

**WORK SESSION:**

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on April 14, 2015 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 2015 East Bradford Township public meeting schedule was published in the Daily Local News 12-29-14.*

Supervisors present:

- Vincent M. Pompo, Esq., Chair
- Dr. Thomas A. Egan, Vice-Chair
- John D. Snook, Supervisor (entered approximately 06:19 P.M.)

Supervisors not present: All present.

Staff / Professionals in attendance:

- Township Manager Michael P. Lynch
- Assistant Manager Amanda M. Cantlin
- Township Engineer Mark J. Lucas Township
- Codes Enforcement Officer Brenden L. Beaumont
- Public Works Director John P. Carroll

Not in attendance:

- 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*):

None in attendance.

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, April 14, 2015, 06:00 P.M.**

**(Pre-regular Mtg) Work Session Agenda**

- i. 04-14-15 Regular Mtg Agenda:
  - Public Hearing – None scheduled
  - Presentations – None scheduled
  - Treasurer – March 2015
  - Subdivision / Zoning – None scheduled
  - Escrow – None this period
  - Other Business – Bills to Pay –April 2015  
Tree M & R Policy

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

The Board of Supervisors did not convene an Executive Session during this Pre-Regular Meeting.

**Public Comment** –

None received / offered at this time.

**Discussion Items** –

- A. Bond Issue Refinancing – Tom Beckett, NW Financial Group LLC I (Township Financial Advisor) Tom Beckett presented an overview of current market conditions that appear favorable to refinancing of the 2011 Bond Issue. There is a potential (gross) savings approaching \$380,000. The contemplated (2015 Issue) would be up to \$6.2M which would include the refinancing of the Series 2011; refunding a portion of the Township general Obligation DVRFA 2002 Note and possible reimbursement of costs previously incurred related to the public works garage (2013 Bond Issue). It was noted that a reimbursement resolution was not adopted (as part of the 2013 Bond Issue) which could limit reimbursement of costs previously incurred related to the public works garage.

Mr. Beckett presented a proposal and scope of services to accomplish the refinancing issue including, but not limited to, evaluation of the costs, benefits and implications of the transaction, preparation of an RFP for underwriters in the event the Township chooses a negotiated sale; and,

serve as an advocate for the Township in preparation of the Official Statement. The cost of the services is for a fixed fee of \$7,500. The scope of services does not include investment of the bond proceeds advice if NW Financial is retained. Mr. Beckett stated that no fees would be incurred by the Township in the event the refinancing bond issue is not effected.

On motion of Dr. Egan, seconded by Mr. Pompo, the Board of Supervisors voted 2-0 to accept and authorize the NW Financial Group proposal (dated 04-14-15) to serve as "Financial Advisor" in the amount of \$7,500 (plus reimbursables) subject to satisfactory review and recommendation by the Township Manager.

Secretary's Note: Supervisor Snook entered the meeting at this time in the agenda.

B. Police Services (DCED Study Grant)

Chair Pompo suggested establishing a working group of municipal leaders to study police services for the Township and other interested municipalities. Mr. Pompo has discussed the matter with Pat Davis (Twp Traffic Committee and Deputy Director of Law Enforcement Services for the Chester County Department of Emergency Services) about seeking his interest to participate in such an initiative.

Upon discussion, the BOS agreed that a strategy needs to be developed including what the Township expects to take away from the effort before other municipalities are contacted and to request Pat Davis attend the next BOS work session (05-07-15) to advance this discussion.

C. Acquisition of open space real property interest – authorize advertisement Public Notice  
Twp Mgr Lynch requested BOS consideration to authorize Staff discretion to timely advertising of the Public Notice at this time on the pending transaction as the due diligence period expires approximately 05-25-15. It is possible a settlement could be scheduled as early as mid-May and the necessary Public Hearing then would occur 05-12-15.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to authorize Twp Staff to use its discretion to timely advertise the Public Notice for the possible acquisition of real property in East Bradford Township.

D. Police Services – WCPD Alarm Administration

Twp Staff discussed the continued indication from WCPD for the need of an effective means to obtain and maintain a data base of property owner contact information as part of its protocol in response to (false) alarm incidents that occur daily in the Township. The Township recently amended the ordinance but the WCPD continues to suggest it include a requirement for alarm registration. Upon discussion, the BOS requested a report from the WCPD for the next work session (05-07-15) to include an explanation of the administrative process and role of both the Township and WCPD in administration and enforcement of private security alarm response.

E. East Bradford Township Tree Maintenance & Removal Policy (draft)

Vice Chair Egan referred the BOS to a current article ("Tree Ordinances") in the April 2015 edition of the PSATS PA Township News magazine and requested the article be reviewed and considered in the context of the current subject.

Upon discussion, it was agreed to defer action to consider adoption of the pending East Bradford Township Tree Maintenance & Removal Policy.

This item was deferred to the 05-07-15 BOS Work Session Agenda.

F. Code Updates – Public Hearing Schedule

May 12, 2015; Tuesday

- Public Hearing- Amending Ch. 115 – Zoning - Transmission Pipelines (Historic Resources)
- Public Hearing- Amending Chapter 115 – Zoning (Signs – Digital and Outdoor Advertising

Billboards)

- Public Hearing- Acquisition of an open space interest of real property

June 09, 2015; Tuesday

- Public Hearing- Amending Chapter 115 – Zoning (Wireless communication facilities)
- Public Hearing- Amending Chapter 115 – Zoning (Riparian Buffers)

The BOS agreed that respecting pending review / comment from the Twp Planning Commission (04-28-15) on the proposed/ revised Riparian Buffer ordinance, and based upon the CCPC 04-10-15

recommendation to adopt the proposed zoning amendment, that the Public Hearing be scheduled for 05-12-15 (instead of 06-09-15 as indicated above).

**Other Items:**

None discussed at this time.

The Pre-regular meeting work session ended at approximately 07:02 P.M.

Michael P. Lynch,  
Township Secretary

Next Pre-Reg Mtg WS: May 12, 2015

Next Ordinance: 07-2015 (last Alarms)

Next Resolution: #10-2015 (Sewer S-02-15; Open Space OS-03-2015)