

CALN TOWNSHIP  
BOARD OF COMMISSIONERS  
BUSINESS MEETING  
MAY 9, 2013

The Caln Township Board of Commissioners held its business meeting on May 9, 2013, at 253 Municipal Drive, Thorndale, PA 19372. Vice President Charles Kramer called the meeting to order at 7:30 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  
Finance Director Karen Wertz  
Zoning Director Andy Reczek  
Fire Chief John Cordisco  
Police Chief Joseph Elias

All present saluted the Flag.

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

Citizens to be heard

Tom Logston, Scott Drive would like to keep two chickens on his property for education purposes. Mr. Logston has a long family history of raising chickens. There was a discussion about the Ordinances in regards to keeping animals. Mr. Logston does not intend to keep roosters, as they can be loud. Mr. Logston suggestion is that the Township Ordinance does not give clear enough definition and he had previously discussed this with Andy Reczek, Code Enforcement Officer. The Commissioners asked some questions and discussed rewriting the Ordinance with limitations as to number probably based on square footage.

Steve Koon, 63 Foundry and Mr. Eberwein of E.B. Walsh and Associates they would like to put a propane bulk storage yard on Edge's Mill Road (next to bypass). Mr. Eberwein submitted information as an inquiry for the installation of the propane bulk storage in the C2 Zoning District. The facility would not have any employee's on site and would be locked. There is a

packet in the Board's material. Mr. Reczek noted that this is a vacant piece of land with nothing but a storm water basin on it. Mr. Reczek reviewed the parcels that are occupied on Edge's Mill. There would need to be setbacks defined and a text amendment written, there is no expectation for a definitive decision today. The Commissioners asked if there is adequate distance per the government agency. The project estimate is roughly \$200,000 for the tanks. This project would require a Land Development plan once the Board approves the Zoning. The Commissioners are not prepared to give an opinion.. The Commissioners would like the full board to be available to vote, Commissioner Kruse would like to see the safety information, and Commissioner Young is not sold on the idea of the propane farm he would like to see something more commercial. This project would require the extension of water and sewer service. Vice President Kramer asked the applicant to attain a firmer direction and come back with the full board present for consideration.

### **Ordinances and Resolutions**

Township Manager Greg Prowant

#### **Resolution 2013-04**

The State of Pennsylvania has a grant program for recycling equipment purchase. This resolution would allow the Township to apply for the grant. This grant program has been used in the past. The Township has met with the DEP representative. The Township can apply to be reimbursed for the recycling totes. The Township chipper could possibly be replaced and there would be some costs for educational materials such as in newsletters. The total amount of funds to be reimbursed would be \$222,523.00. Mr. Prowant asked for a motion to approve.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve Resolution 2013-04 for submitting a grant application for municipal recycling program grant.

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

Code Enforcement Officer Andy Reczek

#### **Edges Mill Road Proposal**

Mr. Reczek noted this item was already covered with the Propane Farm earlier.

#### **Wells Fargo Land Development Labor Request**

Mr. Reczek noted that Wells Fargo has Tom Lowry working as their consultant on this project; he is a local Codes Official. Wells Fargo is looking to install an outside ATM machine. Mr. Reczek wanted to share what has been submitted for the project. It is square 90 sq. ft. pad directly off the existing sidewalk. The staff discussed if this project needs to have Land Development based on the square footage. Mr. Reczek and staff considered asking for a Waiver of Land Development due to the small size of the project. The Commissioners discussed the size of the project and feel it is not necessary to complete a land development.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve a waiver of land development to allow an ATM machine to be placed in accordance with this plan.

The motion was so moved by Charles Kramer and seconded by James Kruse. Polled, all aye\

### **Caln Crest Update**

Mr. Reczek has been in contact with the contractor who has submitted a proposal to do the work that is needed, which amounts to two-yard inlets and a length of pipe to be connected down into the basin. Ms. Camp has already sent letter to most of the affected property owners. We have agreements with most, there is one that has given prior approval but did not have a specific easement agreement so Ms. Camp is still working on that. Mr. Reczek hopes to have the project finished in May to avoid running into further easement deadlines.

### **Valley Township Update**

The Board is aware that the Township is in an agreement with Valley Township to provide Code Enforcement services for them on an as needed basis. Since that agreement was adopted, Valley has lost their Code Enforcement official and has reached out to the Township to broaden the coverage. With the Board's approval, Mr. Reczek will pursue making a new agreement. The Commissioners discussed. Mr. Reczek explained there would be a much greater commitment going forward, Caln Township Code Enforcement is keeping very accurate records.

The Board gave their consent to proceed with expanding the responsibilities in the agreement.

### **Zoning**

#### **Zoning Amendment Update Discussion**

Mr. Reczek asked the Board to authorize for advertisement the Group Homes Ordinance amendment, which Ms. Camp has prepared.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the advertisement for the Zoning Ordinance Amendment update for Group Homes.

