

Board of Supervisors Regular Meeting Tuesday, March 4, 2014

The regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, March 4, 2014 commencing at 7:00 P.M. Chairwoman, Stephanie Silvernail, called the meeting to order. Present were Supervisors, Mr. Taylor and Mr. Greenfield, Mr. Pompo, Township Solicitor, Mr. MacCombie, Township Engineer/Zoning Officer, and members of the community.

A moment of silence and 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 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: Due to the absence of Chief Ranck, Ms. Silvernail read the Police report. During the month of February, 2014, the Township Police patrolled 3,797 miles and handled a total of 209 incidents. There were 2 drug arrests, 1 burglary arrest, and 1 DUI arrest which required criminal charges to be filed. Police executed a search warrant at a residence in Pomeroy after an investigation of suspected sales and manufacturing of narcotics. As a result, an unknown amount of Crystal Methamphetamines, marijuana, drug paraphernalia, US Currency and the manufacturing equipment used to produce Crystal Meth was seized during the search. The occupant of the residence was arrested without incident and is currently incarcerated at Graterford State Prison. Police incidents are as follows: 9-1-1 hang up 2, cardiac respiratory arrest 1, hit and run 2, vehicle crash with injuries 1, property damage crash 12, alarm fire 3, alarm police 15, animal complaint 1, assist ambulance 22, assist fire department 3, assist to other police department 8, DOA actual or possible 1, burglary 1, shrubbery fire 1, business check 1, chimney fire 1, civil dispute 1, disturbance 2, domestic disturbance 4, drug/narcotic violation 1, drug/narcotic investigation 1, driving under the influence 1, erratic driver 5, escort person or money 3, for police department information 7, fraud (actual or attempted) 1, garage fire 1, harassment 2, harassing phone calls 1, keys locked in house or vehicle 3, miscellaneous police nature 3, missing person 1, noise complaint 2, parking violation 2, phone assignment 28, repossession 2, report only (NIP incident) 6, storm wires pole transformer 2, suspicious condition 4, suspicious person 1, suspicious vehicle, theft 1, traffic general hazards 30, trespasser 1, traffic stop 2, wanted person 1, warrant hit or service 1, well-being check 9, and poles wires transformer fire 4.

Township Road Department Report: Mr. Simmons reported that for the month of February, 2014 the Public Works Department responded to eight separate winter weather events in which plowing operations were deployed and/or the treatment of roads with de-icing agents were used. Demanding as the weather was, the equipment

worked well through it all with only two minor break-downs. During the February 3rd storm (10" heavy wet snow), a hydraulic hose on the International Dump Truck ruptured. The other breakdown occurred on February 9th during a minor snow event. The plow that is mounted on the 2009 Ford 550 Dump Truck struck a hazard in the roadway causing minor damage to the plow. On February 13th occurred the biggest snow storm of the season. This storm came in two parts. The first part of the storm 16+ inches of snow fell in a short period of time before a lull in the precipitation. During the lull, every road in the Township was able to be plowed open before an additional 5-8 inches fell during the second part; prompting the plowing again of every road and treating with anti-skid and salt. Every road in the township was opened and with safe operation of a vehicle was passable, well within 15 hours of the storms departure. The ice storm on February 5th was a major event for the Public Works Department. This situation turned from a plowing and treating operation to tree removal operation. Some roads had to be closed and the Township experienced an electrical power failure as well. Do to the power failure; all three of the township's traffic lights went on battery backup power which only lasts for approximately 6 hours. Within this 6 hour time frame, 3 generators had to be set up and fueled continuously to ensure power to the traffic lights. Quaker Road, Old Mill Road and Compass Road were closed for approximately 3 days because of fallen trees with power lines involved. It is the power company's responsibility to remove the tree and repair the lines before the road can be re-opened. Mr. Simmons also stated that PennDOT has mandated that the weight restrictions on the Octorara Road Bridge at the Buck Run Creek be lowered from 32 tons to 25 tons and lowered combinations from 40 tons to 37 tons. The new signs have been ordered and when delivered they will be installed as soon as possible. Mr. Simmons thanked Earl Taylor, Brian Gathercole, and Chris Loesch for making themselves available to help the Township with their hard work. Vehicle miles are 2,080 and equipment hours are 43.

