

## **Board of Supervisors Regular Meeting, Tuesday, December 3, 2013**

The regular meeting of the Board of Supervisors of Sadsbury Township was conducted on December 3, 2013 commencing at 7:00 PM. Before the meeting was called to order, Ms. Silvernail announced that the Board met in Executive Session on Monday, November 25, 2013 at 11:00 AM to discuss legal and personnel matters. Chairwoman Stephanie Silvernail then called the meeting to order. Present were Supervisors Mr. Greenfield and Ms. Horan, Mr. Pompo, Township Solicitor, Township Engineer/Zoning Officer, Mr. MacCombie, and members of the community.

A moment of silence and the Pledge of Allegiance were observed.

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 Ms. Horan, 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 stated that he wanted to convey his personal thanks to Ms. Horan for her service to the Township as this was her final, regular evening meeting.

Chief Ranck then reported that for the month of November, the Sadsbury Township Police Department patrolled 5,496 miles. There were a total of 264 incidents including 16 handled by the Pennsylvania State Police. Breakdown of calls is as follows: theft complaints 2, burglary 2, suspicious conditions/vehicles 11, residential and business alarms 21, domestics 6, disturbances 2, harassment 4, vehicle accidents 14, assists to other departments 14, assists to fire/ambulance 21, and non-emergency public service calls 65. Officers conducted 8 criminal arrests (1 drug arrest, 5 DUI, and 2 public drunks). Chief Ranck also advised the Board of Supervisors that there are two major theft cases under investigation by Sergeant Imhoff valued in excess of \$23,000. During the month of November, the Police Department also initiated 100 traffic stops, resulting in 59 traffic citations and 41 written/verbal warnings. Officer John Smith conducted 9 commercial vehicle details during the month of November resulting in numerous violations for mechanical and other equipment related failures.

**Sadsbury Township Road Department Report:** In Mr. Simmons' absence, Ms. Silvernail read an abbreviated version of the Township Road Department's monthly report.

**Emergency Management Coordinator Report:** Mr. Taylor reported he completed IS-00554 Emergency Planning for Public Works class on November 7, 2013 and completed a public outreach presentation for the Sadsbury Township Historical Society.

**Keystone Valley Fire Company Report:** Mr. Gathercole reported that for the month of November, 2013, Keystone Valley Fire Company answered a total of 22 calls: fire 8, rescue 5, service 3, false alarm 3, and cancellations 3. The response by municipality was: Sadsbury

Township 3, West Sadsbury Township 4, Highland Township 1, Parkesburg Borough 8, and other 6. The average personnel per call was 11. There were 307 hours of in-house training comprised of four (4) drills and 103 members attending. Miles traveled were: fire units 2,289 miles and \$1,046.43 in maintenance costs, and ambulance: 2,191 miles and \$0.00 in maintenance costs. The Keystone Valley EMS responded to 83 calls for the month of November. Breakdown is as follows: Parkesburg Borough 26, Sadsbury Township 25, West Sadsbury Township 19, Highland Township 7, West Fallowfield Township 2, Christiana Borough 3, and Salisbury Township (Lancaster Co.) 1.

**Sadsburyville Fire Company Report:** Mr. Brecht reported that for the month of November there were 14 fire responses for: 5 automatic fire alarms, 1 house fire, 1 brush fire, 1 motor vehicle accident, 1 CO alarm, 3 engine transfers, 1 trees/wires and 1 EMS assist. Responses were: Sadsbury Township North 10, Sadsbury Township South 0, Valley Township 1, Wallace Township 1, and City of Coatesville 1. There were 97 miles traveled and time in service was 10 hours and 56 minutes. There were 112 volunteer firefighters responding. The combined firefighter training hours were 40 and 84 combined personnel fundraising hours. Mr. Brecht also wished everyone a Merry Christmas.

**Township Engineer Report:** Mr. MacCombie stated that he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. Sadsbury Park, Phase 2A in the amount of \$177.50 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. Sadsbury Park Phase 2A in the amount of \$177.50 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 he has an Engineering Escrow release of funds for Sadsbury Commons-Phase 1B, Lancaster General Hospital Medical Office Building in the amount of \$216.25 for the Board's approval.

Ms. Silvernail made a motion, seconded by Ms. Horan, to approve an Engineering Escrow release of funds for Sadsbury Commons-Phase 1B, Lancaster General Hospital Medical Office Building in the amount of \$216.25 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that all of the Township's Road Projects have been completed to his satisfaction. He reminded the Board that the original contract for the work that was completed was in the amount of \$345,000. The actual cost of the work completed was \$315,464.33 or \$29,535.67 less than what had been budgeted. Mr. MacCombie presented the Board with his recommendation to release \$315,464.33 to Pennsy Supply, Inc. of Annville, PA for the roadway and storm drainage improvements.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve the release of \$315,464.33 to Pennsy Supply, Inc. of Annville, PA for the roadway and storm drainage projects for which they had been contracted pursuant to Mr. MacCombie's recommendation.

