

Meeting Minutes for Caln Township
Board of Commissioners
July 14, 2022
7:30 PM
Hybrid Meeting

Call to Order: Commissioner Mullin called the Board of Commissioners meeting to order at 7:39 PM. Commissioner Mullin then called for the Pledge of Allegiance to the flag.

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.

Professionals Present: Kristin Camp-Township Solicitor and Al Vennettilli P.E. representing ARRO.

Special Guest: N/A

The Board of Commissioners July 14, 2022 agenda was posted on the Township website, and at the Township building, on July 13, 2022. Agendas were made available for the public, at the meeting.

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

Commissioner Mullin noted that prior to tonight's meeting there was a workshop meeting to review the Historic ordinance.

Commissioner Evans Township Update

Welcome everyone, thank you for joining us. Our meetings are "Neutral Ground", a place to hear and be heard. The Board of Commissioners (BOC) are here to represent everyone in Caln Township (Caln), and we strive to be sure our decisions address the needs of all. We're all in this together.

Just a reminder, only questions or statements regarding an agenda item will be entertained under Citizens to be Heard at the top of the meeting. All other matters will be recognized during Public Comment at the end of the meeting.

WHAT'S THE SCORE??? At the end of 2020 we reported on what we accomplished, what we were working on, and where we had fallen short. Recently I thought "It's been a busy 6 months, maybe we should do a scorecard report on the first half of 2022. I started going through my notes and that's when I realized that we have never given a report at the end of 2021. In January 2021 we did present a list of goals for the year, and as I started compiling a thumbs up/thumbs down, and adding 2022 in there as well, I realized I was not going to have the report ready for tonight. My apologies, make sure to tune on July 28, 2022 for the complete rundown; the good and the bad; the lessons learned and the accomplishments we were able to achieve because YOU all believed in us.

THE VCR MACHINE: For anyone who missed this news, on June 28, 2022 the Coatesville Area School Board (CASD) Board of Directors voted unanimously to approve LERTA pending legal review. At our July 28, 2022 meeting, we expect to be voting on the Caln LERTA ordinance. If that passes, the final step will be to present to the Chester County Board of Commissioners. This is a huge deal, and big win in our efforts to revitalize and reimagine Lincoln Highway. Thank you Commissioner Young and the rest of my colleagues for working so hard to make this happen.

DID SOMEONE SAY LINCOLN HIGHWAY? This Saturday a new yoga studio will be opening in what will be known as the Campus Annex. Only months ago, this building was part of the problem along Lincoln Highway. Now dolly back a little and notice that just a bit further west on Lincoln Highway, just past Coppa 82, there's a beautiful new sign announcing, "Future Home of The Farmhouse". Next door to that, Jefferis Farm Market is open and thriving. Both on lots that sat derelict for decades. There will always be naysayers, but I've been hearing a lot of talk out there, and those with money to invest are saying Lincoln Highway through Caln Township is the next great frontier. #lookoutforcaln.

And one more thing. A big shout out to Amanda Wisk, Caln resident and 2018 graduate of CASH who was recently commissioned to paint the mural at a local yoga studio. Her finished piece "Lotus" captures the essence of mind/body connection; her art is an inspiration for us all. Amanda is not only a great young artist, but also an autistic artist whose work magnifies her goal of "Converting Misconception into Compassion".

THESE TROUBLED TIMES:

IT CAN'T HAPPEN HERE... But it did. In broad daylight. Along a heavily travelled road. Near shops, homes, ballfields, and an elementary school. Next time the bullets fly it might be right where children are playing, rather than "only" nearby. And it will happen again. Hate is raging, people are out of control, and on the streets, guns are easier to find than a job.

This victim was 20 years old. It's possible the shooter was the same age or younger. A couple of kids, and one had a gun.

Kids learn from adults, and we adults seem to have forgotten what being an adult means. We show no respect for each other. We act out on our anger without thinking it through. We don't attempt to de-escalate tense situations, refuse to "pause" before combusting. We've become the adolescents.

