

Board of Supervisors Regular Meeting Tuesday, February 5, 2013

The regular meeting of the Board of Supervisors of Sadsbury Township was conducted on February 5, 2013 commencing at 7:00 p.m. Chairwoman Stephanie Silvernail called the meeting to order. Present were Supervisors Mr. Greenfield and Ms. Horan, Township Solicitor, Mr. Pompo, Township Engineer/Zoning Officer, Mr. MacCombie, and members of the community.

A moment of silence and Pledge of Allegiance were observed.

Ms. Silvernail made a motion, seconded by Ms. Horan, 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. Greenfield, 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 reported that for the month of January, 2013, the Township Police patrolled 5,870 miles, and handled 539 calls for service for: 7 thefts, 12 suspicious conditions/persons, 12 alarms, 9 domestics, 13 vehicle accidents 12 assist other departments, 21 fire & ambulance assists, 5 harassments, disorderly, public drunk, 49 miscellaneous service calls, and 2 warrant arrests. The Township Police investigated several thefts which resulted in 7 criminal arrests which were filed during the month. During the month of January, Township Police initiated 88 traffic stops resulting in a total of 59 traffic citations, in addition to 5 warnings which were issued either written or verbally. The Township Police conducted a total of 309 residential, business, vacation, and Township property checks while on patrol throughout the course of the month for the purpose of maintaining police presence.

Township Solicitor Report: Mr. Pompo stated that all Townships must adopt a resolution for service areas for ambulance and rescue and submit it to the county for the Emergency Management System. Sadsbury has Resolution 2011-17 that needs to be amended. Keystone Valley Fire Department would replace Pomeroy Fire Company. Sadsbury Fire Company would remain a service area.

Ms. Silvernail made a motion, seconded by Ms. Horan, to adopt Resolution 2013-07, a resolution amending Resolution 2011-17 by further establishing response territories for emergency service providers. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Pompo stated that the Sewer Ordinance Update was advertised for adoption at this evenings meeting. Mr. Pompo reported that the update adjusts the per-gallon of sewer usage fee from \$9.50 per thousand gallons to \$12.00 per thousand gallons of usage.

Ms. Silvernail made a motion, seconded by Mr. Greenfield to adopt Ordinance 2013-02, amending Chapter 101, the Sadsbury Township Sewer Use Ordinance, by increasing the meter rate to \$12.00 per thousand gallons of water. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Pompo reported that there was a letter from Michael Gill, the attorney for Sadsbury Commons dated January 9, 2013 saying they want to reactivate the Act 209 Traffic Study done by the Township. At the time of the Act 209 Study in 2008, the Committee included in the Act 209 Land Use Assumptions Report some development of the property; but did not include the connector Road. That omission was the result of the Committee’s lack of certainty that the Township would acquire the property rights necessary to construct the Connector Road. Sadsbury Commons now wants the Connector Road included in the Capital Improvements Plan. Mr. Pompo stated that McMahon Associates, Inc. are the traffic consultants for Sadsbury Commons and they also were Sadsbury Townships consultants for the 2008 Act 209 Traffic Study.

Mr. Pompo stated that if the Supervisors would like to think about someone else for the reactivation of the Act 209 Traffic Study, he would suggest Jerry Baker at Traffic Planning and Design. Mr. Pompo will find out if Sadsbury Commons will pay for the study if done by someone other than McMahon Associates.

Township Engineer Report: Mr. MacCombie reported there is a problem with the Stryker Brigade escrow. Department of General Services stated the contractor for the project (Lobar, Inc.) is putting up \$15,000 with the Township for final plan reviews only. Any construction reviews/plan reviews or inspections should be billed to the Developers Agreement between the Commonwealth of Pennsylvania and Sadsbury Township which provides a not to exceed amount of \$25,000 for inspections of Land Development improvements by the Township Engineer.

Mr. Pompo reported that a letter was received by the Department of General Services indicating the Township has been taking payments out of the wrong account. The letter gives step by step instructions to make things right. The charges have not been disputed.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. Sadsbury Park-Phase 2A in the amount of \$736.80 for the Board’s approval.

Ms. Silvernail made a motion, seconded by Ms. Horan, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. Sadsbury Park-Phase 2A in the amount of \$736.80 per Mr. MacCombie’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated he has a working account letter of credit reduction release of funds for Sadsbury Arcadia Associates, L.P. Sadsbury Park-Phase 2A for \$45,869.67 for the Boards approval.

