  
18 understand the consequences of losing a historical  
19 structure.

20 MR. NEARY: I do as well, so do we

21 want to allow them to tear it down? That has to go  
22 into the decision-making process. I am fine with it.  
23 If the building is not functional then, fine, and I  
24 was a history major. I am very conversive with  
25 historical structures.

▲37

1 Board Meeting

2 THE PRESIDENT: So just to cut to  
3 the chase because it's almost ten after eight, is the  
4 board okay with the contingency plan that if they get  
5 the inspection that we would move forward with the  
6 money to donate it to them if everything comes back  
7 good?

8 MS. WHITAKER: Yes.

9 THE PRESIDENT: I am okay with  
10 that.

11 MR. RAIKOWSKI: I'm good.

12 MR. NEARY: I would still prefer  
13 to see the numbers first, but you have three so that's  
14 fine.

15 MS. WHITAKER: Let's do a vote. I  
16 move that we accept the closing costs for the library

17 with the contingency plan in place, and after seeing  
18 the contingency plan showing that the appraisal came  
19 back in positive to move forward with the purchase of  
20 the building.

21 MR. RAIKOWSKI: Second.

22 THE PRESIDENT: My only comment is  
23 it's more than an appraisal. It's an inspection of  
24 the building, a structural inspection. That is my  
25 contingency.

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1 Board Meeting

2 MS. DANIELS: I understand loud  
3 and clear.

4 MR. NEARY: Are you going to cap  
5 the closing costs? They asked for fifteen thousand in  
6 closing costs or slightly more than that. The closing  
7 costs are 16 thousand 99, plus the reimbursement --

8 THE PRESIDENT: Fourteen, five, is  
9 what I heard in the very beginning.

10 MS. DANIELS: It was. When they  
11 really did it, was it up to 18?

12 MS. BARNES: No.

13 MS. DANIELS: It was fourteen,

14 five?

15 MS. BARNES: Yes.

16 THE PRESIDENT: I am good at  
17 fourteen, five.

18 MS. DANIELS: Okay.

19 MS. WHITAKER: Now, the closing  
20 costs are fourteen and the title insurance costs  
21 brings it to 16,099. So is the title insurance  
22 separate? You are not asking for that?

23 MR. NEARY: That is part of the  
24 16,099. So my only question is whether you want to  
25 cap it at some amount because, theoretically, closing

↑39

1 Board Meeting

2 costs are eighteen thousand, four hundred and  
3 twenty-one dollars.

4 THE PRESIDENT: You said fourteen,  
5 five, in the beginning, so that what I am going to  
6 agree to.

7 MS. DANIELS: That's fine.

8 MR. NEARY: Nicole has to amend  
9 the motion to that and he has to agree to it.

10 MS. WHITAKER: You are going to  
11 cover the rest?

12 MS. DANIELS: The rest of the  
13 commission on my side will cover that as well as I  
14 will talk my broker into donating his as well. So my  
15 side of the commission which is \$5,000, we may be able  
16 to get -- I can't speak for my broker, but I will  
17 donate my \$2,500 or 3,000, whatever it comes out to,  
18 for the closing costs.

19 MS. WHITAKER: Okay. So we are  
20 going to amend the motion to include the maximum  
21 amount as 14,500 dollars.

22 MR. RAIKOWSKI: Second.

23 THE PRESIDENT: All in favor?

24 MS. WHITAKER: Aye.

25 MR. RAIKOWSKI: Aye.

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1 Board Meeting

2 THE PRESIDENT: Aye.

3 MR. NEARY: I abstain.

4 THE PRESIDENT: So we have three  
5 yesses and one abstention.

6 MS. DANIELS: Thank you. I

7 appreciate it.

8 THE PRESIDENT: All right. We  
9 will move on to our Engineer's report.

10 MS. CATANIA: Thank you, Mr.  
11 President. You do have a copy of my report. It's  
12 available for inspection. On the agenda is the Road  
13 Program update for 2017. They have milled several of  
14 the streets. I believe six streets have been milled  
15 so far, and they will continue milling probably until  
16 Wednesday of next week. Again, that is all weather  
17 permitting.

18 Pleasant Avenue Bridge has been  
19 completed and I did a punch list. Actually, I did an  
20 inspection and there are no punch list items for that  
21 project. I have not received an invoice that I am  
22 expecting, and a maintenance bond, I am expecting that  
23 next month.

24 I would like the Board to consider  
25 a Resolution approving the Escrow Release for the

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1 Board Meeting  
2 Chester Water Authority in the amount of \$3,910.47.

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3 MR. NEARY: It's actually  
4 \$3,802.87.

5 MS. CATANIA: Let me amend the  
6 Resolution. I am requesting the release of escrow in  
7 the amount of \$3,802.87, for the street opening for  
8 the water main at Columbia Avenue.

