

Caln Township Board of Commissioners
253 Municipal Drive
Thorndale, PA 19372
May 11, 2017, 7:30 PM

Call to order and pledge of allegiance.

Attendance

Present - Jennifer Breton, Vice President; John Contento, Commissioner; George Chambers, Commissioner; Joshua Young, Commissioner; Kristen Denne, Township Manager; and Margaret Driller, Recording Secretary

Moment of Silence – Commissioner Young called for a moment of silence for all first responders and military, all over the world.

Board Reorganization

A new President was elected to the Board of Commissioners this evening. Commissioner Young entertained a motion that Commissioner Jennifer Breton be nominated for President, Moved by Commissioner Chambers and seconded by Commissioner Contento. Motion carried 4-0. Commissioner Breton entertained a motion to nominate for Vice President, Commissioner Chambers. Moved by Commissioner Contento and seconded by Commissioner Breton. Commissioner Chambers was appointed Vice President, Motion carried 4-0.

Citizens to be Heard

Mr. John Hashem, 300 North Bailey Road, owner of the Craft House stated that he wants to grow his business to be more profitable and that conversations with the golf course have not been promising.. Mr. Hashem stated he wanted to buy the golf course to help bring more business into the township so that his restaurant and the golf course could become one entity. Ms. Denne stated that if the township were to sell the golf course it would have to be sold at public auction and deed restrictions for open space would go with the property. Commissioner Young stated that the golf course is not for sale as the township has owned it for twelve years and it is used for 117 acres of open space for the township. This open space has been maintained by the township and it will remain within the township. Commissioner Contento stated that if the golf course if it were to be sold would be sold to a golf course manager. Mr. Hashem is stating that he could lease the golf course and he has the management talent and investment money to buy the property. Commissioner Contento stated that payroll for a new company who would own the golf course would increase the cost of golfing and it could be more expensive for the residents who use the course. It has great benefit as a recreational source for profit and expenses. Ms. Denne is stating that advertising opportunities and communication should be kept open between the restaurant and the golf course. Commissioner Young had a meeting with the golf course in regards to food and how the golf course will be run throughout the year. Solicitor Camp is stating that to put this out to lease it would go to the highest bidder. Commissioner Breton is stating that we can keep him informed for advertising and to have him keep in touch with Ms. Denne in regards to having a better relationship with the golf course in the future.

Township Solicitor – Ms. Camp

253 Municipal Drive – Motion of Approval

Solicitor Camp stated that the Township retained Cedarville Engineering to subdivide the property at 253 Municipal Drive which is under one tax parcel number. The property is proposed to be

subdivided into three parcels. It This plan was reviewed by the Planning Commission and is ready for approval by the Board. Lot #1 contains 4.7 acres and is vacant with no restrictions, Lot#2 contains 4.2 acres and is improved with Caln Township municipal building, police department building, and township and public works garages. Commissioner Young stated that Lot#3 which contains 16.2 acres has been open land as flagged in our property records. Commissioner Breton entertained a motion to approve the Minor Subdivision Plan for Tax Parcel #39-4-110.3E. Moved by Commissioner Young and seconded by Commissioner Chambers. Motion carried 4-0.

County Declaration of Restrictions and Covenants – Fire Company Parcel

Solicitor Camp explained that the Township acquired grant funds from the County that require the Township to record a Declaration against the lot that the Township recently acquired from the Thorndale Fire Company. The four acres that the Township acquired from the Fire Company will not be developed and must remain as and open space. Commissioner Breton entertained a motion to allow the President to sign the County Declaration of Restrictions and Covenants for the Fire Company Parcel, 39-4-104.3-E, with any legal changes needed to be done by Solicitor Camp. Moved by Commissioner Contento, seconded by Commissioner Young. Motion carried 4-0.

Township Manager – Kristen Denne

Appointment to Civil Service Commission

Ms. Denne stated that Mr. Stephen Dintino was interviewed and would like to be appointed to the Civil Service Commission. Commissioner Breton entertained a motion to appoint Mr. Stephen Dintino to the Civil Service Commission with the term to run until 12/31/2019. Moved by Commissioner Contento and seconded by Commissioner Breton. Motion carried 3-0, Commissioner Chambers abstained.

Appointment(s) to Parks and Recreation Board

Ms. Denne stated that Ms. JoEllen McBride was interviewed at the last meeting and would like to be appointed to the Park and Recreation Board. Commissioner Breton entertained a motion to accept Ms. JoEllen McBride to the Parks and Recreation Board with a term to expire 12/31/2018. Moved by Commissioner Young and seconded by Commissioner Contento. Motion carried 3-0, Commissioner Chambers abstained.

Ms. Denne stated that the Board of Commissioners will need to appoint a new Commissioner and that all applications must be filed and turned in to her by Monday, May 15, 2017 at 4:30 PM. This application is on-line and web accessible, and if a form is needed, please call the office to pick up a form. Interviews will be held on May 18, 2017 at 6:30 PM at the township building.

A decision in regard to the golf course from the magistrate stated that it was not upheld in the courts. It could be appealed.

