

Board of Supervisors Regular Meeting Monday January 6, 2014

A regular meeting of the Board of Supervisors was conducted on Monday, January 6, 2014 following the re-organizational meeting. Chairwoman, Ms. Silvernail, called the meeting to order. Present were Supervisors Mr. Greenfield and Mr. Taylor. Mr. Scott Withers, substitute Township Solicitor filling in for Mr. Pompo, Mr. MacCombie, Township Engineer/Zoning Officer, and members of the community.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to waive the reading of the minutes of the previous meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to adopt the minutes of the previous meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Police Report: Chief Ranck began his report by congratulating and welcoming Earl Taylor and continued with his report that during the month of December, the Sadsbury Township Police Department patrolled 4,974 miles. There were a total of 190 incidents for the month which includes 15 incidents handled by the Pennsylvania State Police. Breakdown of calls is as follows: theft complaints 11, burglaries 2, suspicious conditions/suspicious vehicles 10, residential and business alarms 9, domestics 6, disturbances 6, harassment 2, vehicle accidents 21, other police department assists 9, fire & ambulance assist 36, and non-emergency public service calls 61. Township Police made 1 drug arrest and 1 arrest for theft during the month. Chief Ranck reports there are several cases currently under investigation pertaining to theft incidents, and 2 burglary incidents. Chief Ranck reported that Officer Haldeman is currently assigned to investigate a burglary that occurred during the overnight hours at Harry's Quick Stop which resulted in a loss in excess of \$10,000 worth of lottery tickets, and tobacco products that was stolen from the business. Chief Ranck reported that Sergeant Imhoff is ready to file charges pertaining to 2 major theft cases that were investigated from Witmer Public Safety totaling a value in excess of \$23,000. During the month of December, there were 24 traffic stops which resulted in 14 traffic citations and 14 verbal and/or written warnings. For the year 2013 there was a total of 4,591 county incidents generated for Sadsbury Township, which is an increase of 683 incidents from 2012.

Township Road Department Report: Mr. Simmons reported that for the month of December, the Public Works Department prepared and responded to five separate winter events. In each of these events, plowing operations were used and treatment of the roads with de-icing agents was also used. After a weather event the trucks are unloaded of unused material. All equipment is washed with the goal to remove any salt residue. The goal after a weather event is to get the equipment back to being prepared for the next weather event as quickly as possible. For the month of December, the Public Works Department maintained all storm water drains as well as ditches, winterized restrooms at Bert Reel Park and maintained, repaired or replaced several street signs damaged by vehicles. Mr. Simmons stated that residents can report road conditions, pot holes, trees down or clogged storm drains by contacting them at sadsburypublicworks@comcast.net. Mr. Simmons expressed his gratitude

to Earl Taylor for assisting with plowing and de-icing operation for several years and welcomed Mr. Taylor to the Board of Supervisors. Mr. Simmons thanked the Board of Supervisors for their approval of the new JCB Backhoe/Loader. Ms. Silvernail wanted to clarify that the money for this piece of equipment came from the Liquid Fuels Account and not the General Fund.

Emergency Management Coordinator Report: Mr. Taylor reported he received certificates in 4 classes. They include IS-00909 Community Preparedness Implementing Simple Activities for Everyone, IS-00558 Public Works and Disaster Recovery, IS-00556 Damage Assessment for Public Works, and IS-00552 The Public Works Role in Emergency Management.