9 MR. NEARY: So moved.

10 MR. RAIKOWSKI: Second.

11 THE PRESIDENT: All in favor?

12 MR. NEARY: Aye.

13 MS. WHITAKER: Aye.

14 MR. RAIKOWSKI: Aye.

15 THE PRESIDENT: Aye. Motion  
16 carried.

17 MR. NEEDLES: That was Resolution  
18 Number 2017-22.

19 MS. CATANIA: I am also asking the  
20 Board to consider a motion for Resolution 2017-23 to  
21 release escrows for the property at 210 Willard to 546  
22 Rosemary LLC. This is not the full amount of the  
23 escrow. We are holding monies due to some paperwork  
24 as well as the as-built and some restoration work that  
25 needs to be completed. That amount is \$9,999.07.

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2 MR. NEARY: So moved.

3 MR. RAIKOWSKI: Second.

4 THE PRESIDENT: All in favor?

5 MS. WHITAKER: Aye.

6 MR. NEARY: Aye.

7 MR. RAIKOWSKI: Aye.

8 THE PRESIDENT: Aye. Motion

9 carried.

10 MS. CATANIA: That is all I have  
11 for this evening unless anyone has any questions.

12 MR. RAIKOWSKI: What bridge did  
13 you say was completed?

14 MS. CATANIA: Pleasant Avenue.

15 MR. RAIKOWSKI: Thank you.

16 THE PRESIDENT: If there are no  
17 other questions for our Engineer, we will move on to  
18 our Solicitor's report.

19 MR. GALLAGHER: The first item on  
20 my agenda concerns the property at 652 Meetinghouse  
21 Road. There is a problem with bamboo on that property  
22 which is encroaching on the adjacent property. I sent  
23 a letter to the mortgage company, which I believe is



24 the new owner of this property, demanding that they  
25 remediate or remove the bamboo. I am also following

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1 Board Meeting

2 up with a property management organization. I  
3 reviewed an email to Keith dated July 26th where this  
4 property management organization has indicated that  
5 there are bids pending the bank's approval to begin  
6 work removing this bamboo. So I am hopeful that the  
7 bank will approve one of the bids and the work will  
8 soon begin, but I will keep you posted.

9 The second item is I would ask for  
10 approval of Ordinance 711 which is an Ordinance  
11 amending our Zoning Code to allow a Medical Marijuana  
12 Dispensary as a conditional use in the C-1  
13 Neighborhood Commercial District and C-2 Highway  
14 Commercial District, and also to allow for a Medical  
15 Marijuana Grower/Processor as a conditional use in the  
16 I-C Industrial Commercial District.

17 MR. NEARY: So moved.

18 MR. RAIKOWSKI: Second.

19 THE PRESIDENT: If there are no

20 comments, all in favor?

21 MR. NEARY: Aye.

22 MS. WHITAKER: Aye.

23 MR. RAIKOWSKI: Aye.

24 THE PRESIDENT: Aye. Motion

25 carried.

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2 MR. GALLAGHER: I reviewed with  
3 the Board at Caucus some work I have done as regards  
4 to an Ordinance amending the Code of Ordinances to  
5 include the requirement of proof of occupancy upon the  
6 sale/resale of a building of any new residential  
7 structure and I would like authorization.

8 I have prepared a final Ordinance  
9 and I would like to request approval to advertise that  
10 so we can adopt that at our September public meeting.

11 MR. RAIKOWSKI: So moved.

12 MS. WHITAKER: Second.

13 THE PRESIDENT: All in favor?

14 MR. NEARY: Do you want comments  
15 on this? We were given this three weeks ago.

16 MR. RAIKOWSKI: George, I believe

17 you had some questions on it.

18 MR. NEEDLES: I guess my question  
19 at this point would be, what would be the date that  
20 you would be advertising and sending it out and is  
21 there time between now and that date to amend?

22 MR. GALLAGHER: Yes, this doesn't  
23 require a public hearing. My understanding is that it  
24 is either a maximum of 30 or 60 days, no less than 7  
25 days. So I could advertise it a week before the

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1 Board Meeting  
2 meeting or eight days before the meeting and satisfy  
3 the advertising requirements.

4 MR. NEEDLES: So in the next  
5 couple weeks we could still take comments?

6 MR. GALLAGHER: Yes, absolutely.

7 MR. NEARY: Okay, fine.

8 MR. GALLAGHER: I will mark my  
9 calendar and I will do it at the last possible date.

10 MR. NEARY: Yes, I think we meet  
11 on the 14th.

12 THE PRESIDENT: All right. Item

13 Number 3, all in favor?

14 MS. WHITAKER: Aye.

15 MR. RAIKOWSKI: Aye.

16 MR. NEARY: Aye.

17 THE PRESIDENT: Aye. Motion

18 carried.

19 MR. GALLAGHER: The next item  
20 would be a similar procedure. This is an Ordinance  
21 prohibiting the parking of trucks, buses, et cetera,  
22 that are other than passenger car, pickup truck or van  
23 on a residential street in a residential area. I have  
24 that as a lot shorter of an Ordinance so it wouldn't  
25 be too difficult to review and get comments but,

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1 Board Meeting

2 again, that doesn't amend the zoning and it doesn't  
3 require a hearing. It doesn't require notice on two  
4 consecutive weeks, so I can advertise that along with  
5 the Certificate of Occupancy Ordinance, so I would ask  
6 for a motion to allow me to do that.

