

**EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, June 4, 2009**

Those in Attendance:

David A. Kirkner, Vice-Chairman
Jay G. Fischer, Member
Scott T. Piersol, Township Manager
Mark Kocsi, Chief of Police
Matthew T. VanLew, Roadmaster
Mary Beth Smedley, Secretary/Treasurer

Absent:

Hudson L. Voltz, Chairman

The East Brandywine Township Board of Supervisors meeting of Thursday, June 4, 2009 was called to order by Vice-Chairman Kirkner at 7:35 A.M. at the East Brandywine Township Municipal Complex. Also in attendance were Gerald Kirkpatrick, Steffenie Kirkpatrick, Carl Walker, Deke Inslee and Jack Sales from the Bondsville Mill Committee, John Black and Jim Buczala from the Historical Commission, George Holmes, the Milemarker Editor and four other visitors.

Public Comment for Non-Agenda Items

Vice-Chairman Kirkner asked if there were comments on non-agenda items. Mr. Carl Walker, a member of the Bondsville Mill Committee, reported that the firm contracted to carry out the demolition at the Bondsville Mill did their job efficiently; they took down the walls to the concrete pad and it looks very nice. He went on to say that he was surprised to see the amount of debris on the road and the area surrounding the buildings that was left by the contractor. Mr. Fischer thanked Mr. Walker for the information. He asked Mr. VanLew if he has seen the debris. Mr. VanLew said that he had, but didn't realize it was to the extent described by Mr. Walker. Mr. VanLew will look into this for the Supervisors.

Vice-Chairman Kirkner asked if there were additional comments or questions. There were none.

AWI/Croppers withdrawal of land development plan

Mr. Piersol informed the Board that Associated Wholesalers, Inc. has decided to cease pursuing the expansion of Cropper's Market and are withdrawing their current plan. Furthermore, Associates Wholesalers will not be requesting approval to extend their current plan.

Bondsville Mill Committee

Award of Master Plan

The Bondsville Mill Committee is recommending that the Board award the Master Plan contract to Rettew and Associates, pending contract revisions described in the Department of Conservation and Natural Resources (DCNR) letter of May 29, 2009 in the amount of \$59,800. Mr. David Beideman from Rettew and Associates attended the meeting to answer any questions

that the Board might have. Mr. Beideman said that Rettew is in agreement with DCNR's suggested changes and he is looking forward to working with the Township on this project. Vice-Chairman Kirkner asked if there were any questions. There were none. Mr. Fischer made a motion to award the Master Plan contact to Rettew and Associates in the amount of \$59,800 and authorize Mr. Piersol to sign the contact subject to the revisions outlined in the May 29, 2009 DCNR letter. Vice-Chairman Kirkner seconded the motion, with both voting Aye.

Discussion of Mill at Anselma and formation of a charitable trust

Mr. Maurie Kring, a West Pikeland Township resident, attended the Board meeting at the request of Chairman Voltz to discuss the Mill at Anselma Preservation and Educational Trust and how a similar trust might benefit the Township obtaining grants and locating additional funding sources for the Bondsville Mill Park.

The Mill at Anselma Preservation and Educational Trust was formed in 1998 with a vision to create an innovative historical attraction at the Mill at Anselma.

The Mill was previously under the stewardship of the French and Pickering Creeks Conservation Trust, founded in 1967 by Samuel W. Morris. Under the direction of Mr. Morris and his wife Eleanor Morris, the Trust has been a leader of preserving open space and historic sites in the watersheds of the French and Pickering Creeks.

Following the death of Anselma's last miller, the French and Pickering Creeks Conservation Trust purchased the Anselma Mill and its 22-acre site as part of its work in historic preservation. The Anselma Mill, the mill pond and races, as well as the site's other structures were preserved and stabilized during the 1980s. With the successful completion of the mill's stabilization, the French and Pickering Creeks Conservation Trust focused on its work in the purchase, easement and preservation of land in stream corridors.

