

The Milemarker

EAST BRANDYWINE TOWNSHIP

To Maintain Services in Tough Times Township to Hike Property Tax

East Brandywine property taxes are going up this year—from 2.5 to 2.75 mills—and the trash and recycling fee will increase by \$20 to \$235. The bad news is echoed across the region as municipalities struggle with lagging income, rising costs and lack of financial help from the county and the state that face their own economic woes. Many have raised taxes, cut services, laid off employees or adopted shorter work weeks.

“I know it’s a terrible time to raise taxes,” says David Kirkner, Vice Chairman of the Board of Supervisors and the top official who works most closely with Township Manager Scott Piersol on the budget. “But everyone wants—sometimes demands—services and we have to provide them. Historically, we seem to have some

increase every few years, and this had to be the year.”

The quarter-mill rise in the property tax means that the owner of a home assessed at \$300,000 will pay \$75 more this year than last. The increase in the trash and recycling fee reflects higher charges from the hauler.

Mr. Kirkner says he had three priorities in developing the 2010 budget.

First, to be sure those services the Township provides offer good value to residents.

Second, to keep taxes as low as possible, facing the reality that some increase was needed.

Third, to try to balance unfunded mandates from the state with grants from the state and county, realizing that he’s not optimistic about much help this year. These mandates, for example, require townships to adopt plans—often costly and/or time consuming—to check on the viability of residents’ septic systems and maintain stormwater management systems.

The Township has tightened its own belt. Mr. Piersol’s original preliminary budget came up 10% higher than he felt acceptable so he and his budget committee—Mr. Kirkner, Mary Beth Smedley, Township Treasurer, Police Chief Mark Kosci, and Carl Croft, an ex-officio member of the Planning Commission and a member of the

Open Space Committee—went to work on the figures.

“We managed to squeeze out \$463,000” said Mr. Piersol. “The police department managed to give up \$134,000 and we saved another \$90,000 by postponing work on Highspire Road until 2011.” The rest of the savings came from chipping away at expenses in all areas

of the budget. Thanks to cautious budgeting for 2009, the Township ended the year in fair financial shape—unlike a number of other neighboring municipalities that faced significant cash shortfalls.

Not unexpectedly, revenue from property taxes came in a little under budget and real estate transfer taxes were down, too, as

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Price Tag for New School: \$59 Million

Now that the Downingtown Area School District seems committed to an East Brandywine location for its third middle school, it has come up with more details on its plans—and the cost of the project. The total is \$59 million, which includes \$10 million for the land, around \$11 million for site improvements and \$38 million for the 170,000 sq. ft. building.

The school district revved up its activities late last year with two appearances before the Planning Commission and one before the Board of Supervisors. It sought their support for two variances it needed to win from the Zoning Board: an approval

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Artist’s rendering of the proposed middle school on Bollinger Road. It will accommodate 900 students to start.



Who, When and Where

Township Board of Supervisors

CHAIRMAN

Hudson L. Voltz, Esq.

VICE CHAIRMAN

David A. Kirkner, CPA

MEMBER

Jay G. Fischer, Esq.

Township Public Meetings

BOARD OF SUPERVISORS

First Thursday at 7:30 a.m.

Third Wednesday at 7:30 p.m.

PLANNING COMMISSION

First Wednesday at 7:30 p.m.

MUNICIPAL AUTHORITY

Second Tuesday at 7:30 a.m.

Public Committee Meetings

HISTORICAL COMMISSION

Second Wednesday at 7:30 p.m.

OPEN SPACE COMMITTEE

Second Monday at 7:30 p.m.

ORDINANCE TASK FORCE

Fourth Wednesday at 7:30 p.m.

PARK AND RECREATION COMMITTEE

First Monday at 7:30 p.m.

*Township Meetings held
at the Township Building,
1214 Horseshoe Pike*

Important Numbers

Fire and Ambulance 911

Police (emergency) 911

Police (non-emergency) 383-7000

Police Administration 269-4300

Township Administration .. 269-8230

*Township Offices open M to F
9 a.m. to noon and 1 to 5 p.m.*

Telephone Staff Directory

Tax Collector, Patti Piersol

Home Office (610) 269-4054

Weekdays 9 a.m. to 5 p.m.