7 MR. NEARY: So moved.

8 MR. RAIKOWSKI: Second.

9 THE PRESIDENT: All in favor?

10 MR. RAIKOWSKI: Aye.

11 MS. WHITAKER: Aye.

12 MR. NEARY: Aye.

13 THE PRESIDENT: Aye. Motion

14 carried.

15 MR. GALLAGHER: I spoke to the  
16 Board at Caucus about my conversations with the  
17 representative from Monroe Energy. Just for the  
18 public's information, they are proposing approximately  
19 \$15,000 in improvements to their property near Bernard  
20 Avenue. The work would include the removal of a  
21 hundred feet of existing wooden fence with 200 feet of  
22 slats into a new fence. As was explained to me, these  
23 slats are green plastic that is woven into the  
24 chain-link fence creating a visual barrier.

25 They are also going to plant

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1 Board Meeting  
2 twenty 3-foot arborvitaes and 19 Forsythia, and these  
3 would be planted in a staggered manner. Hopefully the  
4 work would begin in the Fall. What they need from us  
5 is a written agreement that they can remove the fence

6 and also enter township property to do this work.

7 So I ask for a motion to authorize  
8 me to enter into an agreement with Monroe Energy to  
9 allow these improvements.

10 MR. RAIKOWSKI: So moved.

11 MR. NEARY: Second.

12 MR. RAIKOWSKI: I do have a  
13 question. Are all of these trees going to be on their  
14 side of the fence so we don't have to worry about it?

15 MR. NEEDLES: This will be on the  
16 portion that is all township property.

17 MR. RAIKOWSKI: I just didn't want  
18 all of these trees up and then ten years from now  
19 someone is going to decide to cut them down because  
20 they don't like them any more. I know Joe had that  
21 issue before.

22 MR. GALLAGHER: I skipped Item  
23 Number 5.

24 THE PRESIDENT: We first have to  
25 vote. Was there a motion and a second?

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1 Board Meeting

2 MR. NEARY: Yes.

3 MR. GALLAGHER: All in favor?

4 MR. RAIKOWSKI: Aye.

5 MS. WHITAKER: Aye.

6 MR. NEARY: Aye.

7 THE PRESIDENT: Aye. Motion

8 carried.

9 MR. GALLAGHER: I haven't begun  
10 working on this yet but, hopefully, I will be able to  
11 do it by September, and that would be to prepare an  
12 Ordinance setting Traffic Signs and Signal Design  
13 Standards in the Township and I need approval to  
14 advertise that.

15 MR. NEARY: So moved.

16 MR. RAIKOWSKI: Second.

17 MR. GALLAGHER: So you need  
18 comments on that as well. So we need all of these  
19 comments probably by the 31st of the month.

20 MR. RAIKOWSKI: Is this going to  
21 complete the whole thing?

22 MR. NEEDLES: We are still waiting  
23 on one item that is a technical item from Bill Dunn as  
24 to what piece of equipment we use.

25 THE PRESIDENT: There is a motion

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and a second. All in favor?

MR. RAIKOWSKI: Aye.

MS. WHITAKER: Aye.

MR. NEARY: Aye.

THE PRESIDENT: Aye. Motion

carried.

MR. GALLAGHER: That is all I have

tonight. Thank you.

THE PRESIDENT: If there are no

questions for our Solicitor, we will move on to our

Manager's report.

MR. NEEDLES: Good evening,

everyone. The first item I have is I would ask the

Board to consider a motion to accept a proposal from

Matt Outdoor for the erection of a billboard on

Township-owned land, Parcel Folio Number

09-00-01036-02.

MR. NEARY: So moved.

MR. RAIKOWSKI: Second.

THE PRESIDENT: All in favor?

MR. RAIKOWSKI: Aye.



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23

MS. WHITAKER: Aye.

24

MR. NEARY: Aye.

25

THE PRESIDENT: Aye. Motion

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1

Board Meeting

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carried.

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MR. NEEDLES: The second item is

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to consider a motion to authorize the waiver of

5

\$54.06, the penalty amount on the 2017 Township Real

6

Estate Tax Bill for 2349 3rd Avenue, Folio Number

7

09-00-03282-00.

8

MR. RAIKOWSKI: So moved.

9

MR. NEARY: Second.

10

THE PRESIDENT: All in favor?

11

MR. RAIKOWSKI: Aye.

12

MS. WHITAKER: Aye.

13

MR. NEARY: Aye.

14

THE PRESIDENT: Aye. Motion

15

carried.

16

MR. NEEDLES: Consider a motion to

17

authorize the waiver of \$50.19, the penalty amount on

18

the 2017 Township Real Estate Tax bill for 234

19

Broadway Avenue, Folio Number 09-00-0500-00.

