

Board of Supervisors Meeting Minutes
Monday, January 27, 2020, 6:30 P.M.

Attendees: Supervisors - Ricki Stumpo, Elaine DiMonte, Raymond McKay; Mark Knightly, Public Works Director.

Public in attendance: 9

1. **Call to Order:** Stumpo called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.
2. **Sunshine Announcements:** no Sunshine Announcements.
3. **Announcements:** no Announcements.
4. **Public Comment Non-Agenda Items:** Randy Mims commented that the 6:30 p.m. start time for the public meeting is not effective in fostering public participation. He asked the Board to consider adjusting the start time to 7:00 or 7:30 p.m. in order to allow for public engagement. Stephanie Hoopman requested clarification regarding a county notice for the establishment of a refugee settlement in the area. Supervisors were unaware of the county notice and asked Hoopman to forward a copy of it. Hoopman also commented on the installation of what appears to be excessive signage on Route 52. Judy Lovell added that signs are installed every 10 feet in some locations and the reflective quality of the signage is blinding. Knightly noted that Route 52 is a state road and that PennDOT selected it for corridor-wide safety improvements. He indicated that an analysis by PennDOT shows multiple 2019 crash clusters. Lieutenant Nicole A. Palmer, Station Commander, Troop J, Avondale, commented that State Police statistics show 39 to 42 recent crashes for Route 52. Lieutenant Palmer commented that the signage is a safety measure to reduce the number of crashes. McKay commented that PennDOT sign installation is not peculiar to Pocopson. There appear to be a number of new, reflective signs installed throughout the area. Board agreed that it would be beneficial to post information on the website regarding the new Route 52 signage. Judy Lovell asked the Board to clarify the status of the Sheriff Sale for the Pettit Property noting that the matter is now in its sixth year without resolution. Stumpo expressed that the Board received paperwork from the Solicitor and Lovell should contact her regarding the paperwork.
5. **Work Session:** Work session was cancelled for January 22nd.
6. **PA State Police - Lieutenant Nicole A. Palmer, Station Commander, Troop J, Avondale:** Lieutenant Palmer indicated that this was her first opportunity to attend a public meeting since assuming her duties as Station Commander. She reviewed data comparing statistics for 2018 and 2019, expressing that traffic citations have decreased but crashes have increased given the classifications of "fender bender" and "fault for crash". Palmer noted additional statistics for State Police responses in other categories as well. **PUBLIC COMMENT:** Lovell was surprised by the statistics given that she rarely sees a State Police presence in the Township. DiMonte commented that from time-to-time, the Board has requested an increase in police presence. Palmer responded that modifying the assigned shifts is a work in progress. She recognizes that Pocopson does not see the level of police activity compared to that occurring along the Route 1 corridor. Stumpo noted that the State Police were responsive regarding the incidents on the Margera

property and appreciated that officers routinely checked-in at the Township Office. Stumpo added that communication was excellent. Palmer informed attendees that if they plan to go on vacation, they should contact the Avondale Station with the dates so that patrol checks can be scheduled. Officers appreciate the opportunity to make use of the driveway for doing paperwork and computer-aided dispatch check-in. Overall, crime statistics for Pocopson decreased in 2019 with the exception of criminal mischief which increased a bit. DiMonte expressed that Lieutenant Palmer should not hesitate to reach out to the Township for assistance if needed.