We need to get back to being the adults in the room... before our kids too end up with guns in their hands. We need to grow up, get over ourselves, and once again be examples of how to cope, compromise, and care for each other. For our children's sake, because they're not yet mature enough to sort through it all on their own. Kids, guns, and unbridled anger make for too volatile a combination.

BUMMER ALERT: I didn't get my scorecard ready in time.

CLEAN UP TIME: Happy to say that there is nothing to clean up this week! Nice job social media!

CALN TOWNSHIP IS “OPEN FOR BUSINESS”. Nothing is ever perfect, but It’s our township, our community, our home. We can all be a part of the solution by eagerly spreading the good news about where we live.

Citizens to be Heard

Commissioner Mullin called for Citizens to be Heard. There were none.

Township Solicitor – Ms. Camp

Historic Ordinance Review – This was discussed at the 6:30 PM workshop meeting, this evening.

Discussion of LERTA Ordinance and Map – Review of Resolution and Consideration to Advertise an Ordinance Enacted Pursuant to the Local Economic Revitalization Tax Assistance Law (LERTA), Authorizing Tax Exemptions from Property Tax for Certain Deteriorated Industrial, Commercial, or Other Business Property; Defining Eligible Deteriorated Areas; Setting a Maximum Exemption Schedule; and Providing a Procedure for Securing an Exemption – Ms. Camp noted that there is a two-step process for LERTA. The first step is to re-adopt the resolution identifying the boundaries of the LERTA districts. Ms. Camp also noted that there are no proposed changes from the 2013 resolution. All areas currently zoned are TV-1, C-1, I-1, and an additional property for the Cohen parcel.

Ms. Camp noted that attached to the resolution will be a map and the list of properties with the current owners’ names.

Ms. Camp noted that the second step is to advertise the ordinance, which is fairly identical to what was done in 2013 except this is for a five-year program.

Ms. Camp noted that if these two documents are adopted at the July 28, 2022 Board meeting the school district will then have to do a resolution. Ms. Camp also noted that she will then have to get in touch with the county, and the county will typically approve if the Township and the school district approve.

Commissioner Young noted that he spoke with Chester County Commissioner Marian Moskowitz, and she agreed that the Township may need to do a presentation like the one they presented to the Coatesville School District. Commissioner Young also noted that he will reach out to Commissioners Moskowitz and Maxwell to see if the Township can be added to their agenda.

Ms. Camp noted that a motion is in front of the Board for consideration to advertise an ordinance for LERTA.

Commissioner Mullin entertained a motion to advertise an ordinance authorizing tax exemptions from property tax for certain deteriorated industrial, commercial, or other business property; defining eligible deteriorated areas; setting a maximum exemption schedule; and providing a procedure for securing an exemption. Moved by Commissioner Evans and seconded by Commissioner Young.

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

Vote passed 5-0.

Township Engineer

Bid Results for 258 Horseshoe Drive Demolition - Lowest Qualified Bidder for This Project is BrightFields, Inc., in the Amount of \$73,600.00 – For Board consideration, Mr. Vennettilli recommended the lowest qualified bidder BrightFields, Inc., for the base bid and alternate, in the amount of \$73,600.00 for the 258 Horseshoe Drive demolition project. Mr. Vennettilli noted the base bid is in the amount of \$72,737.00 and alternate A is in the amount of \$863.00.

Commissioner Evans asked how much the grant for this project is. Ms. Denne noted that it is for \$65,000.00. Commissioner Evans asked where the remaining balance will come from. Ms. Denne noted that it will come from the bond proceeds.

Commissioner Mullin asked if alternate A is necessary. Mr. Vennettilli replied that it is necessary because you want to have the materials removed.

Commissioner Mullin entertained a motion to approve the lowest qualified bidder, BrightFields, Inc., for the 258 Horseshoe Drive demolition project, in the amount of \$73,600.00. Moved by Commissioner Young and seconded by Commissioner Tindaro.

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

Vote passed 5-0.

