

Caln Township Board of Commissioners  
253 Municipal Drive Thorndale, PA 19372  
March 25, 2021 Minutes  
7:30 PM

Attendance – Paul Mullin-President, Jane Kennedy-Vice President, Joshua Young-Commissioner, Lorraine Tindaro-Commissioner, Mark Evans-Commissioner, Kristen Denne-Township Manager/Secretary, Denise Miller-Assistant Township Secretary, Lisa Swan-Finance Director, Bryan Kulakowsky-Township Engineer (Absent), Kristin Camp-Township Solicitor.

Commissioner Mullin called the Virtual Zoom 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. Our meetings are “Neutral Ground”, a place to hear and be heard. Just a reminder that we need to all keep our comments civil and non-judgmental, whether addressing Board Members, Township Employees, or our fellow citizens. We're all in this together.

April 24, 2021 will be here before you know it! What's April 24th you ask? April 24th is Caln Cleanup Day, and since COVID-19 (“COVID”) forced the cancellation of last year's event, we've got double the cleanup to do. Please contact Abbey Swan to RSVP.

Thank you to those who attended our virtual Townhall with Coatesville Area School District Superintendent Tomas Hanna last week. I think he left all of us feeling hopeful for the future of our school system, and for our children's future.

Spackman Farm Barn Roof – Due to a COVID exposure, the pre-construction meeting with Kupex was moved to Monday April 5, 2021.

I used to have a lot of free time to ponder my grievances with the township. Then I got involved. I assure you, there's no better way to feel good about your township than by being a part of it. Please consider joining one of our Commissions.

I was able to get my first dose of Moderna this week in Lancaster County. You can register for the vaccine wait list at Chesco.org, or if you qualify for Phase 1A, try scheduling through findashot.org or vaccinefinder.org, Phase 1A is limited to:

- a. Long-term care facility residents
- b. Health care personnel
- c. Persons not directly involved in patient care but potentially exposed to infectious material
- d. Persons ages 65 and older
- e. Persons ages 16-64 with high-risk conditions

The CDC is warning against letting our guard down in anticipation of reaching vaccination herd immunity, we've got months before that will be a reality. Not wearing masks in public places is the

leading cause of spread for the infection. COVID affects everyone, and another spike in cases will be the final nail for many small businesses. Mask wearing is not a political statement, it's a sign of respect for your brothers and sisters in this thing called life. Put love for your neighbor before self-interest and be a part of the solution.

### **JUST THE NUMBERS:**

In Caln, on March 11, 2021 we had 943 cases, we now have 985, up just over 4%, the same as the previous two weeks. Thankfully there have been no more deaths since our last meeting, our death toll remains at 32.

Since March 11, 2021 Chester County has again added over 1,400 new positives, a nearly 22% jump. There were an additional 8 deaths, bringing the total to 744 Chester County lives lost to COVID. Caln continues to have the 6<sup>th</sup> highest number of cases and deaths in the county.

Commissioner Young clarified that the County is not responsible for the slow “roll out” of the COVID vaccine. He noted that the County Officials have been working hard to get the vaccines from the State who are responsible for the distribution of the vaccines.

### **Citizens to Be Heard**

Marc Fox of 256 Thornridge Drive asked why the Zoning Board does not post their minutes on the township website. Ms. Denne noted that the Zoning Hearing Board only meets when they have a case to review. She also noted that they do not have minutes from the meeting, however they have a court reporter who does a transcript of the hearing.

Mr. Fox asked about the meeting that was held at the beginning of the month regarding Lincoln Highway. Commissioner Mullin noted that Mr. Fox is talking about the Zoning Task Force meeting. Ms. Denne noted that this is a workshop meeting, and there are no minutes. Mr. Fox noted that the public has a right to know what was discussed. Ms. Denne noted that he is more than welcome to attend those meetings. Mr. Fox noted that there should be a record of the meeting.

Commissioner Mullin noted that these are public meetings, and he is welcome to attend.