For all other staff members, call
269-8230 and press the extension.

200 Norann King, Building Dept.

201 Mary Beth Smedley,
Secretary/Treasurer

203 Scott Piersol, Twp. Manager/
EMC and Fire Marshal

204 Matthew Van Lew, Roadmaster

100 Police Administration

Web Addresses

TOWNSHIP www.ebrandywine.org

POLICE www.ebtpd.org

Community Goes Extra Mile to Help Soldiers at War

You might call it a hair-razing affair. It was also a remarkable community effort to make Christmas a little cheerier for many soldiers serving in Iraq and Afghanistan. Officially, it was Operation Military Christmas Package No. 3.

The goal was to fill 300 stockings with a generous helping of gifts that ranged from socks and gloves to games to beef jerky to books to shaving cream to eye drops. In the end, the outpouring of goods and cash provided enough to fill 489 stockings. This compared with 2008's total of 267 and 225 in the first year.

A highlight of the whole event was the public shearing of Brian Kilgarif who, with his family, owns the Guthriesville Village Hardware Store. He had let his hair grow for some months (in the spring his mother called it shaggy and asked him to cut it; his father bet him \$20 he couldn't go to the end of the year) but decided that giving it up for "a good cause" was worth losing the 20 bucks.

So on Saturday Oct. 18 a big and boisterous crowd showed up at the hardware store bearing gifts and money; it was one of a number of drop-off locations in East and West Brandywine. The East Brandywine Fire Company also lent a hand with major equipment—bearing a large American flag—in the parking lot and Freddie, the little robot fireplug who enchants kids as it teaches them about fire safety, in attendance. Santa also was on hand with a large jar for cash contributions. The Kilgarif family was out in force, including Brian with his beribboned hair. To cheers and applause, his hair was shaved away in chunks with the crowd bidding for memento bits and



Brian Kilgarif with his well-ribboned hair in place . . . and the same good-humored gentleman with the hair all gone—for a good cause.



Volunteers worked long hours in the lobby of the Municipal Building sorting the hundreds of items donated for Operation Military Christmas Package.

pieces. That auction raised more than \$100. Other contributions brought the total in the jar to just shy of \$1,900—with a lot of the money coming from a bake sale and hotdogs (all food items from contributors).

Other drop-off centers did well, too. Croppers Market was

“very successful,” says Sandy Moser, the prime mover behind the whole project. “Many of the shoppers were more than willing to buy several items for the soldiers while they were shopping. Committee members were on hand to pass out flyers and help with the collection boxes.”



Scores of already-full stockings filled the staircase in the lobby.

The Township staff helped out, too, answering many calls and accepting goods brought to the Municipal Building drop-off. Mike Dawson was “tremendously helpful” managing the pile of donated items and working with the stuffing day brigade.

The actual stocking stuffing came a week later, on Oct. 24. Between 30 and 40 volunteers showed up at the Municipal Building, including a number of Boy and Girl Scouts. A day or two in advance, committee members scoured local stores buying up needed items, mostly hats and gloves, using donated cash. Saturday was hectic as volunteers worked in the main entrance hall and adjacent meeting room sorting, gift-wrapping books and packing the stockings that soon piled up in the staircase to the second floor.

It’s a truism that if you need a demanding job done, you ask a busy person. In the case of Operation Military Christmas no one had to ask. Sandy Moser volunteered even though she has plenty of public-service commitments as vice-chairwoman of the Planning

Commission and a member of both the Municipal Authority and the Ordinance Task Force. Her committee included Becky Corbin, Patti Caridi, Cindy Britton, Diane Miller, Jane Bracken and Betty DiPiano.

“I saw what Joyce Kline of Hibernia United Methodist Church was doing for the troops and asked her if she’d be responsible for seeing that our stockings go to troops that might not otherwise receive Christmas gifts,” says Mrs. Moser. “Joyce agreed. Then I asked our Supervisors if we could use the Municipal Building and they quickly agreed. At the time, one of the Township’s policemen was serving in Iraq and another had just returned safely so the war wasn’t just some distant happening to any of us.”