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

Mr. MacCombie advised the Board that his office was in receipt of the formal submission from All County Partners for Valley View, Lot 8. He stated that the review of the revised plans is in progress and his office would be issuing a letter to the Planning Commission in the next week. Mr. Pompo inquired if the clock is running and Mr. MacCombie confirmed that it is.

Mr. MacCombie informed the Board that the PAWC tariff request was approved by the Administrative Law Judge and that it will lock in rates for four (4) years instead of three (3). This news should afford Mr. Drozd more flexibility in budgeting over the next four (4) years, knowing that the rates will not change.

**Township Solicitor Report:** Mr. Pompo began by adjourning the regular meeting to start the Public Hearing on the revised Storm Water Management Ordinance to conform to the County’s Act 167.

Mr. Pompo advised that the hearing had been advertised and then explained the various procedural steps to the Board and the public.

The first step was the repeal of Ordinance #2005-05 to be replaced with the new Ordinance that had been formatted to match the County specifications.

The second step required approval of an Ordinance that made minor changes to the current SALDO and Zoning Ordinances – basically changing references from the old to the new and that there were no substantive changes.

Mr. Pompo asked the Board if they had any questions and then announced that the floor was open for public comment. There were no questions or comments from the public.

Mr. Pompo then closed the Public Hearing.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to adopt Ordinance #2013-6 replacing the Township’s current Storm Water Management Ordinance with a new Storm Water Mangement Ordinance to conform to the County’s Act 167. With no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to adopt Ordinance #2013-7 amending the current Subdivision and Land Development Ordinance and the Zoning Ordinance to conform to the new Storm Water Management Ordinance. With no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Pompo stated that there is a process in place for submission to DEP and that he would provide those instructions to the Township Secretary.

Mr. Pompo then moved on to discussion of Ordinance #2013-08 amending the Emergency Communication System Ordinance to conform to the County Ordinance.

Mr. Pompo stated that the Ordinance had been advertised, but that no hearing was required. Prior to making a motion on the agenda item, Ms. Silvernail inquired if there were any questions or comments from the public. There were no questions or comments for the Board or Mr. Pompo.

Ms. Silvernail made a motion, seconded by Ms. Horan, to adopt Ordinance #2013-08 amending the Township's Emergency Communication System Ordinance. With no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Pompo advised the Board that Lafayette Square intends to proceed with the next phase of their development and this second phase will require execution of an agreement between the Township and PennDOT. This phase of construction includes an entrance off of Route 30 opposite the Township buildings and requires connection to inlets that run under the street and the Township's parking lot. The agreement requires the Township to be responsible for the operation and maintenance of the storm sewers and maintenance pipes. The Board was reminded that this is a similar agreement to the one they entered into for Sadsbury Commons. Mr. Pompo has addressed the major issues that he has with the agreement with Mr. Lymberis' attorney, Ms. Boswell. Mr. Pompo said that the agreement is perpetual, covering the Township and allowing them to collect from the condominium association, its successors, or individual unit owners if need be.

Mr. Pompo also wanted to make the Board aware of a Tax Assessment Appeal filed by Cumberland Insurance for their property at 101 Independence Way. In their original appeal, they received a reduction from \$2.8 million to \$2.7 million, but were apparently dissatisfied with the result and are re-appealing. It is not recommended that the Township take any action at this time. Mr. Pompo said that he should be copied when appearances are entered and would keep the Board apprised of any developments.

Mr. Pompo closed with advising the Board that he had a legal matter to discuss with them in Executive Session after the meeting.

**Township Planning Commission Report:** Mr. Greenfield reported that the Planning Commission did not have any business for November, so the meeting was cancelled.

**Township Zoning Report:** Mr. MacCombie stated that Sadsbury Self Storage is changing its name to Global Self Storage and that they submitted an application for a new sign. He advised that Mr. Dickey, the Township's Building Code Inspector, can issue a permit for the new sign per the application review and subsequent letter issued by Mr. MacCombie's office.

**Chester County Airport Update:** No Report

**Payment of Invoices:**

Ms. Silvernail made a motion, seconded by Ms. Horan, to pay the November General Fund invoices in the amount of \$88,739.83. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to pay the November Sanitary Sewer invoices in the amount of \$11,555.46. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

**New Business:**

Ms. Silvernail advised that the Township’s Comprehensive Plan Committee has finalized the draft of the Comp Plan and that copies have been forwarded to the Planning Commission for their review and comments. After review by the Planning Commission, the Board would revisit it in January or February.

**Public Comment:**

Mrs. Silvernail stated that tonight was Ms. Horan’s final regular evening meeting and offered her thanks to Ms. Horan for her dedication and service to the Township over the last six years. Mr. Pompo also thanked Ms. Horan and stated that it had been a pleasure working with her.

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

Respectfully Submitted,

Courtney Sarbaum  
Assistant Secretary