### **Township Solicitor – Ms. Camp**

11 Brook Lane – Ms. Camp noted that this property has been a “problem” property for many years. The title owners, Gordon and Betty Coleman, have been deceased for quite a while. This is an attached structure in a dilapidated condition. Mr. Stackhouse has been receiving complaints for many years, with the last complaint from the beginning of 2021, from a neighboring property owner who is concerned that rodents are able to enter into her property from the holes in the roof and basement of the adjoining property. This adjoining property owner is also concerned with the roof and basement structural ability potentially causing her property to collapse.

Ms. Camp noted that when the Township has a problem like this, Mr. Stackhouse first condemns the property as “uninhabitable”, and issues notices of violation under the property maintenance code. He then contacts her to see what the Township can do. The first place she checks is to see if the

public records have any recorded mortgages against it. Often times if there is, the mortgage company will take measures to shore up the property. In this case there are no mortgages against this property.

Ms. Camp noted that the next step is to go to the Tax Claim Bureau. According to them, the property owes approximately \$10,000 in back taxes.

Ms. Camp noted that her partner, Tony Morris represents the Tax Claim Bureau and he noted that they are backlogged, due to COVID, and they are putting “problem” properties to the side, and handling their other caseloads. She noted that this is a property to take to a sale because the owners are deceased. There are seven potential heirs of this property, however the owners did not have a will nor did they probate it to the state. The tax claim owner has to seek a court order in order to advertise and publish for tax sale in order to move forward.

Ms. Camp noted that Portnoff Law Associates Ltd, (“Portnoff”) collects unpaid taxes, and utilities for the Township. She discussed with Ms. Denne and Mr. Stackhouse the possibility of the Township paying Portnoff to expose the property to sale for unpaid sewer, trash, and light assessments in the amount of approximately \$3,000. Ms. Camp noted that she forwarded an email from Diane Boehret at Portnoff, outlining this process. There is approximately a \$4,700 cost, and approximately \$2,000 in legal fees, which will be entered into liens against the property. Ms. Camp also noted that the best case scenario would be that Portnoff would expose the property to sale, and someone would see it as an investment, and pay an upset price. The first sale would be the payment of the taxes and township fees. Potentially it would be \$17,000 to \$18,000 to purchase the property at the first sale, which is called the “upset sale”. If the property does not sell, they would then seek court approval to sell it as “free and clear”. One of the things that could happen at this sale is that the Township could become the owner of the property, shore it up, and ultimately seek to sell it and recoup all of their fees.

Ms. Camp noted that she is aware of other properties in the township that have situations, and someone could say “what about the property next to me”. She noted that in the past a list of these type of properties was brought before the Board, and they decided to not proceed with them.

Commissioner Young noted that some of the other properties that the previous Boards have dealt with in the past have also been connected to other buildings. The Township replaced the roof on Hazelwood Avenue because it would affect the structural integrity of the connected building. The single family boarded dwellings would not affect a neighboring property if they collapsed. Commissioner Young noted that the Boards in the past would act if the property was affecting the structural integrity or the livelihood of someone.

Ms. Camp noted that Mr. Stackhouse had a structural engineer look at the property and he indicated that the property is not habitual however, it is not in a state of imminent collapse.

Ms. Camp noted that she shies away from the provisions of the property maintenance code that speak to the Township having the authority to go in and do the repair work even in situations where the property owner is deceased, without having a court order giving the right to enter.

Ms. Camp noted that if Mr. Stackhouse thought there was a way that the public works department or third party contractor could shore it up to prevent it from harming the adjacent property. She also noted that this could be another interim step that the Township could take instead of going through the sale process. This cost occurred would be imposed as a lien against the property. Hopefully someday the Tax Claim Bureau would take it to a sale, and the unpaid money would be paid. Commissioner Young asked for confirmation that if the Township did this, and it went to a second sale where they waived all the fees, the Township would lose all their money. Ms. Camp replied "correct".

Mr. Stackhouse noted that they try to do the minimum that they can if it is an unattached single family dwelling, He noted that they usually only get directly involved if it is an attached dwelling where it is affecting neighboring properties. Mr. Stackhouse also noted that with the property maintenance code, he and a Structural Engineer, Mr. Jakatt entered the property based on an exterior visual and on the component on structural collapse. Mr. Jakatt did not feel that the structural integrity of the dwelling would affect the neighboring properties.

Mr. Stackhouse noted that he and Mr. Fragale spent money under the property maintenance budget to secure this structure to the best of their ability so that water and animals would not continue to erode the structure.

