

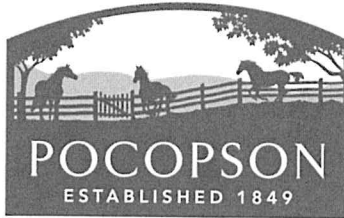
P.O. Box 1, Pocopson PA 19366  
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## Board of Supervisors Meeting Monday, October 25, 2021, 7:00 p.m.

In-person attendance: Supervisors - Ricki Stumpo, Elaine DiMonte, and Raymond McKay; Al Davis, Resident Representative Kennett EMS Fire Commission; Hal Hoffman, Representative for Friends of Barnard Station. Participating via remote access: Craig Kologie, Castle Valley Consulting, Zoning Official; Amanda Gattuso, Treasurer Support Staff; Mark Knightly, Public Works Director.

Public in attendance: 3

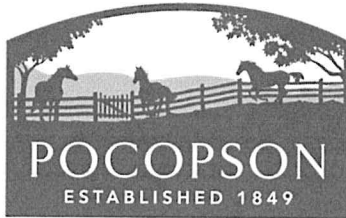
1. **Call to Order:** Stumpo called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.
2. **Sunshine Announcements:** DiMonte and McKay attended the construction meeting for the new township building on October 21<sup>st</sup>. Going forward, the construction meetings will be held every other Tuesday.
3. **Announcements:** Stumpo indicated that the Township received a call from the Riverside Homeowners Association regarding an abundance of rats in the area as a result of the remnants of Hurricane Ida. Stumpo contacted Michelle Zelkowitz, Government Affairs Specialist, for FEMA assistance. Zelkowitz responded that FEMA could not provide assistance with a rodent issue only road repairs, debris removal, and property damage. Stumpo noted a request from Kologie to be heard at this time due to a conflict with another public meeting this evening. Board agreed to hear Agenda Item #7b at this time.
4. **Hurricane Ida Storm Update/Report:** Kologie thanked the Board for accommodating his request. He reported that substantial damage assessment of properties impacted by the flooding is an on-going process. Based on what has been assessed to date, most of the properties are located in the Cabin Club community. Seven properties within the community having substantial damage that is more than 50% of the market value. This assessment means that absent additional information submitted by the property owner, any building permit application submitted will require bringing the structure up to current standards and flood elevation. Three properties in Cabin Club were completely lost. DiMonte asked if the properties can renovate or rebuild. Kologie indicated that is possible, but the cost will increase if they do not present additional information, and if they will need to elevate the structures. He did not believe that costs associated with elevating a structure will be covered by FEMA. Kologie reported that he has corresponded with property owners and plans to meet with each personally to explain the options as well as the ways to determine value, i.e., tax assessment records, appraisals, or using programs provided by FEMA. Assessed values may be low because the last County assessment was 1996. The FEMA cash value approach using the \$140.00 per square foot construction cost method may work in the favor of the homeowners. DiMonte asked at what point will the homeowners be eligible for FEMA funds. Kologie briefly explained the FEMA designations of floodway and floodplain noting that FEMA does not encourage building in the floodway. Most of the Cabin Club community is in the floodway, as well as the 3 dwellings on West Creek Road. Stumpo asked if other properties were affected outside of Cabin Club. Kologie indicated that the former Simon Pearce property and a



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structure on Street Road (the dog grooming business), as well as the hardware store were affected. McKay suggested that Kologie reach out to property owners on North Wawaset Road (Route 842) as properties were affected in that area as well. DiMonte noted that last month the Board considered a meeting for flood victims. Kologie responded that for now the best approach is to meet individually with property owners so that he can fully explain the available options. Kologie will submit the draft letter to the Supervisors for their comments. McKay noted that PennDOT appears to have cleared the debris from under the Route 52 bridge. He noted the heavy equipment in the vicinity of the dance hall was not there to remove the dance hall debris. He understood that there was confusion on the part of the property owner as to the permitting process. Kologie and the Supervisors agreed that the dance hall debris should be cleared as it a hazard.

