

WORK SESSION:

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester County, PA held a work session April 04, 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: Vincent M. Pompo, Esq., Thomas A. Egan and John D. Snook
Supervisors not in attendance: All present

Staff / Township Professionals in attendance:
Michael P. Lynch, Township Manager/Secretary-Treasurer
Amanda M. Cantlin, Township Asst Mgr
Mark J. Lucas, Township Engineer
John P. Carroll, Public Works Foreman
Township Solicitor Unruh, Turner, Burke & Frees - Ross A. Unruh, Esq.

Staff NOT in attendance:
Brenden L. Beaumont CEO / Zoning Officer
Tenley Adams, Services Coordinator
Nancy F. Holland, Admin Support Coordinator

Also in attendance (ABC's):
Parks & Recreation Board Chair - Marianne Bausinger
Andy Heinrich, P.E., Township Traffic Engineer consultant
Brian O'Donnell, MAI

Others / Residents / Citizens in attendance:
Nicholas Cuce, Esq, Riley, Riper, Hollins & Colagreco
Matt Caffrey, Velocitel (for AT&T)

The work session commenced at approximately 12:00 P.M.

EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS

Thursday, April 04, 2013, 12:00 P.M. AGENDA

Upcoming meeting schedule:

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 09, 2013, Tuesday	07:00 P.M. - Public Hearing – Cond'l Use --Major Home Occupation - Ouimet
April 30, 2013, Tuesday	07:00 P.M. - ABC Chair Round Table (TAE)
May 09, 2013, Thursday	12:00 P.M. - BOS regular work session
May 14, 2013, Tuesday	06:00 P.M. - BOS pre-reg work session
May 14, 2013, Tuesday	07:00 P.M. - BOS regular meeting

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 (from 12:37 P.M. to 02:11 P.M. to discuss real estate and legal matters. All Supervisors 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. **ZHB** – April Report – Pending applications / decisions / appeals
 1. AT&T – PN 03-21-13 (DLN) – Intent to file Section 106 to increase height of existing antennae – BOS comment Counsel for the Applicant, Nicholas Cuce, Esq, Riley, Riper, Hollins & Colagreco, was in attendance, together with Matt Caffrey, Velocitel.
The BOS discussed the variance relief requested to increase the number of antennae and increase the height of existing antennae for the existing installation. The existing height of 116' and 117' is proposed to increase to 117' and 118' with a total of 9 antennae proposed (6 existing antennae) with use of the existing platform and no expansion proposed of the fenced-in and screened cabinet compound.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to assume a neutral (no) position posture on the application of AT&T *dba New Cingular Wireless) before the ZHB for variance relief.
2. 1st WCFC – Variance relief – hearing 03-25-13, BOS support for relief; continued to 04-22-13

3. Chester County Art Assoc – Variance relief – hearing 02-25-13; BOS support for relief sans precedent; Decision pending
 4. Earyes – Appeal EN w/ Validity Challenge (01-24-13) re: solar array glare – hearing ON HOLD; BOS discussed 02-07-13
- The above applications not discussed at this time.

B. Planning / Land Developments – April Report Executive Session

1. Ciccarone, SD # 606 (hearing 04-09-13) - update hearing status / time extension request to 07-23-13
This matter was discussed in Executive Session (ref. Page 1 above).
The BOS deferred action on the time extension request to the Pre-regular mtg WS Agenda.

2. 2013 Code Amendments
This item not discussed.

C. Codes & Enforcement – April Report

The BOS acknowledged receipt of the monthly Nuisance Report prepared by CEO Beaumont (not present). The BOS discussed the demolition by neglect condition and enforcement status of the Strode's Sausage Barn and directed the CEO to administer enforcement compliance.

1. Conditional Use – Major Home Occupation – 507 Natalie Drive – hearing 04-09-13
This matter was discussed in Executive Session (ref. Page 1 above).