Ms. Camp asked Mr. Stackhouse how long the structure would remain as it currently is if the Township did nothing. Mr. Stackhouse noted that Mr. Jakatt was not able to give a time.

Mr. Stackhouse noted that their biggest concern is that it is in the middle of the row, and it could affect the side properties if something happened to the structure.

Commissioner Evans asked for clarification that if the Township paid for legal fees to get the property to a tax sale and it doesn't sell, and then goes to the later sale, the Township would not recoup the money they paid. Ms. Camp noted that the first sale is in order for someone to be the successful bidder. The price they have to pay is the unpaid taxes and township liened fees of approximately \$20,000, to inquire the property. If no one bids on the property at the first sale, you then get court approval to sell it at a judicial sale, and take title free and clear of the tax and township liens. Ms. Camp noted that one of the scenarios is that the Township was exposing the property to sale that the Township could be the owner of the property, and then hope to resell it and recoup their money.

Ms. Camp noted that she reached out to builders and people in the market who do these type of sales.

Commissioner Young asked Mr. Stackhouse if he knows the price point of surrounding homes in the area. Mr. Stackhouse noted that he would do a cost estimate on the properties "flipped" over the last six to eight months.

Commissioner Young noted that he does not want to see the Township take the property, go to the second sale, and then not be able to sell it.

Ms. Denne asked if the Township could attach the structural engineer report as an exhibit. Ms. Camp noted that the township can make this known.

Ms. Denne noted that one of the line items that you can pay for out of the federal \$1.4 million is to reduce homelessness. There will be two households homeless if this property collapses. Ms. Denne noted that she will check to see if this qualifies.

Ms. Denne noted that she is working with Habitat for Humanity (“Habitat”) and the Chester County Housing Authority because she would like to see this property as “owner occupied” and not become another rental property. She noted that the township could donate it to one of those entities to allow them to have for a first time homeowner. Commissioner Tindaro asked what the first step would be after contacting these entities. Ms. Camp noted that if Ms. Denne or Mr. Stackhouse were able to find someone interested in being the owner for example; if Habitat said that if Caln Township became the owner they would accept it as a donation, and bring it up to code standards so it can be habitual. The other alternative is if Mr. Stackhouse finds interest from a private developer.

Commissioner Mullin noted that further discussion will be continued to the April 8, 2021 Board meeting.

Mark DeYoung of 20 Beaver Run Road noted that there are too many liabilities for the township to take ownership of the property.

#### **Township Engineer – Mr. Kulakowsky**

Planning Commission Update – No report due to the March Planning Commission meeting being cancelled.

#### **Township Manager – Ms. Denne**

Emergency Declaration Extension – For Board consideration, Ms. Denne offered an Emergency Declaration Extension for an additional thirty (30) days.

**Commissioner Mullin entertained a motion to extend the Emergency Declaration. Moved by Commissioner Evans and seconded by Commissioner Tindaro. Commissioner Mullin called for public comment. There were none. Vote passed 5-0.**

Parks and Recreation Resignation – Pat Wakefield Effective March 11, 2021 – For Board consideration, Ms. Denne presented a Parks and Recreation resignation from Pat Wakefield, effective March 11, 2021.

**Commissioner Mullin entertained a motion accepting the resignation from Pat Wakefield from the Parks and Recreation Commission effective March 11, 2021. Moved by Commissioner Tindaro and seconded by Commissioner Young. Commissioner Evans asked Ms. Denne how many vacant positions they have now. Ms. Denne noted “two”. Commissioner Mullin noted that he worked with Ms. Wakefield several times and thanked her for her service. Vote passed 5-0.**

Cable Franchise Agreement Engagement Letter – Ms. Denne noted that the township cable franchise agreement has expired. The managers and communities are doing a group franchise

agreement, which gives Municipalities better buying power with the cable and internet franchises. Ms. Denne also noted that she had approval for this from the previous Board, however she wanted to make sure that the current Board was ok, and aware that money from the legal budget will be spent on this.