20 MR. NEARY: So moved.  
21 MS. WHITAKER: Second.  
22 THE PRESIDENT: All in favor?  
23 MS. WHITAKER: Aye.  
24 MR. RAIKOWSKI: Aye.  
25 MR. NEARY: Aye.

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1 Board Meeting  
2 THE PRESIDENT: Aye. Motion  
3 carried.  
4 MR. NEEDLES: Consider a motion to  
5 authorize the waiver of \$104.31, the penalty amount on  
6 the 2017 Township Real Estate Tax Bill for 204  
7 Waterford Way, Folio Number 09-00-03501-54.  
8 MR. NEARY: So moved.  
9 MS. WHITAKER: Second.  
10 THE PRESIDENT: All in favor?  
11 MR. RAIKOWSKI: Aye.  
12 MS. WHITAKER: Aye.  
13 MR. NEARY: Aye.  
14 THE PRESIDENT: Aye. Motion  
15 carried.

16 MR. NEARY: So the public will  
17 know, all three of those were questions about these  
18 property owners who regularly pay on time who did not  
19 get their tax bills. So we are just waiving the  
20 penalties, not any of the trash fees or the taxes  
21 themselves.

22 MR. NEEDLES: The next item I have  
23 is a motion -- and this is from 2012. In 2012, PECO  
24 paid their tax bill as well as the tenant for this  
25 property, so we received two payments that year and

▲52

1 Board Meeting  
2 they have requested the funds back. So Number 5 is to  
3 authorize the refund of \$12,434.30 to PECO Energy for  
4 duplicate payment of the 2012 Township Real Estate Tax  
5 for 2520 Market Street, Folio Number 09-00-01919-00.

6 MR. NEARY: So moved.

7 MR. RAIKOWSKI: Second.

8 THE PRESIDENT: All in favor?

9 MR. RAIKOWSKI: Aye.

10 MS. WHITAKER: Aye.

11 MR. NEARY: Aye.

12 THE PRESIDENT: Aye. Motion

13 carried.

14 MR. NEEDLES: The next item is our  
15 annual HVAC contract. We had a contract from Johnson  
16 Controls last year after our LED Street project, and  
17 we have had a lot of success with the air conditioning  
18 and heating units. So it would be to consider a  
19 motion to accept the proposal from Johnson Controls  
20 for the annual HVAC maintenance contract at the Furey  
21 Road Field House and Administrative Offices in the  
22 amount of \$7,803.00.

23 MR. RAIKOWSKI: Is that one year  
24 or three years?

25 MR. NEEDLES: One year.

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1 Board Meeting

2 MR. NEARY: So moved.

3 MR. RAIKOWSKI: Second.

4 THE PRESIDENT: All in favor?

5 MR. RAIKOWSKI: Aye.

6 MS. WHITAKER: Aye.

7 MR. NEARY: Aye.

8 THE PRESIDENT: Aye. Motion

9 carried.

10 MR. NEEDLES: As I mentioned last  
11 week, our digital mailing system from Pitney Bowes has  
12 been discontinued. It will no longer be serviced. As  
13 a result, they are asking us to enter into an new  
14 lease for a system that is more modern. So I would  
15 ask the Board to consider a motion to accept the  
16 proposal from Pitney Bowes for the lease of a digital  
17 mailing system in a total amount not to exceed  
18 \$4,592.64.

19 MR. NEARY: So moved.

20 MR. RAIKOWSKI: Second.

21 THE PRESIDENT: All in favor?

22 MR. RAIKOWSKI: Aye.

23 MS. WHITAKER: Aye.

24 MR. NEARY: Aye.

25 THE PRESIDENT: Aye. Motion

▲54

1 Board Meeting

2 carried.

3 MR. NEEDLES: Thank you. I

4 appreciate that.

5 The next item up I have is to ask

6 the Board to consider a motion to authorize myself,  
7 the Township Manager, to apply to the APMM for the  
8 Charlie Sterner Internship Program funding. That is  
9 funding that the APMM provides to municipalities to  
10 take on interns who are either in their senior year of  
11 college or in a MPA program who have an interest in  
12 Public Administration.

13 MS. WHITAKER: So moved.

14 MR. NEARY: Second.

15 THE PRESIDENT: All in favor?

16 MR. RAIKOWSKI: Aye.

17 MS. WHITAKER: Aye.

18 MR. NEARY: Aye.

19 THE PRESIDENT: Aye. Motion

20 carried.

21 MR. NEEDLES: The next item up, I  
22 would ask the Board to consider a motion to set and  
23 state a policy for crafting and presenting Ordinances  
24 considered for adoption by the Board of Commissioners.

25 I have that in your folder this

▲55

2 week and it was presented last week as well.

