

Board of Supervisors Regular Meeting Monday January 7, 2013

A regular meeting of the Board of Supervisors was conducted on Monday, January 7, 2013 following the re-organizational meeting. Chairwoman, Ms. Silvernail called the meeting to order. Present were Supervisors Mr. Greenfield and Ms. Horan, Mr. Robert McClintock, 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 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 during the month of December, 2012, the Township Police patrolled 3,564 miles, and logged 229 calls for service. Primary categories are as follows: burglaries 4, thefts 2, suspicious conditions/persons 4, 911 hang-ups 3, alarms 12, domestics 10, accidents 14, assist to other departments 6, harassments 2, sexual assault 1, disturbance 1, and criminal mischief 1. There were 12 criminal arrests made for the month of December for: disorderly conduct 3, public drunk 3, harassment by communications 2, drug arrest 1, bench warrants 2, and D.U.I 1. There were 9 parking violations issued, 25 business, vacation, and premise checks.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to promote Gerald Ranck from Interim Chief of Police to permanent, full-time Chief of Police. 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 promote Richard Imhoff from Interim Sergeant to permanent, full-time Sergeant. 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 hire Officer John Smith as a part-time police officer and to be put on the police schedule. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

District Justice Nancy Gill performed a swearing in ceremony and Oath of Office for Chief Ranck and Sergeant Imhoff. At the conclusion of the ceremony, Chief Ranck and Sergeant Imhoff, their families, Sadsbury Police, and surrounding area police officers in attendance were invited for refreshments in the conference room.

Township Engineer Report: Mr. MacCombie stated he has a certificate of completion letter of credit reduction for Sadsbury Arcadia Associates, L.P. Sadsbury Park Phase 4C in the amount of \$17,081.28 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve a certificate of completion letter of credit reduction for Sadsbury Arcadia Associates, L.P. Sadsbury Park Phase 4C in the amount of \$17,081.28 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 Arcadia Associates, L.P. Sadsbury Park Phase 4C in the amount of \$85.62 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 4C in the amount of \$85.62 per Mr. MacCombie's recommendation.

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 \$94.37 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 \$94.37 per Mr. MacCombie's recommendation.

Mr. MacCombie stated he has an Engineering Surveillance Escrow release of funds for the Commonwealth of Pennsylvania Department of General Services Military Readiness Center for the Stryker Bridge Combat Team in the amount of \$25.62 for the Board's approval.

Ms. Silvernail made a motion, seconded by Ms. Horan, to approve an Engineering Surveillance Escrow release of funds for the Commonwealth of Pennsylvania Department of General Services Military Readiness Center for the Stryker Bridge Combat Team in the amount of \$25.62 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated 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 \$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 LP, Sadsbury Commons Phase 1B Lancaster General Hospital Medical Office Building 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 LP 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 LP 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 LP, Sadsbury Commons Phase 1A in the amount of \$126.87 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 LP, Sadsbury Commons Phase 1A 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 the plan submitted by Valley View last month is under review by his office.

Mr. MacCombie stated the Western Sewer District serves the Sadsbury Commons Development. Mr. MacCombie stated that Pennsylvania American Water Company will not sign off on the agreement. Pennsylvania American has a problem with the EDU count and is taking the position that the agreement with the Township should be amended. Mr. MacCombie stated that he feels Mr. Pompo may have to make an amended agreement with Pennsylvania American regarding the EDU count for the Western Sewer District and Sadsbury Commons Development.

Township Solicitor Report: Mr. McClintock reported that the Special Exception submitted by John Beiler to allow a home occupation of a bakery at 307 Old Mill Road, has not been reviewed by the Zoning Officer. Mr. McClintock recommends that to be able to allow more time for the Zoning review, to table the Zoning Hearing Board meeting on this until mid to late February. Mr. McClintock stated he also recommends the Board allow legal representation at the hearing.

Township Planning Commission Report: Mr. Greenfield reported the Planning Commission did not meet in the month of December, 2012. The Planning Commission will meet on January 16, 2013 for their re-organizational meeting.

Township Zoning Report: Mr. MacCombie reported that the former landscaping company on Hammond Drive has applied for a permit application for a shed replacement.

Mr. MacCombie reported that Sadsbury Self Storage asked the Township to write a letter to state they were in compliance with the signs at their location. This letter was refused. Mr. MacCombie stated the window signs were removed.

Mr. MacCombie stated that Bull Dog Construction has received their approval from the Zoning Hearing Board. Bull Dog must submit land development plans as required. Mr. MacCombie stated that Bull Dog must pay to pave and fix the roadway. Mr. MacCombie stated that in our Ordinance a private road is the same as a public road.

Pomeroy Fire Company Report: Mr. Taylor reported that there were a total of 6 calls for the month of December: 1 furnace malfunction, 1 field, 1 appliance, 1 chimney, 1 auto accident, and 1 automatic alarm. There were a total of 6 assists to other departments for: Parkesburg Boro 2, and Sadsbury 4. Time in service was 2 hours and 4 minutes and 12.64 man hours. Mr. Taylor reported that there were a total of 108 assists to other departments for the year of 2012 for: Caln 2, Canarvon (Berks County) 1, Coatesville 2, East Fallowfield 12, Highland 10, Middletown Township (Delaware County) 2, Modena 1, North Coventry 2, Parkesburg 9, Sadsbury 49, Sadsbury (Lancaster County) 1, Union (Berks County) 1, Valley 4, West Caln 2, West Fallowfield 1, and West Sadsbury 9. Time in service for the year was 79.56 hours, miles traveled were 453.5, and 450.16 man hours. Mr. Taylor reported that for the month of December, the Pomeroy ambulance handled 47 calls for: Sadsbury 16, West Sadsbury 6, Parkesburg 15, East Fallowfield 3, West Fallowfield 1, Atglen 1, and Coatesville 1. The call types were medical 41, vehicle 3, fire 3, recalled/refusal 8, and the total number of transports were 39. Mr. Taylor reported that the Pomeroy Ambulance yearly reports states the total calls for Pomeroy Fire Company ambulance was 523 and for Parkesburg Fire Company 416 with a total of 939 EMS calls for 2012.