In 1998 the Conservation Trust recognized the need to continue work on the Anselma Mill, and with the cooperation of the Board of Supervisors of West Pikeland Township and the Board of Commissioners of Chester County, formed the Mill at Anselma Preservation and Education Trust, Inc. to continue the restoration. On October 11, 1999, the Mill at Anselma was formally turned over to the Mill at Anselma Preservation and Educational Trust. After five years of restoration, the Mill was officially returned to operation in 2004.

Today, the Mill at Anselma offers tours, milling demonstrations, and a variety of other traditional craft and food demonstrations. In 2005, the Mill Trust was licensed by the Pennsylvania Department of Agriculture to sell stone-ground flour and cornmeal, all milled on-site at the historic grist mill. In 2008, the Mill became home to the Anselma Farmers and Artisans Market, supporting local farmers and providing the community with fresh local food.

The Mill at Anselma's current and future programming is the direct result of a three-year planning process that was funded by the Pew Charitable Trusts' Heritage Philadelphia Program. The Mill Trust worked closely with museum planners and historians, as well as a team of

local community representatives to identify the important stories that the Mill at Anselma could convey to visitors.

The Anselma Mill is a National Historic Landmark, one of only 2,500 such landmarks in the Country. Their current budget is approximately \$200,000 a year. The Mill has one full-time employee and approximately 100 volunteers.

If the Supervisors are interested in creating a charitable trust for the Bondsville Mill Park, Mr. Kring suggested order of business would be to set up a 501 (c) (3) account with the IRS. This account would assist the Township in accepting donations and also being eligible for grants. Mr. Kring provided the Board with a list of grants and other sources of support that the Mill has received. He suggested some of these resources might also be available to help restore the Bondsville Mill. Mr. Fischer asked why the Township should create a charitable trust. Mr. Kring said that the Pickering Trust recommended it as a way of raising money. Vice-Chairman Kirkner said that it will open doors for additional sources of grants. Mr. Kring was asked who wrote the grants. He said he completed many of the grants and most were relatively easy to submit.

Mr. Jim Buczala asked if a Determination of Eligibility (DOE) might help with funding sources. Mr. Kring said that he didn't necessarily think it would help. Mr. Kring recommended that the Master Plan for the Mill property would be very helpful in funding future projects.

Mrs. Moser asked about the Trust membership. Mr. Kring said there were between 400 and 500 members.

Mr. Inslee asked how many buildings were on the site. Mr. Kring replied that there is the mill, the miller's house and the visitors' center. Maintenance costs run approximately \$1,000 a month, but the Trust does rely on many volunteer hours to maintain the property.

The Board thanked Mr. Kring for his very informative presentation.

Historical Commission recommendations regarding items to salvage from the Guthriesville General Store

Mr. John Black, Chairman of the Historical Commission, and Jim Buczala a member of the Commission attended the meeting to discuss the list they provided the Supervisors for salvage from the Guthriesville General Store. Mr. Black said that the list was the same as the list they provided when Wawa was the equitable owner of the building. Mr. Black acknowledged that the Supervisors had asked for a smaller list, mainly due to storage and security considerations, but the Historical Commission thought that very few of the items would need to be stored inside and the Bondsville Mill Committee has indicated that they would not object to the rest of the artifacts being stored at the Bondsville Mill Park. This is the list originally compiled by Mrs. Jane Davidson. The consensus from the Historical Commission is they wanted to recommend the list originally selected.

Mr. Fischer wondered how long the artifacts might be stored. He thought at a year or two might be acceptable, but that a longer period of time would be excessive. He wasn't sure that outside, long-term storage was a good overall plan. Mr. Black said that receiving the artifacts was a tremendous opportunity and shortening the list would be a poor use of resources.

Mr. Fischer said that the list was so comprehensive it appeared that the applicant would almost have to dismantle the entire building. He wondered if it was a reasonable request to require the property owner to disassemble most or all of the building.

Mr. Carl Walker said that the brick and timber salvage from the General Store would likely have some use. He also said that timbers are very expensive and there might be use for them at the Bondsville Mill.

