

**EAST BRADFORD TOWNSHIP
PARKS AND RECREATION BOARD
September 27, 2017 Minutes**

East Bradford Township Parks and Recreation Board met on Wednesday, September 27, 2017 at 7:00 p.m., in the East Bradford Township Building, 666 Copeland School Road, West Chester, Chester County, Pa., 19380.

MEMBERS PRESENT:

Marianne Bausinger, Chair Tony Blanco Michael Colley John Fidler
Joe Hamel John Spangler

MEMBERS ABSENT – none

STAFF/PROFESSIONALS PRESENT:

Rich Phifer, Director of Property & Recreation
Tenley Adams, Property & Recreation Assistant, Acting Secretary

Trails Committee Members: Harry Hatzipavlidis, Maria Kenny, Betsy Mehl, Andy Schaum, Jacob Singer, Jim Wakefield.

OTHERS PRESENT:

Approximately 21 residents and 11 nonresidents in attendance for the Brandywine Farm agenda item.

CALL TO ORDER:

The regular meeting of the Parks and Recreation Board was called to order at 7:08 p.m. by Marianne Bausinger, Chairperson.

PUBLIC COMMENT: None

APPROVAL OF MINUTES

Approval of the minutes from the August 23, 2017 meeting was motioned by Mr. Fidler and seconded by Mr. Blanco, passing with all in favor.

BRANDYWINE FARM SUBDIVISION AND FUTURE USE

Mr. Phifer updated all in attendance on the discussion that took place regarding the Brandywine Farm property at the Trails Committee meeting in August. Mr. Phifer then gave a brief presentation on the Township's acquisition of Brandywine Farm and the current status of the property which included information on the subdivision of the property which is underway.

Ms. Schock and Mr. Kunkle, of Red Hound Stables, LLC , presented a proposal for future use of the property that envisions a multi-use facility focused on equestrian amenities that might also accommodate hiking, dog walking, biking and disc golf. The proposal stressed the importance of retaining ownership to the entire property since maintaining the current acreage would be essential for the installation of features such as multi-purpose trails, parking, event space and an indoor equestrian facility/community center. The property could be developed, maintained and operated by a 501(c)3 under a lease or license agreement with the Township remaining as owner of the property.

Mr. Phifer opened the meeting to the floor for comments. Several residents spoke and advocated for retaining the entire property for open space preservation with passive recreation uses, including equestrian use. The majority of residents who spoke were in favor of pursuing multi-use activities on the property that would not conflict with one another and a few residents advocated for strict open space preservation without any formally maintained public use amenities on the property.

Parks & Recreation Board and Trails Committee members sought clarification on some of the information presented in the proposal by Ms. Schock and Mr. Kunkle, namely in regards to the equestrian center concept and what improvements that would entail, both indoor and outdoor. Additionally, clarification was sought on financial aspects of the proposal such as whether or not the

contemplated 501(c)3 would be able to purchase the land/lots from the Township and what sort of user fees would be implemented to offset maintenance and operational costs. The Parks & Recreation Board concluded the conversation by requesting time to process the information and dialogue presented by residents at the meeting. The Parks & Recreation Board commented that its capacity is advisory to the Board of Supervisors and that having their input on the disposition of the property and future uses would be helpful. Furthermore, the Parks & Recreation Board would need more information on the Township's current financial situation as it relates to the Open Space Bond balance and Brandywine Farm before it could formulate recommendations in any form.

NEW BUSINESS:

Outdoor Recreation Priority Assessment – Mr. Phifer stated that efforts to begin a comprehensive, Township-wide priority assessment concerning parks and recreation projects will begin in October. The P & R Board and Trails Committee will be presented with an outline at the October 25th meeting that will demonstrate anticipated steps in the process, timelines and outcomes.

EVENTS:

- a. Jolt of Java on the Brandywine – Shaw's Bridge Park – Sept. 30th from 7:15 to 8:45 am
- b. Shaw's Bridge Park Volunteer Clean Up Day – Shaw's Bridge Park – Oct. 14 at 10:00 am

ADJOURN: The meeting adjourned at 9:00 p.m.

NOTICE: THE NEXT MEETING OF THE PARKS AND RECREATION BOARD IS SCHEDULED FOR WEDNESDAY, OCTOBER 25, 2017 AT 7:00 P.M.

Respectfully submitted,
Tenley F. Adams
Acting Secretary