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

#### **Solar Energy Rooftop Grant Amendment**

Mr. Reczek and Ms Camp are still working on the Draft for the Solar Energy Rooftop Grant Amendment.

#### **Lincoln Highway Adaptive Reuse District**

This is still being worked on at the committee level, they have a map that will be submitted soon.

Township Engineer Jeffrey McClintock PE CFM

## **Land Development**

### **Scarfo-Brunner Minor Sub-division 2012**

Mr. McClintock reported that Mr. and Mrs. Brunner are in attendance their plan for minor sub-division was displayed for everyone to see. There are nine conditions which would do a lot line change for the two properties displayed. Mr. McClintock showed where the Brunners live and where the Scarfos live and how the properties will be defined after sub-division. One segment will allow for the existing driveway easement that they have with the SAI Temple property will not have to alter.

They are here to seek approval of their minor lot line change Scarfo –Brunner Sub-division 2012 including parcel #: 39-1-37.1 and 39-1-37.1A

The Commissioners asked that no storm water would change, Mr. McClintock replied no.

Vice President Kramer entertained a motion that the Caln Township Board of Commissioners approve the Scarfo-Brunner Minor Sub-division 2012.

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

### **Fairways Recycling Pad Waiver of Land Development Request**

Bill Byerly of First Montgomery Properties represents the Fairways tonight; they would like to install a refuse pad that would replace all of the refuse sites in the Community of the Fairways. It would be just passed the Day Care Center on the Right. Once the refuse pad is installed, the Fairways has agreed to remove all existing refuse/dumpster sites. Mr. McClintock asked that if the Board is willing to grant a minor land development, the staff would like the Board to require that the as-builts be documented once the new pad is built and that the applicant would provide written certification that the existing current dumpster site pads be removed within six months of completion of the new consolidated refuse pad site. The Township has not accumulated any legal costs at this point. Mr. Byerly stated it would increase safety, and reduces the carbon imprint of the property as well. Mr. Byerly appreciates the Board's consideration.

The Commissioners are concerned that the residents will not follow procedure and bring the trash to the consolidated site. The Fairways are asking for a waiver of going through the formal land development process, Mr. Byerly has already completed the steps for storm-water and zoning, this would remove the financial burden of filing plans. The Commissioners discussed the location of the potential pad site. They will install one compactor, remove it when full, and replace with a new one. The recycling bins will 8 yd overhead dumpsters. Mr. Byerly feels the amount of recycling will increase because the trash and recycling will be in the same spot. There was also discussion about the noise, smell, and convenience. There will be an enclosure with landscaping, this will improve the look of the facility not become an eyesore.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve a waiver of land development to the Fairways for the construction of a recycling pad, with the provision that there will be as-builts provided when the project is complete and the existing dump pads are removed within six months of the project completion and that First Montgomery Properties would compensate the Township for any professional fees incurred.

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

### **Report Chart/Deadline Chart Review**

Mr. Risbon signed an extension agreement so that his plan did not expire.

### **Capital Projects Committee**

Mr. McClintock would like to have Board give consensus direction to allow the Proposal for Review Draft, so that this job may go out for bid and pricing to redesign Humpton Road. Commissioner Kruse stated that DL Howell did a design nine years ago, why couldn't the Township take the proposal directly to DL Howell. Mr. McClintock feels the engineer with DL Howell would be a good choice. If the Township uses a larger firm they will incur extra costs because DL Howell already had the surveys completed and on record. There was discussion about the drainage and how it will be handled above ground rather than in pipes underground. Mr. McClintock explained the high intensity storms could not be planned for. Mr. Howell and Mr. McClintock walked the road and talked about options in the recent past.

The design component needs to be wrapped up and put into place. Mr. McClintock asked for direction on the proposal prepared. The Board gave Mr. McClintock direction to proceed to the next step with Humpton Road Design by requesting a price proposal from DL Howell and Associates, Inc. They indicated it was not necessary at this time to solicit prices from other firms.

### **Standard Agreement for Professionals to work with Caln Township**

Mr. McClintock and Ms. Camp are working on a Professional Services Agreement that will be the Standard Agreement for Caln Township. If the professional is not willing to sign the Township agreement, they will not work for the Township.

### **Bondsville Road/G.O. Carlson/Lincoln Highway/Thorndale Marshallton Plan Proposal**

There was discussion about the bridge, the intersection, bridge design, and DEP requirements. Mr. McClintock reviewed a map of the drive around the Township.

The Township may be able to secure a permit from Penn Dot to build a pedestrian bridge above Bondsville Road.

There was discussion about pedestrian access right now. Vice President Kramer wants to know what can be done now to get things moving. Mr. McClintock said the Board will need a highway occupancy permit. There was discussion about costs. Vice President Kramer wants to

take action whatever it might be. He also feels there needs to be a price structure provided with work necessary, and how does that connect the traffic route. Commissioner Young wants no pedestrian pathway only a bridge over Valley Run, not on Bondsville Road. There was further discussion.

