

Caln Township
Board of Commissioners
January 11, 2024, 7:30 Hybrid
Workshop Minutes

Board Members Present: Paul Mullin-President, Joshua B. Young-Vice President, Jane Kennedy-Commissioner, Lorraine Tindaro-Commissioner, and Mark Evans-Commissioner.

Staff Members Present: Don Vymazal-Township Manager/Secretary, Denise Miller-Assistant Township Secretary/Administrative Assistant, Lisa Swan-Director of Finance/Treasurer, and Police Chief Elias.

Professionals Present: Chris Dailey P.E. of D.L. Howell & Associates Inc., and Bob Tucker Esq. from MacElree Harvey both representing the Applicant for 4060 Edges Mill Road.

Special Guest: N/A

The Board of Commissioners' January 11, 2024 agenda was posted on the Township website, at the Township building on January 10, 2024, and agendas were made available for the public at the meeting. The 2024 Township Board of Commissioners (BOC) meetings were published in the Daily Local News, on December 27, 2023.

Commissioner Mullin called the meeting to order at 7:30 PM. Commissioner Mullin then called for the Pledge of Allegiance to the Flag.

Citizens to be Heard

There were none.

Township Solicitor – Ms. Camp

Request for Board Consideration to Approve and Authorize the Board President to Sign Township Manager MOU – For Board consideration, Ms. Camp presented the MOU for the Township Manager.

Commissioner Mullin asked Mr. Vymazal if he had any questions on his MOU. Mr. Vymazal thanked the Board for his hiring process.

Commissioner Mullin entertained a motion to approve and authorize the Board President to sign the Township Managers' MOU. Moved by Commissioner Evans and seconded by Commissioner Kennedy. The vote passed 5-0.

Request for Board Consideration of Motion for Preliminary Subdivision and Land Development Approval for 4060 and 4102 Edges Mill Road – For Board consideration, Ms. Camp presented a reverse subdivision for tax parcel 39-1-14.1 and 39.1-114 to build a one story building on 4060 Edges Mill Road with a footprint of 41,000 square feet, fifty-six off street parking spaces, sidewalks, stormwater management facilities, and other site improvements for the consolidation of the two parcels together for a 12,951 acre parcel. Ms. Camp noted that the Planning Commission recommended that the Board grant preliminary approval, at their December 19, 2023 meeting, subject to the Applicant complying with any outstanding comments in the consultants' review letter.

Mr. Dailey gave a brief overview of the project and shared a map of the project. After discussion, Commissioner Mullin noted that the riparian buffer encompasses the mitigated wetland up against the bypass, close to the basin.

Commissioner Evans asked Mr. Dailey if he could guarantee that there will not be any issues with the two historic properties on Edges Mill Road. Mr. Dailey replied that the riparian buffer is against the 30-bypass, and there will be very minimal disturbance.

Commissioner Young asked Mr. Daily if fire hydrants will be added along Edges Mill Road. Mr. Dailey replied that one will be added per Mr. Stackhouse.

Commissioner Young asked how trucks will be directed from the bypass. Mr. Dailey replied that there will be signage restricting trucks from coming from or going to Bondsville Road. Ms. Camp replied that condition #8 states that the Applicant shall prohibit truck traffic from turning left onto Edges Mill Road when exiting the property.

Cathy Callaghan of 931 Bondsville Road asked the Board to clarify if there is no turning left onto Edges Mill Road. The Board replied that she is correct.

Commissioner Mullin entertained a motion for Preliminary Subdivision and Land Development approval for 4060 Edges Mill Road. Moved by Commissioner Evans and seconded by Commissioner Tindaro. The vote passed 5-0.

Township Manager – Mr. Vymazal

Discussion – Proposal with Cohen Law Group to Perform Verizon Cable Franchise Renewal Service, for the Not to Exceed Amount of \$9,975.00 – Mr. Vymazal noted that Ms. Camp reviewed the contract and recommends approval. Mr. Vymazal also noted that the Cohen Law Group coordinates with multiple municipalities throughout Chester County. The Township will receive a 10% or 15% discount depending on the number of Municipalities that join the Consortium.