Sadsbury Fire Company Report: Mr. Grossman reported that there were a total of 15 fire responses for the month of December 2012 for: 1 tree and wires, 1 brush, 4 motor vehicle accidents, 2 oven fires, 2 engine transfers, 1 rapid intervention assignment on a building fire, 2 automatic fire alarms, 1 assist EMS, and 1 building fire. Mr. Grossman reported that 90 miles were traveled with an average of 6 miles per call. Time in service was 6 hours and 40 minutes. Volunteer firefighters responding were 83, with an average of 5.5 per call. Pump time was 30 minutes with 750 gallons of water pumped. Combined firefighter training hours were 50 and the combined personnel fundraising hours were 90. Mr. Grossman reported for the year 2012 the fire responses were 150, with 77 being in Sadsbury Township North and 73 being out of the district in other municipalities. Miles traveled for the year 2012 were 1,179.5 with the average being 7.9 miles per call. Time in service was 109 hours and 37 minutes with 1045 volunteer firefighters responding. Pump time was 19 hours and 5 minutes and 47,950 gallons of water was pumped. The hydraulic Hurst rescue tools were used 2 times for 1 civilian fatality by motorcycle accident and rescue of 1 man from burning home.

Emergency Management Coordinator Report: Mr. Taylor reported the Emergency Operations Plan is finished and gave the Township two binders for their records.

Chester County Airport Update: No report given

New Business:

Ms. Silvernail made a motion, seconded by Ms. Horan, to temporarily adjourn the regular meeting and open a Hearing for Ordinance 2013-01. 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 re-convene the regular Board of Supervisors 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 Ordinance 2013-01, an Ordinance pursuant to Article VI, Section 609 of the Pennsylvania Municipalities Planning Code, amending Article XIII, Section 1302.P. of the Sadsbury Township Zoning Ordinance, to authorize outside commercial and industrial storage by conditional use rather than special exception. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. McClintock stated that All County Partners wants a release of their existing letter of credit for the Valley View development to be replaced with a new letter of credit issued by River View Bank.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve the release of All County Partner’s existing letter of credit for the Valley View Development conditioned upon the receipt of a new letter of credit issued by River View Bank in a form acceptable to the Township Solicitor and in an amount approved by the Township Engineer. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail stated that it has been advertised for 30 days in the Daily 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 2012.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to adopt Resolution 2013-04 to appoint Maulo & Maulo to complete the year-ending December 21, 2012 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 by Ms. Horan, to adopt Resolution 2013-05 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. Greenfield, to adopt Resolution 2013-06 to fix the real estate tax rate for the year 2013 at .75 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 2013 from \$9.50 per one thousand gallons to \$12.00 per thousand gallons will have to be advertised for the Board to adopt the Ordinance.

Ms. Silvernail made a motion, seconded by Ms. Horan, for Mr. McClintock to advertise an Ordinance to adjust the per gallon sewer usage rate to \$12.00 per one thousand gallons used. 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 11, 2013 and Friday, January 18, 2013 as the two dates the Road Department will pick up Christmas trees.

Ms. Silvernail stated the Township received a letter from the Southern Chester County Babe Ruth League requesting to expand their use of Bert Reel Park for the 2013 baseball season. The league is requesting to use the baseball field from March to mid-July 2013, Monday to Friday from 5 p.m. to sunset, 8 a.m. to sunset Saturdays and 1 p.m. to 5 p.m. Sundays. Ms. Silvernail stated the letter also requests permission to use the Township building for walk-up registrations on Saturday, January 19th and February 9th from 9 a.m. to 1 p.m. Ms. Silvernail stated the Board would have no problem granting the request to use the Township building for registrations. Ms. Horan stated she feels there are other leagues that have used the field in the past and if the Babe Ruth League dominates the field, no other teams would be able to play. Ms. Horan also feels parking would be a problem if the park pavilion is rented out on the week-end. Ms. Horan stated she will address this concern with the Park Committee. Ms. Horan stated that if they want to take over the concession stand, as stated in the letter, they would have to show proof of a food-handlers license.

Public Comment:

Mr. MacCombie stated that Mr. Pompo prepared a letter to the owner of the Stottsville Hotel lowering his EDU allotment from 13 to 3. The letter also states that the Township will not waive the requirement for them to pay the past invoices. Mr. MacCombie stated the owner of the Stottsville Hotel has not signed the agreement and have heard nothing from them as of this date.

Ms. Heineman stated there is a tree on Greenbelt Drive at the bottom of her driveway that is cracked; if it falls on the electric lines, it will take out everyone's power that lives in that area. Ms. Heineman asked if PECO would trim the tree because it is so close to the power lines? Mr. MacCombie stated he will get his brother, Herb MacCombie, to look at the tree and report back to the Board.

Mr. Taylor asked if the Board is going to purchase Knox boxes for the trucks.

Ms. Silvernail stated it was in the budget for last year and she will check into it for this year.

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