

WORK SESSION:

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on August 12, 2014 in the 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 (arrived 06:15 P.M.)
- John D. Snook, Supervisor

Supervisors not present: All present.

Staff / Professionals in attendance:

- Township Manager Michael P. Lynch
- Assistant Manager Amanda M. Cantlin
- Township Engineer Mark J. Lucas

Not in attendance:

- Township Codes Enforcement Officer Brenden L. Beaumont
- Public Works Foreman John P. Carroll
- Administrative Assistant Tenley F. Adams
- Administrative Assistant Nancy F. Holland
- Township Solicitor – Unruh, Turner, Burke & Frees – Ross A. Unruh, Esq.

Also in attendance (ABC's):

None in attendance.

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

Craig Poff, equitable owner Strode's (Rowan Estate) property

The work session commenced at approximately 06:06 P.M.

The purpose of this regularly scheduled public work session was to discuss ongoing Township business

EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS

TUESDAY, August 12, 2014, 06:00 P.M.

(Pre-regular Mtg) Work Session Agenda

- i. 08-12-14 Regular Mtg Agenda:
 - Public Hearing – Ch. 89 amendments - Sewer
 - Presentations – None scheduled
 - Treasurer – July 2014
 - Subdivision / Zoning – None this period
 - Escrow – None this period
 - Other Business – Bills to Pay – August 2014

Executive Session – BOS discretion (legal, real estate, personnel)

The Board of Supervisors convened an Executive Session during this Pre-Regular Meeting work session from approximately 07:35 P.M. to 10:00 P.M. to discuss personnel matters. All Supervisors were in attendance together with Twp Staff.

Public Comment – None received / offered at this time.

Discussion Items -

- A. Strode's Mill PS / Rowan Estate property access – Craig Poff – equitable owner
Mr. Poff shared with the BOS and requested Township consideration to address, according to Mr. Poff, "encroachments" (raised manhole, pump station driveway / bollards) impeding access to a residential lot on the property due to the existing Strode's Mill Sewer Pump Station. Mr. Poff also requested Township cooperation to provide landscape screening of the existing pump station. The BOS discussed the matter and Chair Pompo referenced a recent Township Solicitor review that opined the rights of the Township sewer easement. The BOS agreed it would like to be cooperative for the property to be improved from its current vacant and blight condition but that there appeared no legal obligation for the Township to pay for improvements to the lot and property.
Mr. Poff indicated the Township recently mowed scrub vegetation on the vacant lot (inadvertently) during sewer line easement maintenance and requested the area be restored. Twp Mgr Lynch stated

the matter would be discussed with the Public Works Department.

B. IT Services Contract – Iannelli / open invoice

The BOS discussed the status of the planned work. Asst Mgr Cantlin reported Mr. Iannelli is amenable to the Township form – professional services – contract and that he is securing the required insurance coverage.

Support of the Township IT system by Mr. Iannelli also is of interest and it was agreed that the details for a support service contract should be developed by Staff prior to the next BOS meeting.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to authorize payment of an open invoice from Robert Iannelli for technical specification preparation and consultation in the amount of \$1,200.

C. Comprehensive Plan Update

The BOS continued its discussion and strategy to select the consultant in cooperation with the Planning Commission. Staff is to arrange follow-up presentations by two of the consultants before the Planning Commission during the next month.

D. Farm Leases – modifications for 2015

This item not discussed.

E. Brandywine Farm (north) – disposition / use

This item not discussed.

F. Trail Blazer Run – postscript

This item not discussed.

G. Admin Staff Vehicle (2005 Ford Escape)

The BOS discussed the disposition of the vehicle and options and upon discussion agreed that the mechanical repairs be effected (current estimate \$2,400) to extend the useful life of the vehicle.

H. ABC Chair Meetings – next mtg pending ___-___-14 (Supervisor _____ pending

This item not discussed.

I. CC Art Assoc, SD# 625

This item not discussed.

Other Items:

1. Bradford Plaza Expansion – Maintenance Guarantee Escrow Release

Twp Engineer Lucas referred the BOS to a request from UCM/TSV- Bradford Plaza (former owner of the Bradford Plaza Retail Center) for release of the Maintenance Guarantee.

Mr. Lucas reported coordination with the Twp Solicitor (Ross Unruh) and that the public improvements related to the land development are satisfactory for release of the surety funds in the amount of \$83,211.37 (cash escrow account as of 07-28-14).

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to accept the recommendation of the Twp Engineer to release the remaining funds in the Cash Escrow Maintenance Guarantee account in the amount of \$83,211.37 to the account owner – Bradford Plaza.

2. 2015 Budget

The BOS discussed draft budget information, prepared by Twp Manager / Treasurer Lynch. The BOS agreed to continue the budget discussion at the 09-09-15 Pre-Regular Mtg Work Session.

The BOS recessed the Pre-regular meeting work session at approximately 07:12 P.M. to conduct the Regular Meeting of the Board of Supervisors (including a Public Hearing). The BOS reconvened the Pre-regular meeting work session at approximately 07:25 P.M. The Pre-regular meeting work session ended at approximately 10:05 P.M.

Michael P. Lynch,
Township Secretary