Keystone Valley Fire Company Report: No Report Given

Sadsburyville Fire Company Report: Mr. Grossman reported that for the month of December there were 12 fire responses for: 1 automatic fire alarm, 1 RIT assignment on a house fire, 1 brush fire, 3 motor vehicle accidents, 4 building fires, and 1 assist EMS. Responses were Sadsbury Township North 6, Sadsbury Township South 0, Valley Township 2, East Fallowfield 1, Parkesburg Borough 1, and the City of Coatesville 2. There were 55 miles traveled with an average of 4.5 miles per call. Time in service was 7 hours and 35 minutes with 89 volunteer firefighter responding. The combined firefighter training hours were 32 and the combined personnel fundraising hours were 90. The events for the month included the weekly bingo find-raiser, a tour of 105-109 Independence Way with the Keystone Fire Department and taking Santa Claus on a tour of the Township on our fire apparatus. In a collaborative effort, Sadsburyville Fire Company, Keystone Valley Fire Department, Westwood, Wagontown, and Cochranville Fire Companies were dispatched for a barn fire in the 3200 block of Lincoln Highway in Sadsbury Township. In addition to saving a house from burning, an attached garage to the barn was also saved from content fire damage. Mr. Grossman reported that for the year ending 2013 there were 149 fire responses using 565,900 gallons of pumped water with 890 miles traveled and time in service 108 hours and 31 minutes.

Township Engineer Report: Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2A in the amount of \$400.62 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2A in the amount of \$400.62 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Commons, LP, Sadsbury Commons Phase 1B Lancaster General Hospital Medical Office Building in the amount of \$345.62 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP, Sadsbury Commons Phase 1B Lancaster General Hospital Medical Office Building in the amount of \$345.62 per Mr. MacCombie's

recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated that Sadsbury Commons has requested a release of escrow money for the Lancaster General Medical Office Building, but he is still waiting for more information.

Mr. MacCombie reported that the complaint on Compass Road about a drainage problem is not related to the road work done by the Township.

Mr. MacCombie reported that Mr. Pompo has met with Sadsbury Commons concerning the Act 209 traffic impact fee. Mr. Gill will attend the next months' Board of Supervisors meeting to submit a proposal as to what Sadsbury Commons feels is a fair Act 209 fee. Mr. Gill will also explain what Sadsbury Commons' options are to have public sewer for the development.

Mr. MacCombie met with the Engineer for West Sadsbury Township who has expressed a desire to tie into our sewer system regarding improvements they want to make to Route 30.

Mr. MacCombie stated he received a telephone call which makes him 100% certain that Sikorsky Helicopter is going to request direct access to the Chester County Airport which would mean closure of Washington Lane. No contact has been made to Sadsbury Township or Valley Township about this issue. Mr. MacCombie stated he does not know what impact this will make on the residents of Pomeroy Heights. Ms. Silvernail stated that she must recuse herself for items concerning Sikorsky Helicopter, but she has received complaints from residents concerning Sunday flyovers and helicopters landing at the Sikorsky facility. Mr. MacCombie stated that Sikorsky has been asking Valley Township Police or they use Sikorsky personnel to close Washington Lane when they hover helicopters to the airport. Mr. MacCombie has suggested in the past to have the helicopters do their flyovers over Sadsbury Woods; but once in the air, they can fly where they want. Mr. MacCombie suggested they put the helicopters on a flat-bed truck and drive them to the airport. Mr. MacCombie stated to expect pressure from the County to give Sikorsky direct access to the airport, as this would have a favorable impact on the Chester County Airport.

Township Solicitor Report: Mr. Withers had no report.

Township Planning Commission Report: Mr. Greenfield reported that the Planning Commission met on Wednesday, December 11, 2013 at 7:00 p.m. Mr. Allan Zimmerman came before the Planning Commission asking for a recommendation from the Planning Commission to the Board of Supervisors to approve the revised preliminary Subdivision and Land Development Plan for Valley View, Lot 8. Discussion concerned the item in the Engineers letter dated December 9, 2013, such as curb issues and the location of speed humps and the need for a separate Developer's Agreement. The Planning Commission discussed residents' concerns over the matter. A motion was made and seconded for the Planning commission to recommend approval of the revised plan to the Sadsbury Township Board of Supervisors pursuant to all the requirements in Mr. MacCombie's letter of December 9, 2013 and all items addressed in previous correspondence. The motion passed. The Planning Commission will review the revised Comprehensive Plan after the holidays in time for

discussion at the January 15, 2014 meeting. With no further business, the meeting was adjourned.

