

Meeting Minutes  
Caln Township Board of Commissioners  
January 27, 2022  
7:30 PM

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

**Staff Members Present:** Kristen Denne-Township Manager/Secretary, Denise Miller-Assistant Township Secretary, Lisa Swan-Township Treasurer/Finance Director, Mike Fragale-Public Works Director, Ray Stackhouse-Building and Life Safety Director, Scot Gill-Municipal Authority Director, Chris Ward-Ingleside Golf Manager, Chief Elias-Police Chief, and Chief Taylor-Thorndale Volunteer Fire Department Chief.

**Professionals Present:** Bryan Kulakowsky-Township Engineer (Absent), Kristin Camp-Township Solicitor (Absent).

**Special Guest:** Coatesville Community Activist Laurie Shannon-Bailey and Shannon Miller-Technical Support. Eli Kahn Representing Potential Developments at Parkside Drive and 4109 Lincoln Highway.

The Board of Commissioners' January 27, 2022 agenda was posted on the Township website, and at the Township building, on January 26, 2022.

The 2022 Township Board of Commissioners meetings were published in the Daily Local News, on December 28, 2021.

**Call to Order and Pledge of Allegiance to the Flag:** Commissioner Mullin called the virtual Zoom Board of Commissioners meeting to order at 7:30 PM. He then called for the Pledge of Allegiance to the flag.

**Commissioner Evans Township Update**

Welcome everyone, thank you for joining us, and thank you to all who have shared and continue to share your thoughts and feelings about your Township, its issues, and governance. Our meetings are "Neutral Ground", a place to hear and be heard.

Commissioner Evans noted that the Board of Commissioners are here to represent everyone in Caln Township (Caln), and we strive to be sure our decisions address the needs of all. We appreciate your interest, patience, and willingness to roll up your sleeves to be a part of the solution. We're all in this together.

Commissioner Evans reminded residents that there is only one more week to make comments on the PennDOT US 30 Reconstruction Program Eastern Project Plan's proposed options via their Virtual Open House. All three of Caln's interchanges - Reeceville Road, Route 340, and Route 322 will be affected. For more information and to share your thoughts, please visit [www.us30-chesco.com](http://www.us30-chesco.com).

Commissioner Evans noted that Mr. Stackhouse worked with the Developer of the new Lomax Tile and Carpet site (Lomax) to fix the potholes in their rear driveway, prior to them opening.

Commissioner Evans noted that the Township will start holding hybrid meetings, starting February 10, 2022.

Commissioner Evans noted that the Board interviewed two residents who have interest in joining Township commissions and boards, and we have several other prospects waiting to be interviewed. Don't miss out on the fun! Please visit [www.calntownship.org](http://www.calntownship.org) to learn more about how you can join us. I'll let you in on something – it's easier than you might think...

Commissioner Evans noted that COVID-19 cases in the area are beginning to decline, but it is still not safe for anyone to run around without wearing a mask at indoor public places. Omicron may not be as severe for most of us who are fully vaccinated and boosted, but it could be a death sentence for the immunocompromised. It's not that difficult to put the common good before our own desires. Don't Act Out - Mask Up!

Commissioner Evans noted that this weekend could bring some pretty nasty weather, and the Public Works Department needs your help so they can keep you safe. If you live on a snow emergency route, please move your car off the street before the storm starts. If you do not need to be out during the event, please stay off the roads so that the crews, not to mention Police, Fire, and EMS vehicles can get through. Commissioner Evans also noted that if you see one of the plows on your street – why not give them a wave so they know how much you appreciate them.

### **Citizens to be Heard**

Laurie Shannon-Bailey noted that they forwarded a proposed resolution as a means to make sure that each school district gets their fair share of state funding.

Ms. Shannon-Bailey noted that this resolution is specifically a statement in support of the litigation before the Pennsylvania Commonwealth Court about the failure to properly enforce Pennsylvania's constitutional guarantee in Article III, Section 14, "a thorough and efficient system of public education", and urging the Pennsylvania General Assembly to create and maintain a fair, adequate and predictable funding system that enables all children to meet state academic standards and does not discriminate against low-wealth school districts.

Commissioner Mullin asked Ms. Shannon-Bailey if she presented this to other local Townships. Ms. Shannon-Bailey noted that they first wrote a letter to the Coatesville School Board and they said that they will present this at their February 8, 2022 meeting. Ms. Shannon-Bailey also noted that she went to the City of Coatesville January 10, 2022 Board meeting and they said that they want to hear from the School Board first. They also submitted the resolution to the Borough of South Coatesville, Valley Township, the League of Women Voters of Chester County, and to the Chester County Commissioners.