5. **Public Comment on Non-Agenda Items:** Terry Gumpper commented that in reviewing the budget it occurred to him that the Township could increase revenue by adjusting the Earned Income Tax (EIT). It appears to Gumpper that because the EIT withheld by employers is determined by the employee's residence, increasing the percentage would net the full amount of collected EIT to the Township. Based on a personal circumstance, he commented that the Township is giving money to other municipalities. DiMonte commented that some time has passed since the last analysis of the EIT rate, and it may be worthwhile to revisit it. Gary Summers voiced his frustration regarding consistent use of the Township trails by people driving motorized vehicles, particularly a golf cart. The driver of the golf cart has been confrontational. Summers is addressing the concern with the Zoning Official as an ordinance is in place prohibiting motorized vehicles on the trails. In addition, the stile prohibiting passage of vehicles onto the trail has been removed. He has brought the matter to the attention of the Township previously, both the issue with the stile and the need for signage at the Larkin Baily Road Trail. Stumpo noted the difficulty in monitoring the trails to enforce the ordinance. She noted that the Larkin Baily Road Trail also serves as an emergency access for the wastewater treatment facility for The Preserve. Knightly indicated that the Public Works Department will work on replacing the stile at Larkin Baily Road next week as curbside chipping is scheduled for this week. There was a brief discussion regarding installation of a security camera, but no consensus given that the presence of a camera is not likely to deter the offender. Board agreed that residents should call the State Police when there's a confrontation on any trail or park facility. Hal Hoffman commented that perhaps the Township could consider an ordinance to ban golf carts on township roads.
6. **Work Sessions:**
  - a. Minutes for September 27, 2021 Budget Work Session - DiMonte moved, McKay seconded, to approve the minutes as submitted; motion carried.
  - b. Update on 2022 Budget Process - DiMonte reported the Board held a Budget Work Session at 5:30 p.m. MOTION: DiMonte moved, McKay seconded, to approve adopting a preliminary budget for fiscal year 2022 and to authorize the Treasurer to advertise the availability of the 2022 preliminary budget for public inspection at the Township Administration Building and to post it on the Township website; motion carried. MOTION: DiMonte moved, McKay seconded, to adopt the final 2022 budget at its regularly scheduled public meeting on November 22, 2021; motion carried.



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PUBLIC COMMENT: Al Davis noted that the Kennett Fire EMS Commission is seeking an 11% increase in the annual contribution. Board noted that the 11% is included in the proposed preliminary budget. Adjustments can be made going forward.

**7. Hurricane Ida Storm Update:**

- a. Expiration of Resolution 2021-14 - Expiration of Local State of Disaster Emergency - MOTION: McKay moved, DiMonte seconded, to revoke the Emergency Declaration as recommended by the Solicitor; motion carried. The Board agreed that given Kologie's report, the building permit fee waiver should be extended. MOTION: DiMonte moved, McKay seconded, to extend the fee waiver deadline to March 31, 2022, with terms as specified in Resolution 2021-15 adopted September 27, 2021; motion carried. No public comment.

**8. Planning Commission Report - October 6<sup>th</sup> meeting:** Board acknowledged receipt of the report submitted by the Planning Commission. Board will review the recommendations for amended guidelines for small wireless facilities.

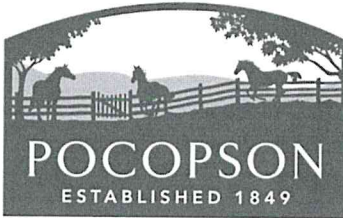
**9. Public Works:** Knightly reported that fall chipping is underway this week. The next focus will be the water/sewer connection for the Locust Grove Schoolhouse. McKay inquired and Knightly confirmed that the permits have been issued for the project.

- a. Resolution for Road Rock Salt (Southern Chester County Co-Op) - Knightly reported that the Co-Op accepted the bids for rock salt for winter 2021-2022 and recommended acceptance of the lowest bidder. MOTION: Stumpo moved, DiMonte seconded, to approve Resolution No. 2021-18 accepting low bid for road rock salt as submitted by Morton Salt, Inc.; motion carried.

