

PUBLIC HEARING: None scheduled at this time.

REGULAR BUSINESS MEETING:

The January 2014 regular monthly meeting of the Board of Supervisors (BOS) of East Bradford Township (Township), Chester County, PA was held on Tuesday, January 14, 2014 in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester, and County of Chester, PA 19380-1822. *Public Notice of the 2014 East Bradford Township public meeting schedule was published in the Daily Local News 12-31-13.*

Supervisors present:

Vincent M. Pompo, Esq., Chair
Dr. Thomas A. Egan, Vice-Chair
John D. Snook, Supervisor

Supervisors not present: All present.

Staff / professionals present:

Township Manager/Secretary-Treasurer Michael P. Lynch
Township Engineer Mark J. Lucas, P.E
John P. Carroll, Public Works Foreman

Not in attendance:

Assistant Manager Amanda M. Cantlin
Township CEO Brenden L. Beaumont
Township Services Coordinator Tenley F. Adams
Township Administrative Coordinator Nancy F. Holland
Township Solicitor Unruh, Turner, Burke & Frees - Ross A. Unruh, Esq.

Others / Citizens / Residents in attendance: *(and those noted below in the body of the Minutes):*

 6 citizens in attendance.

Darcie Goldberg, Executive Director, Chester County Art Association w/ Vic Kelly. P.E. (Commonwealth Engineers)

Township resident and Boy Scout Adam Kazimierczyk and (Mrs.) Hanna Kazimierczyk

The regular meeting was called to order at approximately 07:05 P.M. by Chair Pompo.

The Pledge of Allegiance before the Flag of the United States of America was recited at the commencement of the above referenced Public Hearing

PUBLIC COMMENT: Sunshine Law, Act 93, as amended, requires public comment prior to official action. None received / offered at this time.

REPORTS/PRESENTATIONS: (Emergency Services, Public Works, Codes, A.B.C.'s)

West Bradford Fire Company – Fox Chase property fire loss (December 2013)
Fire Chief Jack Law, III briefed the BOS on a major fire property loss at Fox Chase Drive on New Year's Day. The CC Fire Marshall has determined the cause accidental. This was a multi-alarm response from West Bradford Fire Company, WCFD (Good Will FC), Po-Mar-Lyn and responding fire companies from the Chester County Tanker Task Force (West Grove, Avondale, Westwood, East Brandywine and Linville). The area is not served by public water and pumper trucks were necessary. There were no open building permits at the time of the fire. The property owner had homeowners insurance.

MINUTES: The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, approved the following minutes: 01-06-14 Organization, 01-09-14 regular work session, 12-10-13 pre-regular mtg work session and 12-10-13 regular meeting.

The minutes (and copies) are available for review at the Township Building or at www.eastbradford.org.

EXECUTIVE SESSION:

Chair Pompo reported the following Executive Session(s) occurred during the period since the last Regular Meeting:

1. Executive Session 01-09-14 (at Work Session) to discuss a real estate matter.

All Supervisors were in attendance together with Twp Staff.

TREASURER FINANCIAL REPORT:

A. Monthly Financial Statement – December 2013

The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, accepted the December 2013 Financial Reports prepared by the Township Treasurer

B. 2013 Audit

Twp Mgr Lynch reported the Independent Auditor – Mingis, Gutowski – has commenced the audit with full cooperation from Twp Staff.

ANNOUNCEMENTS: www.eastbradford.org

A. Public Hearings – None scheduled at this time.

B. ZHB –

1. Earyes – Zoning Appeal EN and Validity Challenge (01-24-13) re: solar array glare – hearing date pending

C. Board of Supervisors Meeting Schedule 2013 – (All meetings are public unless Executive Session)

Regular Work Session – Thursday prior to 2nd Tuesday, **06:00 P.M.**

Pre-regular Mtg Work Session – 2nd Tuesday, 06:00 P.M.

Regular Business Meetings – 2nd Tuesday, 07:00 P.M.

SUBDIVISIONS/LAND DEVELOPMENT:

1. Chester County Art Association, SD# 625 – consider preliminary plan approval

The BOS reviewed the application and plan at its recent work session (12-05-13).

Darcie Goldberg, CCAA Executive Director (Applicant) together with William Cook (CCAA Board of Director) and Vic Kelly, Commonwealth Engineers, were in attendance to discuss the plan status.

A discussion focused on sidewalk, trail, and recreation improvements. Supervisor Snook reiterated the idea of an alternative pedestrian improvement to the required concrete sidewalk along the CCAA frontage of Hillsdale Road. The alternate paved walkway along Hillsdale Road would extend from the newly proposed CCAA entrance (southwest) across the Hillsdale Elementary School property and terminate at Mansion House Drive (Windon). An easement would be necessary from the WCASD to cross the school property. Mr. Snook has discussed this proposed improvement and easement with the President of the WCASD Board who has referred the matter to the Facilities Director for review.

Mr. Kelly, for the Applicant, indicated the CCAA was receptive to the idea but was concerned with the potential additional expense to the CCAA (a non-for-profit organization) but could agree if the cost to install was comparable to the required concrete sidewalk installation cost.

The BOS discussed the matter and agreed the Township could assume the responsibility to negotiate the easement and that the Township would accept ownership (maintenance, insurance) of the paved pedestrian trail if accomplished. The BOS also indicated that the Fee in Lieu Of (recreation / open space), estimated by Twp Engineer Lucas at \$15,000, should be part of the “comparable cost”.