Commissioner Evans noted that he cannot imagine a Township saying "I want to see what the School Board does first."

Commissioner Kennedy asked how this would benefit Caln Township residents. Ms. Shannon-Bailey noted that the major ways would be showing support for the school students. Ms. Shannon-Bailey also noted that if everything went their way, you could see lower school taxes.

Ms. Miller noted that the school district is considered to be under-funded by this formula that is currently in the school code but not being used by the legislators. It is approximately \$3,400 per student.

Commissioner Young asked if this can be passed tonight considering the new Sunshine Law. Ms. Denne noted that it has to go on an agenda because there is a policy implication. Ms. Denne also noted that she will add this to the February 10, 2022 agenda.

Marc Fox of 256 Thornridge Drive noted that he would like to see a monthly Township infrastructure project report, once a month. Mr. Fox asked about activity at the former Suzuki dealership on Lincoln Highway.

Ms. Denne noted that the Township has been diligently working with FEMA to make sure these projects are being bid and designed to their specifications. Ms. Denne also noted that starting next month there will be a construction schedule available.

Ms. Denne noted that the bid and specifications have been presented and at the February 10 meeting some of those bid proposal packages will be released.

Ms. Denne noted that at this time she cannot comment on Mr. Fox's question about the sold property.

### **Presentation**

Eli Kahn-Potential Residential Developments at Parkside Drive and 4109 Lincoln Highway – Mr. Kahn noted that he is a longtime Chester County commercial developer. Mr. Kahn noted that Cohen Brothers property (Cohen) at 4109 Lincoln Highway is a 27 acre property and has been a continuous family owned business since 1959.

Mr. Kahn noted that the site is immediately east of the Caln Village Shopping Center. Their concept is to do a residential overlay over the existing zoning, which is a commercial district retail. Mr. Kahn noted that a large portion of the property is in flood plains or wetlands.

Mr. Kahn noted that their concept is for a one-hundred townhome project as a for sale product with fifty three units on the front part of the property, Route 30, and approximately forty seven units in the rear of Park Drive.

Commissioner Tindaro asked about the cleaning process for the Cohen property. Mr. Kahn noted that the Cohen family had an environmental study done a few years ago, and there was no evidence of environmental contamination. Mr. Kahn also noted that they would likely do phase II testing.

Mr. Kahn noted that the Cohens would go through a process of liquidating their inventory when all of the zoning, subdivision, and all of the approvals have been put in place.

Commissioner Evans asked what the time frame is for development. Mr. Kahn noted that it will be approximately one year once all the zoning, land development, etc. has been completed.

Mr. Kahn noted that the twenty homes on Parkside Drive are attempting to succeed from the Coatesville District.

Mr. Kahn noted that the concept would be to do an overlay over the existing industrial zoning. Mr. Kahn also noted that these units will be between two and five feet elevation for flooding purposes.

Commissioner Evans asked if this property is down a slope. Mr. Kahn noted that it is very flat.

Mr. Kahn noted that there is a conditional removal out of the flood plain that still remains from when the office building plan was proposed, and it still remains today.

Commissioner Mullin asked if there are plans to do any road improvements. Mr. Kahn noted that they would do a study, however, he does not believe the density of this would result in the need to improve Parkside Drive and Creek Road.

Commissioner Mullin asked if there will be a trail at the Parkside Drive property. Mr. Kahn noted that there will be a walking trail.

Commissioner Tindaro asked if there is consideration to add sidewalks along Parkside Drive. Mr. Kahn noted that they have not considered sidewalks, and does not believe that you could get sidewalks around that development.

Commissioner Evans asked if there will be sidewalks at the 4109 Lincoln property. Mr. Kahn noted "absolutely".

Commissioner Young asked Mr. Kahn if he has an Engineering plan to see if this would work being in a flood plain. Mr. Kahn replied that they had a Land Development Planner review their plans. Mr. Kahn also noted that the Parkside Drive plan had a lot more units, and when he sent it to D.L. Howell and Associates, he removed units to make it work.

Commissioner Mullin asked Ms. Denne if the Board is voting on anything tonight. Ms. Denne noted that Mr. Kahn is here before the Board to see if the Board has any interest in these projects before they move forward with overlays.

Board consensus was Board interest in the proposed plans, presented by Mr. Kahn.

Commissioner Young asked if the Township has Right of Way for G.O. Carlson to continue.

Mr. Kahn replied that all of that G.O. Carlson is 100% in a flood plain, and would require a bridge.

