

East Bradford Township Board of Supervisors Work Session Meeting Minutes March 3, 2021

The March work session meeting of the East Bradford Township Board of Supervisors (BOS) was held on March 3, 2021. In an effort to minimize public exposure to COVID-19 and maintain social distancing, the meeting was held via Zoom teleconferencing. A public notice was published in the Daily Local News on January 26, 2021. The agenda and dial in numbers were posted on the Township website at <https://www.eastbradford.org/government/boards-commissions/> on March 1, 2021.

Board members present:

Vincent M. Pompo, Esquire, Chair
John Snook, Vice Chair
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Randy Behmke, Director of Public Works
Andrea Campisi, Director of Planning and Zoning/Codes Enforcement Officer
Mandie Cantlin, Township Manager/Secretary
Rich Hicks, Building Code Official/Fire Marshal/ Deputy Zoning Officer
Peggy Lennon, Director of Finance
Mark Lucas, P.E., Township Engineer
Rich Phifer, Property and Recreation Director

Staff/Professionals absent: None

Four guests were in attendance.

CALL TO ORDER: The meeting was called to order at 12:00 p.m. by Chair Pompo.

PUBLIC COMMENT: No comments were received during the meeting and no comments were received in advance of the meeting.

BUSINESS

1. Executive Sessions – Mr. Pompo recognized the following executive sessions:
 - a. February 9 (personnel)
 - b. February 16 (real estate)
2. Planning / Zoning
 - a. Darlington Ridge
 - i. Construction update – Alex Geonnotti, Senior Project Manager for Toll Brothers, was in attendance. He shared some photos of the current construction progress and said that Toll is settling about one house per week on average for the foreseeable future. Settlements are scheduled through February 2022. Toll is planning to dedicate the southern parcel to the Township in the next few months.
 - ii. Spring house proposal – Ms. Campisi reported that Toll Brothers anticipates commencing the renovation of the barn and spring house in the coming weeks. (She noted that the structure identified as a spring house on the approved land development plan was actually a tenant house.) A condition of the settlement agreement related to this structure states: “The spring house ruin walls shall be capped and weatherproofed in an effort to inhibit further deterioration.” However, Toll had the spring house inspected and the inspector determined that the walls are not

stable enough to be properly capped and waterproofed without adding a significant amount of weight, which the structure cannot withstand. Toll's contractor recommended that the spring house be deconstructed and rebuilt directly beside the current structure using the same materials. Mr. Geonnotti clarified that Toll's desire is to construct a full four-sided structure in the new location (as opposed to the three wall remains that currently stand).

Mr. Pompo inquired whether there are any standards with regards to moving and rebuilding a historic structure. Mr. Snook replied in the negative and observed that the moved structure would essentially function as a memorial to the original. While the materials would be the same, the structure would be different. Historical Commission Member Mary Sue Boyle reviewed some of the relevant history and voiced concern about moving the structure because doing so would result in the loss of historical integrity. She is concerned that this could impact the overall integrity of the parcel and the nearby Certified Strode's Mill Historic District (should that district ever be formally expanded). She believes that reconstructing the structure in its current location is acceptable (if done well); it is the movement that is problematic. Ms. Boyle suggested that three contractors who are skilled in historic renovation be consulted before deciding how to proceed.

The Board agreed with Ms. Boyle's suggestion and asked that Township representatives (Historical Commission, Board, staff) be invited to participate in the discussion. Ms. Campisi can coordinate. The Board will tentatively plan to discuss this again during their work session in April

- b. West Chester Crossing – Alex Geonnotti, Senior Project Manager for Toll Brothers, was in attendance. He reported that the demolition is still in progress and that clearing and site work would begin in the coming weeks. Ms. Cantlin confirmed that land development documents have been recorded.
- c. CLG Program Self-Assessment Workbook – Mr. Campisi distributed a copy of the workbook, which will be discussed during the March 16 Historical Commission meeting with PHMC representation. A representative from the Board of Supervisors is asked to attend this session. The Board agreed to have John Snook attend on behalf of the Board.
- d. 835 Lenape Road (HR #123) – Property owner Brett McHugh was in attendance. Ms. Campisi distributed the property owner's proposal to renovate the existing detached garage. The Historical Commission recommended approval of the project, as submitted. Mr. Davis made a motion to approve the permit for the garage renovation. Mr. Snook seconded the motion. There was no discussion and no public comment, and the motion passed unanimously.
- e. 1101 Telegraph Road (HR #68) – Property owner Michael Hazley was in attendance. This property is within the Taylor Cope Historic District. During a hearing on February 26, 2021, the Historical Architectural Review Board (HARB) reviewed the submission and recommended issuance of the certificate of appropriateness, as submitted. The proposed work includes:
 - Front Elevation – Construct an enclosed vestibule
 - Left Side Elevation – Partially enclose an existing side porch including relocation of existing stairs and removal of an existing basement level entrance.
 - Rear Elevation – Remove an existing rear door, porch and stairs and install a window in place of the door.
 - Right Side Elevation – Replace/repair existing screened in porch on second floor with the option to enclose the porch, add screened in porch to lower level to match that on second floor with option to enclose the porch and add new stairs to second floor porch.
 - Miscellaneous – Replace all existing roofing with wood shingles, replace existing wood siding with new wood siding and restore an existing water well and lighting rods.

