

WORK SESSION:

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester County, PA held a work session March 07, 2013 in the Township Building, 666 Copeland School Road, West Chester, and Chester County, PA 19380-1822.
Public Notice of the 2013 East Bradford Township Board of Supervisors public meeting schedule advertised in the Daily Local News 12-28-12.

Supervisors present were: Thomas A. Egan and John D. Snook
Supervisors not in attendance: Vincent M. Pompo, Esq.

Staff / Township Professionals in attendance:
Michael P. Lynch, Township Manager/Secretary-Treasurer
Amanda M. Cantlin, Township Asst Mgr
John P. Carroll, Public Works Foreman
Township Solicitor Ross A. Unruh, Esq. (Executive Session only)

NOT in attendance:
Mark J. Lucas, Township Engineer
Brenden L. Beaumont CEO / Zoning Officer
Tenley Adams, Services Coordinator
Nancy F. Holland, Admin Support Coordinator
Township Solicitor Anthony Verwey, Esq.

Also in attendance (ABC's):
None in attendance.

Others / Residents / Citizens in attendance:
None in attendance.

The work session commenced at approximately 12:05 P.M.

**EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS
Thursday, March 07, 2013, 12:00 P.M. AGENDA**

Upcoming meeting schedule:

March 07, 2013, Thursday	12:00 P.M. - BOS regular work session
March 12, 2013, Tuesday	06:00 P.M. - BOS pre-reg work session
March 12, 2013, Tuesday	07:00 P.M. - BOS regular meeting
March 12, 2013, Tuesday	07:00 P.M. - Zoning Amendment -- Airport Hazard Overlay
April 04, 2013, Thursday	12:00 P.M. - BOS regular work session
April 09, 2013, Tuesday	06:00 P.M. - BOS pre-reg work session
April 09, 2013, Tuesday	07:00 P.M. - BOS regular meeting
April 09, 2013, Tuesday	07:00 P.M. - Public Hearing -- Ciccarone SD# 606
April 30, 2013, Tuesday	07:00 P.M. - ABC Chair Round Table (TAE)

Public Comment: Discretion of BOS
No public comment received / offered at this time.

Executive Session: Discretion of BOS -- Real Estate / Legal / Personnel
The Board of Supervisors convened an Executive Session during the work session to discuss a legal matter. Supervisors Egan and Snook were in attendance together with the Twp Solicitor and Staff.

Priority / Action Items: None at this time
Presentations Briefings: None at this time

Discussion / Briefing Items:

A. Parks & Recreation Board – March Report

1. Recommendation (02-27-13) to name trail in Jane Reed Park – Peter Orr Trail
The BOS considered a recommendation from the Parks & Recreation Board to recognize Peter W. Orr for 22 years of volunteer service as perennial Chair and member of the Parks & Recreation Board and his significant contributions by naming the woodland trail at Jane Reed Park in his honor.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to accept the (02-27-13) recommendation of the Parks & Recreation Board and thank Peter for 22 years of volunteer service as perennial Chair and member of the Parks & Recreation Board and for his significant contributions and thereby naming the woodland trail at Jane Reed Park "The Peter W. Orr Trail".

B. **ZHB** – March Report – Pending applications / decisions / appeals

1. 1st WCFC – relief from Condition No. 3 of ZHB Special Exception D&O 01-13-89 – hearing 03-25-13;
BOS comment

1st WCFC is seeking relief from the ZHB 1989 Special Exception Decision (Condition No. 3) restricting the Applicant from conducting banquets, dinners, receptions or other private and public uses of the 1st WCFC building. The Supervisors discussed the application.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to support the application of 1st WCFC before the Zoning Hearing Board on the matter of relief from the ZHB 1989 Special Exception Decision (Condition No. 3) restricting the Applicant to conduct banquets, dinners, receptions or other private and public uses of the 1st WCFC building.

2. Chester County Art Assoc – Variance relief – hearing 02-25-13; BOS support for relief sans precedent; Decision pending

3. Earyes – Appeal EN w/ Validity Challenge (01-24-13) re: solar array glare – hearing ON HOLD; BOS discussed 02-07-13

C. **Planning / Land Developments** – March Report

1. Ciccarone, SD # 606 – hearing 04-09-13 Executive Session
The BOS convened an Executive Session, with the Twp Solicitor to discuss the matter (see Page 1 of these Minutes).