Mark DeYoung of 20 Beaver Run Road has concern with the location of the gas line. Ms. Denne noted that he can get a better look at the end of G.O. Carlson and see the Cohen Property fencing.

**Township Solicitor – Ms. Camp**

N/A

**Township Engineer – Mr. Kulakowsky**

N/A

**Township Manager – Ms. Denne**

Authorization to Purchase a Speed Trailer for the Police Department – For Board consideration, Ms. Denne noted a request to purchase a second speed trailer for the police department. Ms. Denne also noted that the speed trailer will be bought through COSTARS, and 90% of the cost will be paid by the ARLE Grant.

**Commissioner Mullin entertained a motion to authorize the purchase of a speed trailer for the police department, in the amount of \$17,430. Moved by Commissioner Kennedy and seconded by Commissioner Evans.**

**Commissioner Mullin called for Board and public comments. There were none.**

**Vote passed 5-0.**

Ratification of Participation Agreement for Opioid Settlement with Pennsylvania Attorney's Office – For Board Consideration – Ms. Denne offered the ratification of participation agreement for Opioid settlement with the Pennsylvania Attorney's office. Ms. Denne noted that she does not know if the Township will receive any funding for this, however, they have to be on the list if the Township does not intend on suing the companies directly.

**Commissioner Mullin entertained a motion to ratify the participation agreement for the Opioid settlement with Pennsylvania Attorney's office. Moved by Commissioner Evans and seconded by Commissioner Kennedy.**

**Commissioner Mullin called for Board and resident comments.**

**Commissioner Evans asked if this settlement includes the Perdue Pharma Opioid lawsuit or is it only J&J, McKesson, AmeriSource, and Cardinal Health. Ms. Denne confirmed Commissioner Evans statement.**

**Vote passed 5-0.**

Civil Service Appointment-George March – For Board consideration, Ms. Denne presented a letter from George March of his interest to remain as a member on the Civil Service Commission. Ms. Denne noted that Mr. March has been an extremely active member on the Civil Service Commission, and he also rewrote and updated the entire Commission ordinance.

**Commissioner Mullin entertained a motion to appoint George March to the Civil Service Commission for a term ending December 31, 2027. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy.**

**Commissioner Mullin called for Board and resident comments.**

**Vote passed 5-0.**

**Ordinances and Resolutions for Consideration**

Resolution 2022-05 A Resolution Establishing the Annual Trash and Recycling Fees – For Board consideration, Ms. Denne presented Resolution 2022-05 setting the annual trash and recycle fees for 2022.

**Commissioner Mullin entertained a motion to approve Resolution 2022-05 a resolution establishing the annual trash and recycling fees. Moved by Commissioner Tindaro and seconded by Commissioner Young.**

**Commissioner Mullin called for Board and resident comments.**

**Commissioner Kennedy asked the effective date of this resolution. Ms. Denne noted that it went into effect January 1, 2022.**

**Marc Fox of 256 Thornridge Drive asked if the senior discount will stay the same. Commissioner Mullin noted that the Municipal Authority Solicitor advised them that offering a senior discount is illegal therefore they voted to sunset the discount within five years.**

**Vote passed 5-0.**

Resolution 2022-06 A Resolution approving the 2022 Municipal Fee Schedule – For Board consideration, Ms. Denne offered Resolution 2022-06 approving the 2022 municipal fee schedule.

**Commissioner Mullin entertained a motion to approve Resolution 2022-06 a resolution approving the 2022 municipal fee schedule. Moved by Commissioner Kennedy and seconded by Commissioner Young.**

**Commissioner Mullin called for Board and public comments.**

**Commissioner Evans asked to have this resolution tabled for two weeks in order to discuss a commercial vacancy license. Ms. Denne noted that the municipal fee schedule is a resolution and you will need an ordinance to enact a commercial vacancy license. Ms. Denne also noted that she can have Ms. Camp draft an ordinance if the Board wishes her to do so.**

**Board consensus was to direct Ms. Denne to have an ordinance drafted for the February 10, 2022 meeting.**

**Vote passed 5-0.**

Resolution 2022-07 A Resolution Amending the Police Body Cameras – For Board consideration, Ms. Denne offered Resolution 2022-07 amending the police body cameras payment to one payment instead of four. Ms. Denne noted that the police were going to pay in installments, however, the

company billed them in error for one full payment in the amount of \$34,698. The police are able to pay in one payment because they had vacancies in 2021, and still had money in their Fund Balance.