Ms. Silvernail stated that the Statewide Contract for Road Salt must be submitted by March 15, 2014 for the year 2015 supply. In the past years, 100 tons have been ordered with a requirement that 60% of that amount must be taken. Any salt stock that was left over from last year has been depleted because of this harsh winter in which 300.89 tons of salt was used. Ms. Silvernail stated that Sadsbury Township was fortunate that all the salt that was ordered was delivered.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to order 125 tons of Sodium Chloride (Road Salt) from the COSTARS State Contract Program for the year 2015 to be ordered by March 15, 2014. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Silvernail stated the Public Works Department would like to switch cell phone service to Verizon from AT&T. With the purchase of 4 Droid Maxx phones, 2,000 shared minutes, unlimited calling between Verizon customers, unlimited night and weekend minutes, unlimited data and unlimited messaging for \$220.04 monthly.

Mr. Taylor stated that communications between each other have been terrible while out plowing this winter.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to purchase 4 Droid Maxx cell phones from Verizon consisting of 2,000 shared minutes, unlimited calling between Verizon customers, unlimited night and weekend minutes, unlimited data and unlimited messaging at a cost of \$220.04 according to the Verizon proposal. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Emergency Management Coordinator Report: Mr. Taylor reported that during our first snow event of February the county declared a State of Emergency and with the county taking the lead, Sadsbury and most surrounding communities declared a State of Emergency as well. Sadsbury Township suffered power outages with the heavy snow and ice that wreaked havoc all over the county and Township. Mr. Taylor stated that his job did allow him to stay in contact with the numerous agencies concerned with the needs of the citizens and he was able to monitor the knowledge center for any emergencies within our Township and surrounding partner Townships and share information as events came forward. The big issues were trees down on wires which did hamper some plowing efforts with getting a couple of the Township’s roads opened. The next snow event we had to extend our State of Emergency for an additional 24 hours. Sadsbury Public Works Department kept a vigilant eye on the generators that were purchased by the township and put into service to keep the traffic lights in operation at the intersections of Routes 10 & 30, and Business Route 30 & Old Wilmington Road. Mr. Taylor reported that there are some concerns about opening warming centers within the Township. When this is done, we need security in place for the people who will be there as well as the facility itself. This will need to be investigated as to how this will be handled for any future events. Mr. Taylor stated he has received a certificate IS-00340 for Hazardous Materials Prevention.

Keystone Valley Fire Company Report: Mr. Stackhouse reported that for the month of February, the Keystone Valley Fire Company handled 45 calls for: fire 15, rescue/medical assist 15, service calls 7, and false alarm 8. The response by municipality was as follows: East Fallowfield Township 1, Sadsbury Township 8, West Sadsbury Township 14, Highland Township 5, Parkesburg Borough 10, West Fallowfield Township 1, West Caln Township 2, Downingtown Borough 1, Oxford Borough 1, Valley Township 1, and West Fallowfield Township 1. The average response by personnel per call was 11 and a total of 458 personnel for 338.34 combined response hours. The average response time was 7:13. There were 7 in house trainings consisting of 152 members attending for 553 training hours. The Keystone Valley Fire Company Ambulance responded to 106 calls for the month of February. The response by municipality was as follows: Parkesburg Borough 60, Sadsbury Township 20, West Sadsbury Township 10, Highland Township 7, Christiana Borough 3, West Fallowfield Township 2, Coatesville City 1, Valley Township 2, and Bart 1. The outcome breakdown as follows: treated/transported BLS 41, treated/transported ALS 25, no services required 21, patient refusal 11, recalled enroute 3, recalled on-scene 2, lift assist 1, treated and released 1, and treated, transferred care 1. Mr. Stackhouse reported that there has been an increase in ambulance calls.