Mr. McClintock reviewed the McMahon proposal and answered the Commissioners questions.

Mr. McClintock reiterated that there is to be no pursuit of a pedestrian walkway on the existing bridge.

The Board gave Mr. McClintock a consensus vote to pay McMahon \$6,500 for a traffic study of the above-mentioned intersection.

### **Chester County Transportation Infrastructure Inventory – Review of Submission**

The Township still has the bridge over Beaver Creek at G.O. Carlson, PA 340/Reeceville Road Intersection improvements. The numbers have been updated. The Township also added a new project, which are Lincoln Hwy/N. Caln Rd/Olive Street intersection improvements. The traffic study was forwarded to Chester County. This is the pre-tif list.

### **G.O. Carlson Blvd. pavement analysis**

The pavement analysis is almost complete. Results will be reviewed with the Board upon receipt.

### **Fishersville Road Embankment Retaining Wall Design Proposal**

Abdel Nassani from PADEP came out to review the embankment that is deteriorating along Fisherville Road with Mr. McClintock, Mr. Kruse, Mr. Prowant, and Mr. Scheivert back in April. Mr. Nassani indicated that a professional design would be needed to secure an Emergency Permit for the repair work. There is an engineering proposal in the packet. Mr. McClintock needs an authorization for a survey of \$1,635.00 and a request for \$10,850.00 for Advantage Engineers to perform the design.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the new proposal for Geotechnical Services for Advantage Engineers for \$10,850.00 and \$1,635 to Howell-Kline for a survey.

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

Assistant Township Manager Tony Scheivert

### **Community Services**

#### **Lloyd Park Bathrooms**

The last meeting the Commissioners asked for a price for two toilets in the ladies room and a toilet urinal in the men's room. The information is listed in the Board's packet. There was discussion about not making them men's and ladies, just make it unisex. This facility would have electronic locking and a sky light in each section.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the purchase and install of the Cortez \$48,715.00, which includes electronic lights and skylights.

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

Mr. Scheivert discussed the pricing for laying the water/sewer line and the pad site for the facilities. The total price at completion will be approximately \$60,000.

There was discussion about a dog wash as well and about the kits for pavilions as well.

### **Building Improvement Discussion**

Bursitch Engineers came out and evaluated the roof repair. The pitched roof alternative became more complicated. Mr. Scheivert recommends that the Township fix the flat roof. Lane Roofing came in and had a sample of the sealing and repairing the roof that last longer than anyone has been around. Lane will repair both roofs and we will keep the HVAC unit on the roof. It will be a savings of approximately \$30,000.00.

Mr. Scheivert is confident that if the roof is properly sealed and secured. It will not leak. Lane will give the Township a 5-year warranty. Commissioner Young asked how long the Township would remain in this building.

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve Lane Roofing to make repairs to the existing EDPM roof for \$4850 and coat the asphalt roof with a urethane coating for \$8700 for a total of \$13,550.00.

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

Township Manager Greg Prowant

### **Solid Waste Trash Overview**

Mr. Prowant gave an overview of pricing and numbers before the bid goes out to the contractors. Mr. Prowant made a presentation. Presently up to 4 containers of trash and a 65-gallon recycling tote. The Township is recognized for their chipping, leave pick up, annual paper shredding and hazardous waste recycling. Mr. Prowant showed a comparison of 2008 and 2012, he noted the drop off in trash tonnage after the recycling carts were purchased. Mr. Prowant gave a comparison to some neighboring municipalities. Mr. Prowant explained the bidding process and how the pricing breaks down. January 1, 2014 we need to be under a new contract. Commissioner Young mentioned the possibly extending the length of the contracts for a savings.

## **LERTA Update**

The school district approved LERTA. It will go to the County next week to talk about getting LERTA set up with the Board of Assessment hoping to have that up and running by June or July at the latest. Popeye's will likely be our first LERTA applicant.

## **Bond Issue**

Everyone has copies of the prospectus, with an interest rate of 2.38% there will be considerable savings. Closing is June 6, 2013.

## **Bill List**

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the bill list, which includes check #31981 through 32061.

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

## **Minutes for March 14, 2013**

Vice President Kramer entertained a motion for the Caln Township Board of Commissioners to approve the minutes from the March 14, 2013.

The motion was so moved by Joshua Young and James Kruse. 3-aye, Charles Kramer abstained.

## **Additional Business**

Commissioner Kruse asked if there was work done at the park; Tony said yes there were new doors installed.

Commissioner Young asked when was the first movie, Mr. Scheivert noted that – June 14 is the first movie and the first concert is June 9.

Mr. Reymos asked about the street sweeping.

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

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

The meeting adjourned at 9:43 p.m.