Township Manager – Ms. Denne

Review of Proposed Ordinance for Fees Associated with Portnoff Collections for Delinquent Accounts – For Board consideration, Ms. Denne offered a proposed ordinance for advertisement for Portnoff collection of all the Township delinquent bills. Ms. Denne noted that this ordinance is for approving the appointment of solicitor, interest assessment and attorney fees and collection fees added to the amount collected as part of unpaid municipal claims for delinquent accounts.

Commissioner Mullin entertained a motion to approve an ordinance to Portnoff Collections for approving appointment of solicitor, interest assessment and attorney fees and collection fees added to the amount collected as part of unpaid municipal claims for delinquent account. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy.

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

Vote passed 5-0.

Ordinances and Resolutions for Consideration

Request for Consideration to Approve Resolution 2022-04 A Resolution Designating the 2022 Response Territories for Emergency Service in Caln Township (Tabled 01/13/2022) – Discussion was held on holding a separate public meeting and inviting Minquas, Washington Hose, and Westwood fire companies to give a presentation on what areas will be serviced because Tower Health is leaving on September 1, 2022.

Commissioner Kennedy asked what the role of Chester County Emergency Management Services is in this. Ms. Denne noted that it is very limited.

Commissioner Kennedy asked if you get put through Chester County when you call “911”. Ms. Denne noted that you do, however, the community is split in half, half goes to Washington Hose and half to Minquas. If she was at the Township building, she would have to wait for Minquas even though Washington Hose is across the street because that is where the split is. If Minquas is not available, then it goes to whomever is closest.

After further discussion, Commissioner Evans suggested having the meeting on either August 10, August 16, or August 23. Ms. Denne noted that she will send an email out to the Board to see what date is good for everyone.

Commissioner Mullin called for public comments.

Tony DiSario of 251 Loomis Avenue asked if Westwood Fire Company contributes to the ambulance service. Commissioner Young replied “no”, Municipalities that are covered by Westwood have an EMS tax.

Commissioner Mullin noted that presently Washington Hose has a substation behind the Giant shopping center on the west side of Municipal Drive, and Minquas moved to the Thorndale Fire Department, which makes them on the east side therefore making the territories split right down Municipal Drive. Commissioner Mullin also noted that residents are still being taken care of.

Ms. Denne asked the Board if this meeting could be an “Hybrid” meeting because the fire departments work different hours and cannot always come to a meeting in-person. The Board agreed.

Request for Consideration to Advertise an Ordinance Approving Appointment of Solicitor, Interest Assessment and Attorney Fees and Collection Fees Added to the Amount Collected as Part of Unpaid Municipal Claims for Delinquent Accounts – Commissioner Mullin waived the agenda and moved the consideration to advertise under Township Solicitor.

Minutes to Approve

Motion to Approve the June 30, 2022 Board of Commissioners Minutes – Commissioner Mullin entertained a motion to approve the June 30, 2022 Board of Commissioners Minutes. Moved by Commissioner Young and seconded by Commissioner Tindaro.

Commissioner Mullin called for Board comments. There were none.

Vote passed 5-0.

Finance Department – Ms. Swan

Motion to Approve General Checks 48491 to 48549 – Commissioner Mullin noted that there are several contribution checks going out this check run. Ms. Denne requested that the contribution check for the Privileged Citizens be pulled because she is not sure that they are still meeting.

Commissioner Young made a motion to approve the checks as presented excluding check number 48497 for the contribution to the Privileged Citizens. Seconded by Commissioner Tindaro.

Commissioner Mullin called for Board comments. There were none.

Vote passed 5-0.

Boards and Commissions Updates – Summary by Applicable Board Liaison

Parks and Recreation – Commissioner Kennedy noted several discussions and events from their June meeting.

- August 5 – Concert in the park starting at 7:00 PM followed by fireworks.
- September 10 – 14th Annual Community Day from 3:00 PM to 8:00 PM.
- Caln Baseball team won the district and regional titles and will be playing for the State Championship.
- Visit the Township newsletter for the Coatesville Library summer events
- Governor’s report shows an increase in funding for “Level Up”

COG – Commissioner Kennedy noted that there was a presentation by Chester County Sustainability Director, Rachel Griffith, and a continued discussion on a multi-municipal animal control.

