

CALN TOWNSHIP
BOARD OF COMMISSIONERS
WORK SESSION
JUNE 13, 2013

The Caln Township Board of Commissioners held its work session meeting on June 13, 2013, at 253 Municipal Drive, Thorndale, PA 19372. Vice President Charles Kramer called the meeting to order at 7:35 p.m.

Other Board members present:
Commissioner James Kruse
Commissioner Lorraine Tindaro
Commissioner Joshua Young

Absent
President Vince Rose

Others present:
Township Manager Greg Prowant
Assistant Township Manager Tony Scheivert
Township Engineer, Jeffrey W. McClintock, PE, CFM
Township Solicitor Kristin Camp
Zoning Director Andy Reczek
Wastewater Operations Director R. Scot Gill

All present saluted the Flag.

Vice President Kramer announced that an executive session was held to discuss legal and personnel matters prior to tonight's meeting.

Retirement Presentation

Vice President Kramer presented a plaque to Kathleen Orth for 18 years of service to Caln Township. Kathleen is retiring but will continue as a part-time employee. The Board of Commissioners thanked her for her service in the Code Enforcement Department. This was presented on behalf of the citizens of Caln Township by the Caln Township Board of Commissioners.

Assistant Township Manager Tony Scheivert then presented Cathy with a framed print as well and thanked her for her service.

Citizens to be heard

Steve Koons and Andy Eberwein of E.B. Walsh Associates, they are following up on their earlier request to put a propane facility on the property located on Edge's Mill Road. Director of Propane, Bob Troop from the Propane Amerigreen Energy Association is here to discuss propane

farm safety. Amerigreen represents retail propane dealers and they focus on North American sources. Mr. Troop's primary responsibility is the development of propane. Mr. Troop explained the process of propane delivery. Eventually the propane needs to be stored at a storage facility that usually measures about 30,000 gallons. It is then delivered to smaller straight tank trucks and then delivered. The uses of propane are growing so the industry needs more bulk plants. Mr. Troop explained where the regulations come from for design and code. Pennsylvania has adopted the Department of Labor and Energy Forward Division governing. Pennsylvania uses NFPA 58 all design and codes are in that book.

Mr. Koons will be required by the industry to conduct certified employee training for safety. Commissioner Kramer asked what kind of safety hazards the propane facility would pose. It is located in between two roads (Edge's Mill and Rt. 30 bypass), Mr. Kramer is concerned for the proximity of local residents and passerby's. Mr. Walsh reiterated where the property is specifically located. This property is an empty lot no tree removal. There is a storm water basin on site at the location already. There would be an extensive risk assessment done, public water access, spill danger and onsite safety intervention. The safety at bulk plants has increased over the years. The applicant does not intend to pay to install public water. Mr. Troop said that the facility can be installed regardless of what the zoning is.

Mr. and Mrs. Callahan who are neighbors of the proposed propane farm site, asked to be notified of any further proceedings on this project. Ms. Camp let them know that zoning would notify residents that might be affected.

Commissioner Young asked what Mr. Reczek believes the fire department will require. Mr. Reczek believes that the fire department will require a fire hydrant be installed.

The Board offered the following as their feelings:

Commissioner Kruse, believes a better location exists.

Commissioner Young, is a no, due to safety issues.

Commissioner Tindaro, is a no as well, due to safety.

Vice President Kramer is good with it being there as long as the facility is in compliance with the Codes.

President Rose is not available to contribute.

Steven Sauk, 212 Thornridge in the Thornridge development. Mr. Sauk is asking the Board of Commissioners to waive the Right of Way permit fee to expand his driveway and road opening. Mr. Sauk has a severely disabled son. He was injured in a motor vehicle accident. The Sauk's are trying to increase the accessibility for their home for their son's care. The intent of his project was to expand the deck with ramp that leads down to the driveway/sidewalk which would expand his driveway. This project is State funded because it is for accessibility. Commissioner Young wanted to know what the fee is for the Right of Way permit. Mr. Sauk had a permit for zoning and then ran into the problem with the right of way permit fee. The Commissioner's are hesitant to waive fees because it sets a precedent. Commissioner Young volunteered to pay for the permit out of his pocket in order to help Mr. Sauk get this project completed.