Township Zoning Report: Mr. MacCombie reported his office wrote a review letter for a proposed development of approximately 10 acre tract at the northeast corner of Rout 30 and PA Route 10. The plan reflects the subdivision of the tract into four lots. The plan depicts the proposed uses to be a CVS store, an Advance Auto, a Financial Institution and an Automobile service station.

Chester County Airport Update: Mr. Roberts stated he has no report as the meeting for the Airport Authority is January 7, 2014.

New Business:

Vic Kelly, representing All County Partners, presented a preliminary Subdivision and Land Development plan for Valley View Lot 8 to the Board of Supervisors. Mr. Kelly stated everything was summed up in the Planning Commission meeting in December. Mr. MacCombie stated that when he attended the Planning Commission meeting in November about the concerns of the residents of Hoffman Avenue and Pomeroy Heights, it was discussed to put additional speed humps at Washington Lane and Lincoln Avenue. Mr. MacCombie asked if this was still part of the offer? Mr. Kelly stated that yes that is still part of the offer and also will do everything in the letter from Mr. MacCombie's office dated December 9, 2013. Mr. MacCombie stated that Mr. Pompo's position is that the Act 209 traffic impact fee does apply to this development. Mr. Kelly stated that his clients' position is that the law is the law and will comply whatever the outcome of this decision is.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to approve the preliminary Subdivision and Land Development plan for Valley View Lot 8, contingent that they comply with all the conditions in the letter from Jamie MacCombie's office dated December 9, 2013 and the resolution of Act 29 Traffic Impact Fee. With there being no questions from the public, Mr. Greenfield voting "nay", Ms. Silvernail and Mr. Taylor voting "aye", the motion passed.

Ms. Silvernail stated that it has been advertised for 30 days in the Daly Local News that the Board of Supervisors intends to replace the elected auditors with a Certified Public Accountant to examine all the Township accounts for the year 2013.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to adopt Resolution 2014-03 to appoint Maulo & Company to complete the year-ending December 31, 2013 audit of all Township accounts, replacing the elected auditors as advertised. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Silvernail made a motion, seconded Mr. Greenfield, to adopt Resolution 2014-04 to update the fees required for the Township to conduct business, including Sub Division and Land Development fees and review escrows and related proceedings, building permits, zoning fees

and reviews and miscellaneous other administrative fees for services. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to adopt Resolution 2014-05 to fix the real estate tax rate for the year 2014 at 1.05 mills. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail stated that the Ordinance for the sewer rate increase in 2014 from \$12.00 per one thousand gallons to \$13.50 per one thousand gallons will need to be advertised for the Board to adopt the Ordinance.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, for Mr. Pompo to advertise an Ordinance to adjust the per gallon sewer usage rate to \$13.50 per one thousand gallons used retroactive to January 1, 2014. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail stated the Township will schedule Friday, January 10, 2014 and Friday, January 24, 2014 as the two dates the Road Department will collect Christmas trees.

Public Comment:

Robert Silvernail congratulated Earl Taylor on his election to the Board of Supervisors.

Chief Ranck stated that it would have an effect on Hoffman Avenue and the entire Heights if Washington Lane is closed.

Don Roberts stated he will be the Chair on the Airport Authority to have talks with Sikorsky Helicopter.

Mr. MacCombie stated that in the long run, it will be beneficial for the Airport to partner with Sikorsky and the County will pressure for this to happen.

Mr. Roberts stated that the Airport has no fee for arrivals and departures. They do, however receive payment for the use of hanger space.

With there being no further business, Ms. Silvernail made a motion, seconded by Mr. Greenfield, to adjourn the meeting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Respectfully Submitted,

Linda Shank
Secretary