

EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, August 4, 2005
7:30 AM

Those in Attendance:

David A. Kirkner, Chairman
Jay G. Fischer, Vice-Chairman
Hudson L. Voltz, Member
Scott T. Piersol, Township Manager
Mark Kocsi, Chief of Police
Matthew T. VanLew, Roadmaster
Mary Beth Smedley, Secretary/Treasurer

The Board of Supervisors met in Work Session on Thursday, July 7, 2005.

Opening of Meeting

Chairman Kirkner opened the Meeting at 7:30 A.M.

Public Comment for Non-Agenda Items

Chairman Kirkner asked if there were any comments on non-agenda items. There were none.

Resolution 05-10 – A Resolution Revising the Building and Zoning Permits Fee Schedule

Mr. Piersol and Mrs. King have been discussing revisions to the current Building and Zoning Permit Fee Resolution, which was adopted July 21, 2004 when the Township adopted the Uniform Construction Code as its Building Code. They met with Russell Yerkes from Yerkes Associates two weeks ago to discuss various issues such as making calculation of fees under the new Resolution more straightforward, clarifying what construction was covered as a building permit, and other items covered as a zoning permit, and other issues that Mrs. King has documented over the past twelve months. Mr. Piersol plans to put this permit information, along with several of the permit forms, on our website in the near future, to allow residents to download the permit and instructions, but still require a hard copy of the permit application to be submitted to the Township Office, along with all required supporting documentation. Mrs. King surveyed surrounding municipalities to obtain copies of their fee schedules, and the proposed revised fee schedule is comparable to their fees. The fees charged will cover the costs of reviewing the permits as well as all required inspections. Vice-Chairman Fischer made a motion to adopt Resolution 05-10. Mr. Voltz seconded the motion, with all voting Aye.

Ordinance Task Force Items

Private Open Space – The Planning Commission accepted the Ordinance Task Force's recommendation to remove Section 399-58 C (5)(j) on private open space from the Zoning Ordinance at their public meeting last night. The Planning Commission feels that the ordinance section as written is being used as an open space option in ways that were not intended, yet as currently written are available to the applicant. They recommended the Supervisors take action to immediately submit this revision to the County Planning Commission to begin their Act 247 review. Two land development plans shown at their August 4th meeting propose to use the

private open space standards. Vice-Chairman Fischer made a motion to submit this revision to the County Planning Commission for their Act 247 review and advertise this change. Mr. Voltz seconded the motion, with all voting Aye.

Keeping of Domestic Animals – Mr. Piersol stated that this issue has intermittently been a problem from an enforcement aspect, since the regulations mention primarily dogs and cats, and are not sufficiently specific to be easily enforceable. This will be discussed at the next Task Force Meeting.

Day Care Facilities – The Ordinance Task Force has proposed additions to the day care standards in the Zoning Ordinance for facilities providing care for more than six persons, in particular children. The Task Force has suggested the Township consider permitting these facilities in Village Commercial and Mixed Use Commercial Districts.

Comprehensive Plan – The Task Force is working on a residential survey that will be an insert in our next newsletter. This survey will be one of the tools the Task Force uses to update the Township's Comprehensive Plan. After the results are tabulated, a public meeting will be scheduled to review this information with our residents.

Roadmaster's Report

The work on Buck Road is proceeding. The bridge deck has been removed, existing backfill on the south side is removed, and the contractor is beginning the demolition of wing walls and footers. The contractor is approximately one week behind schedule due to the delay in relocation of a PECO pole. It is anticipated that the bridge will reopen September 16th.

The arch bridge and wing walls are poured and waiting for installation at the Terre Hill Plant in Lebanon. Mr. VanLew and Gregg Gardner from Yerkes will inspect the structures on Friday afternoon. There is a site meeting scheduled for Friday morning to discuss the placement of the crane and staging of trucks for delivery of the bridge. The bridge setting is anticipated for the last week of August.

Municipal Asbestos Removal Project

Crest Environmental Service Corporation has completed the removal of the asbestos siding from the Police Station, and the floor tile in the Municipal Office. There was less siding on the Police building than originally anticipated, but it was discovered that the Township office area also had asbestos floor tile. There was no increase in the final invoice. Mr. VanLew reported that there is also asbestos tile on the second floor of McCausland Hall. He stated that if the area were renovated at a later date, the asbestos could be covered over or removed.

Special Edition of the Milemarker in Honor of the East Brandywine Fire Company's 50th Anniversary

Mr. Piersol provided a black and white copy of a special summer edition of the Milemarker, honoring the Fire Company for their 50th Anniversary. Printing is scheduled for today, with delivery early next week, in advance of the Fire Company's fireworks display in the Community

Park August 20th. A large crowd is expected from throughout the area for this event. Mr. Piersol and Chief Kocsi met with Fire Company Vice-President Kevin Shaffer to initially discuss traffic control issues. Mr. Piersol and Mr. VanLew also met with Fire Company representatives to discuss coordination of efforts during the week prior to the fireworks event. Mr. Piersol agreed to publish the newsletter for the Fire Company. The newsletter is also being mailed to the residents and businesses they serve in West Brandywine and Upper Uwchlan Townships. The Fire Company will pay the proportionate printing and postage amounts for mailing those newsletters. Mr. Voltz suggested that the Township present the Fire Company with a plaque commemorating this event. Mr. Piersol will arrange for the plaque and presentation.