Ordinances and Resolutions

Township Solicitor Kristin Camp

Ordinance 2013-05 (Group Homes)

Ms. Camp noted that advertisements were run in the Daily Local News on May 20 and June 6 for the possible amendment of the Zoning Ordinance which addresses the definition of group homes to allow Group Homes by right in all residential zoning districts. A copy of the proposed Ordinance was sent to the Chester County Law Library and the Daily Local News and the Chester County Planning Commission. The Chester County Planning Commission wrote a letter issued a review letter dated June 7, 2013. Ms. Camp asked that the Board continue the matter to July 25, 2013. If the board is then comfortable with the changes, it would be submitted to the Caln Township Planning Commission as well as the Chester County Planning Commission. Ms. Camp asked the Commissioners to continue the hearing until July 25, 2013.

Vice President Kramer recommended that the Caln Township Board of Commissioners approve the motion to continue the zoning hearing until July 25, 2013.

The motion was so moved by Joshua Young and seconded by James Kruse. Polled, all aye.

Zoning/Code Enforcement

Zoning Director Andy Reczek

Zoning Amendment Update Discussion

Mr. Reczek and Ms. Camp are also looking at two other ordinance amendments one working with rooftop solar grant; Ms. Camp will circulate the draft through email. That Ordinance also has a component that deals with the airport hazard, which is a State mandated requirement due to our proximity to the airport. Mr. Reczek and Ms. Camp believe they can all be combined and dealt with at once. This will also include the wireless communications too.

Code Enforcement Update

Caln Crest

Mr. Reczek reported that Caln Crest contractor has structures on site and he has run into some weather related issues over the last few weeks. Mr. Reczek is keeping a close eye on the project. That project is moving forward.

Valley Township

The Caln Township Code Enforcement department continues to give full Code Enforcement support to Valley Township. We have scheduled a meeting to make sure communication is

open. The Valley Township work is keeping our department busy. A long range agreement is in the work as well at this time.

Lincoln Highway Ordinance

Commissioner Young asked Mr. Reczek to update. The committee met two weeks ago, discussed some changes to the uses on the Lincoln Hwy district and has added 5 additional properties to the map that was previously submitted. These properties are Buchanan and G.O. Carlson. The other property is in the I1 district where the old Amish market was, there are two parcels there and the western most parcel which is developed is TV1 and the other undeveloped would be changed from I1 go TV1. That parcel will be evident in the new Ordinance draft.

The committee also agreed to break up the Lincoln Highway Overlay districts into two zones. The North side will be Zone 2 larger properties higher restrictions, The South side will be Zone 1 smaller properties and less restrictions.

The final review will be submitted hopefully by the end of June meeting. The committee would like the Ordinance adopted in July along with LERTA.

LERTA

Popeye's is the first applicant to look for the LERTA process.

Mr. Reczek believes that Jim Sipala's KIA dealer will also qualify for the LERTA program.

Vice President Kramer asked if the Township is being proactive in getting the information for LERTA out to the local businesses and developer. Mr. Reczek believes that the information is getting out there.

Commissioner Young noted that calls are coming in the information is beings shared. A business luncheon held to promote LERTA as well. There has been a very positive response both within existing businesses and potential developers/business owners as well. There will be a meeting after all of the new zoning and LERTA are in place for business/land owners.

Township Engineer Jeffrey W. McClintock PE CFM

Land Development

Giant Gas Land Development 2011

Allison Zarro, Esquire, is here from Riley Ripper for the applicant. Ms. Zarro is seeking approval for the Vice President to sign the developer's agreement and the financial security agreement. Commissioner Young asked if the applicant has applied for their building permit yet. Ms. Zarro noted that there are some issues to be worked out with the current land owner. She is aware of the LERTA program. There has been some cleaning up of the titles before the deal can

be closed on. The Board of Commissioners would like copies of the title items and the easement agreements. The stormwater will be taken care of by the shopping center.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the developer's agreement and the financial security agreement for Giant Gas LD 2011.

The motion was so moved by Joshua Young and seconded by James Kruse. Polled, all aye.

