

Draft of 9/2/14

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Meeting
Wednesday, August 06, 2014
7:00PM

Officials Present:

Keith Klaver, Chairman
George Thorpe, Vice Chairman
Frank Murphy, Supervisor
Amanda Gattuso, Interim Manager
Hugh Donaghue, Solicitor
Mike Schneider, Engineer
Matt DiFilippo, Secretary

Call to Order

The meeting was called to order at 7:02PM.

State Police Report

A written report was submitted.

Approval of Minutes

Upon motion and second (Murphy/ Thorpe) the Board approved the Workshop minutes of June 25, 2014.

Upon motion and second (Murphy/ Thorpe) the Board approved the Regular meeting minutes of July 2, 2014.

Supervisors' Report

Chairman Klaver reported that the Supervisors met July 9th, 10th and 30th interview candidates for the Township Manager position. On July 30th they also met about legal and personnel matters.

Manager's Report

Interim Manager Gattuso submitted a written report. She reviewed the following: the Comcast Franchise Fee audit, the special meeting for the J. Grace Development proposal, the 2014 Road Program bids, General Code codification, escrow accounts held by the Township as non-interest bearing accounts and the CERT committee flyer. Chairman Klaver and Supervisor Murphy both commented on the upcoming special meeting to discuss the Grace Development proposal at Oakland Road and requested notification to the residents.

Treasurer's Report

Secretary DiFilippo reported the financial condition for July 2014.

GENERAL FUND

July 2014 General Fund Unrestricted Balance: \$617,034.15

RECEIPTS

Miscellaneous Collections and Reimbursements:	\$47,300.51
R.E. Tax Collections (May 2014):	\$9,642.28
Brandywine Mills FIL & Capacity (July 3, 2014):	\$99,250.00
June 2014 Monthly Deed Reconciliation:	<u>\$17,507.70</u>
TOTAL RECEIPTS:	\$173,700.49

DISBURSEMENTS

Bills, Wages and Vendor Payments:	\$76,245.62
Capacity EDUs to Concord Township (Brandywine Mills):	\$11,750.00
Signal Service, Flood Warning Flashers:	\$8,590.00
Open Space Fund to Fulton Bank:	<u>\$247,000.00</u>
TOTAL DISBURSEMENTS:	\$343,585.62

Upon motion and second (Thorpe/ Murphy) the Board approved the general fund disbursements in the amount of \$96,585.62 (Total disbursements reported less the Open Space Fund to Fulton Bank). Motion passes.

Upon motion and second (Thorpe/ Murphy) the Board approved to transfer open space funds in the amount of \$247,000 to Fulton Bank. Motion passes.

OPEN SPACE FUND

End of 1st Quarter Balance: \$1,280,025.28

ESCROW FUND

Upon motion and second (Murphy/ Thorpe) the Board approved the release of Vaughan and Sautter Builders, 82 Atwater Road, grading escrow in the amount of \$800.00. Motion passes.

Engineer's Report

Engineer Schneider stated that written report has been submitted. Engineer Schneider reported that Gessler Construction was the lowest bidder for the 2014 road program with the amount of \$165,912.50, and that their credentials have been checked.

Upon motion and second (Murphy/ Thorpe) the Board approved Gessler Construction for the road program per their lowest bid in the amount of \$165,912.50.

Public Comment

Samanatha Reiner, Webb Road, inquired about the other bidders and PENNDOT pre-

qualifications. Engineer Schneider responded that requiring PENNDOT pre-qualification was recommended by Pennoni.

Motion passes unanimously.

The Board had previously approved the final escrow release for Garnet Ford's property on Wilmington Pike contingent upon the resolution of certain landscaping features of their property. Vice Chairman Thorpe confirmed satisfactory completion.

Resolution 2014 – 27: 1516 Wilmington Pike – DEP Onlot Maintenance Agreement

Chairman Klaver reported that the Watkins building being turned into a hotel at 1516 Wilmington Pike requires a DEP onlot maintenance agreement for the septic system.