Vice-Chairman Kirkner said that the list was so large it really had no meaning to him. An example is the Commission is recommending that pipes in the building be salvaged. He was concerned that if the items were stored at the Bondsville Mill many of them would be damaged or would have to be moved again. He isn't sure that the Township wants to take on the burden of storing all of the recommended artifacts. He asked that the Historical Commission rank the items so that the Supervisors can make a reasonable decision. Mr. Black said that it would take some additional time to trim the list and the Historical Commission would like Mrs. Davidson's assistance. The Supervisors asked that they be given costs for Mrs. Davidson's time prior to approving using her services. Mr. Buczala will speak to Mrs. Davidson about the cost and provide the information to the Supervisors.

Mr. Louis Colagreco, attorney for property owner Claudio DiGiamberardino, asked that in addition to cataloguing the artifacts that the Historical Commission lists what is historically important about each of the items.

The Supervisors asked that the Historical Commission provide a prioritized list in spreadsheet format, along with pictures of the artifacts and historical significance. The Board also suggested that if the Historical Commission has certain items they would like to be salvaged, that it would be more practical for a representative sample to be preserved, rather than keeping duplicate items.

Mr. Colagreco reminded the Board and Historic Commission that whatever materials the Board chooses to keep must be picked up at the site. Mr. DiGiamberardino is under no obligation to transport any of the artifacts. Mr. Black suggested that volunteers might be able to assist moving the items.

Mr. Buczala asked for clarification of demolition permit decision #2. The decision states "That all historic artifacts be moved from the structure and preserved as previously represented". Mr. Colagreco stated that the previous representations were outlined in the Grafton Report.

Request for extension of Demolition Permit No. 3304 & 3807

Mr. Louis Colagreco, attorney for Mr. Claudio DiGiamberardino, is requesting an extension of the demolition permits for the Guthriesville General Store and the Brandywine General Rental Building. Mr. Colagreco explained that his client is still waiting for a list of the items the Township wishes to preserve. Also, Mr. DiGiamberardino continues to market the building. Mr. Colagreco stated that there are still several parties who are interested in purchasing it. He is requesting a six month extension for the permits until February 15, 2010.

Vice-Chairman Kirkner asked if there were questions from the audience. There were no questions. Mr. Fischer made a motion to grant extensions for Demolition Permits No. 3304 and 3807 until February 15, 2010. Vice-Chairman Kirkner seconded the motion, with all voting Aye.

Demolition Hearing – Lot #153 Hide-A-Way Farms

The Board meeting adjourned at 9:05 A.M. to a public hearing on the application of Southdown Homes request for a partial demolition of a historic resource on Lot #153 in the Hide-A-Way Farms subdivision.

The regular meeting reopened at 9:15 A.M.

Comments from the Audience

Vice-Chairman Kirkner asked if there were additional comments from the audience. Mr. Holmes stated that he read a report in the PSATS publication Township News about a proposal to increase the Pennsylvania sales tax by 1% to offset property taxes. He wanted to know the Supervisors opinion of this proposal. Vice-Chairman Kirkner and Mr. Fischer said they haven't studied the proposal so couldn't comment at this time.

Mr. Walker wanted to know what would be required of Southdown Homes if they caused damage or demolition to the portion of the structure that was to be preserved on Lot #53 at Hide-A-Way Farms. Mr. Fischer stated that the insurance that Southdown Homes is required to provide will name East Brandywine Township as additionally insured and Southdown Homes could be compelled to rebuild if their actions caused damage to the structured designated to remain. Mrs. Fuller stated that providing insurance for this possibility is one of the conditions for approving the demolition permit.

East Brandywine Township Board of Supervisors

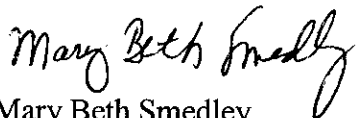
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Adjournment

There being no further business, Mr. Fischer made a motion to adjourn the meeting. Vice-Chairman Kirkner seconded the motion, with all voting Aye. The meeting was adjourned at 9:20 A.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Beth Smedley". The signature is written in black ink and is positioned to the left of the printed name.

Mary Beth Smedley
Secretary/Treasurer