**Commissioner Mullin entertained a motion authorizing the engagement into the cable franchise agreement. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy. Commissioner Mullin called for public comment. There were none. Vote passed 5-0.**

Cooperative Agreement with Thorndale Volunteer Fire Department – Ms. Denne noted that this agreement will be struck from the agenda because she is waiting for additional comments from the Thorndale Volunteer Fire Department.

2021 Road Program – Ms. Denne noted that the walk through of the roads was completed this week. She also noted a PSA to start the official design with a cost estimate for the April 8, 2021 agenda.

Representative Houlahan Community Funding Request – Ms. Denne requested Board approval to put in a \$200,000 funding request through the federal earmark known as “Community Funding Request”. She noted that she will be writing the grant internally and taking care of the submission, which is due next week.

Commissioner Mullin asked what the grant is for. Ms. Denne noted that it is for the Beaver Creek Trail to continue the design and hopefully very quickly doing the installation, with getting additional grants.

**Board concensus was for Ms. Denne to proceed with the \$200,000 funding request.**

### **Ordinances and Resolutions for Consideration**

Resolution 2021-16 – A Resolution Declaring April 4 to April 10, 2021 “National Library Week” – **Commissioner Mullin entertained a motion declaring April 4 to 10 “National Library Week”. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy.**

Commissioner Mullin noted how important libraries are.

Commissioner Young noted that John Lavan used to represent Caln Township on the Coatesville Library Board, and president of the library for many years. He saw the same man many times in the library and asked him what is doing there. The man stated that he does not have a computer at home, and he also could not afford the paper. The man stated that the library was his only hope in order to use their computer to apply for jobs.

Commissioner Kennedy asked what the Board is doing for library week. She suggested book markers.

Ms. Denne suggested having Ms. Swan post a library challenge for checking out books or signing up for a new card during the week of April 4 to 10. Ms. Denne noted that all libraries get credit for every book that is checked out.

Commissioner Young noted that the Downingtown Library offers non-person interaction with their website. They also expanded their drop box area, and have limited hours. Commissioner Young also noted that they get funding through the Chester County Library, and funding depends on checkouts, AV, DVD's, videos, and now Wi-Fi usage. These are reported monthly to the library board and to the Township when they come before the Board to discuss their funding.

Ms. Denne asked Commissioner Young if there is an increase in the online use of the library. Commissioner Young noted that he would have the library Director provide statics.

Commissioner Mullin called for public comment.

Mark DeYoung of 20 Beaver Run Road noted that the Center City library is specular, and worth seeing.

**Vote passed 5-0.**

Resolution 2021-17 A Resolution Authorizing the Township Manager/Secretary to Sign all Paperwork Necessary to Execute a Lease Agreement with Santander Bank for the Purchase of a 2021 John Deere 2400 Precision Cut Mower, in the Amount of \$32,039.04 – Commissioner Mullin entertained a motion authorizing the Township Manager/Secretary to sign all paperwork necessary to execute a lease agreement with Santander Bank for the purchase of a 2021 John Deere 2400 Precision Cut Mower, in the amount of \$32,039.04. Moved by Commissioner Tindaro and seconded by Commissioner Young.

Commissioner Evans asked why the lease agreement also says purchase. Ms. Denne noted that although it says “lease”, it is not a “traditional” lease where you pay out the depreciation at the end of a lease. She also noted that in government banking at the end you purchase it for \$1 in order to get the low interest rate.

Commissioner Mullin called for public comment. There were none.

**Vote passed 5-0.**

Resolution 2021-18 A Resolution Authorizing the Township Manager/Secretary to Sign all Paperwork Necessary to Execute a Lease Agreement with Santander Bank for the Purchase of a 2021 Ford Explorer XLT and 2021 Dodge Charger AWD in the amount of \$78,415.20, and Rescinding Resolutions 2021-11, 2021-12, and 2021-13 – Commissioner Mullin entertained a motion authorizing the Township Manager/Secretary to sign all paperwork necessary to execute a lease agreement with Santander Bank for the Purchase of a 2021 Ford Explorer XLT and 2021 Dodge Charger AWD in the amount of \$78,415.20, and Rescinding Resolutions 2021-11, 2021-12, and 2021-13. Moved by Commissioner Tindaro and seconded by Commissioner Young.