Hibernia United Methodist Church agreed to send East Brandywine’s stockings with theirs. The stockings go directly to chaplains serving in Iraq and Afghanistan and they oversee distribution of the gifts. Nine hundred dollars of the cash collected at the Village Hardware Store went to help pay for shipping costs.

NEW MIDDLE SCHOOL

continued from page 1

to build a school in an area zoned residential and approval to exceed the Township’s height level of 35 ft. One section of the proposed school would extend to 58 ft. but, according to school officials, because of the sloping nature of the building site the extra height would be unobtrusive (they showed artist’s renderings from various neighboring perspectives to support their view).

The Supervisors and the Planning Commission offered their support. But members of the Planning Commission first questioned a number of elements of the project, principally related to traffic.

The proposed school is on the 140-acre farm owned by Martin Weaver that stretches along Bollinger Road, touches on Horseshoe Pike—where Mr. Weaver has his home—and then extends behind the Municipal Building and over to East Reeceville Road.

The building will be in the southwest corner, closer to East Reeceville Road and fronting on to Bollinger Road, with two access roads. One is primarily for school buses, the other for cars. Mr. Weaver will retain about 13 acres around his home; school officials say they have no plans for other buildings on the site and would be agreeable to its use as farmland for the foreseeable future.

Under earlier plans, K. Hovnanian expected to build a 273-unit age-restricted community on the land but withdrew this plan following the collapse in the housing market.

Planning Commission traffic concerns centered on two primary issues: the proximity of the entrance of the Applecross development to the school access roads and likely congestion problems where Bollinger Road intersects with Horseshoe Pike. Commission

members worried that early morning commuters leaving Applecross would have trouble turning on to Bollinger Road at a peak travel time for the school, between 7 a.m. and 7:30 a.m. The school will be served by 24 to 26 buses and has parking space for 444 cars, both staff and parents dropping off children.

The concern about the junction with Horseshoe Pike centers mainly on traffic volume, already very heavy along this stretch of road. At the least, present plans include a new traffic light at that intersection and school officials promised that the school would not open until the new light is installed. Traffic consultants for both the School District and Township assured the Planning Commission that they believe any traffic problems will be minimal, based on the road improvements proposed by Pulte Homes for the Applecross Country Club development.

The School District wants to open the school in the fall of 2012 with an initial attendance of 900 pupils, rising to an eventual total of 1,350. Staff will number more than 100.

PROPERTY TAX

continued from page 1

fewer new homes were built and fewer existing homes changed hands. As recently as 2007, the transfer tax revenue totaled more than \$400,000. It is budgeted to bring in only \$200,000 this year. Income from the earned income tax topped the budget estimate in 2009 and is expected to grow again slightly this year.

In all, total revenues for 2009 came in at \$4,429,006. Expenses totaled \$4,383,451.

Profiling Our Community: Population, Education and Health

This is the first of two reports on life in East Brandywine. In this winter 2010 issue of the Milemarker, we take a look at how many people live in the Township, how that total has changed and how much space we share. There's also a snapshot of how students perform in our schools, enrollment in local universities, which neighboring hospitals people turn to and, county-wide, what are the leading causes of death. This community profile is sketched mostly in figures.

All the data is drawn from the Pennsylvania County Data Book for Chester County published by the Pennsylvania State Data Center, a unit of the Institute of State and Regional Affairs at Penn State Harrisburg. Much of the information is drawn from the year 2000 U.S. Bureau of the Census. Where appropriate, other sources are identified.

In a second report, in the spring newsletter we'll look at our housing stock, our commuting patterns and the jobs we hold.

POPULATION

	Population In 2007	% change from 2000	Persons per sq. mile in 2007
East Brandywine	6,516	+ 11.9%	572.1
Coatesville City	11,614	+ 7.2	6,277.8
Downingtown Boro	7,874	+ 3.8	3,595.4
East Caln	4,367	+ 52.5	1,200.3
Honeybrook Boro	1,480	+ 15.0	2,960.0
Honeybrook Twp.	7,150	+ 13.9	284.7
Upper Uwchlan	10,456	+ 52.6	972.7
Uwchlan	18,605	+ 12.2	1,782.1
Wallace	3,455	+ 6.6	287.2
West Brandywine	7,726	+ 8.0	577.4

East Brandywine Age Distribution in 2000

0-4 years	5.8%
5-17 years	23.1%
18-59 years	59.3%
60-64 years	4.2%
65+	7.6%

Time to Pat Back

The Milemarker was judged 2009's best municipal newsletter in Pennsylvania, in its population category (5,001 to 10,000 residents). The contest is run annually by the Pennsylvania State Association of Township Supervisors. The East Brandywine newsletter also placed first in 2007.

