

**WORK SESSION:**

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on July 12, 2016 in the in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester and County of Chester, PA 19380-1822.

*Public Notice of the 2016 East Bradford Township public meeting schedule was published in the Daily Local News 01-07-16.*

Supervisors present:

Vincent M. Pompo, Esq., Chair  
Dr. Thomas A. Egan, Vice-Chair

Supervisors not present: John D. Snook, Supervisor

Staff / Professionals in attendance:

Township Manager Michael P. Lynch  
Assistant Manager Amanda M. Cantlin  
Township Engineer Mark J. Lucas Township  
Codes Enforcement Officer Brenden L. Beaumont  
Township Public Works Director John P. Carroll

Not in attendance:

Township Solicitor – Unruh, Turner, Burke & Frees – Ross A. Unruh, Esq.

Also in attendance (ABC's):

Strode Barn Study Committee (Mark Hoopes, Andy Schaum, 'Jimmer' Breen, Mary Sue Boyle, Linda Kaat)

Others / Citizens / Residents in Attendance (*and those noted below in the body of the Minutes*):

Peter Latta, Township resident

The work session commenced at approximately 06:12 P.M.

The purpose of this regularly scheduled public work session is to discuss ongoing Township business.

**EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS**

**TUESDAY, July 12, 2016, 06:00 P.M.**

**(Pre-regular Mtg) Work Session Agenda**

- i. 07-12-16 Regular Mtg Agenda:
  - Public Hearing / Meeting– Comprehensive Plan Update, 07:00 P.M.  
Toll Bros. CU #08, 07:15 P.M.
  - Presentations – 2016 Art Scholarship Award
  - Budget / Finance – June 2016
  - Subdivision / Zoning – None this period
  - Escrow – None this period
  - Other Business – Bills to Pay – July 2016

**Executive Session** – BOS discretion (legal, real estate, personnel)

The Board of Supervisors convened an Executive Session prior to this Pre-Regular Meeting from 05:30 P.M. to 06:10 P.M. to discuss real estate, legal and personnel matters. Supervisors Pompo and Egan were in attendance together with Township Staff.

**Public Comment** –

None received / offered at this time.

**Discussion Items** –

- A. Strode Barn Study Committee – update / presentation

Members of the Strode Barn Study Committee (Mark Hoopes, Andy Schaum, Linda Kaat, Mary Sue Boyle, 'Jimmer' Breen) were in attendance to update the BOS.

Committee Chair Mark Hoopes presented an update indicating the Committee consensus (based upon site inspections, revised architectural drawings, indicated scope of work) is for selected demolition to occur as Step 1. for both safety and staging for Step 2. Step 2. would include roof replacement and support carpentry (preparation / repairs). There are no firm quotations / bids at this stage but the Committee has estimated Step 1. in the range of \$25K to \$28K and Step 2. in the range of \$17K to \$20K.

Chair Pompo acknowledged the exigency expressed by the Committee for the needed repairs as

indicated but emphasized work must be accomplished to define the scope of work to secure responsible bids and there are no funds for this work in the 2016 Budget. Mr. Pompo reiterated the position of the BOS to define an effective relationship with The Friends of Strode's Mill (a 501 c. (3) non-profit corporation) to proceed efficiently.

Andy Schaum suggested scheduling a work session with the Supervisors to fully discuss the proposal / recommendations of the Strode Barn Study Committee and identification of an effective vehicle to advance the vision in cooperation with The Friends of Strode's Mill.

Chair Pompo, for the BOS, stated he was amenable to this suggestion.

- B. Comprehensive Plan Update – CCPC (06-24-16) review; draft Resolution for Plan adoption (*Public Hearing 07-12-16, 07:00 PM*)

The BOS discussed the status of the draft plan document in anticipation of the scheduled Public Hearing immediately following this work session.

The Supervisors agreed to discuss details of any open comments during the public hearing agreeing that the plan's language needs to be consistently flexible to avoid mandates ("shall") which is not consistent with the purpose of a comprehensive plan as a long term planning tool.

- C. SD# 632, Toll Bros. (Tigue Farm) – Conditional Use

This item not discuss; hearing to follow the work session this evening.

- D. East Caln Township Official Map Update – 45 day comment period (to 07-30-16)

The BOS discussed the proposed East Caln Township Official Map Update and upon review concurred it was consistent with East Bradford Township land use and planning and with particular regard to proposed trails and bike route improvements.