2. 2013 Code Amendments – Airport Hazard Zoning Overlay Amendment (hearing scheduled 03-12-13)
The hearing has been duly advertised for public notice and the proposed ordinance is in order for consideration by the BOS 03-12-13.

3. Strode, SD# 620 – PC recommended (02-27-13) Final Plan approval / time extension
The Supervisors reviewed and discussed the plan. The 2 lot subdivision is part of an Estate Planning of Anne Strode
Dr. Egan suggested obtaining a deed restriction for proposed Lot B which is an environmentally constrained lot (approximately 7.5 acres) in the R-2 District. Proposed Lot A (1.5 acres with existing dwelling) is located in the C-1 District in the Strode's Mil Certified Historic District and is an existing non-conforming lot in both area and bulk dimensions and use (residential use in commercial district).
The Supervisors agreed to continue discussion of the plan at the Pre-reg WS (03-12-13). The BOS will consider action on the Final Plan at its Regular Meeting 03-12-13.

D. **Engineering** – March Report

1. W.C.U. SD# 610– Escrow Release # 6 in amount \$320,412.48; Balance \$1,646,647.76
Twp Mgr Lynch referred the BOS to an Escrow Release recommended for approval by Twp Engineer Lucas (not present) -- Release # 6 in the amount of \$320,412.48 for site prep / earthwork, storm sewer, and lighting.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to accept the recommendation of the Twp Engineer and approve Escrow Release # 6 in the amount of \$320,412.48 for W.C.U. SD# 610.

2. Brandywine Overlook (Pulte Homes) – Accept Deed of Dedication for Ridgehaven Road (Resolution)
The BOS considered action to officially accept the Dedication of Ridgehaven Road (Brandywine Overlook) from Pulte Homes (Developer) for the public road. Despite repeated requests for the Deed of Dedication from the Developer over the years, Pulte Homes failed to comply. Twp Solicitor Unruh and Twp Engineer Lucas have reviewed the plan and documents as satisfactory and which contain an implied dedication in such circumstances. Despite the lack of an official dedication, the Township has maintained the road.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to adopt a Resolution (NO. 6 -2013) Accepting Dedication of Ridgehaven Road as recommended by the Township Solicitor.

3. Transportation Projects – State Rep Truitt request for Township list (for mtg w/ State Transportation Secretary Schoch)

Twp Mgr Lynch referred the BOS to recent communication (02-25-13) from the Office of State Representative Dan Truitt seeking Township input for possible road improvement projects on State roads in the Township in anticipation of Rep. Truitt meeting with State Transportation Secretary Schoch for preparation of a State Transportation Infrastructure Improvement (funding) Package.

The Supervisors agreed to submit a list of previously identified projects (from the Township Comprehensive 2004 Plan and Chester County TIP Program recommendations) including:
 the intersection realignment of Rt. 322 and Frank Road;
 the intersection realignment of Allerton Road and Rt. 842;
 resurface paving on Birmingham Road;
 resurface paving on Valley Creek Road from the Township Line to Boot Road;
 restriction of left turns from Frank Road onto Rt. 322 eastbound;
 the restriction of left turns from Valley Creek Road onto Rt. 322 eastbound;
 install traffic controls (signs and pavement marking) along Rt. 322 (portion Valley Creek Road west to Township Line) to mitigate traffic passing along the shoulder; and,
 installation of 4-way Stop traffic controls at the intersection of Highland Road and Strasburg Road.

The Supervisors requested Staff further to include any other road / traffic improvements known but not included above for submission to Rep. Truit.

4. Highland Road / Strasburg Road Intersection Review – update (PADOT reply pending)
 Twp Engineer Lucas (not present) reported that PADOT has referred the request to its traffic engineering consultant – McCormick Taylor – for review and comment.

E. Codes & Enforcement – March Report

The BOS acknowledged receipt of the monthly Nuisance Report prepared by CEO Beaumont (not present).

1. Conditional Use – Major Home Occupation – 507 Natalie Drive – schedule hearing
 Asst Mgr Cantlin reported the application administratively complete.
 The Applicant is seeking approval to conduct a firearms licensed sale business in a Residential District.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to schedule a public hearing for Tuesday, April 09, 2013

F. Public Works – March Report

1. Road Program 2013 – review / award road program paving project / maintenance bids
 East Bradford Township Bid Opening was held on Monday, March 4, 2013 at 1:00 pm in the township building as specified in the bid documents. Those in attendance were Tenley Adams, Township Services Coordinator and John Carroll, Public Works Foreman.
 Also in attendance were representatives from Road-Con, Kehoe Construction, Macanga, Malloy Paving, Inncon, Allan Myers and Reading Materials.