Mr. Snook made a motion to issue a certificate of appropriateness for 1101 Telegraph Road as outlined above. Mr. Davis seconded the motion. There was no discussion and no public comment, and the motion passed unanimously.

3. Parks / Trails / Recreation

- a. Plum Run Corridor Engineering – Mr. Phifer reported that McTish Kunkel (MK) is making progress on the Plum Run Trail design and asked the Board for input on several items:
- Pedestrian Bridge Crossing Bridge Style – In January, the Trails Committee requested to see multiple options for the main pedestrian bridge crossing over Plum Run. Initially, a standard Connector-style pre-fabricated bridge was proposed, but the Trails Committee felt that it lacked curb appeal and visually did very little to distinguish the trail or compliment the historic setting. In turn, MK prepared an option analysis in consideration of three scenarios for the Township to consider: (1) keep going with the Connector-style pre-fabricated bridge, (2) pivot towards a different style pre-fabricated bridge – the Keystone-style, that is more evocative of historic Pennsylvania truss bridges, or (3) seek to pursue the utilization of a historic truss bridge being offered by PennDOT/Chester County for restoration and reuse. The Trails Committee voted unanimously to recommend proceeding with the pre-fabricated Keystone-style bridge crossing, as it is more aesthetically in line with what is desired, yet free of the uncertainty and potential complication that would inevitably accompany the historic bridge re-use option. The Board was in general agreement with this approach.
 - Pedestrian Crossing Parapet and Wing Walls – There was discussion about the appearance of the parapet and wing walls of the pedestrian bridge. Rather than use spilt rail fencing or stone walls for the parapet walls, the Board asked whether the style of the keystone bridge walls could be extended beyond the edges of the bridge. With regards to the wing walls, the Board asked whether stamped concrete could be used to create the appearance of stone facing (much like Broad Run Bridge). Mr. Phifer will discuss these options with MK.
 - Tigue Road Tract Creek Crossing – Floodplain and wetland restrictions complicate attempts to bridge the Plum Run on the Tigue Road Tract, the main purpose for which would be to ensure access to the other side of the creek for maintenance. An 80'-long bridge would be necessary to obtain permit approvals, and this size of a bridge is too costly and would have too significant an impact on the visual character of the creek corridor to make it worthwhile. The design team (MK) has recommended an improved concrete ford crossing instead. This would allow maintenance vehicles to cross the stream without causing damage to the streambed and banks. It would be significantly cheaper and less impactful visually, plus it has been used by the design team on other projects and has reportedly been well-received by the DEP. The Trails Committee supported pursuing the improved ford crossing instead of a bridge crossing.
- Given that pedestrian access is no longer a primary objective of this crossing, the Board asked whether maintenance access might be achieved in a simpler and cheaper fashion. For example, can access agreements be obtained from neighboring property owners that would negate the need for this crossing? Mr. Phifer noted that removing this crossing could also reduce the need for adjacent trail improvements. The Board asked Mr. Phifer to investigate other alternatives and provide more information about associated costs. They also recognized the need to coordinate with grant funders.
- Birmingham Road Intersection Crosswalk / Sidewalk Outlet – PennDOT is near to approving the needed Highway Occupancy Permit for this project. In submitting the permit application, MK was required to provide notification to the owner of the Strode's Mill property, as to the plans for the crosswalk and how it would outlet to an ADA sidewalk connection to the existing block and brick walkway in front of the Mill. All the proposed improvements would be made within the legal public ROW. Mr. Phifer advised that Carolee Waite (Mill owner) has submitted a letter documenting her concerns with the crosswalk and sidewalk outlet to the Mill walkway. The Board asked whether it would be possible to remove the crossing from this project and deal with it during the next project phase (which would extend the trail across Birmingham Road and to points west). Mr. Phifer will discuss this option with the design team and grant funders.
- b. Strode's Barn – The Township has commissioned Daniel Campbell to complete the restoration designs for the Strode's Barn exteriors. The first step of the project is to hold a pre-design meeting on-site. Mr.