Based upon the indication from Twp Engineer Lucas that the Preliminary Plan is generally satisfactory (with exception of typically engineering level items), Preliminary Plan approval could be considered this evening inclusive of the sidewalk alternative as a condition.

Dr. Egan suggested the BOS consider a combined Preliminary / Final approval. The BOS discussed the suggestion but after discussion both the Applicant and BOS agreed to proceed with Preliminary Plan approval at this time.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to grant Preliminary Plan approval to Chester County Art Association, SD# 625, subject to the timely (prior to Final Plan approval) determination and resolution to accomplish an alternative (to ordinance regulated concrete sidewalk improvements and Fee in Lieu Of requirements) paved pedestrian walkway along Hillsdale Road and other outstanding engineering and plans revisions as determined by the Township Engineer.

ESCROW RELEASES:

None this period.

OTHER BUSINESS:

A. Approve Bills to Pay Lists for January as appropriated in 2014 Budget

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to approve the Bills to Pay Lists for January 2014 as appropriated in the 2014 Budget, recommended for payment by the Treasurer and signed by at least two members of the Board of Supervisors and/or Township Treasurer.

B. Public Works Facility Project – consider bid award(s)

Chair Pompo commented on the history of the project including a prior effort in 2007-08 that resulted in bid rejection by the Board of Supervisors due to excessive cost. The BOS has worked closely with the Masano Architect Group and Staff to balance the needs of the Public Works Department with careful fiscal management for this current effort which is needed.

PW Foreman Carroll presented bid recommendations for consideration by the BOS to award bid contracts for construction of the new public works building with a list of the names of the recommended-for-award bidders.

This is a re-bid of the project (original bid opening 10-18-13 / all bids rejected by BOS 11-11-13). The initial bids were deemed to high to accept.

The BOS engaged in a detailed review of all bids and pricing at its 01-09-14 work session (at that time the actual bidders' names were masked, i.e., Bidder "A", Bidder "B"... , to ensure objective review).

PW Foreman Carroll prepared and presented to the BOS a Competitive Bid Tabulation on 01-09-14 (bid opening 01-06-14). Sealed bids were received for the General Construction (7 bidders), Electrical (5 bidders), Plumbing (4 bidders) and Mechanical (6 bidders) components.

Chair Pompo stated that due to the public bidding requirements for local governments in Pennsylvania, this is a (4) prime contractor project and subject to Prevailing Wage Rates regulations. Masano Architect Group will manage the project during construction as part of the services agreement with the Township.

Below is a list of the recommended bidders, which have been determined to be the qualified, low bidders without exceptions.

Building Component	Recommended Bidder	Total Bid Award Cost **	Additions / Deletions **	Comments
GENERAL CONTRACTOR	Uhrig Construction, Inc., Reading, PA	\$1,088,930.00	Delete – tree/stump removal \$8,500.00 Add – front 5' overhang \$25,200.00 Add – attic pull down & framing for HVAC \$6,830.00	
ELECTRICAL CONTRACTOR	AJM Electrical, Inc., Chester Twp, PA	\$162,150.00	Add – down lights in exterior soffit \$1,800.00	
PLUMBING CONTRACTOR	Jay R. Reynolds, Inc., Willow Street, PA	\$193,875.00	None	
MECHANICAL CONTRACTOR	Delta T. Mechanical, LLC, Mohnton, PA	\$88,800.00	None	Includes Dual HVAC System
GRAND TOTAL		\$1,533,755.00		

** Total cost includes additions / deletions as listed above.

In addition to the above costs, the Township will purchase / complete the following items estimated to cost \$120,500.00: lockers (\$8,000), appliance (\$3,000), emergency generator / switch / installation (\$36,000), landscaping (\$12,000), street bollards (\$5,000), cable TV, telecommunications, IT, key fob entry system (\$20,000), all furniture (\$15,000), storage racks / shelving / work benches (\$15,000) and air compressor / supply lines (\$6,500).

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to award bids for construction of a new Public Works building, as recommended by Township Staff and Masano Architect Group (for the Township, as listed above and as follows:

Uhrig Construction, Inc., Reading, PA	\$1,088,930.00	General Contractor
AJM Electrical, Inc., Chester Twp, PA	\$ 162,150.00	Electrical Contractor
Jay R. Reynolds, Inc., Willow Street, PA	\$ 193,875.00	Plumbing Contractor
Delta T. Mechanical, LLC, Mohnton, PA	\$ 88,800.00	Mechanical Contractor

Vice Chair Egan stated that this new facility will need to be incorporated into the Township Capital Reserve Schedule to ensure adequate funding in the future for life-cycle costing and building component replacements.

OTHER MATTERS:

None discussed at this time.

PUBLIC COMMENT:

Hanna Kazimierczyk, Township resident, complimented and thanked the Board of Supervisors for its “dog-friendly” trails and open space.

Supervisor Snook shared the current plans of the Township to develop a dog park (in 2014) on the Township-owned Brandywine Farm property.

MEETING ADJOURNMENT:

The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, adjourned the regular meeting at approximately 07:48 P.M.

Michael P. Lynch
Township Secretary

EXECUTIVE SESSION (at discretion of Chair):

None scheduled at this time.

PUBLIC HEARING:

None scheduled at this time.