Bidders	Bid Bond	Total Bid
<u>2013 Road Resurfacing</u> (Valley Creek Road and Shenton Road (portion))		
Inncon Folcroft, PA	Yes	\$447,865.00
Kehoe Construction, Inc. Bridgeport, PA	Yes	\$487,454.00
Long Asphalt Inc. Quarryville, PA	Yes	\$416,695.00
S. A. Macanga, Inc. West Chester, PA	Yes	\$457,362.50
Dan Malloy Paving Inc. Downingtown, PA	Yes	\$396,298.00
Allan A. Myers Worcester, PA	Yes	\$492,937.50
Reading Materials, Inc. Pottstown, PA	Yes	\$597,075.00
Road-Con Inc. West Chester, PA	Yes	\$492,625.00

2013 Pavement Marking Bids

Alpha Space Control Co. Chambersburg, PA	Yes	\$ 32,201.33
D. E. Gemmill Inc. Read Lion, PA	No	\$ 47,688.69

2013 Bid to Supply Fuel

Reilly & Sons Inc. Exton, PA	Yes Cashier Check	\$0.15 Diff Price
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On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to accept the recommendations of the Public Works Foreman and authorize approval of the following low qualified bids (and as highlighted above in bold print), as follows:

- Dan Malloy Paving, Inc. (Downingtown, PA) – (in-place) pavement resurfacing
- Alpha Space Control Co. (Chambersburg, PA) – pavement marking in amount of \$27,117.53 (inclusive of thermo-plastic intersection and Stop bar marking)
- Reilly & Sons, Inc. (Exton, PA) – fuel

The bid awards do not guarantee or represent all items included in the bids, in particular pavement markings and thermo-plastic installations, due to budget limitations.

- 2. Public Works Facilities Improvements – update
PW Foreman Carroll updated the BOS on the progress of the design / engineering with Masano Architects Group.

G. Township Staff / Operations / Services – March Report

- 1. Records Retention – adopt records disposal resolution
Asst Mgr Cantlin described the municipal records recommended for disposition on the current resolution.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to adopt a Resolution (No. 07-2013) for the Destruction of Specific Records (indicated in the Resolution) in accordance with the schedule and procedures set forth in the Municipal Records Manual as promulgated by the PA Historical and Museum Commission (PHMC).

- 2. Cable Franchise Renewal (Agreement expires 12-19-2014) – update – next mtg w/ Comcast reps 03-20-13
This item not discussed.

H. Organization – March Report

- 1. Organization – P & R Board vacancy (12-31-15)
Candidate interview(s) are being scheduled by the P & R Board.
- 2. East Bradford Art Scholar Ad hoc Committee – update organization
Twp Staff provided an update on the organization of this new Township committee.
Dr. Egan thanked Twp Staff for the progress to date.

I. Open Space & Trails Planning / Programs – March Report Executive Session
The BOS did not convene an Executive Session at this time and deferred the matter to the Pre-reg WS (03-12-13).

J. Traffic Committee – March Report

- 1. Rosedale Avenue Corridor Study – update / discuss proposal accepted by WGT, WCB and WCU (03-13-13)
The Supervisors briefly discussed this item but deferred further discussion to the Pre-reg WS agenda (03-12-13).

K. Budget / Finance 2013-2014 – March Report

- 1. Budget 2014
Twp Mgr / Treasurer Lynch reported notice from the PA Municipal Health Insurance Cooperative, which the Township is a member, of a tentative health insurance premium dividend disbursement due to overall Township prior year employee performance that currently is estimated at approximately \$50,000.

- 2. Audit 2012 – completed / submitted to DCED 02-27-13

L. Emergency Services – March Report

- 1. WCPD for EBT monthly briefing / report – WCPD Chief Scott Bohn

The BOS acknowledged receipt of the March Report (for February 2013).

2. Downingtown Borough FC Service Cancellation for 2013 – update alternative coverage – WBFC proposal pending
Twp Mgr Lynch reported recent communication from WBFC President Tom Purdue that a draft fire service agreement proposal is in preparation for transmission to the Township this month.

Other Items:

None discussed at this time.

The meeting ended at approximately 01:40 P.M.

Michael P. Lynch, Township Secretary