3 MR. NEARY: We will have a chance  
4 to review the final one; correct?

5 MR. NEEDLES: Yes.

6 MR. NEARY: So moved.

7 MR. RAIKOWSKI: Second.

8 THE PRESIDENT: All in favor?

9 MR. RAIKOWSKI: Aye.

10 MS. WHITAKER: Aye.

11 MR. NEARY: Aye.

12 THE PRESIDENT: Aye. Motion  
13 carried.

14 MR. NEEDLES: The next item up has  
15 some documentation in your packets tonight. This is  
16 for 418 Kristine Court. 418 Kristine Court has  
17 submitted a letter to the Board of Commissioners  
18 asking to waive all subsequent fees and interest  
19 pertaining to their delinquent trash fees.

20 You have the resident's letter,  
21 and then behind that you have a list of years where  
22 they have the delinquent trash fee, their legal filing  
23 and interest fees and the total fee.

24 THE PRESIDENT: That is in your  
25 packet, right, George?

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1 Board Meeting

2 MR. NEEDLES: Yes.

3 MR. NEARY: Can I ask how did they  
4 determine the trash fee is 209 dollars? Is it the  
5 \$190 plus the 10 percent?

6 MR. NEEDLES: Yes.

7 MR. RAIKOWSKI: What is the total  
8 amount?

9 MR. NEEDLES: The total amount is  
10 \$4,458.65. You would be waiving close to \$3,000.

11 MS. WHITAKER: Why weren't they  
12 remitted?

13 MR. NEARY: For the sake of  
14 argument, I will make the motion. You really can't  
15 discuss it on the floor without a motion.

16 MR. RAIKOWSKI: I second the  
17 motion.

18 MR. NEARY: When people pay their  
19 taxes delinquent late after two or three years, the  
20 county only collects the real estate tax. They don't  
21 collect the trash fee. So that sits there as unpaid.  
22 Until we hired the firm to do municipal recovery, the



23 people didn't realize they hadn't paid their trash  
24 fee, so this gentleman is asking for a waiver saying  
25 he didn't know he hadn't paid his trash fee, and he

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1 Board Meeting

2 wants to pay just the trash fee and have legal fees  
3 and interest fees waived.

4 MR. RAIKOWSKI: Before we hired  
5 this group, didn't we send anything back from 2008 to  
6 2012?

7 MR. NEEDLES: We did not. We were  
8 a passive collector which means at the time of a  
9 property transfer, they would be caught by the Tax  
10 Collector. So last year the Board decided, when they  
11 saw there was a very large sum of money out there to  
12 be able to recoup, the Board decided to contract with  
13 Municipal Resource Recovery Service to help bring some  
14 of these revenues back to the Township which has been  
15 very successful.

16 MR. NEARY: Would the Township Tax  
17 Collector necessarily know that these trash fees were  
18 not paid?

19 MR. NEEDLES: There is a report  
20 that they passively collect.

21 MR. NEARY: Okay. So a property  
22 comes up, they would know that seven years of trash  
23 fees hadn't been collected, and that should be  
24 collected when they settle?

25 MR. NEEDLES: Correct.

▲58

1 Board Meeting

2 MR. NEARY: But was it being  
3 collected?

4 MR. NEEDLES: It was collected  
5 when properties were being transferred. So there was  
6 no active collection.

7 MR. NEARY: I understand that, but  
8 was it in fact being collected and remitted to the  
9 Township?

10 MR. NEEDLES: When they were  
11 transferred, yes.

12 MR. NEARY: Okay.

13 MS. WHITAKER: So if they never  
14 sold, it would just sit there?

15 MR. NEEDLES: Correct, and there

16 is a statute of limitation, so when it was being sold,  
17 you were only collecting a couple of years.

18 MR. NEARY: In my opinion, if we  
19 do this, it's not a good precedent because you are  
20 going to have everybody and their brother ask for  
21 those fees back.

22 MR. RAIKOWSKI: Right, because I  
23 had a resident who asked me the same thing. I  
24 explained the same thing. We got this company to do  
25 all this and I am thinking about the \$209. What is

▲59

1 Board Meeting

2 the interest rate?

3 MS. WHITAKER: It includes more  
4 than just your taxes. What is the point of hiring  
5 this company if we are going to waive fees?

6 MR. NEARY: I'll remove my motion.  
7 So there is no motion on the floor.

8 THE PRESIDENT: He is a resident  
9 in my ward. George and I will explain the situation  
10 to him.

11 MR. RAIKOWSKI: Is there any way

12 of when the taxes do go out either next year or  
13 whenever, that we have something in there to let them  
14 know if they don't pay, they are still responsible for  
15 the amount of the trash fee?

16 THE PRESIDENT: He knows it now.

17 MR. NEARY: If you add that and  
18 they try to just pay their trash fee, the tax  
19 collector will not accept that payment anyway, and  
20 then you are going to rely on them remembering this  
21 ten years down the road when they sell their house.

22 THE PRESIDENT: George, correct me  
23 if I am wrong. I go down to Delaware County Court  
24 House and I pay my local taxes.