Commissioner Mullin asked Ms. Denne to explain this motion further. Ms. Denne noted that Resolution 2021-11, 2021-12, 2021-13 were resolutions passed at the March 11 Board meeting using the forms from banks that the township has previously used. Santander Bank gave the Township a better interest rate and had a different form that had to be used so these resolutions had to be updated with a new resolution. She also noted that these vehicles were already approved and the financing was approved in the budget.

Commissioner Mullin called for Board and public comment. There were none.

**Vote passed 5-0.**

Resolution 2021-03 A Resolution Designating the 2021 Response Territories for Emergency Service in Caln Township (TABLED 01/28/2021) – Commissioner Mullin noted that resolution 2021-03 will continue to be tabled.

Resolution 2021-10 A Resolution Establishing the Fire Police Officers for Thorndale Volunteer Fire Company for the Year of 2021 (TABLED 2/25/2021) – Commissioner Mullin noted that this resolution will continue to be tabled until the Fire Police Officers are sworn in.

### **Minutes to Approve/Acknowledge**

March 11, 2021 Board of Commissioners Minutes – **Commissioner Mullin entertained a motion to approve the March 11, 2021 Board of Commissioners Minutes. Moved by Commissioner Evans and seconded by Commissioner Tindaro.**

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

**Vote passed 5-0.**

### **Financial Report – Ms. Swan**

Financial Report – Ms. Swan noted that the tax bills are out and the township is getting a surge of revenue coming in. She also noted that the expense and revenue is on track for this time of year. Commissioner Mullin called for Board and public comments.

Tony DiSario of 251 Loomis Avenue asked if any of the cars purchased last year were traded in. Ms. Denne noted that they did not trade any in regarding Resolution 2021-18 for the purchase of the 2021 Ford Explorer XLT and 2021 Dodge Charger AWD. She also noted that retired vehicles are sold through Muncibid for public auction. She also noted that this is where they get the best price.

Motion of approval for General Checks 46228 to 46308, and Manual Checks 186 and 190 – **Commissioner Mullin entertained a motion to approve general checks 46228 to 46308 and manual checks 186 to 190. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy. Commissioner Mullin abstained from check number 46283 because it is payment for his service on the Caln Township Municipal Authority. Commissioner Mullin called for public comment. There were none. Vote passed 5-0.**

### **Directors Reports**

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

He noted that despite the February 2021 barricaded gunman incident, and the March 17, 2021 armed robbery at the Family Dollar Store, part 1 and part 2 crimes continue to trend down 38% and 40% respectively, from the same period a year ago.

- Business checks – 1,007
- Bank checks – 252
- Park checks – 475



Chief Elias noted that along with the Downingtown Police Department, they will be conducting entry level police testing consisting of physical agility and the written portion of the test process. He also noted that testing will be done at the Downingtown West High School.

Chief Elias noted that driveway and sealing scams have been reported to the police department. He encouraged residents to check the police website page regarding this. He also noted that this begins the seasonal home improvement scams. Due to COVID, the police department is not issuing solicitation permits. Chief Elias encouraged residents to call the police department to report any door to door activity.

Chief Elias noted that he is cautiously optimistic that they will have body cameras in use by September 2021.

Chief Elias noted that Officer Carboni was presented with a lifesaving award and medal for preventing a suicide on the Reeceville overpass. This week, two concerned citizens in the area rescued a man with one foot over the railing ready to jump, at the same location. He also noted that if these two ladies are willing to accept recognition, they will be presented with an "Outstanding Citizenship Award".

Commissioner Young asked Chief Elias to speak about the recent article where Caln Township was featured in the Daily Local Newspaper. Chief Elias noted that after the 2020 George Floyd murder, a hashtag #8CantWait campaign recommended eight "use of force" policies, if you did not have them already. Caln Township Police Department already had all eight policies in place for years.

- Ban chokeholds and strangleholds
- Requires de-escalation
- Requires warning before shooting
- Requires exhaust all alternatives before shooting
- Duty to intervene
- Ban shooting at moving vehicles
- Requires use of force continuum
- Requires comprehensive reporting

Chief Dan Donnachie – Chief Donnachie noted a few highlights from his department's February 2021 report, which was previously provided to the Board.

Mr. Donnachie noted that they are continuing to receive a good return on their fund drive mailings. He also noted that some of the mailings have been delayed through the mail system.