Municipal Authority – Commissioner Mullin noted that Phase 4 of the 2022 Interceptor project started July 14, 2022, Phase 5 of the 2023 Inceptor is beginning to assemble the bid package and posting the bid with the anticipated bid opening on November 22, 2022. Commissioner Mullin also noted that the Chair signed the Financial Security Agreement and Phase 1 performance bond for the Willows at Valley Run sewer improvements.

DARA – N/A

Fire Board – Standing in for Commissioner Mullin, Commissioner Young noted several discussions from their June meeting.

- Ms. Denne, Mr. Stackhouse, and Commissioner Mullin are working on the fire agreement
- Continued discussion on the audit
- Minquas ambulance being at the Thorndale Fire Company
- Budget discussion, which is due to Township Staff in August

Historical Commission – Commissioner Evans noted several discussions held at the June meeting.

SPACKMAN FARM SUB COM The Historical Commission met on Wednesday June 29th, we had a quorum with all but one member present, and one guest. We heard from all our Subcommittees.

SPACKMAN FARM and MARKETING AND SOCIAL MEDIA reported that the proposed Spackman Farm article had been transmitted electronically to these pubs: Town Lively – News Department / Daily Local – Fran Maye / The Patch – Holly Herman / Vista Today - Mark Hostutler / Chesco Times – Mike McGann

HISTORICAL PRESERVATION reported on the open BOC workshops and have been working to absorb suggested tweaks from those sessions.

LLOYD FARM we've been in contact with Natural Lands Trust.

There were updates on using PA SHARE, our Historical Resource Classification system, edits to chapter 19, finding a new member with GRANTS experience, CLG, and a report on CCHPN dinner.

Our next meeting is next Wednesday July 20th at 7:00 PM. Right here, and on zoom. We NEED MORE MEMBERS.

Lincoln Highway – Commissioner Young noted that they have been working with Ms. Denne on the LERTA ordinance and resolution.

Additional Business

Consideration of Settlement Agreement and Acceptance of Resignation of Mitchell Rock as Deputy Chief of the Caln Police Department – For Board consideration, Ms. Denne offered a settlement agreement and acceptance of resignation of Mitchell Rock as Deputy Chief of the Caln Police Department.

Commissioner Mullin entertained a motion to approve the settlement agreement and accept the resignation of Mitchell Rock as Deputy Chief of the Caln Police Department. Moved by Commissioner Young and seconded by Commissioner Kennedy.

Vote passed 5-0.

Public Comments

Tony DiSario of 251 Loomis Avenue asked for the definition of re-zoning. Commissioner Young noted that the Zoning Task Force is currently working on updating the zoning code, which governs how everything happens in the Township.

Mr. DiSario commented on the low-income housing being built by “pot” distribution center. Commissioner Young replied that it is not going to be low-income housing, however, it has some reserved for handicapped, and low income. Commissioner Young also noted that low income in Chester County is not very low.

Mr. DiSario noted that he is concerned with children living by a “pot” distribution center. Commissioner Young replied that you cannot treat a “pot” distribution center any differently than a CVS, Rite Aide or Walgreens. Commissioner Evans replied that he learned from being on the Drug and Alcohol Advisory Board that these distribution facilities are very heavily guarded.

Mark DeYoung of 20 Beaver Run Road asked why Caln would pay an employee a severance package when they resign. Ms. Denne and the Board noted that they cannot answer any questions regarding personnel matters, is a public forum.

Cheryl Spauling of 401 Lloyd Avenue asked if Mitchell Rock has an employment agreement with Caln and if so, can the public get a copy. Ms. Denne replied this person has an employee agreement, and you can submit a Right-to-know request.

Adjournment

Commissioner Mullin entertained a motion to adjourn the July 14, 2022 Board of Commissioners minutes at 9:15 PM. Moved by Commissioner Young and seconded by Commissioner Evans.

Vote passed 5-0.

Respectfully Submitted,

**Denise Miller
Assistant Township Secretary**