Ms. Silvernail made a motion, seconded by Ms. Horan to approve a working account letter of credit reduction release of funds for Sadsbury Arcadia Associates, L.P. Sadsbury Park-Phase 2A in the amount of \$45,869.67 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Commons L.P. Sadsbury Commons Phase-1B in the amount of \$126.87 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve an Engineering Escrow release of funds for Sadsbury Commons, L.P. Sadsbury Commons-Phase 1B in the amount of \$126.87 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Commons, L.P. Sadsbury Commons-Phase 1B-Lancaster General Hospital Medical Office Building in the amount of \$665.00 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve an Engineering Escrow release of funds for Sadsbury Commons, L.P. Sadsbury Commons-Phase 1B-Lancaster General Hospital Medical Office Building in the amount of \$665.00 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 the pump station in Stottsville is operating without a comminuter, which protects the pump from debris that comes through the sewer system. Mr. MacCombie stated that right now the pump is handling it, but it is vital to have the comminuter installed.

Mr. MacCombie stated he has received from A.C. Schultes two options for the Board's consideration. The first option is to repair the current sewer chewer at a cost of \$9,477.00. The second option is to purchase a new Muffin Monster and 5 hp Baldor motor to replace the current sewer chewer for a cost of \$29,532.00. Mr. MacCombie stated that there was \$30,000 in the budget for the purchase of a new sewer chewer.

The comminuter has been repaired before, and Mr. MacCombie's opinion is to purchase the new comminuter and not take the chance on repairing the present one and it failing again.

Mr. MacCombie asked Mr. Pompo if this was a maintenance item or a bid item. Mr. Pompo assured Mr. MacCombie that this is an emergency situation and the comminuter can be purchased without the bidding process.

Mr. MacCombie stated he feels this is more than a fair quote as he has seen quotes of \$40,000 or more.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to purchase a new sewer chewer called the Muffin Monster from A.C. Schultes of Woodbury Heights, New Jersey for \$29,532.00 installed. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Planning Commission Report: Mr. Greenfield reported that the Planning Commission met on Wednesday, January 16, 2012 for their re-organizational meeting. Jane Heineman was nominated as Chairman and John Lymberis was nominated to be Vice Chairman. The meeting dates for the year 2013 were set to be advertised and placed on the Township web page. The Planning Commission welcomed new member, Mr. Ron Yen. There was no further business and the meeting was adjourned.

Sadsbury Township Zoning Report: Mr. MacCombie reported that Bull Dog Construction pulled out of their intention to build an office building on Shamrock Lane. They did not want to put \$189,000 into landscaping and the owner would not drop the price.

Weaver Mulch has not yet given a conservation plan to the Township and the county with the intention to farm.

Mr. MacCombie stated that a resident of Old Mill Road desiring to put a bakery at his home will go before the Zoning Hearing Board.

Mr. MacCombie stated the only other zoning issues are a couple minor sheds on various properties.

Pomeroy Fire Company Report: Mr. Taylor reported that for the month of January there were a total of 7 calls: 2 house, 1 gas leak inside, 1 assist EMS, and 3 auto accidents. There were a total of 7 assists to other departments for: Parkesburg 3, Sadsbury 2, and Highland 2. Time in service was 3 hours and 6 minutes and 24.52 man hours.

Sadsburyville Fire Company Report: no report

Sadsbury Township Emergency Coordinator Report: Mr. Taylor stated he had nothing to report.

Chester County Airport Update: Mr. Roberts reported the Airport will hold an open-house the first week in October. The South Apron Project is back on track and should be completed in 2014.

Payment of Invoices

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to pay the January invoices in the amount of \$93,921.22. 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 pay the January Sanitary Sewer invoices in the amount of \$49,135.33. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Tabled Business

The Board continued the discussion on the request by the Southern Chester County Babe Ruth League for expanded use of Bert Reel Park for the 2013 baseball season. Ms. Horan reported the Park Committee feels the use of the park for 7 days a week will not work. The Committee does not want Sunday games or practice on the field. Chief Ranck's Chester County Senior Modified Softball League uses the field on Monday evenings and when the Little League is finished in June, they use the field on Wednesday evenings. This will have to be a consideration by the Little League. The Committee discussed the possibility of charging a \$20.00 fee per player to use the field. Ms. Horan stated if they wanted to open up the snack shack, someone would have to have a food handler's license. Another issue was a liability issue with the expansion of activities. The discussion on this will continue next month.

New Business

Maulo & Company presented the Board with a proposal letter dated January 7, 2013 for the annual financial statement audit and report preparation for both General Fund and the Sewer Fund. The proposal for both funds is \$13,000. This is an increase of 2.4% over the prior year. Ms. Silvernail stated that Mr. Maulo related to her that Sadsbury Township is a fixed rate customer.

Ms. Silvernail made a motion, seconded by Ms. Horan, to accept the proposal from Maulo & Company to audit both the General Fund and the Sewer Fund for a fee of \$13,000. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment

Ms. Silvernail welcomed Joseph and Nicholas Thompson to the meeting. In order for them to earn their Merit Badge for the Boy Scouts, they had to observe a Board of Supervisors Meeting.

Mr. Taylor stated there is an abandoned house on North Street and there are people going in and out and he would like the police to shine a light on the house once in a while.

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,

Linda Shank
Secretary