Mr. Donnachie noted that all Emergency Responders who elected to get the COVID vaccines have received it. The Chester County Emergency Services and the Chester County Health Department stepped in and made them available to everyone that wanted to receive it.

Mr. Donnachie noted that they are continuing with their COVID modified fundraising efforts.

Mr. Donnachie noted that they were called to a property on Fisherville Road in March for a downed horse stuck in the mud. He noted that they are not equipped for that, however they received help

from Po-Mar-Lin Volunteer Fire Company who has a special large animal rescue team. They were called out the following day for the same incident and Dooley Pyne Landscaping brought a mini excavator and got the horse on its feet, unfortunately the horse had to be put down due to health reasons.

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

- Permits processed: 8% increase compared to January 2020
- Rental application activities: 22% increase compared to January 2020
- Code enforcement activities: 62% increase compared to January 2020

Mr. Stackhouse note that Taco Bell anticipates occupying their building in early April.

Commissioner Evans noted that the Taco Bell sign is parallel to the side street, and he is concerned that the light may shine into the neighboring homes if is left on after hours. Mr. Stackhouse noted that deliveries are restricted to certain hours, and he will verify their hours of operation. He also noted that there are lighting requirements in the zoning ordinance, which mean that lighting cannot washout off the property more than one “foot candle”, which means that if you stand on the property line, the light should not washout onto your feet. Mr. Stackhouse noted that this will be addressed immediately if it becomes an issue.

Mr. Stackhouse noted that their department has started receiving and processing building permits for the Meadows at Hillview. He also noted that they have approval for their temporary sales office.

Mr. Stackhouse noted that they hired a part time code enforcement inspector that will start orientation next week. He also noted that they hired another part time code enforcement inspector that is currently going through the application and background process.

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

2021-2022 Lawn Bid Advertisement – Ms. Denne noted that a ratification of the 2021-2022 lawn bid is needed from the Board.

Mr. Fragale noted that there will be a non-mandatory pre-bid meeting to view each property on Friday, March 26, 2021 at 10:00 AM. Sealed proposals will be received until 1:00 PM on Wednesday, March 31, 2021. They will also be opened on March 31 at 1:00 PM.

Mr. Fragale noted that the areas under this contract is for all the park areas:

- Open space, by the Township
- All the parks
- Griffith Farmhouse property
- Brookfield basin
- North Caln Road and Kings Grant pump stations
- Portion of Township sewer right away from route 340 to Lloyd Avenue
- G.O. Carlson walkway area

- Area around the township building and the public works garages
- Route 340 and north Bailey Road cell tower
- Amtrak Right of Way along business route 30
- Ingleside golf course basin including the interior and sides of their basin, top of the berm, and the entire outside slope of the basin located at hole #4

Commissioner Young asked if it is also for sewer right of ways. Mr. Fragale noted that Mr. Gill in the Municipal Authority does the sewer right of ways. Mr. Fragale also noted that he has had discussions with Mr. Gill to join in the contract together.

Commissioner Young asked if the Amtrak right of way is an impediment to receiving multiple bidders. Mr. Fragale noted that they really do not have an issue with that because most companies are willing to do that.

Commissioner Mullin asked if this is an annual contract. Mr. Fragale noted “yes”.

Commissioner Mullin asked if Hurricane Hill Farm currently does the mowing. Mr. Fragale noted that they do, and he just spoke with them about submitting a bid.

**Commissioner Mullin entertained a motion ratifying the advertisement of the 2021-2022 lawn maintenance bids. Moved by Commissioner Tindaro and seconded by Commissioner Evans. Vote passed 5-0.**

Commissioner Young noted that street light #9 and #14 are still out. Mr. Fragale noted that he will look at them tomorrow. Commissioner Young also noted that the light in front of the doctor’s office between their office and Wawa. Mr. Fragale noted that he will find out who is responsible.

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

- O rounds for February 2021

Commissioner asked about the dirt being moved around the barn. Mr. Ward noted that they are grinding all the material from wintertime.

Commissioner Young asked if Mr. Ward could do something around the sign. Mr. Ward noted that next week they are taking all the bushes out and replanting new ones.

