



Board of Supervisors Meeting Minutes

In Person Meeting 299 Starr Rd. Landenberg

January 18, 2023

7:00 p.m.

Present: Geoffrey Gamble, Esq., Chairman; Dr. Richard L. Leff, Vice Chair; Scudder G. Stevens, Supervisor; Eden R. Ratliff, Township Manager; Amy Heinrich, Finance & HR Director; Diane Hicks, Planning & Zoning Director; Ted Otteni, Director of Public Works; Matt Gordon, Chief of Police; Dave Sander, Solicitor

Absent:

1. Call to Order

2. Pledge of Allegiance

3. Embezzlement Recovery Update

There were no updates to provide.

4. Executive Session Announcements

Solicitor Sander announced the Board met in Executive Session on January 18th to discuss matters of litigation.

5. Meeting Minutes

a. December 21, 2022

https://www.kennett.pa.us/DocumentCenter/View/6144/Agenda-item-5_a-122122-BOS-Minutes

Motion to adopt the December 21, 2022, Board of Supervisor meeting minutes was made by Stevens and seconded by Gamble. Vice chairman Leff withdrew from voting since he did not review the minutes. Motion passed 2-0.

6. Public Comment on Agenda

No public comment on agenda.

7. Business Items

a. Consider January 18, 2023 Bill Voucher

<https://www.kennett.pa.us/DocumentCenter/View/6139>

Motion to approve the January 18, 2023, Bill Voucher in the amount of \$280,170.77 and to approve total transfers in the amount of \$27,108.39 was made by Leff and seconded by Stevens.

Gamble had a question regarding the amount being paid to Two Dudes. Heinrich stated that if you go into the meeting room now, the walls are a light grey with white trim, this is the contractor that did the drywall, painting and trim. The flooring is not in, which is a separate contractor and it will be vinyl plank flooring. Motion passed 3-0.

b. Consider Avello Escrow Release No. 4

<https://www.kennett.pa.us/DocumentCenter/View/6132>

Motion to approve the Avello Escrow Release No. 4 in the amount of \$35,107.50 as recommended by the Township Engineer was made by Stevens and seconded by Leff. Motion passed 3-0.

c. Consider Rosedale Escrow Release No. 2

<https://www.kennett.pa.us/DocumentCenter/View/6133>)

Motion to approve the Rosedale Road Escrow Release No. 2 in the amount of \$199,253.00 as recommended by the Township Engineer was made by Leff and seconded by Stevens. Motion passed 3-0.

d. Consider Kennett Flats Escrow Release No. 4

<https://www.kennett.pa.us/DocumentCenter/View/6134>)

Motion to approve the Kennett Flats Escrow Release No. 4 in the amount of \$306,213.00 as recommended by the Township Engineer was made by Stevens and seconded by Leff.

Ratliff explained this project is winding down, there is approximately \$35,000.00 remaining. Motion passed 3-0.

e. Consider Planning Commission recommendation to demolish Class II historic structure (Tenant House) at Spar Hill Farm

Motion to proceed with the planned demolition and preservation of the various Spar Hill structures including the demolition of the metal grain bin as recommended by the Kennett Township Planning Commission was made by Stevens and seconded by Leff.

Ratliff explained that the Tenant House was a Class II historic structure, however it has been remodeled so many times over the years that it is no longer historic. The Planning Commission reviewed everything and agrees with the Board of Supervisors decision that was made last year in what is demolished and what is preserved. Stevens asked for clarification on the motion that the Board is acknowledging what the Planning Commission has done and to proceed as previously decided? Ratliff confirmed. Motion passed 3-0.

Richard Gaw (Chester County Press) asked for a timeline to when the Tenant House is scheduled for demolition. Ratliff- first there will be the asbestos removal which could be as early as Friday or Monday. Once the asbestos is removed demolition could begin as soon as the end of the month.

8. Department Head Reports

a. Eden Ratliff – Administration

<https://www.kennett.pa.us/DocumentCenter/View/6142>)

b. Amy Heinrich – Finance & HR

(
<https://www.kennett.pa.us/DocumentCenter/View/6154>)

c. Diane Hicks – Planning & Zoning

<https://www.kennett.pa.us/DocumentCenter/View/6137>)

Hicks mentioned the Planning Commission had a recommendation to the Board of Supervisors to create a formal process in the future to be established for properties of Open Space such as the use, the cost, and a possible funding. Basically a “To Do List” once the property is purchased to help form a vision. Stevens inquired about the LCAC assisting with the project or EAC. Hicks mentioned she did not know all the rules behind the LCAC and the Planning Commission thinks there may be too many hands in one project and perhaps it may be better to have just one. Stevens is concerned that if this is the Planning Commissions recommendation, they should be at the Board of Supervisor’s meeting to present the recommendation and not have a trickle up effect. Ratliff commented that Diane read a prepared statement from the Planning Commission, the Director or Planning and Zoning and the liaison to the Planning Commission and as appointed by the Board the Secretary to the Planning Commission. She is well within her right to represent the Planning Commission. Ratliff further stated, he understands Stevens’s point, that it would be nice to see representatives from the Planning Commission come to the Board meeting. Stevens would like some formality moving forward, we have a Planning Commission, and they should be here speaking

to us. Stevens suggested that the LCAC and Planning Commission should connect, and the EAC and Planning Commission should connect as those are their formal charges. A professional review would occur instead of the trickling around like we are currently experiencing.

d. Ted Otteni – Public Works

<https://www.kennett.pa.us/DocumentCenter/View/6136>)

e. Matt Gordon – Kennett Township Police Department

<https://www.kennett.pa.us/DocumentCenter/View/6135>)

9. Public Comment

Supervisor Stevens commented on his last 12 years as being a supervisor and announced he will not be running again. He thanked the community and the fellow supervisors for letting him serve the community he loves.

Gamble commented how commendable Stevens has been while he has been a supervisor for the last 15 months. You stepped up and ran this township in an extremely courageous way after Lisa Moore instead of resigning bringing it back to an even keel. My congratulations- for many years to come may you succeed and be happy.

Leff thanked Stevens, it has not always been smooth sailing, but we have come a long way. You have inspired me and so many to run for the position of Supervisor and I appreciate all of that.

10. Adjournment

*Motion to adjourn was made by Stevens and seconded by Gamble. Motion passed 3-0.
The meeting adjourned at 8:05 p.m.*

Respectfully submitted,
Eden R. Ratliff
Township Secretary