**Commissioner Mullin entertained a motion to adopt Resolution 2022-07 amending the police body cameras. Moved by Commissioner Tindaro and seconded by Commissioner Evans.**

**Commissioner Mullin called for Board and resident comments. There were none.**

**Vote passed 5-0.**

Resolution 2022-08 A Resolution Establishing Compensation and Collection Procedures for the Tax Collector for Township Real Estate Taxes – For Board consideration, Ms. Denne offered Resolution 2022-08 establishing compensation and collection procedures for the Tax Collector for Township real estate taxes. Ms. Denne noted that William Schew was elected in the last election. Mr. Schew has decided to deputize the Township to collect those taxes, and he will received \$500 for doing so.

**Commissioner Mullin entertained a motion to approve Resolution 2022-08 a resolution establishing compensation and collection procedures for the Tax Collector for Township real estate taxes. Moved by Commissioner Tindaro and seconded by Commissioner Evans.**

**Commissioner Mullin called for Board and public comments.**

**Marc Fox 256 Thornridge Drive asked if passing this resolution will save money from sending payments to Keystone. Ms. Denne noted that the Township is mandated by the State that the EIT collection has to go through a county appointed collector. Ms. Denne also noted that Keystone is appointed by the county and for the EIT it is legislature of the state.**

**Vote passed 5-0.**

Resolution 2022-09 A Resolution Approving an Agreement with William Schew to allow for the Deputization of Caln Township to Perform all Duties Required for Tax Collection Services – **Commissioner Mullin entertained a motion to approve an agreement with William Schew to allow for the deputization of Caln Township to perform all duties required for tax collection services. Moved by Commissioner Tindaro and seconded by Commissioner Evans.**

**Commissioner Mullin called for Board and resident comments.**

**Vote passed 5-0.**

Resolution 2022-04 A Resolution Designating the 2022 Response Territories for Emergency Service in Caln Township (Tabled 01/13/2022) – Commissioner Mullin noted that Resolution 2022-04 was tabled from the January 27, 2022 meeting.

**Commissioner Mullin called for Board and public comments.**

Commissioner Evans noted that the Board needs to see how the different Emergency Medical Services (EMS) can pool their membership funds to make the automated system possible.

Commissioner Young noted that this is something that should be done regionally because if the Township does it on their own they could possibly put someone out of business.

Commissioner Young noted that the Board should have a special meeting with all the ambulance services for further discussion.

Commissioner Evans noted that this should be discussed in a COG meeting.

Commissioner Kennedy noted that it has been discussed at a Council of Governments (COG) meeting with County Commissioner Moskowitz. Commissioner Kennedy also noted that the county is discussing resolutions.

Commissioner Mullin noted that Resolution 2022-04 will be tabled for the February 10, 2022 Board meeting.

### **Minutes to Approve**

**Motion to Approve the December 9, 2021 Board of Commissioners Minutes – Commissioner Mullin entertained a motion to approve the December 9, 2021 Board of Commissioners minutes nothing that Commissioner Evans has reviewed his comment. Moved by Commissioner Young and seconded by Commissioner Tindaro.**

**Commissioner Mullin called for Board comments.**

**Commissioner Evans and the Board took a moment to recognize Ms. Miller for her work transcribing the Board minutes.**

**Vote passed 5-0.**

**Motion to Approve the January 13, 2022 Board of Commissioners Minutes – Commissioner Mullin entertained a motion to approve the January 13, 2022 Board of Commissioners minutes. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy.**

**Commissioner Mullin called for Board comments. There were none.**

**Vote passed 5-0.**

### **Acknowledgement of Planning Commission Approved Minutes**

**Board Acknowledgement of the October 19, 2021 and November 16, 2021 Approved Planning Commission Minutes – Commissioner Mullin entertained a motion acknowledging the Board of Commissioners receipt of the October 19, 2021, and the November 16, 2021 approved Planning Commission minutes. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy.**

**Vote passed 5-0.**



### **Finance Department – Ms. Swan**

Financial Report – Ms. Swan noted that the Township finished well with the 2021 revenue and expenses. Ms. Swan also noted that they came very close to 100% of their collections for the annual tax bill, and EIT had a tremendous increase in real estate taxes.

Ms. Swan noted that they came in 16% under budget in expenses. Ms. Swan also noted that the February newsletter will be dedicated to important bill and tax information, and the tax bills will be mailed on March 1, 2022 with the discount applying until April 30, 2022.