Commissioner Young asked if the line that was broken by the Contractor doing the sewer line has been fixed yet. Mr. Ward noted that there is a little area still leaking that will be fixed.

Commissioner Kennedy asked if there are any specials going on. Mr. Ward noted that they have their regular specials as well as the \$1,000 special. He noted that had a family recently sign up for that special.

**Additional Business**

Commissioner Evans asked the Board if they heard of or have any interest in the Sierra Club’s Ready for 100 campaign. He noted that this is a campaign trying to get local governments pledged to move forward to renewable energy sources.

Ms. Denne noted that the Township entered into a program in 2020 with the Delaware Valley Regional Planning Commission. She also noted that the township is a silver sustainable community. She also noted that the Township also gets additional points on grants if you are certified with that program.

Commissioner Evans noted that fifteen of the thirty seven Chester County Municipalities have already signed on for the Sierra Club's program, through a grant.

Commissioner Mullin would like to discuss a "zoom room" further since in-person meetings maybe starting in the spring. Ms. Denne noted that the Municipal Managers have been looking into this, and discussing what the future would look like, and what the laws will be. She noted that they had a presentation from someone with zoom meeting experience, and she would like to follow up with him. The township meeting room is so small that not many people would be able to attend staying six feet apart.

Ms. Denne noted that building upgrades due to COVID restriction, and moving forward can be paid from the federal government money that the township will receive.

Commissioner Mullin noted to start the conservation because in-person meeting could possibly happen in the fall.

### **Public Comments**

Mark DeYoung of 20 Beaver Run noted that he would like the zoom meeting video to stay posted on the website. Commissioner Mullin noted that the zoom meeting recordings are posted until the minutes are approved. He also noted that there are no practical reasons to have the recording stay posted forever because the minutes are posted forever.

Commissioner Evans noted that everything is open and transparent.

Commissioner Mullin noted that Ms. Miller has the minutes almost verbatim, and they have the full essence of the meeting so this is another reason why the video does not have to stay posted for a year at a time.

Marc Fox of 256 Thornridge Drive noted that the former K-Mart sign was removed. He asked for an update on the property. Ms. Denne noted that the only update at this time is that the property has been purchased.

Bob Hetzel of 584 Lloyd Avenue has the number of accidents increased on the route 30 bypass over the last year. Chief Elias noted that the route 30 bypass is the responsibility of the state police. PennDot and the state police would have the crash data.

Commissioner Mullin asked for Chief Donnachie' response. Chief Donnachie noted that the fire department frequently go to those accidents however, they do not go to them all. He noted that the state police go to every accident so they would have the information.

Mr. Hetzel is concerned if they have to narrow the road, and also with all the development that is being built. Commissioner Evans noted that during COVID his experience with accidents on route 30 has diminished. He believes that it is a speed issue almost more than the amount of cars.

Commissioner Mullin noted that he has noticed an increase in accidents on the bypass. He also noted that PennDot has slated for upgrades on the bypass in approximately in ten years.

Commissioner Mullin explained to Mr. Fox that the zoning task force meetings are an ongoing process, and they do not take notes or minutes. He noted that at the end of this process the township will be totally rezoned the way the future township will look. He invited Mr. Fox to the meetings, and noted that they meet the first Tuesday of the month.

Commissioner Mullin also noted that the zoning board meetings are on an as needed basis.

Mr. Fox noted that the former K-Mart property needs to be developed for the future growth of town. He noted that putting five stores in would be a waste.

Commissioner Young noted that he created the Lincoln Highway Task Force with former Commissioner Kruse, and they rewrote the zoning to allow more development on Lincoln Highway, and that is why they aggressively went after LERTA with the Coatesville Area School District who eventually cancelled it. He also noted that if the owner of the property presented five stores that meet the zoning, there is nothing that the Township can do.

Commissioner Young noted that the township is one out of nine Municipalities, and when the township did their last bond rating they were one-third of the total assessed value of the Coatesville Area School District.

### **Adjournment**

**Commissioner Mullin entertained a motion to adjourn the March 25, 2021 meeting at 9:18 PM. Moved by Commissioner Evans and seconded by Commissioner Tindaro. Vote passed 5-0.**

Respectfully Submitted by,

Denise Miller  
Assistant Township Secretary