25 MR. NEEDLES: The next year.

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1 Board Meeting

2 THE PRESIDENT: Yes, whatever. I  
3 am paying my current year.

4 MR. NEEDLES: You can only pay at  
5 the courthouse if you are delinquent.

6 MR. NEARY: The County will only  
7 collect delinquent taxes.

8 THE PRESIDENT: Okay. So when I

9 go down there and my bill is 1200 dollars, do they  
10 collect the full 1200 dollars?

11 MR. NEEDLES: They collect the tax  
12 amount and you get a receipt that states that it does  
13 not include sewer, trash or other fees.

14 THE PRESIDENT: So the individual  
15 who pays it gets a receipt that states that stuff.

16 MR. NEEDLES: The next item up I  
17 have is that we have received notification from our  
18 Township Fire Marshal that he has been put on leave  
19 for other than administrative duties as tolerated. So  
20 I would ask that the Board consider a motion to  
21 appoint Craig Small as temporary Township Fire Marshal  
22 to serve in that capacity until the current Fire  
23 Marshal, David Holland, is cleared to return to his  
24 duties, or at the expiration of the current term,  
25 whichever is to come first.

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1 Board Meeting

2 MR. NEARY: So moved.

3 MR. RAIKOWSKI: Second.

4 THE PRESIDENT: All in favor?

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5 MR. RAIKOWSKI: Aye.

6 MS. WHITAKER: Aye.

7 MR. NEARY: Aye.

8 THE PRESIDENT: Aye. Motion  
9 carried. Congratulations, Craig.

10 MR. SMALL: Thank you.

11 MR. NEEDLES: The next item up  
12 that I have is that the Township Zoning Officer, we  
13 have been notified that he is going out on leave next  
14 week having medical leave surgery. So it is prudent  
15 for us to appoint a temporary zoning replacement, so I  
16 would ask the Board to consider a motion to appoint  
17 Barbara Kelley as the temporary Township Zoning  
18 Officer to serve in this capacity until the current  
19 Zoning Officer, Charles Remaley, is cleared to return  
20 to duties, or at the expiration of the current term,  
21 whichever is to come first.

22 MR. NEARY: So moved.

23 MS. WHITAKER: Second.

24 THE PRESIDENT: All in favor?

25 MR. RAIKOWSKI: Aye.

▲62

2 MS. WHITAKER: Aye.

3 MR. NEARY: Aye.

4 THE PRESIDENT: Aye. Motion  
5 carried.

6 MR. NEEDLES: My report is on file  
7 and can be reviewed in the administrative offices  
8 during regular business hours.

9 I have some items I would like to  
10 over with the Board. I have some documents for Mike  
11 to sign. We have received all of our Act 205  
12 questionnaire and reporting forms for 2017, as well as  
13 our actuarial valuation reports for all three  
14 pensions. They need to be signed by the Chief  
15 Administrator Officer. We have appointed our  
16 President, Michael Gaudiuso. They are available for  
17 inspection.

18 Last week I talked about SEPTA  
19 looking for recommendations for routes. I have not  
20 received anything. My recommendation is that we don't  
21 submit anything this year, but we do make this as part  
22 of our planning efforts that we include public  
23 transportation as one of our elements to look at and  
24 how it could affect the Township and create new trips  
25 in different areas.

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1 Board Meeting

2 MR. RAIKOWSKI: I thought Nicole  
3 talked about moving that one stop on Meetinghouse  
4 Road.

5 MS. WHITAKER: Didn't we do that  
6 one last year? They were making a left onto  
7 Meetinghouse Road and the train would block it a lot,  
8 and the bus would get stuck and have to back up. Now  
9 it's going up Chichester Avenue instead of 452.

10 MR. NEEDLES: We could ask for an  
11 additional route versus 452.

12 MS. WHITAKER: Okay.

13 MR. NEEDLES: Special Event  
14 permits. We received two Special Event permits that  
15 include food trucks. Food trucks would require  
16 inspections. We have received notification from our  
17 Health Officer of what the cost would be to inspect  
18 them, and what is the route the Board wants to take or  
19 how do we approach this, because we only have an  
20 annual fee for a food truck.

21 So would this be something that



22 when there is a special event we are eating the costs  
23 for those inspections, or is it something that gets  
24 passed on to the permittee? Should we pass that along  
25 to the businesses participating? I am looking for

▲64

1 Board Meeting

2 guidance on this.

3 MR. NEARY: Per our discussion, I  
4 would think, especially for the CBL because it's so  
5 imminent, that we eat the costs of the inspections  
6 because Michelle was kind enough to lower her rate, so  
7 we talking \$900. So I think we should waive that  
8 because it's fundraising for the CDL.

9 The IBEW, because it's imminent as  
10 well, I would adopt the same policy this year. In the  
11 future I would think that we could make it clear to  
12 anybody that applies that wants a food truck that we  
13 have some type of special Ordinance or exception or  
14 special one day permit, because our current thing  
15 gives them a year, and I don't want food trucks in  
16 here everyday for a year.

17 So I would say let's work on  
18 generating a temporary permit for the future, but for

19 the time being for this year, give them a special  
20 permit that gives them authority to work for one day.