KIA of Coatesville

Tim Dewson of Dewson Construction is here on behalf of Jim Sipala's project to upgrade his facility at 2525 E. Lincoln Hwy. A local architect has taken the conceptual plan and put it into construction documentation. Mr. Sipala wants to do a total facelift and interior upgrade. KIA would like to enclose a portion demonstrated as open and make that another garage area to display two vehicles in the showroom. They would also like to add an outside stair tower about 4 ft. wide and 20 ft. long, both areas are already impervious coverages. They hope to install new sidewalks on Lincoln Hwy and landscaping and improvements to the entrance of the building to PENN Dot standards. KIA is requesting a Waiver of Land Development submission and include everything in the building permit application process. Mr. McClintock explained the applicant would adhere to multiple conditions in order to waive the land development process. Including but not limited to submitting asbuilt drawings, supplying streetlights, sidewalks and landscaping. The storm water will be coordinated by Pelsa Engineering. There was discussion on water diversion and retention. Mr. McClintock recommends waiver with said conditions.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve a Waiver of Land Development for Jim Sipala's KIA with the following conditions: fulfill sidewalks, curbing and streetlights along Lincoln Hwy, provide an asbuilt when the project is finished, landscaping as able to provide along frontage and addressing as best possible the storm water condition to the north/west of the building. Said conditions will be conditions of the building permit.

The motion was so moved by James Kruse and seconded by Joshua Young. Polled, all aye.

Report Chart/Deadline Chart Review

N/A

Agenda Change

Township Manager, Greg Prowant

Since the meeting was going longer than expected Mr. Prowant asked to introduce Don Isabella, Municipal Services Manager at Republic Services. Republic Services Waste Collections Company; wanted to speak to the Board as they will likely be one of the bidders for trash/waste contract. Republic Services is the second largest solid waste management company in America. Locally they are known as Allied Waste, they have a facility in West Grove. They are

very interested bidders in the upcoming contract. Mr. Isabella applauds the Township on using the carts for recycling. Mr. Isabella recommends the use of the carts for trash removal as well. The use of carts makes your account become known as automated. Mr. Isabella introduced Al Hemma, General Manager in Eastern PA and Delmarva Peninsula. He is glad to be here and looks forward to working with us. He then introduced Anthony Sporito, Operations Manager for the West Grove facility. Allied Waste would be serving Caln Township from the West Grove facility. They have multiple municipalities East Caln, West Goshen, Downingtown, Kennett Square, and East Fallowfield. Mr. Isabella spoke to the Board and the crowd about the bidding process and the specifications that the Township will be asking for. Mr. Isabella recommended the Township consider a recycling rewards program, an example is called Recycle Bank. This program gives residents incentive to recycle; everyone can win the community benefits. The recycle incentive program is a cost to the hauler. The Commissioners asked questions. There was discussion about the added weight to the tonnage from rainwater. Mr. Isabella noted that the cart program is an aesthetic improvement to trash removal to every community. There was discussion on yard waste, which amounts to approximately 9 lbs. of week. Bulk pick-up was discussed as well; the most common option is the weekly basis. They also accept refrigerators as long as Freon is removed. Allied Waste prefers the carted method of pickup and the number one reason is driver safety. The Commissioners talked about the cart sizes and the hope to increase recycling. Mr. Isabella also discussed the changes in manufacturing that have resulted in lighter weights in the recycling numbers i.e., less newsprint, and less glass. The Commissioners also explained how the recycling carts were paid for and the concept of possibly paying for trash carts to be acquired. Mr. Isabella left a DVD for the Commissioners and staff to review, for further information.

Engineering Items cont.

Report Chart/Deadline

N/A

Concept Plan for Bondsville Road/G.O. Carlson/Lincoln Hwy.

McMahon is trying to schedule a meeting with PECO and PENN Dot, there might possibly be some assistance available from PECO to move poles and help with splitting paving.

Humpton Farms Drainage and Roadway Revisions

There is a proposal from D.L. Howell, this proposal is a not to exceed proposal based on scopes and milestones. There was some discussion about the bid and the process. Mr. McClintock reviewed what the proposal entails. Not to exceed \$34,000.00. The NPDES National Pollution Discharge Elimination Standards, a major permit for construction work. Not to exceed \$8,000.00. The HOP Highway Occupancy Permit, to redesign Humpton Road to straighten and give turn lane options. Not to exceed \$44,500.00. The Commissioners want the contract to read the drawings and studies must remain the property of Caln Township. Mr. Kruse also wants a guarantee by Certificate of Insurance.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the Contract from D.L. Howell dated May 31, 2013, as explained by Mr. McClintock not to exceed \$34,000, on the first one, \$8,000, on the second one and \$44,500, on the third one. With these conditions: D.L. Howell to provide a certificate of insurance for liability and workmen's comp and that all documents will be owned by Caln Township at the end of this project.

The motion was so moved by James Kruse and seconded by Lorraine Tindaro. Polled, all aye.

Mr. McClintock noted there are some potential interim items on Humpton Road that will be addressed as part of the pavement program for this year.

