

East Bradford Township Board of Supervisors Work Session Meeting Minutes March 8, 2022

The March work session meeting of the East Bradford Board of Supervisors was held on March 8, 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 January 14, 2022. The agenda was posted on the Township website and at the Township building on March 4, 2022. Copies of the agenda were available for attendees.

Board members present:

John Snook, Chair
Bruce W. Lavery, Vice Chair
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Andrea Campisi, Director of Planning and Zoning
Mandie Cantlin, Township Manager/Secretary
Rich Phifer, Property and Recreation Director

Staff/Professionals absent:

Randy Behmke, Director of Public Works
Peggy Lennon, Director of Finance
Mark Lucas, P.E., Township Engineer

Four guests were in attendance.

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

PUBLIC COMMENT: None.

BUSINESS

1. ABC Term Expirations and Vacancies – The Supervisors met with Brett McHugh and Laura Pitt, candidates who have expressed interest in filling vacancies on the Historical Commission and Traffic Committee, respectively. Both committees met with the candidates and endorsed their appointment.

Mr. Davis made a motion to appoint Brett McHugh to the Historical Commission (five-year term expires December 31, 2026). Mr. Lavery seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

Mr. Davis made a motion to appoint Laura Pitt to the Traffic Committee (one-year term expires December 31, 2022). Mr. Lavery seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

2. Starr Farm – Residents Rebecca Smith and Brian Bogle were present with regards to this matter. Property and Recreation Director Rich Phifer discussed several items with the Supervisors:
 - a. Method of sale (for 13-acre farmstead property) – Mr. Phifer discussed sales approaches with the Supervisors. In accordance with the Second Class Township Code, the Township will have to either auction or bid the property. Both methods have been used

in the past with mixed results. The Board suggested that Mr. Phifer contact individuals/companies with expertise in this type of property and evaluate both options.

- b. Conservation easement – The Brandywine Conservancy submitted a proposal for conservation easement services for the 13-acre property. The Conservancy is willing to pursue an \$8,000 WeConservePA grant to help offset their proposed fee of \$25,700. Mr. Davis made a motion to approve the proposal submitted by the Conservancy in the amount of \$25,700 (recognizing an opportunity to reduce this amount with grant funding). Mr. Lavery seconded the motion. During discussion, Rebecca Smith expressed concern about the expansion limitations the Supervisors discussed last month. More specifically, the Board contemplated prohibiting any further expansion to the tenant house. Ms. Smith, Mr. Bogle, and Mr. Snook all recognized that some limited expansion could be necessary to update the residence and keep the structure viable while still recognizing the desire to limit the impact to the viewshed. The Supervisors will continue to contemplate this matter as the easement is refined in the months ahead. There was also discussion about the need to manage the vegetation on the steeply sloped portion of the property (along the eastern property line). The Brandywine Conservancy may be able to provide recommendations and guidance on both issues. There was no further discussion and no public comment. The motion passed unanimously.
- c. Subdivision survey – Chester Valley Engineering (CVE) submitted a proposal for the survey and subdivision work needed to carry out the desired sale, easements, and grant projects at Starr Farm. CVE surveyed the property for the Township in 2020 and their proposal (\$13,600) is reflective of already having data files on the property. Mr. Davis made a motion to approve the proposal submitted by CVE in the amount of \$13,600. Mr. Lavery seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

CONTINUANCE: At approximately 7:30 p.m. the Board moved to the regular meeting agenda and returned to the work session agenda at 7:45 pm.

3. Plum Run Corridor – The preliminary plans for the Strode's Barn Outdoor Heritage Center call for the placement of a central feature within the courtyard, around which there could be placed a couple of park benches for seating. It would be optimal if this feature could play a role in the interpretive purpose of the site while also being relatively low cost to install and low maintenance to manage. Mr. Phifer is suggesting that the Township use salvaged fieldstone from the original barn structure and the Strode's Mill Dam to construct a base upon which the central feature could be placed. The Board is amenable to using the stone for this purpose. There was also discussion about using the stone as a border around the courtyard. In addition, Mr. Phifer asked for the Supervisors' feedback relative to using a large-scale replication of a Strode's Scrapple can. The Supervisors and staff contemplated a variety of options: Strode's can, pigs, artifact to symbolize the Battle of the Brandywine (e.g., cannon), etc. They also suggested reaching out to the University for artistic assistance and/or organizing an art competition to select a feature.

On a related note, Ms. Campisi said that she is getting inquiries about the sale of the Mill. Interested buyers are inquiring about future use opportunities. The Board agreed that she could direct them to the Comprehensive Plan for guidance.

4. Jefferis Bridge Nature Area – The Historical Commission reviewed and recommended approval of the interpretive panel draft for placement at the Jefferis Ford Nature Area. However, in the meantime, there has been discussion about trying to establish a consistent theme among panels documenting the Battle of the Brandywine throughout the region. Mr. Phifer is working to coordinate a meeting to facilitate this discussion. The Board agreed to revisit the topic at a later date.

5. Fee Schedule – Mr. Davis made a motion to adopt Resolution 06-2022, amending the fee schedule. Mr. Laverty seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.
6. Illness Policy – Last week, Ms. Cantlin distributed a general illness policy to the Board and staff for consideration (in lieu of a vaccination policy). The Board asked her to prompt employees for feedback before considering further. Ms. Cantlin reported that employees are amenable to the policy; two employees expressed a desire for more stringent regulations. Mr. Laverty suggested two minor edits, but otherwise the Supervisors were supportive of the policy. Ms. Cantlin will incorporate this policy, as well as a return to work policy, into the Accident and Illness Prevention Program document for Board consideration next month.
7. Statewide LSA Grant Program – The Township is planning to submit two applications in response to this new program – one for the construction of the Ashbridge Street culvert and the other for the Copeland Park basin retrofit. While the Supervisors authorized submittal of the grant last week, a more formal resolution is required.

Mr. Davis made a motion to adopt Resolution 07-2022, authorizing the application of a Statewide Local Share Assessment Grant in the amount of \$100,000 for the retrofit of the Copeland Park Basin. Mr. Laverty seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

Mr. Davis made a motion to adopt Resolution 08-2022, authorizing the application of a Statewide Local Share Assessment Grant in the amount of \$995,000 for the replacement of a bridge culvert on West Ashbridge Street. Mr. Laverty seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

8. Annual Volunteer Dinner – The Township has canceled the annual volunteer dinner for the past two years due to COVID. Ms. Cantlin asked the Supervisors if they want to plan for a fall event. The Supervisors agreed.

ITEMS NOT ON THE AGENDA: None.

PUBLIC COMMENT: None.

EXECUTIVE SESSION: The Board met with staff from 8:05 to 8:10 to discuss personnel and litigation matters.

NEXT MEETINGS: The next meetings of the Board of Supervisors are scheduled for:

- March 8, 2022 at 7:30 pm (regular meeting)
- April 5, 2022 at 6:30 pm (work session)
- April 12, 2022 at 6:30 pm (work session)
- April 12, 2022 at 7:30 pm (regular meeting)

ADJOURNMENT / CONTINUANCE: At approximately 8:15 p.m. the Board agreed to adjourn the meeting.

Mandie Cantlin, Secretary