The Board of Supervisors adjourned at 8:00 P.M. to hold the Non-Uniformed Pension Committee Meeting. The Board of Supervisors meeting reconvened at 8:16 A.M.

Discussion of Municipal Building Project Status

Mr. Patrick Szustak, architect for the building project discussed the bids received last Thursday and offered the following information for the Board's consideration.

Though there was a large amount of close competitive bidding activity relative to the HVBAC, plumbing and electrical prime contracts, and to a lesser degree, the General and Site work contract, the total base bid price was substantially more than anticipated. Several items which contributed to this include the limited bidder participation, the overall market conditions, interest rate increases, material cost increases, oil prices and the large amount of project availability for builders.

To reduce the costs of the project, the apparent low bidders were requested to provide a potential credit for a reduction of the project scope. The original bids for the entire project were approximately 6.1 million dollars. The reduction of project scope brought the total project down to approximately 5.1 million dollars even though the project was being reduced by approximately half. Costs not included in the building construction include costs for the security system, telephone system and furniture.

Mr. Szustak stated that the higher unit costs are driving construction unit costs proportionately upward. Additionally, with construction activity in this region at such a busy pace, builders have more opportunities than ever to affect costs as demand is outpacing competent labor supply. As interest rates continue to escalate, building costs associated with financing project building materials have escalated, and these costs are transmitted to the marketplace. Similarly, the increased cost relative to transportation of building materials due to oil price increases are also passed along. These trends show no signs of slowing or stopping.

It is Mr. Szustak's opinion that the current design for the Township facility is not oversized, based upon a thorough needs analysis. He suggested that even if a reduction in building costs of 10% were achieved via building area reduction, it would not be cost effective for the Township in the long run.

Chief Kocsi asked about changing the scope of the project so that certain areas weren't completed when the building was constructed. The Supervisors discussed certain aspects of the project that might be changed in order to realize some savings. Mr. Szustak said it would be risky to do this because the Township wouldn't realize a dollar for dollar savings, and those change orders would be more expensive to complete at a later date. If substantial changes were made, the entire project would need to be re-bid.

The Supervisors and Mr. Piersol discussed financing for the proposed Township Building. There will be money coming into the Township over the next several years from developers of large projects in the Township. Some of this money would help reduce the amount of additional money that will be needed to borrow to construct a new building. In addition, Mr. Piersol and Chief Kocsi will investigate grants that might be available to help defray some of the building costs. In order to construct the building it is likely that the real estate taxes will increase, at least for a short period of time. The Supervisors are very concerned about raising taxes, especially for our older residents and those on fixed incomes. Unfortunately, it is unconstitutional to raise taxes for a one portion of the population and not others.

Chief Kocsi stated that he strongly feels the Supervisors should move forward with the project. The scope of the project was determined over a long period of time and after holding many meetings. The Building Committee was mindful that the Supervisors had charged them designing a municipal complex that would meet the needs of the Township and Police Departments, but would in no way be elaborate. The Building Committee feels they met the objectives set out for them. The Supervisors agreed that Mr. Szustak and the Committee provided a basic building design that met the Township's needs but kept also in mind the Township could not construct an extravagant building. Unfortunately, the Committee had no control over the volatile building market. Chief Kocsi said that if the building could not be built, it would be his suggestion to reject all of the bids because it was unlikely that the building would be constructed using Mr. Szustak's design. The current Township and Police buildings are inefficient and outdated. The new building will be ADA accessible and the meeting rooms can be used by Township residents for various meeting. This new municipal complex could be used by PEMA as a regional location for an emergency service command center. There may be money available for this. Mr. Piersol will speak to Congressman Gerlach about this.

After review of the bid information provided by Mr. Szustak, Mr. Voltz made a motion to award the site work to Drum Construction in the amount of \$1,110,216.00. Vice Chairman Fischer seconded the motion, with all voting Aye.

Bidders for General Construction, Plumbing, HVAC and Electrical will be awarded after the Supervisors have had the opportunity to review all the add/deduct alternates to determine if any additions or deductions will be necessary.

One alternate previously discussed were costs for demolition of the Township and Police Buildings. Bids received for this work were from Cork Construction at \$51,000 and Wu and Associates at \$49,000. Mr. VanLew provided a proposal for Township personnel to perform the work at a cost of approximately \$9,400. The Supervisors agreed that Township personnel should complete the demolition.

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Public Comment

Chairman Kirkner asked if there were any comments from the audience. There were none.

Adjournment

There being no further business, Mr. Voltz moved to adjourn the meeting. Vice-Chairman Fischer seconded the motion, with all voting Aye. The meeting was adjourned at 9:30 A.M.

Respectfully submitted,

Mary Beth Smedley
Secretary/Treasurer
East Brandywine Township