7. **Final Minor Subdivision Plan Lots 1 & 2 of The Deblyn V Subdivision ("Plan")/Yelton Trust:** George Asimos, Attorney for the Applicant (Trustee of the Bruce Yelton Trust) and James Fritsch, P.E., Register Associates, appeared before the Board to discuss the Plan to merge Lots 1 and 2 of the Deblyn V Subdivision, including but not limited to, a request for a number of waivers. Asimos provided a brief background noting that the merger is in accordance with the wishes of Bruce Yelton to preserve the merger in perpetuity. The matter was before the Township Planning Commission on October 2, 2019, November 6, 2019, and reaffirmed on January 15, 2020. The Board is in receipt of the Chester County Planning Commission Review and Comment Letter as well as a Review and Comment Letter dated November 26, 2019 from Township Engineer McCormick Taylor. Stumpo asked if the deed restricts the parcel to one dwelling. The Applicant indicated that the Plan note limits the parcel to one single-family detached dwelling, but going forward, if permitted by the Township Zoning Ordinance, an accessory dwelling unit would be allowed within the principal single-family detached dwelling or detached structure. Board reviewed the Resolution prepared by the Township Solicitor. MOTION: Stumpo moved, McKay seconded, to approve Resolution No. 5 of 2020 granting approval of waivers set forth therein, and imposing conditions on the approval of the Plan; motion carried.
8. **Public Works Report:** Knightly reported the department is focused on dismantling the tobacco barn and saving as much of the wood as is possible. Stumpo provided historical data on the tobacco barn and its use in tobacco farming in Pocopson Township. Based on the research, the tobacco barn was only in use for 20 years. She added that a structural engineering report recommended removal of the structure for safety purposes. McKay added that safety fencing around the tobacco barn was routinely compromised by visitors breaking the padlock and removing the fencing. The deteriorating structure was a liability to the Township. PUBLIC COMMENT: David Miller asked and the Board responded that any timbers or lumber salvaged will be evaluated for potential use in some capacity in the new building. Miller offered that salvaged wood should be stored underroof and not under a tarp. McKay added that there is an opportunity for a display model of the Eusebius Barnard Farm Property in the new building. DiMonte noted that any component that can be saved will be saved contingent upon its condition. DiMonte reviewed the procurement request for restoration of the basketball court. MOTION: DiMonte moved, McKay seconded, to accept the proposal submitted by Miller Sports Construction in the amount of \$21,659.00 for repair and resurfacing the basketball court and to remove and replace the basketball backboards; motion carried. Board reviewed the particulars of the Grain Bin Sale provided by the Treasurer. Legal advertising ran on January 10th and the item was listed on Municibid, Listing #27055408. The auction solicited 55 bids from January 10 - 24, 2020 with a final bid price of \$1,300.00. MOTION: Stumpo moved, DiMonte seconded, to approve the sale of the metal grain bin according to the terms of the Municibid auction completed on January 24, 2020; motion carried.
9. **Facilities:**
 - a. **Barnard House Window Proposals** - McKay reported that he is the Board liaison for the Barnard House. He noted that considerable monies have been spent for

improvements some of which can be seen and some, like the septic system, cannot be seen. He expressed concern for water infiltration issues occurring through various points such as window sills, stone wall, and the basement Bilco door. On the heels of the door and window survey authorized by the Board in November 2019, McKay has contacted three vendors for proposals to repair specific windows. He expects that vendors will establish a plan to remove windows and sashes as needed, schedule a painter, and then panel windows up where applicable to make them weather tight. This plan will address windows that are in such disrepair that birds are getting into the building and then can't get out. Following repairs, Public Works will be able to establish a maintenance program. McKay met with Knightly to review the vendor contacts and proposed scope of work, and both agreed that time is of the essence. However, it was recognized that not all quotes will be available until after the January 27th public meeting. McKay confirmed that the vendors are local and the quality of their work is known. He met with the Township Treasurer to confirm that the work can be submitted under the PHMC window and door grant. The Township Treasurer has provided Resolution 2020-06 for Board review authorizing McKay to proceed on behalf of the Township in hiring one or more contractors prior to the February 24, 2020 Board meeting. PUBLIC COMMENT: Judy Lovell asked for clarification regarding previous repair of 4 windows completed at a cost of approximately \$5,000.00 per window. McKay confirmed that the quotes do not represent that level of spending per window. DiMonte asked and McKay confirmed that the authorization timing is limited to the February 24th meeting and that the vendor contracts do not exceed the \$21,000.00 formal bidding threshold. The contracts fall within telephone or written price quotations as identified in the Township Solicitor's December 16, 2019 Memorandum. Eric Bovard asked if material other than wood can be used for exterior applications. McKay indicated that use of wood is not the root of the concern; rather, it's maintaining the wood going forward. Scott Kirkland asked and McKay responded that replacements will be chosen that are age-appropriate for the Barnard House. MOTION: McKay moved, DiMonte seconded, to enact Resolution 2020-06 authorizing Supervisor Raymond McKay to act for and on behalf of Pocopson Township in any business related to the Barnard House window repairs; motion carried.