G.O. Carlson Geotechnical Review

There are white boxes on G.O. Carlson they will be saw cut and some analysis done to determine next stop to repave and stabilize that roadway. Mr. McClintock will provide an update at the next meeting.

G.O. Carlson east is due for possible tar and chip and/or surface treatment as proposed in the current pavement program. This will be evaluated once a determination is made on how and when to proceed with the roadway repairs.

Fisherville Road Slope Repair Project

The survey is in the design process.

NPDES MS4 Permit

The application was submitted on time last week. The new permit will be issued 6/12 or 6/13 and it is noted that the permit renewal was issued with no conditions.

ARLE Grant

The Township is requesting that PENN Dot allow the Township to pull out the signal upgrades for Lloyd Avenue with 322 and Rock Raymond and 322 from the rest of the items in an effort to start the grant project. Mr. McClintock received notification that PENN Dot will allow those two intersections to be removed. Mr. McClintock discussed grant funding.

ARLE Grant 2013

That application is due by the end of June, Mr. McClintock asked for permission to request a signal project that would also include curb line modifications, for the Bondsville/Lincoln intersection. The Board gave their consensus for him to prepare the application.

Fiber Grant Application

Mr. McClintock would also like to submit a grant application for fiber from Lincoln Hwy to Reeceville. This would also be an ARLE Grant. Mr. McClintock asked for consensus, it was granted.

Pavement Program

Multiple Municipal project for paving. The bids were opened a week ago for Tar and Chip. There were bids for single coat and double coat. \$.99 for single and \$1.965 for double coat.

Mr. McClintock asked for approval of the Martin resurfacing bid submitted in conjunction with the Consortium of West Brandywine, West Bradford and Caln Township. This equipment would utilize liquid fuels funds for a maintenance activity on numerous streets throughout the township.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the contract with Martin Paving for \$.99 for single coat and \$1.965 per double coat per square yard in conjunction with the Consortium.

The motion was so moved by Joshua Young and seconded by Lorraine Tindaro. Polled, all aye.

There is a road schematic, which outlines which roads need to be resurfaced next. The list for this year includes.

N. Bailey
Barley Sheaf
Caranel
Crest
G.O. Carlson (East)
Parkside Drive
Parkside Avenue.
Park Drive
Wedgwood

Approximately 5.5. miles to be resurfaced. The tar and chip number is lower than budgeted. We are in a multi-municipal cooperative paving, West Brandywine, West Bradford and Caln. The crews are combined and the equipment is rented and bid the materials, it saves money by combining the efforts. The Commissioners discussed the multi-municipal paving. Equipment rental large roller, operator, screed operator.

The paving equipment bidder that West Bradford approved on behalf of our group is Magunga so Caln Township needs to approve them as well if the Board is in agreement with their bid. .

Vice President Kramer entertained a motion that the Caln Township Board of Commissioners approve the price structures bid for Macanga for the equipment bid.

The motion was so moved by Joshua Young and seconded by James Kruse. Polled, all aye.

Williams Gas Pipeline

The gas line is being installed north of Beaver Creek Tavern; there is a detour route around that site, approximately 4-6 weeks. Mr. McClintock noted that the signs for Mr. Deets to be installed tomorrow.

Columbia Gas Pipeline

Mr. McClintock had a schematic for everyone to review. Mr. McClintock pointed out the proposed installation of the gas line for additional capacity. They recently changed the path slightly and Mr. McClintock pointed that out for review. The gas company is approaching the property owner's that would be affected. Mr. McClintock noted the path might still change. There may be additional easements sought as well.

Assistant Township Manager Tony Scheivert

Community Services

Sale of Vehicles

Mr. Scheivert asked the Board for a motion to advertise several vehicles for sale as follows:

- #1994 Chevy 2500 Pickup
- #1994 GMC Top Kick Dump
- #1997 Chevy 2500
- #1999 Jeep Cherokee
- #2006 Crown Victoria

These vehicles will be put on the bid, but there is the option the Crown Vic may be pulled and used as a trade-in. Mr. Scheivert is seeking approval to advertise bid.

In addition, there will be one vehicle traded from Sewer to Construction and one from Construction to be used by Community Services for Recreational activities. There was discussion on the trucks in service.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the bid to advertise the five vehicles as detailed by Mr. Scheivert.

The motion was so moved by James Kruse and seconded by Lorraine Tindaro. Polled, all aye.

Departmental Update

Construction crew will do last pour for sidewalks. They will be doing another day or two of seeding and grading.