**10. Facilities:**

- a. New Township Administration Building - DiMonte acknowledged the work of Ken Hoffman and Gilmore and Associates, Township Engineers, for the stellar job they have done in overseeing the project. McKay agreed that the assistance has been above and beyond what is expected. DiMonte thanked Township personnel and Fran McArdle, Keystone Municipal Services, for responding to the architects in a timely manner. The project is moving along quickly with framing and wood trusses in place and the construction effort recognized as approximately 55% complete.
- b. Review & Approval Applications for Payment - MOTION: DiMonte moved, Stumpo seconded, to approve the applications for payment as reviewed and recommended by GKO Architects; motion carried.
- c. Change Order/GKO Architects to allow for additional on-site oversight - DiMonte reviewed the proposal to extend construction administration services which will include multiple site visits each week. Board agreed the enhanced on-site monitoring of construction represents a quality control and enhances project scheduling. MOTION: DiMonte moved, Stumpo seconded, to ratify the signing of the October 14, 2021 Extended Construction Administration Services Proposal; motion carried.

**11. Kennett Area EMS Commission:** Davis reported that the regular meeting was held on October 12<sup>th</sup> at 5:00 p.m. in the Pennsbury Township Building. Fire companies presented their budgets in a professional manner. However, there was no agreement as to the 2022 contributions given that the fire companies seek a substantial increase in the contribution. The fire companies reported the need for the increase is based on rising costs of



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pandemic medical supplies, the need to establish fire fighter positions as paid positions, and a pay increase for paramedics who have been without an increase for 8 to 10 years. A special meeting will be held on October 26<sup>th</sup>. Both Davis and McKay plan to attend the special meeting. No public comment.

**12. New Business:**

- a. Resolution Appointing Certified Public Accountants for Annual Audit - MOTION: DiMonte moved, McKay seconded, to approve Resolution 2021-17 appointing Barbacane Thornton, CPA, to examine all the accounts for Fiscal Year 2021 and to conduct an audit; motion carried.
- b. Friends of Barnard Station ("FoBS") Grant Application Letter - Hoffman presented the desire of FoBS to apply for grants as part of the National Underground Network to Freedom which is part of the National Park Service. In order to proceed with such application, FoBS needs a letter of intent and authorization from the Board of Supervisors as the property is owned by the Township. Supervisors were pleased to receive collateral material prepared by FoBS and acknowledged Hoffman for the work he and the group have done to date. Hoffman indicated that FoBS could use assistance in filling a couple volunteer marketing positions. Board agreed to help promote the request for volunteers and to sign the letter as submitted by Hoffman. No public comment.

**13. Old Business:**

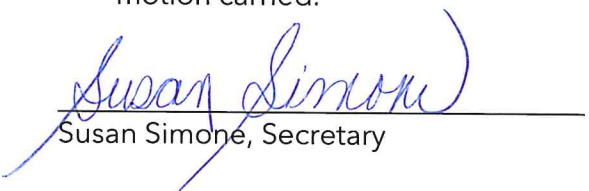
- a. Hearing date to amend zoning chapter and zoning map - MOTION: DiMonte moved, McKay seconded, to set December 13, 2021, 7:00 p.m., as the hearing date and time to consider adoption of the proposed amendment to the zoning chapter and the zoning map; motion carried.


**14. Correspondence:** no correspondence

**15. Treasurer's Warrants:** MOTION: Stumpo moved, McKay seconded, to approve the Bill Payment Lists for the period September 28, 2021 to October 25, 2021 recommended for payment by the Treasurer: General Fund: 49 bills totaling \$37,875.85; 17 debit card/ACH transactions totaling \$5,832.88; Highway Aid Fund: 10 bills totaling \$8,574.06; Township Facilities Fund: 4 bills totaling \$10,135.34; Parks, Recreation & Trails Fund: 2 bills for \$28,092.00; motion unanimously approved.

**16. Approval of September 27, 2021 Meeting Minutes:** MOTION: Stumpo moved, McKay seconded, to approve the Meeting Minutes as submitted; motion carried.

**17. Adjournment:** at 7:50 p.m. Stumpo moved McKay seconded, to adjourn the meeting; motion carried.

  
Susan Simone, Secretary

  
Ricki Stumpo, Chairwoman