21 MS. WHITAKER: I have a comment.  
22 The food trucks are paying a fee to CBL to  
23 participate. They are not giving a portion of their  
24 proceeds to CBL from my understanding, so they pay a  
25 flat fee. Why should we pay for them to sell food if

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1 Board Meeting

2 they are not giving any proceeds back to CDL.

3 MR. NEARY: I question the wisdom  
4 of not charging them more than fifteen times \$200,  
5 because they are going to have all this wear and tear  
6 on the property for three thousand dollars. However,  
7 I don't think that they can go back to the vendor and  
8 say, "The inspection is going to be sixty dollars,"  
9 because the vendor is going to want the CDL to eat the  
10 sixty dollars, in my opinion.

11 MS. WHITAKER: Right.

12 MR. NEARY: I mean, maybe they can  
13 go back and say to the vendor, It's going to be sixty  
14 dollars, but in talking to George we think they are

15 going to lose the trucks that they have or some of  
16 them.

17 MR. RAIKOWSKI: I think it's going  
18 to be a great event, I really do, hopefully with the  
19 weather. I really think it's going to be a nice one.  
20 I would like to come up there to see the different  
21 foods, but I think next year let them know. You might  
22 want to cover it in your fees or say, hey, we want a  
23 percentage of what you take in.

24 They may not have thought about a  
25 percentage, 5 percent, 10 percent or whatever of what

▲66

1 Board Meeting

2 they made that day. I don't know, but I am okay with  
3 this year, but next year they need to raise the price  
4 to cover it.

5 MR. NEARY: We may say that the  
6 inspection costs are less next year for a one-day  
7 permit, but we will have to work that out with  
8 Michelle.

9 MS. WHITAKER: I don't agree with  
10 it.

11 THE PRESIDENT: So three of us are

12 okay for this year. Next year we will make sure we  
13 don't get caught with our pants down.

14 MR. NEARY: I move that for this  
15 year for these two events only that we assume the  
16 costs of the inspections, to pay the inspector, the  
17 health inspector for the food trucks for these two  
18 events.

19 MR. RAIKOWSKI: Second.

20 THE PRESIDENT: All in favor?

21 MR. RAIKOWSKI: Aye.

22 MR. NEARY: Aye.

23 MS. WHITAKER: No.

24 THE PRESIDENT: Aye. Motion  
25 carried.

▲67

1 Board Meeting

2 MR. NEEDLES: The last item I have  
3 is that I have received word from Sue Cortez that  
4 there is a technical assistant's grant that we can get  
5 Pennsylvania DEP to further examine weekly recycling,  
6 pickup, and the possibility of shortening the amount  
7 of days that we take to pick up trash. So I would

8 like to explore that possibility.

9 It does not require a formal Board  
10 action. I just wanted to give you a heads up. That  
11 is all I have. Thank you.

12 THE PRESIDENT: We will now move  
13 on to our Commissioners' reports. First, Commissioner  
14 Nicole Whitaker.

15 MS. WHITAKER: The library already  
16 came in. We have done that. So the library report  
17 should be forwarded to you, George, as well as the  
18 Sewer Authority report. I don't have anything else.

19 THE PRESIDENT: Any questions or  
20 comments for Commissioner Whitaker?

21 (No response).

22 THE PRESIDENT: If not, we will  
23 move on to Commissioner Raikowski.

24 MR. RAIKOWSKI: All reports are on  
25 file. We thank you for appointing Craig Small as

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1 Board Meeting

2 temporary Fire Marshal.

3 Barb and I have been meeting a  
4 couple of times. She met with the Zoning Board and

5 she met with the Planning Board. Both Boards are  
6 excited with the opportunity of trying to get training  
7 up here at the Township for both Boards.

8 If we have hearings in the Summer,  
9 they have to be here, and then when September comes  
10 up, they will meet every month. Barb will meet with  
11 them if there are any questions. This is what I have  
12 tried to do from Day 1.

13 I want to try to get some of the  
14 classes up here, and they are opened up to the  
15 Commissioners, too, if they want to stop up. They are  
16 classes for the Planning Board and the Zoning Board up  
17 here and we are really excited about that.

18 Other than that, I thank Barb.  
19 Everything went pretty well. The Planning Board got a  
20 little better, not that they were doing a bad job, and  
21 the same way with the Zoning Board.

22 Other than that, it's been pretty  
23 quiet. Thank you.

24 MS. WHITAKER: The Emergency  
25 Management, who is in charge of that with Dave being

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Board Meeting

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out?

MR. RAIKOWSKI: Craig can step in on that part. He has a lot of assistants that are up top, and I am going to make sure that Craig gets the phone calls.

THE PRESIDENT: Thank you. If there are no other questions or comments for Commissioner Raikowski, we will move on to Commissioner Neary's report.

MR. NEARY: Thank you, Mike. The Administration and Financial reports are available at the office. I would like to move payment for the list of bills in amount of \$661,566.51.

MR. RAIKOWSKI: Second it.