D. Engineering – April Report

1. W.C.U. SD# 610– Escrow Release # 7 in amount \$219,018.44; Remaining Balance \$1,427,629.32
Twp Engineer Lucas referred the BOS to an Escrow Release recommended for approval by Mr. Lucas -- Release # 7 in the amount of \$219,018.44 erosion control, for site prep / earthwork, storm sewer, paving / concrete and surveying.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to accept the recommendation of the Twp Engineer and approve Escrow Release # 7 in the amount of \$219,018.44 for W.C.U. SD# 610.

2. 2013 Chester County Transportation Improvements Inventory
The BOS deferred this item to the Pre-regular meeting WS Agenda.

3. Traffic Engineer – appointment
The BOS deferred this item to the Pre-regular meeting WS Agenda.

4. Highland Road / Strasburg Road Intersection Review – update
Twp Engineer Lucas reported that PADOT and its review consultant (McCormick-Taylor) have preliminarily indicated that under current (recently revised) PADOT agency policy on traffic / accident data requirements that the intersection does not warrant a 4-way Stop traffic control installation. Mr. Lucas indicated PADOT is interested to work with the Township to improve sight distance.
The BOS agreed that Township Staff meet with PADOT officials to review the matter and to request the attendance of the Township State Representatives (Ross and Truitt) and State Senator Dinniman, together with WCPD Lieut. Iacono.

E. Public Works – April Report

1. Road Program 2013 – update
Public Works Foreman Carroll reported that the 2013 Road Resurfacing Program will commence 04-08-13 (weather permitting) and continue (with Dan Malloy Paving, Inc.) for approximately 4 weeks (approximately to 05-06-13) to perform milling, base repair and resurfacing of the entire length of Valley Creek Road and the entire length of Shenton Road. During the maintenance operations there will be temporary road closures and traffic detours. Residents along the affected roads will be notified directly of the scheduled work.

2. Public Works Facilities Improvements – update
PW Foreman Carroll updated the BOS on the progress of the planning / design with Masano Architects Group. The BOS reviewed several Sketch Perspective Schemes prepared by the architect including an Opinion of Probable Cost Difference between Schemes "B" and "C".
The BOS agreed to continue discussion at the Pre-regular meeting work session.

At this time, Chair Pompo updated the BOS on related debt financing for the project and as related to the existing Open Space Program debt portfolio with DVRFA. Upon discussion the BOS agreed for Twp Mgr Lynch to contact

Boenning & Scattergood toward restructuring the DVRFA debt, eliminating existing variable rate debt, funding \$1M of new debt for the construction funding of the PW storage facility all with a general obligation bond instrument.

Based upon review and advice of Township financial consultants agreed not to refinance the 2011 Bond Issue at this time.

F. Township Staff / Operations / Services – April 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 unanimously to adopt a Resolution (No. 08-2013) 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 from mtg w/ Comcast reps 03-20-13
This item not discussed.

G. Organization – April Report

1. Organization – P & R Board vacancy (12-31-15) – consider P & R Board (03-27-13) recommendation

P & R Board Chair Bausinger updated the BOS on the vacancy appointment and also the recommendation to increase the board membership from 7 to 9 members.

Chair Pompo, consistent with BOS practice, requested Ms. Bausinger request the recommended candidates to attend an upcoming BOS meeting.

2. East Bradford Art Scholar Ad hoc Committee – update organization

This item not discussed.

H. Open Space & Trails Planning / Programs – April Report

1. Township property – Greene Countrie lot – resident inquiry on disposition

This matter was discussed in Executive Session (ref. Page 1 above).

2. CCPC Final (draft) Central Chester County Bike & Pedestrian Plan – review / recommendation

This matter deferred to the Pre-regular meeting WS Agenda.

3. Paradise Valley NA – pedestrian bridge & Valley Creek Rd trail crossing (ref: P & R Board 03-27-13 recommendation)

Asst Mgr Cantlin briefed the BOS on the history of the problematic public access to Paradise Valley Nature Area due to environmental conditions (stream crossing, steep slopes). Current options are difficult and costly.

The P & R Board has recommended the Township investigate all possible options including re-routing of the Ravine Road Trail prior to spending any funds on assessments (soils analysis) or bridges.

The BOS discussed the matter and agreed for Staff to contact a contiguous property owner about the potential and feasibility of a trail re-route vis a vis a new trail access easement.