- E. HR # 71 - Deborah's Rock Farm - Taylor-Cope Certified District – hearing 06-14-16 recommends issuance of Certificate of Appropriateness. Peter Latta, property owner, was in attendance.

On motion of Dr. Egan, seconded by Mr. Pompo, the Board of Supervisors voted 2-0 to accept the recommendation of the Historical Architectural Review Board to approve a Certificate of Appropriateness for HR # 71 - Deborah's Rock Farm - Taylor-Cope Certified District

Chair Pompo commented to Mr. Latta that due to the circumstances associated with the illegal demolition of the historic barn structure without notifying the Township or securing the necessary permits and approvals, it was the intent of the BOS to impose a penalty / fines to document the improper actions of the property owner. However, under advice of the Township Solicitor, the Board has deferred to the Township Solicitor and agreed not to impose a fine penalty for the illegal action.

- F. HR # 103, Allerton Road - Commission (06-21-16) recommendation to BOS for approval of proposed exterior renovations

On motion of Dr. Egan, seconded by Mr. Pompo, the Board of Supervisors voted 2-0 to accept the recommendation of the Historical Commission and to approve the proposed exterior renovations by property owner Hugh McIntyre to HR # 103 (Class I), Allerton Road.

- G. Greene Countrie Township lot disposition

This real estate matter discussed in Executive Session (refer to Page 1 of these Minutes for additional information).

- H. Ravine Road Bridge – damage / repair scope

The recent damage to the Ravine Road Bridge (unknown parties) was discussed. Twp Engineer Lucas stated the bridge remains structurally sound and the damaged / break-gap in the west wing wall is secured pending repair.

The preliminary damage repair estimate range is \$13K to \$50K depending upon method of repair. An insurance claim was filed by the Township but it is not known at this time whether the claim will be processed.

Upon further discussion, the BOS requested a recommendation report at the next work session (08-04-16).

- I. Emerald Ash Borer – update

This item not discussed at this time.

- J. Art Scholarship Award – Lauren Benson (Kenmara / Henderson HS) – present at Regular Mtg  
This item not discussed at this time.
- K. Planning Commission - vacancy recommendation (unexpired term to 12-31-18)  
This item not discussed at this time.
- L. Environmental Advisory Council - vacancy recommendation (unexpired term to 12-31-18)  
This item not discussed at this time.
- M. Regional Police Services – WCACOG (06-16-16) no consensus to proceed / recommend action to withdraw Letter of Intent to DCED  
This item not discussed at this time.
- N. Bradford Ad Hoc Joint Committee  
This item not discussed at this time.
- O. Rt. 322 Bridge Replacement / Brandywine Trail – draft Trail Maintenance Agreement (PADOT)  
The BOS discussed PADOT revisions to the draft agreement which the Township Solicitor has reviewed as acceptable (indemnification and mediation clauses ‘softened’ by the Department but deemed acceptable).

On motion of Dr. Egan, seconded by Mr. Pompo, the Board of Supervisors voted 2-0 to approve the revised Trail Maintenance Agreement (PADOT) (Agreement No. 0621047).

**Other Items:**

1. CCATO – Sterling Act amendments

The BOS considered a request from the Chester County Association of Township Officials (CCATO) to adopt a Resolution in support of a legislative initiative to seek amendments to the Sterling Act (1932) which regulates Philadelphia income tax (at “resident” and “source” levels). The Act essentially preempts the standard resident tax for suburban municipalities which results in reduced (misplaced) tax revenue for suburban municipalities.

For East Bradford Township the ‘misplaced’ annual tax receipt has been estimated in excess of \$150K.

On motion of Dr. Egan, seconded by Mr. Pompo, the Board of Supervisors voted 2-0 to approve the requested resolution in support of legislative amendments to The Sterling Act and thereby adopts Township Resolution 15-2016.

The Board of Supervisors recessed the work session at approximately 07:05 P.M.

The Board of Supervisors reconvened the work session at approximately 08:45 P.M.

The Pre-regular work session meeting ended at approximately 08:58 P.M.

Michael P. Lynch,  
Township Secretary

Next Pre-Regular Mtg WS: August 09, 2016

Next Ordinance: 05-2016 (last 04-16 –Fire Insurance 06-14-16)

Next Resolution: #\_15\_-2015 (Last #15 –CCATO – Sterling Act 07-12-16) (Sewer S-01-16; Open Space OS-01-2016)