THE PRESIDENT: All in favor?

MR. RAIKOWSKI: Aye.

MS. WHITAKER: Aye.

MR. NEARY: Aye.

THE PRESIDENT: Aye. Motion carried.

MR. NEARY: I would like to move payment of the escrow funds in the amount of \$2,375.05.

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MR. RAIKOWSKI: Second it.

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Board Meeting

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THE PRESIDENT: All in favor?

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MR. RAIKOWSKI: Aye.

4

MS. WHITAKER: Aye.

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MR. NEARY: Aye.

6

THE PRESIDENT: Aye. Motion

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carried.

8

MR. NEARY: I would like to move

9

acceptance of the trash refunds, 17-08, which is the

10

one for 190 dollars.

11

MR. RAIKOWSKI: Second.

12

THE PRESIDENT: All in favor?

13

MR. RAIKOWSKI: Aye.

14

MS. WHITAKER: Aye.

15

MR. NEARY: Aye.

16

THE PRESIDENT: Aye. Motion

17

carried.

18

MR. NEARY: That is all I have.

19

Thank you.

20

THE PRESIDENT: We will move on to

21

my report real quick.



22                                   Public Safety. As I mentioned  
23 earlier, we are working on getting a drug canine for  
24 the Police Department. I am hoping that will happen  
25 sooner than later.

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1                                   Board Meeting

2                                   The Historical Society, we  
3 mentioned last week at the Caucus that they received a  
4 grant of \$40,000 to repair the floor of the old Quaker  
5 Meeting House, so that is an ongoing project.

6                                   Me and Barb met with the Rotary  
7 Club this Wednesday to discuss the new organization  
8 which is called Helping Hands. The intent is to help  
9 our seniors in the Township who may be less fortunate  
10 or not physically able in handling property  
11 maintenance issues. The Rotary Club is very excited  
12 about the grant and is very eager to help out and see  
13 it grow.

14                                  We have the Rotary Club. The high  
15 school has a club called Interactive who has students  
16 that would like to participate in it. We also have  
17 the Wesleyan Church who would like to participate and

18 the Boy Scouts also.

19 So the intent is if we get a  
20 violation into the Township and it's a senior who  
21 physically can't do something like cutting grass or  
22 repairing a fence or tearing down an old shed that is  
23 an eyesore, that we can find the help to go in there  
24 and help them. That is an ongoing process that I  
25 would to like develop with the Rotary Club. So I

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1 Board Meeting

2 think we are all excited to have that community help  
3 within our Township.

4 The Inspections Department is  
5 creating a list of new businesses that are coming into  
6 the Township, and we are working with the CBA to help  
7 them to become part of the Township also. We are  
8 meeting with residents on a regular basis who have  
9 property maintenance issues to try to work it out with  
10 them before sending out a citation.

11 We are also talking to banks who  
12 own vacant property to insure that they will maintain  
13 their homes. So a lot of that work is coming from  
14 Barb's revamp. I know George has been working hard on

15 it also, but it is good to have that second part in  
16 there. Again, I think George and Barb are doing a  
17 great job and they will be a great team for us.

18 I don't have anything else unless  
19 there are questions for me.

20 MR. RAIKOWSKI: Just a reminder, I  
21 know the Rotary Club is selling its flags to honor  
22 their veterans. I think it's fifty dollars for a  
23 donation. So I think it would be in everybody's  
24 interest to donate fifty dollars for a flag in memory  
25 of somebody, a family member or anybody.

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1 Board Meeting

2 One other thing, and I know we  
3 discussed this in the past, to see if new residents  
4 and new businesses can receive a welcome package. So  
5 is there any way we can create something like that?

6 MR. NEARY: We should try to do it  
7 again. I think it's a good idea.

8 THE PRESIDENT: Just one, last  
9 thing. On August 19th there is going to be a  
10 fundraiser at the Reliance Fire Company. It's \$25 a

11 ticket. It's Italian music, Italian food. Marino  
12 from the fire company puts it on. All of the proceeds  
13 are going to the Reliance Fire Company. That is on  
14 August 19th. So if you are interested, please  
15 purchase a ticket or spread the word. I am sure  
16 Marino would be appreciative of that.

17 - - -

18 (Discussion off the record.)

19 - - -

20 THE PRESIDENT: Is there a motion  
21 to adjourn?

22 MR. NEARY: So moved.

23 MR. RAIKOWSKI: Second it.

24 THE PRESIDENT: All in favor?

25 MR. RAIKOWSKI: Aye.

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1 Board Meeting

2 MS. WHITAKER: Aye.

3 MR. NEARY: Aye.

4 THE PRESIDENT: Aye. Motion

5 carried. We are adjourned.

6 (At 9:00 p.m., proceedings were  
7 concluded.)

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I hereby certify that the

proceedings and evidence are contained fully and  
accurately in the notes taken by me in the above cause  
and that this is a correct transcript of the same.

\_\_\_\_\_  
THOMAS P. CORCORAN,  
Court Reporter

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