EDUCATION



The Downingtown school system proves an excellent launching pad to higher education.

Secondary School Enrollments and Drop-Out Rates (2006-2007)

The **Downingtown** school district had 5,506 students in grades 7-12; 0.3% of them dropped out. **Great Valley**, with 1,860 students, had a drop-out rate of 0.2%. **Coatesville** had 3,415 students; 1.2% dropped out.

Moving on from School

90% of Downingtown high school grads went on to post-secondary education; 86.9% chose to go to a two- or four-year college or university.

How Much We Spend to Educate Our Kids

Average spending per student in school year 2006-2007 was:

- \$13,674 in Downingtown
- \$16,690 in Great Valley
- \$16,478 in Coatesville

And How We Reward Teachers

Average teacher salaries in school year 2006-2007:

Downingtown	\$58,757
Great Valley	\$64,495
Coatesville	\$54,663

A Well-Educated Population

Educational attainment of East Brandywine residents in 2000

Less than high school	5.3%
High school or higher	94.7%
Bachelor or higher	40.7%
Professional or graduate	15.6%

Population, Education and Health

HEALTH



Brandywine Hospital is one prime local medical facility.

The Dollars and Cents of Regional Hospitals, Fiscal Year 2005

Hospital	Total operating revenues	Total operating expenses	Operating income
Brandywine	\$108,553,611	\$99,127,442	\$9,426,169
Chester County	\$156,155,562	\$146,665,038	\$9,490,524
Main Line (Paoli)	\$147,550,000	\$124,776,000	\$22,784,000

Who Stays and Who Is an Out-Patient (2005)

Hospital	Inpatient days	Percent occupancy	Outpatient visits
Brandywine	38,933	67.5%	92,762
Chester County	59,111	74%	391,545
Main Line (Paoli)	41,801	67%	181,756

The Pennsylvania State Data Center notes that these hospital figures were provided by the Pennsylvania Health Care Cost Containment Council and the Council advises that its findings may not be “error free” and could be open to differences of opinion.

How We Come to Our End—Following Are the Top 5 Causes of Death for Chester County Residents in 2006

Cause	Number of deaths	% of top 5 total
Diseases of the heart	913	40.5%
Cancer	859	38.1
Stroke	196	8.7
Chronic lower respiratory disease	147	6.5
Accidents	139	6.2

Source: Pennsylvania Department of Health

TRAFFIC CONCERNS KILL DAYCARE PLANS

At the recommendation of the Ordinance Task Force and the Planning Commission, the Board of Supervisors voted to remove daycare centers as a permitted use from Guthriesville and Lyndell, the two Township locations identified as “village commercial.”

The move came after representatives of The Learning Experience, a daycare franchise, sought Planning Commission approval for a plan to build an 11,000-sq.-ft. daycare center in Guthriesville, between the Village Hardware Store and the shopping plaza. The proposed children’s facility would have accommodated as many as 181 persons.

Commission members raised a number of objections. They said the 1.4-acre site is too small, and they were concerned about the amount of new traffic that would turn in and out of an already congested Horseshoe Pike.

A few years ago, the Township turned down an application to open a small daycare center in Lyndell because of traffic issues.

The Planning Commission sent The Learning Experience back to the Ordinance Task Force for further review. When both the Task Force and Planning Commission voted against allowing daycare centers in the village commercial districts, the Board of Supervisors agreed and voted for its removal. Supervisors said any application for a daycare center elsewhere in the Township would be judged on its individual merits.

CENSUS COUNT IS NEAR

Look for a questionnaire from the U.S. Census Bureau in your mailbox in March. The 10-question form can be returned in the postage-paid envelope provided and those who don’t reply can expect a visit from a census taker. Replying to the census is mandatory.