Commissioner Mullin asked Mr. Vymazal if this contract is for 2 years. Mr. Vymazal replied that it is and it will be presented at the January 25, 2024 meeting for adoption.

Commissioner Young noted that Comcast and Verizon pay Municipalities for the use of their Right-of-Ways and that is what this contract is for. Commissioner Kennedy asked what percentage Caln received it in past. Mr. Vymazal replied that it was 5% of the total revenue.

Request for Board Consideration to Authorize and Approve the Township Manager to Sign an Agreement with Signal Service, Inc., in the Amount of \$7,500.00 – For Board consideration, Mr. Vymazal presented an agreement with Signal Service Inc., in the amount of \$7,500.00. Mr. Vymazal noted that the list of traffic lights in the contract were verified by Mr. Huggins and Mr. Stackhouse.

Commissioner Young noted that he recommends purchasing battery backups for the traffic lights on Lincoln Highway because they were out during the recent storm. Mr. Vymazal replied that he will verify if there are battery backups or not. Chief Elias replied that by the time the police received notification that the lights on Lincoln Highway were not working they were restored.

Commissioner Mullin entertained a motion to authorize and approve the Township Manager to sign an agreement with Signal Service Inc., in the amount of \$7,500.00 Moved by Commissioner Evans and seconded by Commissioner Kennedy. The vote passed 5-0.

Discussion – Spackman-Davis Farm – Mr. Vymazal opened discussion for the Spackman-Davis Farm.

Commissioner Evans noted that he had three articles published on the Spackman-Davis Farm (“Farm”). The farm is 200 acres and the longest single-lineage family farm in Caln along Kings Highway since the late 1700’s. The farm has been documented in the history of the underground railroad in Chester County. In early 2000, matriarch Marianne Griffith sold the farm to Caln because she wanted her family heritage remembered and preserved. There will be more events planned for 2024.

Commissioner Young noted that he was the Board representative that developed the 2007 park plan. He believes that the residents should have access to the farm whether it is maintained grass or a paved path. Commissioner Young also noted that the Township should involve the farmer in further discussion. Commissioner Kennedy would like further discussion on potential use for a multipurpose park.

Commissioner Young asked Mr. Vymazal if the Township would be eligible for grant funding if the Township does not go the route of the 2007 plan. Mr. Vymazal replied that it will depend on the funding source. There are possible programs that have funds for the first step. Mr. Vymazal noted that he will research planning grants and bring them back to the Board for further discussion and consideration. The Board agreed to have Mr. Vymazal look into planning grants. Commissioner Young noted that this process will take 9 months to 1 year. Commissioner Young also noted that the Township received a \$7,500 for a PECO growing greener grant and used it for part of the county grant match.

Commissioner Evans noted that an immediate concern is that the front porch is starting to separate from the main house and pulling the wall with it, and the main house roof replacement. Commissioner Mullin noted that establishing a 501c3 will generate funds to save the house.

Mark DeYoung of 20 Beaver Run Road spoke about the park plans and what he would like to see.

Minutes to Approve

Request for Board Consideration to Approve the December 14, 2023 Board of Commissioners Minutes – Commissioner Mullin entertained a motion to approve the December 14, 2023 Board of Commissioners minutes. Moved by Commissioner Evans and seconded by Commissioner Tindaro. The vote passed 5-0.

Finance Department – Ms. Swan

Request for Board Consideration to Approve the Accounts Payable Bill List for Checks 51247 to 51382 and Manual Check 298 – Commissioner Mullin entertained a motion to approve the accounts payable bill list for checks 51247 to 51382 and manual check 298. Moved by Commissioner Young and seconded by Commissioner Tindaro. The vote passed 5-0.