4. Farm Leases (Brandywine Farm and Starr Farm) – review bids / award

Asst Mgr Cantlin reported the results and offered recommendations for award of public bids for seasonal 2013 farm leases for Township open space lands.

Brandywine Farm South

Hicks Brothers LLC

Kennett Square

Grass only (orchard grass)

\$240/year

Sonny Hicks

Unionville

Grass only; not specified

\$240/year

Current tenant

Brandywine Farm North

Hicks Brothers LLC

Kennett Square
Combination/rotation of grass (orchard), soybeans, wheat, corn
\$2100/year
Current tenant

Sonny Hicks
Unionville
Crops not specified
\$1100/year

Starr Farm Park
Hurricane Hill Farm
Coatesville
Orchard grass
\$2310/year
Current tenant

Hicks Brothers LLC
Kennett Square
Orchard grass
\$1150/year

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to accept the recommendation of Asst Mgr Cantlin and award the following farm lease bids:

Brandywine Farm South to current tenant Sonny Hicks in amount of \$240 / year;
Brandywine Farm North to Hicks Brothers LLC in amount of \$2,100 / year; and,
Starr Farm Park to Hurricane Hill Farm in amount of \$2,310 / year.

5. 2013 Trail Blazer Race – review / approve event scope
This item not discussed.

6. Timber Top Farm Easement – dogs
Asst Mgr Cantlin briefed the BOS on the recurring problem of dog owners visiting the property and not controlling / leashing their pets. The property owner, who has granted a trail easement lease (due to expire in 2014), has indicated that dogs will be prohibited from the property if the situation is not corrected. The Township has installed new signage to advise visitors and police have issued warnings and citations.
The BOS acknowledged the recent efforts by Staff and the Township police (WCPD) but indicated the need to maintain police presence and appropriate enforcement to ensure the proper use of the limited trail easement.

I. **Parks & Recreation Board** – April Report

1. Recommendation (03-27-13) to permit EB Elementary PTO use of EB Park for year-end school event
P & R Board Chair Bausinger updated the BOS on the park use request and P & R Board recommendation.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to accept the recommendation of the Parks & Recreation Board to permit EB Elementary PTO use of EB Park for year-end school event.

2. Recommendation (03-27-13) on Sconnelltown Park
The BOS discussed a recommendation from the P & R Board to reallocate funding for planned improvements to Sconnelltown Park to other projects and existing park maintenance. P & R Board Chair Bausinger briefed the BOS on the discussion and recommendation from the P & R Board.
Chair Pompo indicated that perhaps the Township should focus on advancing the pedestrian / bicycle access along Sconnelltown Road prior to undertaking the planned improvements to Sconnelltown Park with Dr. Egan and Mr. Snook in agreement.

J. **Traffic Committee** – April Report

1. Recommendation (03-21-13) for trail crossing on Skelp Level Road (consultant review)
The BOS discussed the recommendation and agreed that safety is essential for any designated trail crossing.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to accept the recommendation of the Traffic Committee to engage the Township traffic engineering consultant to review and advise on the proposed trail crossing on Skelp Level Road.

2. Rosedale Avenue Corridor Study – update
This item not discussed.

K. Budget / Finance 2013-2014 – April Report

1. Budget 2014

This item not discussed.

L. Emergency Services – April Report

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

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

2. WBFC – fire services proposal

This item not discussed.

Other Items:

1. Parks & Recreation Board Chair Marianne Bausinger reported that the Board is looking into the concept of a dedicated dog park for East Bradford Township. Chair Pompo suggested that the investigation include the costs of annual maintenance and operation and the potential to charge user fees. Dr. Egan inquired whether dogs would be prohibited from other Township parks if a dedicated dog park were created in the Township. Chair Bausinger indicated the research into a dog park concept for the Township is in response to dogs off leash issues / complaints and inquiries seeking locations that provide off leash dog opportunities and that if such a dog park were realized, it could provide an off leash alternative for dog owners while still welcoming dogs on leash at other Township parks and open space locations.

The meeting ended at approximately 02:42 P.M.

Michael P. Lynch, Township Secretary