Phifer asked whether Board members would be interested in participating in this meeting. Mr. Snook replied in the affirmative; Mr. Phifer will advise the Board accordingly.

- c. Brandywine Trail Winter Maintenance – The Trails Committee revisited the existing “no winter maintenance” policy for the paved Brandywine Trail (and East Bradford Park trails). This was in response to a small surge in public requests for snow plowing of the Brandywine Trail throughout the course of February as we experienced an uncommon series of snow events in short succession to one another. After debating the rationale for the policy from a recreational perspective and hearing from Mr. Behmke in regards to Public Works coordination, the Trails Committee recommended that the existing policy be maintained and that additional messaging about the “no plowing” policy be put on the Township’s website, as a means of helping to inform the public about the policy. The Board would like to continue to evaluate this position in the months ahead. They recognize that the trail is getting more use, particularly with the construction of the new parking lot. They asked the staff to investigate how others maintain their paved trails and identify factors that would have to be addressed in order for East Bradford to do the same.
- d. Tennis / Pickle Ball Court Maintenance – In advance of preparing an RFP for the 2021 tennis court resurfacing project, the P&R Board unanimously recommended the addition of two new pickleball courts to the center tennis court, and further recommended keeping the dark green on light green coloring scheme for the courts. The Board is supportive of this approach.
- e. Pump Track Update – The volunteer group leading the pump track initiative has obtained 501(c)(3) status and is interested in beginning to raise funds for the eventual installation of a pump track. Since 2016, Skelp Level Park has been discussed as a suitable location for such an amenity. While the P&R Board is still vetting the proposal, the group has requested input on a proposed name for the facility as a means to help brand the concept for the purpose of raising funds. The group has proposed three options: West Chester Pump Track, East Bradford Pump Track, or Skelp Level Pump Track. The P&R Board prefers East Bradford Pump Track. However, the Board’s preference is Skelp Level Pump Track because it is more descriptive of the location and less associated with the Township (which seems appropriate given the role of the volunteer group). Mr. Phifer will convey this back to the P&R Board.

4. Other

- a. Stormwater and Drainage Projects – In February, Ken Dasaro (197 Rosewood Drive) submitted a PowerPoint proposal outlining drainage concerns relative to Sconnelltown Road and Rosewood Drive. Mr. Dasaro was present and commented that the drainage problems that he is experiencing are not new and have gotten worse over time. He is asking for the Township to contribute to (or bear sole responsibility for) the solution(s) to these problems. Ms. Cantlin asked the Supervisors how and when they wanted to consider the issues raised by Mr. Dasaro and suggested that the April 7 work session would give Mr. Lucas time to consider and evaluate some of the issues and suggestions he raised in his presentation. The Board agreed with this approach. Mr. Pompo noted that the Township has a lot of drainage projects in the pipeline and Board helps provide guidance in terms of setting priorities.
- b. Verizon Franchise Agreement – Ms. Cantlin noted that the ordinance hearing is scheduled for March 9 at 7 pm.
- c. Pension Plan – Last month, the Board reviewed three pension illustrations from Summit that use 8% Township contribution and recognize the 457 Plan. The Board was generally supportive of the 8% contribution but inquired about incorporating an escalator to reflect tenure. In response to this inquiry, Summit Finance prepared several more exhibits. Some of the exhibits demonstrate a tiered plan that starts at 4% and increases by 2% every 5 years to a maximum annual contribution of 12% after 20 years of service. The remainder of the exhibits demonstrate a tiered plan that starts at 6% and increases by 1% every 5 years to a maximum annual contribution of 10% after 20 years of service. Given that the Meyner Center first raised the pension plan as financial stability concern in the Financial Operations Analysis (2020), the Board suggested sending the illustrations to Associate Director David Woglom for review and feedback. The Board would like to know whether Mr. Woglom believes the proposed plan will address the concerns he raised in the Analysis while remaining competitive to prospective employees. They also want to know whether he thinks the tiered approaches would actually motivate employees to stay with the Township longer. Ms. Cantlin will contact Mr. Woglom with regards to these questions.

PUBLIC COMMENT: None

EXECUTIVE SESSION: The Board met in executive session with staff from 2:00 p.m. to 3:00 p.m. to discuss real estate and legal matters.

ADJOURNMENT / CONTINUANCE: At approximately 3:00 p.m. the Board unanimously agreed to adjourn the meeting. There was no discussion and no public comment, and the motion passed unanimously.

Mandie Cantlin, Secretary