Liaison Appointments to Boards and Commissions

Park and Recreation – Commissioner Kennedy – Alternate Commissioner Young

COG – Commissioner Kennedy – Alternate Commissioner Mullin

Municipal Authority – Commissioner Mullin

Fire Board – Commissioner Mullin – Commissioner Young

Historical Commission – Commissioner Evans – Commissioner Tindaro

Lincoln Highway – Commissioner Young – Alternate Commissioner Evans

Ingleside Golf – Commissioner Mullin – Commissioner Tindaro

Planning Commission – Commissioner Tindaro – Commissioner Evans

Zoning – Commissioner Evans – Commissioner Tindaro

Finance and Budget – Commissioner Young – Commissioner Mullin

Police Pensions – Commissioner Young – Commissioner Mullin

Commissioner Mullin entertained a motion to name the said Liaison appointments. Moved by Commissioner Evans and seconded by Commissioner Kennedy. The vote passed 5-0.

Commissioner Young noted that he will have his contact keep him informed when there is an item on the committee meeting agenda so they can attend as residents; however, the School Board tends to acknowledge them as Commissioners. Commissioner Kennedy asked if the Board is interested in acquiring Caln Elementary School. Commissioner Young replied that the Board looked at purchasing the school from the School Board in 2009-2010 and the price was approximately \$6 million. Today the front of the school would have to be rehabilitated and the back torn down and rebuilt. Commissioner Evans noted that there could possibly be a land swap with the School Board.

Request for Board Consideration of Reappointment

Vacancy Board – The Board noted that Ed Artz has indicated that he would like to be reappointed for another 2-year term.

Commissioner Mullin entertained a motion to reappoint Mr. Artz to a 2024-2025 term on the Vacancy Board. Moved by Commissioner Evans and seconded by Commissioner Young. The vote passed 5-0.

Boards and Commissions Updates – Summary by Applicable Board Liaison

Parks and Recreation – No report given due to the cancellation of their December meeting.

COG – No report given due to the cancellation of their December meeting.

Municipal Authority – Commissioner Mullin noted that they established new sewer rates effective January 1, 2024 and their 2024 operation and capital budgets, in December. They also awarded the 2024 grouting project contract to Sewer Specialty Services in the amount of \$141,622.00. Commissioner Kennedy asked what the grouting project is. Commissioner Mullin replied that they are tightening their sewer pipes, so water does not get into them causing them to pay for additional water treatment. Commissioner Kennedy asked if they tested for COVID. Mr. Vymazal replied that the larger systems may have received funding for testing.

DARA – No report given due to the cancellation of their December meeting.

Fire Board – No report given due to the cancellation of their December meeting. Commissioner Young noted that there will be a 7:00 PM special meeting on January 15 to elect a president.

Historical Commission – We’ve been interested in learning more about Mary Louise Lloyd, her legacy, and the beautiful mid-century modern home where she founded an early learning school now known as Copeland Run Academy. We approved sending a letter of inquiry to the Directors of Copeland Run Academy and can’t wait to hear back! We also heard from all our subcommittees and discussed the importance of marketing and social media in 2024. The highlight of the night was we celebrated a visit with Santa, coffee, and cookies, and then singing carols around the tree at Spackman-Davis Farm. This team always mixes work and play – it’s why they get so much done! Our January Hybrid meeting will be next Wednesday the January 17, 2024 at 7:00 PM. We have big plans for the coming year and beyond, please consider coming to one of our meetings. And please consider joining the Parks and Recreation Board. Without their help, our historic events would not be possible. They meet the first Monday of each month.

Lincoln Highway – No report given due to the cancellation of their December meeting.

Ingleside Golf Course – Commissioner Tindaro noted that the fifty-five golf carts have been received. Commissioner Evans noted that employee Michael Robinson Sr. has passed away. Mr. Robinson Sr. worked for the golf course for 30 years and will be missed.

Additional Business –

Commissioner Mullin called for additional business. There was none.

Public Comments –

Commissioner Mullin called for public comments. There were none.

Adjournment

Commissioner Mullin entertained a motion to adjourn the January 11, 2024 meeting at 8:50 PM. Moved by Commissioner Young and seconded by Commissioner Evans. The vote passed 5-0.

After adjournment, Ms. Nancy Lee of 310 South Caln Road spoke about the situation across from her property. Mark DeYoung of 20 Beaver Run Road recommended a citizens committee to go to the school board meetings.

Respectfully Submitted by,

Denise Miller,
Assistant Township Secretary