

East Bradford Township Board of Supervisors Work Session Meeting Minutes January 11, 2022

The January work session meeting of the East Bradford Board of Supervisors was held on January 11, 2022, at 6:30 p.m. in the East Bradford Township McCardle Meeting Room, 676 Copeland School Road, West Chester, PA, 19380. A public notice was published in the Daily Local News on December 27, 2021. The agenda was posted on the Township website and at the Township building on January 10, 2022. Copies of the agenda were available for attendees.

Board members present:
John Snook, Chair
Bruce W. Laverty, Vice Chair
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:
Mandie Cantlin, Township Manager/Secretary
Mark Lucas, P.E., Township Engineer
Rich Phifer, Property and Recreation Director

Staff/Professionals absent:
Andrea Campisi, Director of Planning and Zoning/Codes Enforcement Officer
Randy Behmke, Director of Public Works
Peggy Lennon, Director of Finance

No guests were in attendance.

EXECUTIVE SESSION: The Board met with staff from 6:10 p.m. to 6:30 p.m. to discuss personnel matters.

CALL TO ORDER: The meeting was called to order at 6:30 p.m. by Chair Snook.

PUBLIC COMMENT: None.

BUSINESS

1. Heather Ridge Drainage – In November 2021, Mr. Lucas provided the Board with a comprehensive summary of this drainage issue. The Township has proposed a multi-faceted approach to address the issue and appease the impacted neighbors. The first two steps would involve replacing the critical double inlet with “city” inlet tops and replacing the rolled curbing along this side of the cul-de-sac turn-around with standard curbing. Additional options and alternatives could follow. Before anything can be done, the Township will need to obtain a survey to identify the property lines. The Township is in receipt of a survey proposal from Carroll in the amount of \$3,000. The Board unanimously agreed to proceed with the survey work in the amount of \$3,000.
2. Ravine Road – Mr. Lucas distributed a draft request for proposal for Board review. The RFP was prepared to address the following recommendations that emerged from the site visit that occurred in October 2021: “Consider how to repair sections of roadway that have been washed away.” The Board unanimously agreed to release the RFP for engineering proposals for Ravine Road.
3. Strode's Barn Restoration – Late last year, the Board talked about how best to honor and replicate the historic Strode Scapple logo that had been on the barn. They agreed that the image

should face Route 52 and should be oriented as it originally was (to the greatest extent feasible). The Board also talked about the opening on the south side of the barn and agreed it should remain open (doored) to provide access to the interior (as opposed to closed with stone). The Board expressed their interest in seeing Mr. Campbell's design options for the cupola and north elevation door/louwer treatments.

With Mr. Laverty joining the Board, the Supervisors revisited the architectural design. During discussion, the Board agreed that they favored a period appropriate door, that they do not want a cupola, and that they preferred to have the historic Strode's Sausage logo painted on the Route 52 side of the building in recognition that the structure's history has evolved over time.

4. Plum Run Corridor – Part of the engineering and design portion of this project involves presenting the concept for public review. This task has been challenging amidst the COVID-19 pandemic. Mr. Phifer is suggesting an open house on February 24 between 6:00 to 8:00 p.m. The Board was amenable to this date and time.
5. Friends of Strode's Mill (FOSM) – When the Township originally started working with the Friends of Strode's Mill in 2015 to collaborate on the restoration of the barn, the entities considered an agreement to delineate the relationship between the Township and the Friends group. The agreement was never finalized because the vision for the building was unclear at that time. Part of the agreement stipulated that the Township would add FOSM to its insurance as additional insured. While the agreement was never finalized, the FOSM has remained a preservation partner. In fact, their role will become more important as the effort moves from planning to funding the actual restoration of the barn. They have asked the Township to consider adding them to the policy. The additional amount for the coverage would be \$500 per year. The Board agreed to add FOSM to the policy and cover the additional cost.
6. Draft County-wide Act 167 Stormwater Management Model Ordinance – Late last year, the Chester County Water Resources Authority released the final draft of the updated "County-wide Act 167 Stormwater Management Model Ordinance" for 45-day public review and comment and for review by municipal governing bodies and municipal planning agencies. Mr. Lucas reviewed the draft and provided comments. The Planning Commission discussed the draft in December and agreed to support the ordinance subject to the incorporation of Mark's comments. The Board was in agreement with the Planning Commission's recommendation.
7. Hazard Mitigation Grant Request (Hurricane Ida) – This item was not discussed.
8. Meeting Room Technology – The Board was in receipt of five proposals for meeting room IT/audio upgrades. While there are still some open questions and areas where clarification is needed, Ms. Cantlin asked the Board whether they had questions and/or feedback on some of the areas of differences. There were no questions or comments at this time. Ms. Cantlin will continue to gather information in preparation for the February meeting.
9. Organization Follow-ups – This item was not discussed.
10. Food for Meetings – The Supervisors spoke briefly about food for certain public meetings and agreed to offer food to those groups that meet during traditional mealtimes. This would continue to apply to the Supervisors (who generally meet around dinner time) and the Trails Committee (who meets at lunch). In addition, the Supervisors agreed to extend this offer to the Traffic Committee who eats around the breakfast hour.

ITEMS NOT ON THE AGENDA:

1. Starr Farm – Mr. Phifer updated the Board on several matters pertaining to the Starr Farm. The Board is supportive of engaging a realtor to assist with marketing the property (once it is ready for bidding). The Board is also supportive of getting proposals for appraisals of the future lot; Mr.

Phifer and Ms. Cantlin can select an appraiser to do the work. Finally, the Board is supportive of terminating the current lease when it expires at the end of June.

PUBLIC COMMENT: None.

ADJOURNMENT / CONTINUANCE: At approximately 7:25 p.m. the Board agreed to adjourn the meeting.

Mandie Cantlin, Secretary

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