This once-a-decade count of the total U.S. population is critically important in a number of areas. Among them, it determines the number of seats Pennsylvania will have in the U.S. House of Representatives and affects the number of representatives and senators our region has in Harrisburg.

The census also will help determine how more than \$400 billion in federal funds is distributed across the country. Hospitals, job training centers, schools, senior centers, bridges and other public works projects and emergency services tap these funds.

Our thanks to Vincent M. Visokas, Assistant Township Manager for West Bradford, for sharing this information from his newsletter.

GOLF OUTING GETS NEW LOCATION, DATE

The annual golf outing run by the Parks and Recreation Board, Fore in the Park, has a new location and a new date this year.

The event will be held at the Applecross Country Club; for some years it was at the Honey Brook Golf Club. No specific date is yet available but the outing will be held in the fall, not the spring. More details will be available from the Township office.

Kate Okie Honored for Open Space Role

The Open Space Committee honored Kate Okie, the founder and first chairwoman of the committee, for her leadership and dedication in preserving open space in the Township. Mrs. Okie recently sold her historic home on Dilworth Road—a repeat on the Chester County Day house tours—and has left the Township after a stay of more than 40 years. Mrs. Okie first raised the issue of farmland preservation in a presentation to the Board of Supervisors in early 2002. Her research showed how other townships in Chester County and elsewhere were working with conservation groups to limit development and she persuaded the Supervisors to endorse the concept. Residents backed a \$3 million bond to fund the project by a three-to-one vote in the fall of 2002. Since then the Township has preserved more than 180 acres of farmland under the program and the campaign continues.



Kate Okie with the plaque presented by the Open Space Committee, recognizing her dedication and leadership. Across the table, open space supporters **Jonathan (Deke) Inslee, Alan Yefko** and **Carl Walker**.

Family Day in the Park Adds New Fun

Expect a number of new wrinkles at the Park and Recreation Board's Family Day in the Park this year.

First, there's the date. The 2010 event will be held Saturday May 22 from 1 p.m. to 5:30 p.m. and not towards the end of June, as in recent years. The biggest news is the promise of balloon rides. "Hopefully, several hot air balloons will be tethered for most of the afternoon, offering tethered rides for a charge," reports Jim Worrell, chairman of the Park & Rec board. "There'll be a grand finale at 5:30 with all the balloons lifting off." There's also going to be a section for crafters and any would-be crafters should call the Township office (610 269-8230) for more information, Mr. Worrell says. He adds that any businesses that would like to promote themselves can make plans to do so that day.

Add in a community yard sale. This is designed to take care of any residents who want to clear out their attics but who don't want to have a yard sale of their own. And, as in years past, there'll be pony rides, food "and more that we are still working on," says Mr. Worrell.

"We need the help of the community to make this a success," he continues. "Anyone wanting to participate should call the Township."

NEW AWARD PROPOSED FOR HISTORIC PRESERVATION

The Historical Commission suggested to the Board of Supervisors that it would like to create a Historic Preservation Award. The Board indicated that it liked and approved the idea and asked for more detail. Chairman Hudson Voltz said it might be useful to discuss the proposal at a future public meeting.

John Black, chairman of the Historical Commission, said his group favored making the award an annual affair, recognizing one or more individuals for efforts to save, restore or rehabilitate an historic structure within the Township. It might be a house, a barn, a store or some other appropriate building. Mr. Black proposed publicizing the award on the Township website, through the newsletter or by word of mouth. The Historical Commission would review nominations and make recommendations to the Board of Supervisors. In any given year, several nominees might deserve awards or no award might be given. Winners would receive a plaque and Mr. Black suggested a plaque also be displayed in the Township Building.

OPEN SPACE GROUP EYES TWO MORE PROPERTIES

Kessler and Winship properties could play role in development of walking trail system

The Board of Supervisors approved requests by the Open Space Committee to hold preliminary talks with two homeowners about the possibility of acquiring conservation easements on their land.

Both properties are relatively small. One, the Kessler property on Bondsville Road, is about 13 acres. The other, the Winship property on Dowlin Forge Road, is 11 acres. However, both have particular importance in development of the comprehensive Township walking trail system. Mrs. Kessler's land could provide a useful link to the Applecross trails being developed by Pulte Homes. The Winship property could provide a missing link in the proposed trail that runs the length of Dowlin Forge Road from its junction with Rock Raymond Road to Creek Road where it gives access to the Struble Trail.