Mike Fragale's crew is weed whacking and spraying curbs.

The tar-pot will be in use, one patching and paving, one getting curbs and cracks sealed.

First Movie of the summer, Friday at approximately 9 p.m. "Brave"

Township Manager Greg Prowant

LERTA

The County Commissioners, School District are all part of LERTA. We can now start taking applications. Our first applicant is a potential POPEYE'S Chicken in the west end of the Township.

The Committee has been meeting monthly and trying to get the word out to people that might be interested. There is a list of strategies; Mr. Wagner (a realtor) is going to bring it up in meetings with clients. Commissioner Young reviewed the highlights of LERTA for those in attendance.

LERTA is off to a good start!

Commissioner Kruse asked about roof repairs for the Township buildings. Mr. Scheivert brought everyone up to date.

Solid Waste Discussion

Mr. Prowant appreciated our guest speaker earlier, who gave out a lot of information. Mr. Prowant reviewed the discussions that have taken place up to the point. Scot Gil is in attendance from the Waste Department. Mr. Prowant and Mr. Gil did a review of the different cart sizes for those in attendance. Currently the Township residents have 65-gallon recycling carts and are permitted to put out up to four containers per week for pick-up. Several 55+ communities were give 35-gallon recycling carts. Some residents have purchased their own 65-gallon totes. Some use bags. The Township would like to have a cart with a lid to cut down on the water collected from rain.

Mr. Prowant had a power point presentation for everyone's review, showing recycling percentages, bulk amounts, and leaf collection. The Township makes mulch with leaf collection throughout the year. Mr. Prowant made some comparison over the last several years since 2008. Approximately 35 lbs. of trash per week and approximately 11 lbs. of recycling per household, per week. The Township currently allows one bulk item pick up per household per week.

There was mention of the process of implementing the use of uniform trash carts. The disposal and removal of residents existing trash cans, size of dwelling unit and limited storage space, purchase price and maintenance, The carts have hinged lids so they will not blow away, keep animals out and smells in, the carts are more attractive then the many varied containers/bags that are currently used. Cart size will need determined, purchase (who will own carts) and method of pick-up.

Green Task Force committee pondered the large trash weeks, parties, holidays, moving, and the extra trash involved. Stickers, tags, bags. Possible amnesty days after Christmas or in the spring during spring clean up.

Funding strategies, loan over a three or four year period. Haulers could purchase the carts as part of the overall bid. Applied to DEP for a grant for the previously purchased recycling carts.

Mr. Prowant also wanted to recognize Scot Gil and Mary Slade for the work that they do on trash and recycling on a daily basis.

Commissioner Young reviewed the Green Task Force recommendations. Every resident would get one 65-gallon cart included in your trash fee; if you wanted an additional cart you could purchase another cart for \$50 refundable deposit, that way if you move you get the deposit back. \$16 every billing cycle for the 65-gallon trash cart. The \$16 is charged per cart per cycle.

The Green Task Force feels that those that are wasteful should have to pay more. There was discussion about the amount of trash in larger homes may be the result of more children and less recycling. The Commissioners discussed the totes vs. the bags, volume vs. house size. Mr. Gil spoke about the carts/bags from the Administration side of the picture.

Maybe, there should be a survey of what the resident's preferences would be. Vice President Kramer recommended that this item be tabled until a later date, there has been a great deal of information discussed, perhaps go back to the committee level and also talk to haulers as well.

Bill List

Vice President Rose entertained a motion for the Caln Township Board of Commissioners to approve the bill list Check #32173-32222.

The motion was so moved by Joshua Young and so amended to reflect 32173 not 32176.

The motion was so moved by Joshua Young and seconded by James Kruse. Polled, all aye.

Additional Business

Commissioner Young noted there is an interest to have leaf mulch delivered for a fee to homes.

Mr. Prowant noted that Officer Carbone has decided to withdrawal his resignation.

Mr. McClintock noted that PAWC will be overlay on Raye Road after the repair of the water main break.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve to waive the street opening fee for PAWC for pavement impact to Raye Road due to the recent water break and PAW's agreement to repave the street upon replacement of the water main.

The motion was so moved by Joshua Young and seconded by James Kruse. Polled, all aye.

Mr. McClintock asked for approval to pay an invoice for approved contract, the Board would like to table it until the next bill run.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to adjourn the meeting.

The motion was so moved by Joshua Young and seconded by Lorraine Tindaro. Polled, all aye.