b. Other facilities - DiMonte reported that plans for the new Township building are moving forward. With the removal of the tobacco barn, there is the potentiality of relocating the new building. The Board reviewed the January 27, 2020 proposal for additional services by GKO Architects to ascertain if there is viability in a site change. Board agreed to move forward and approved a change order in the amount of \$2,400.00 for GKO Architects to proceed with a mini-study to evaluate a new location. Randy Mims offered that the Historical Committee will provide an update on the Locust Grove Schoolhouse Restoration Project next month. Eric Bovard inquired as to the missing Schoolhouse Parking Lot sign. Mims indicated that it was removed for repainting and will be re-installed in the spring.

10. **Kennett Fire & EMS Regional Commission Report:** Stumpo attended the meeting on January 14th. Commission members discussed the December fire company transactions and reports. There was discussion regarding an audit. It was reported that West Marlborough may increase their interest in financial aid to the fire companies.
11. **Planning Commission (PC) Report/January 15, 2020 Meeting:** Board acknowledged receipt of the PC report which included recommendations for amending the Rental Unit and Zoning Chapters of the Township Code. MOTION: Stumpo moved, DiMonte seconded, to authorize submitting the PC recommendations proposing to amend Chapter 250 and Chapter 158 to the Township Solicitor for review, to the County

Planning Commission for review, and subsequent enactment during a public hearing; motion carried.

12. **New Business:**

a. Selection of Energy Supplier - Stumpo reviewed the report submitted by the Treasurer referencing the status of the current energy provider and contracts submitted by two new suppliers. DiMonte noted that at the Board's request, Bill Haaf has provided comments regarding the energy provider contracts. Board discussed the length of the proposed contracts noting that with the construction of a new Township Building, the usual 24-month contract may not be the best term. MOTION: Stumpo moved, McKay seconded, to enter into a 12-month contract with Dynegy to supply electricity at a fixed rate of \$.06395 per kWh for 100% green energy; motion carried.

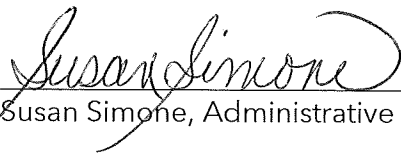
13. **Old Business:** no Old Business.

14. **Correspondence:** Stumpo read a letter from the Board acknowledging receipt of an unrestricted donation in the amount of \$1,500.00. Board signed the letter of appreciation thanking the donor.

15. **Treasurer's Warrants:** Stumpo moved, DiMonte seconded, to approve the Bill Payment Lists for January 7 - 27, 2020 recommended for payment by the Treasurer; General Fund: 25 bills totaling \$84,002.56; 6 debit card charges totaling \$557.36; Highway Aid: 3 bills totaling \$7,421.33; Historical Committee: 1 bill for \$111.79; Parks, Rec & Trails: 1 bill for \$339.93; Township Facilities: 3 bills totaling \$32,232.10; motion unanimously approved. McKay noted appreciation for receiving the warrants for review in advance of the meeting.

16. **Approval of Meeting Minutes:** DiMonte moved, McKay seconded, to approve the Reorganizational Meeting Minutes dated January 6, 2020; motion carried.

17. **Adjournment:** At 7:26 p.m., McKay moved, Stumpo seconded, to adjourn the meeting; motion carried.



Susan Simone, Administrative Secretary



Ricki Stumpo, Chairman