**Motion to Approve General Checks 47678 to 47746 and manual checks 238 to 242 – Commissioner Mullin entertained a motion to approve general checks 47678 to 47746 and manual checks 238 to 242. Moved by Commissioner Tindaro and seconded by Commissioner Young.**

**Commissioner Mullin called for Board and resident comments. There were none.**

**Vote passed 5-0.**

### **Directors Reports – 2021 Annual Reports**

Police Chief Elias – Chief Elias noted a few highlights from his department's 2021 annual report, which was previously provided to the Board.

Chief Elias noted that his department finished 2021 with one vacancy. Chief Elias also noted that they currently have two of their new Officers in the process of finishing their field program, and anticipates testing again in the spring.

Chief Elias noted that the 2021 increase in Part I and Part II crime is based on the 2020 numbers, which are a complete anomaly.

Fire Department Chief Taylor – Chief Taylor noted a few highlights from his department's 2021 annual report, which was previously provided to the Board.

Chief Taylor introduced himself as the new Thorndale Fire Chief.

Chief Taylor noted that they increased their training in house and out of station. Chief Taylor also reminded all residents to check their smoke detectors.

Chief Taylor noted that the fund drive letters have been mailed.

Director of Building & Life Safety Mr. Stackhouse – Mr. Stackhouse noted a few highlights from his department's 2021 annual report, which was previously provided to the Board.

Mr. Stackhouse noted that his two part time staff employees have spent time on the commercial listings, and have it up to date. Mr. Stackhouse noted that there are twenty-seven vacant commercial properties in the Township.

Director of Public Works Mr. Fragale – Mr. Fragale noted a few highlights from his department's 2021 annual report, which was previously provided to the Board.

Mr. Fragale noted that his department is still cleaning up from Hurricane Ida. Mr. Fragale also noted that the 2021 Road Program went well.

Commissioner Mullin asked Mr. Fragale for an update of the street lamps that are out from 340 to 3205 Lincoln Highway, the former Kmart property. Ms. Denne noted that these lamps are included in the PECO LED light program. Ms. Denne also noted that the Township should receive quotes in May 2022, and the lights should be replaced in June 2022.

Ingleside Golf Manager Mr. Ward – Mr. Ward noted a few highlights from his department's 2021 annual report, which was previously provided to the Board.

Mr. Ward noted that there were 27,828 rounds in 2021 with revenue approximately \$887,000. Mr. Ward also noted that their expenses were approximately \$677,000 with a \$210,000 profit.

Mr. Ward noted that they have eighty two memberships, and they are continuing to grow.

Commissioner Evans asked what the golf course debt is. Commissioner Mullin noted \$1,400,000 is left on the debt.

Commissioner Mullin asked Mr. Gill to give an update on the new trash company. Mr. Gill noted that A.J. Blosenski (Blosenski) started trash and recycling pickup at the beginning of 2022. Mr. Gill also noted that Blosenski has relayed to him that there has been a lot of contaminated items in with the recycling such as Christmas bulbs, clothes, shelving, styrofoam etc. They ask that residents look in their cans before putting them out for pick up because Blosenski will eventually leave the cans if they have contaminated items in with the recycling.

Mr. Gill also noted that pickup is running late until the drivers learn their routes throughout the Township.

Commissioner Young noted that he has received several calls from residents saying that their Christmas trees have not been picked up, including his. Mr. Gill noted to reach out to his department if you did not get your tree picked up. Mr. Gill also noted that he will inform Blosenski to go around the whole Township to pick up any trees that are still out.

Commissioner Evans noted that Blosenski has been doing a good job.

Commissioner Mullin noted that Commissioner Evans is holding up the newsletter that is mailed to residents.

### **Additional Business**

Commissioner Mullin called for additional business. There was none.

### **Public Comments**

Marc Fox of 256 Thornridge Drive asked how many speed limit signs are required in the Township.

Chief Elias noted that enforcement under the vehicle code says that speed limit signs have to be posted at the beginning of any change in speed limit, and no more than 1 1/2 miles apart.

Chief Elias noted that as far as the speed limit on any given road is created based on the 85<sup>th</sup> percentile speed of traffic on the road. Chief Elias also noted that this is a Federal Highway Safety requirement.

Chief Elias noted that the police department can do a speed study to determine whether or not the road itself is properly marked with speed signs.

Mark DeYoung of 20 Beaver Run Road thanked the police department for keeping residents safe.

**Adjournment – Commissioner Mullin entertained a motion to adjourn the January 27, 2022 Board of Commissioners meeting at 9:36. Moved by Commissioner Evans and seconded by Commissioner Tindaro.**

**Vote passed 5-0.**

**Respectfully Submitted,**

**Denise Miller,  
Assist. Township Secretary**