Upon motion and second (Murphy/ Thorpe) the Board approved Resolution 2014 – 27: 1516 Wilmington Pike – DEP Onlot Maintenance Agreement pertaining to the onlot sewage disposal system. Motion passes.

Zoning Map Update

Chairman Klaver reported that the Zoning Map needs to be updated. He also authorized advertisement of the map change for an upcoming hearing on August 27. Supervisor Murphy asked for clarification of what was being added and if there was any effects to the property being discussed at the special meeting on August 26, 2014. Solicitor Donaghue and Engineer Schneider confirmed there was no impact.

Fulton Bank: Authorization to Open Certificate of Deposit

Upon motion and second (Murphy/ Thorpe) the Board approved the opening of a certificate of deposit for open space in the amount of \$247,000 at Fulton Bank. Motion passes.

11 Evergreen Place – Trees

Chairman Klaver explained that a few trees located in the open space area of the Estates at Chadds Ford, near 11 Evergreen Place, were reported by the homeowners to be in danger of falling.

Upon motion and second (Murphy/ Klaver) the Board approved engaging an independent arborist to assess the trees. Motion passes.

IT System Security: Authorization for Approval of Expenditures

Chairman Klaver and Interim Manager Gattuso reported that the security aspects of CFT's IT system needs to be updated.

Upon motion and second (Thorpe/ Murphy) the Board agreed to update the administrative staff's individual and network security as well as a backup system for electronic files.

Public Comment

Gail Force, Southpoint, inquired about the cost. Interim Manager Gattuso responded \$1,883.00 for Carbonite back up, Macafee email protection and Symantec endpoint protection.

Motion passes.

Authorization to Distribute CERT Notice to Residents

Dennis Henry, Community Emergency Response Team explained the notice and the offer to residents to purchase a mailbox number that will help first responders identify their home in case of an emergency. Mr. Henry also announced that at the next CERT meeting, Tuesday, September 23, 2014, the PA State Police will be giving a presentation.

Upon motion and second (Murphy/ Thorpe) the Board approved authorizing Township staff to distribute the CERT notice. The amount for reproduction and distribution is not to exceed \$1,500.

Public Comment

Bruce Prabel, Heyburn Road, recommended sending another notice with the tax bills in February.

Samantha Reiner, Webb Road, confirmed that the cost will not exceed \$1,500.

Motion passes.

Committee Reports

Supervisor Murphy reported on the activity of the Strategic Advisory Committee and that Samantha Reiner has been appointed as Chair. Some of the topics being discussed are a property maintenance code and walking trails through the Township. Supervisor Murphy also reported on the Zoning Task Force and that Bob Reardon and Paul Koch have been appointed as co-chairs.

Public Comment

Debbie Reardon, Talley Ho, Open Space Chair, thanked Secretary DiFilippo for his help with the Walkable Chadds Ford grant application written in conjunction with the Brandywine Conservancy and securing letters of support from Senator Pileggi and Representative Barrar's offices.

There was discussion among a few residents and the Board about the upcoming August 26, 2014 special public meeting concerning the J. Grace Development proposal on Oakland Road.

Samantha Reiner, Webb Road, confirmed that the Zoning Task Force and the CERT Committee were both meeting on September 23, 2014.

Samantha Reiner, Webb Road, inquired about the E-Code proposal, which Solicitor Donaghue responded that it will continuously update the web online.

Debbie Reardon, Talley Ho, inquired about the house fire at 6 Camly Lane. The fire is still under investigation.

Bruce Prabel, Heyburn Road, inquired about the sale of the Hineman property to Wegman's and receipt of the 1% sales tax. His opinion was that Chadds Ford Township should receive a disproportionately higher amount based on value.

Adjournment

Chairman Klaver adjourned the meeting at 8:00PM.

Respectfully submitted,

Matthew DiFilippo, Secretary