The Open Space Committee will work with the Brandywine Conservancy and Natural Lands Trust to explore both possibilities.

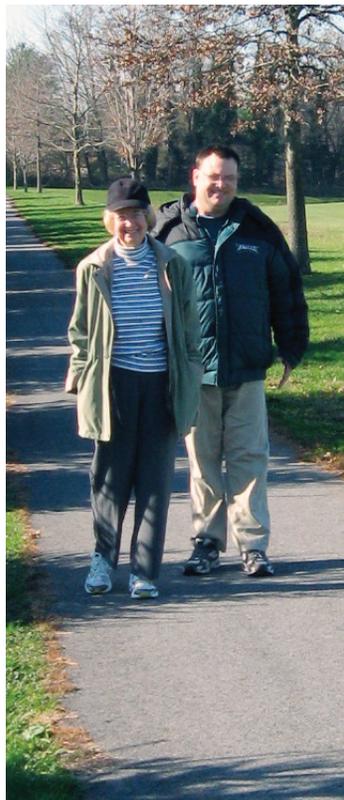
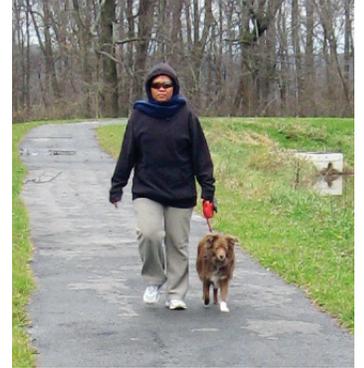
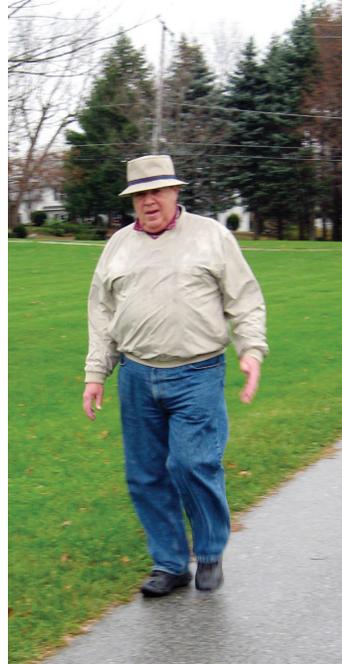
ON THE MOVE *The following transactions were completed between early September and early December.*

112 Bolero Drive.....	\$515,000	161 Lenora Lane	\$390,000
143 Brookfield Court	\$260,000	2 Mackenzie Place	\$199,900
271 Corner Ketch Road	\$228,000	401 Mercer Drive.....	\$599,000
455 Corner Ketch Road	\$232,500	430 North Guthriesville Road.....	\$185,000
515 Corner Ketch Road	\$425,000	1235 Osborne Road.....	\$275,000
22 Cumberland Drive	\$663,393	11 Raleigh Drive	\$334,900
25 Cumberland Drive	\$730,000	44 Suffolk Court	\$257,000
17 Delancey Place	\$200,000	322 South Caldwell Circle	\$410,000
33 Delancey Drive	\$765,000	129 Waring Drive.....	\$415,000
320 Hadfield Road.....	\$335,000	19 Wyndham Court.....	\$185,000
1080 Hopewell Road.....	\$225,000	82 Yellowwood Drive	\$250,000
857 Horseshoe Pike.....	\$200,000	330 Zynn Road	\$300,000
Lot 12 Lammey Way.....	\$486,500		

Source: Weichert Realtors, West Chester

Community Park

Walking Wonderland for All Residents, Including Dogs



The Milemarker

EAST BRANDYWINE TOWNSHIP

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PRESORTED STANDARD
US POSTAGE PAID
SOUTHEASTERN, PA 19399
PERMIT #50

Postmaster: deliver to current occupant

As fall turned to winter, the hardy regular walkers at Community Park didn't quit—they merely put on warmer clothes. For more on the local walking community, see page 7.



Walking Wonderland