PennDOT is considering putting in a new bike lane from Coatesville City line to Thorndale Train Station on Route 30, and is going to be a pilot program. It would be safer for pedestrians, riders and drivers along Route 30. Commissioner Contento stated that in our new Comprehensive Plan members were generally not in favor of bike lanes along Route 30. Since this is a pilot program by PennDOT for multimodal, safety issues would have to be addressed to help bikers to the train station, and this would probably not be the end of the project. Commissioner Young stated that Carver Court and Brandywine Homes citizens usually walk or use their bikes to go to the train station.. The Planning Commission has not reviewed this plan for safety issues at this time. Commissioners Young, Breton and Chambers voted that they would approve PennDOT to start this

pilot program with Commissioner Contento stating he is not in agreement with approving this plan at this time until input from the Planning Commission and Police can be solicited. The Commissioners would like to review the Design Phase with PennDOT to explore all the possibilities for a correct and safe bike lane for all residents.

Ms. Denne stated that Mr. Nate Weaver has been interviewed and would like to be appointed to the Parks and Recreation Board. Commissioner Breton entertained a motion to appoint Mr. Nate Weaver to the Parks and Recreation Board with a term expiring 12/31/2018. Moved by Commissioner Chambers and seconded by Commissioner Young. Motion carried 4-0.

Township Engineer – Tom Wilkes, Cedarville Engineering

Ms. Denne stated that there were no engineering items to be discussed at this meeting.

Ordinances and Resolutions for Consideration – N/A

Bill List – General Check's # 39843 - #39910 – Motion to Approve

Commissioner Breton entertained a motion to approve the Bill List–General Check's # 39843 - # 39910. Moved by Commissioner Chambers and seconded by Commissioner Young. Motion carried 4-0.

Addendum to Minutes of 3/9/2017

Ms. Denne requested to amend the Board of Commissioners 3/9/2017 meeting minutes. Under the Bill List – General Check's #39516-39597; Check #39534, should have been noted as \$68,354.68 and Check #39583 should have been noted as \$7,940.17. Commissioner Breton entertained a motion to approve the addendum to the Board of Commissioners 3/9/17 meeting minutes as stated by Ms. Denne. Moved by Commissioner Contento and seconded by Commissioner Chambers. Motion carried 4-0.

Boards and Commissions Updates – summary by applicable Board Liaison

Parks and Recreation

Commissioner Young wanted to thank Ms. Noel Bernard for sponsoring Caln Pride Day; it was a great day to clean up our community. T-Shirts were given out and it was a successful event. It is hoped in the future to make this a bigger event, with groups continuing to cleanup to help keep the township clean and beautiful all year long. This Board will have new members in the weeks ahead, and will help to execute new ideas on how to use our parks. He stated the summer series will be held the 3rd Friday of the month, June - August, and new by-laws are now being created for the Parks and Recreation Board.

COG

The Council of Governments (COG) has elected a new president, John McHugh, Honey Brook, with Commissioner Young as treasurer. They will be working on the implementation of Regional Emergency Management Plan, software program to be discussed and that state law has changed to allow the fire company to use a Fire Incentive Plan on Earned Income /Real Estate for reduction of taxes for volunteer fire companies and nonprofit emergency medical

service agencies. The Council of Governments will want all 13 municipalities regionally to create a good plan to be enacted at the same time to help give a tax break to fire fighters and to help all firefighters no matter in which township they live in Chester County.

Municipal Authority

The Authority's 2016 annual audit was approved at the last meeting.

DARA

An HVAC upgrade needs to be redone to code. These costs might double to \$100,000 or more as the pipes are rusted out and were not made out of stainless steel, will requires two exhaust fans and will need to cut into the wall to put in two new ventilation systems.

Fire Board

The Fire Board is delaying their meeting pending discussion of this Board on the interagency agreement.

Planning Commission

The next meeting is scheduled for Tuesday, May 23, 2017 at 7:00 PM at the township building. A public hearing on the Caln Township Comprehensive Plan of 2017 will be held on May 25, 2017 at 7:00 PM, before the Board of Commissioners meeting. A copy of the Comprehensive Plan is located on a link on the township's website for review, and there is a copy on file at the township building to be read.

Historical Commission

Ms. Callahan stated that this Commission will need another member in the days ahead. They are looking to purchase a bench and tree in remembrance of their past Chair, and may like to place these nearby the hexagonal schoolhouse with approval from the Board. The Commission was made aware that they can apply for grant funds of \$5,000, which may assist with putting a new roof on the Spackman Farm barn. Deadline for this grant is June 1, 2017 and she would like to meet with Ms. Denne to discuss this possibility further.

Zoning Hearing Board

No report

Additional Business

PennDOT transportation study for multimodal will have a public information meeting for the improvements to interchanges between Reeceville Road and Business Route 30/Quarry Road. It will be held on Thursday, June 1, 2017 at the Downingtown Middle School cafeteria, Open House from 6:30 to 8:30 PM, and formal meeting at 7:00 PM.

Commissioner Young stated the Chester Valley Trail will meet on Wednesday, May 31, 2017 from 6:30 to 9:30 PM, West Whiteland Township Building to discuss the West Whiteland Extension north from the Chester Valley Trail into the Borough of Downingtown. The trail would terminate before it comes into Thorndale at Hazelwood Avenue.

Public Comments

No Public Comments

Adjournment

Commissioner Breton entertained a motion to adjourn this meeting at 8:30 PM. Seconded by Commissioner Contento and moved by Commissioner Chambers. Motion carried 4-0.

Respectfully Submitted by,

Margaret Driller
Recording Secretary