Sadsburyville Fire Company Report: Mr. Grossman reported that for the month of February 2014, Sadsburyville Fire Company responded to 23 calls as follows: 4 automatic fire alarms, 5 house fires, 5 trees and wires, 1 chimney fire, 2 motor vehicle accidents, 1 electrical fire inside, 2 public services, 2 assist EMS, and 1 assist police department. The responses by municipalities were as follows: Sadsbury Township North 15, Sadsbury Township South 1, Parkesburg Borough 1, Valley Township 2, West Caln Township 3, and East Fallowfield Township 1. The miles traveled were 125 with an average of 5.4 miles per call. Time in service was 7 hours and 41 minutes. There were 180 volunteer firefighters responding with an average of 8 volunteers per call. There was 750 gallons of water pumped. The combined firefighter training hours was 104 and the combined personnel fundraising hours were 50. Mr. Grossman stated that February was a busy month with a major ice storm that brought on a large call volume to the volunteers. In a 4 day span of the storm week, volunteers responded to 16 calls for service during the day and night hours. Mr. Grossman extended thanks to the Sadsbury Township Road Crew and Police Department for their assistance throughout all of the events.

Township Engineer Report: Mr. MacCombie stated it is a mandatory requirement that an outside consultant be hired to review the Sediment and Erosion Control Plans for the Sadsbury Village Enhancement Project. Mr. MacCombie stated a letter was received from G.D. Houtman & Son, Inc. with a proposal to review the plans prepared by Dennis O'Neill consisting of approximately 10 pages, make a field visit to review existing site conditions, review the Erosion and Sediment Control Plans, any follow-up plan reviews, coordination with Design Engineer, and coordination with Township Officials if necessary for a fee of \$4,120.00.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to hire the services of G. D Houtman & Son, Inc. to provide a review of the Sediment and Erosion Control Plans for the Sadsbury Village Enhance Project with a cost not to exceed \$4,120.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Solicitor Report: Mr. Pompo stated that a date needs to be scheduled for a Conditional Use Hearing for Benjamin S. Stoltzfus of 363 Compass Road, Parkesburg to sell soy meal to other farmers during the winter months when cows cannot graze. Mr. Pompo reported that this started with complaints from residents about truck traffic on Compass Road in the early morning hours between 1AM and 6AM on January 9, 2014. Upon Mr. MacCombie's investigation into complaints regarding the frequency of semi-trailers entering the farm, it was found that soy meal was being delivered during the winter months when cows cannot graze. It was discovered that the "super sacks" of soy meal were also being stored and sold to other farmers. Mr. Stoltzfus must show that the sale of feed material is comparable to the sale of seeds, chemicals, and fertilizers; which is allowed for a secondary farm business. He must also show the Board of Supervisors and the residents what the impact of truck traffic on Compass Road would be. Mr. Pompo suggested holding the Conditional Use Hearing at the next Board of Supervisors meeting in April to comply with the 60 day clock date. Mr. Pompo

stated he will arrange for the Advertisement and the Court Reporter but he will not be able to attend the April Board of Supervisors meeting. Mr. McClintock will attend the meeting and the Conditional Use Hearing. Mr. Pompo suggested that all the surrounding neighbors receive a copy of the public notice.

Mr. Pompo stated he received Lafayette Square PennDOT Right-of-Way Storm water Management Agreement and an application to PennDOT for the Highway Occupancy Permit. Mr. Pompo stated Sadsbury Township would be the applicant for the occupancy permit for Lafayette Square.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve Lafayette Square PennDOT Right-of-Way Storm water Management agreement and application to PennDOT for the Highway Occupancy Permit. 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 regular monthly meeting of the Sadsbury Township Planning Commission was held on Wednesday, February 12, 2014 at 7:00 P.M. The minutes of the previous meeting were approved. Joe Russella, from D.L. Howell & Associates appeared before the Planning Commission to present an application for Final Approval for the Bellaire Business Center lot line change for Lot 29A.1. In this change, the water tower would remain on Aim property. Ms. Heineman pointed out that in the early stages of the Aim Development; Pennsylvania American Water had an easement to get water to the tower. Now the water comes in from a different place. Mr. Russella stated that part of moving the line would involve extinguishing the easement. Mr. Yen made a motion, seconded by Mr. Rivers, to make a recommendation to the Board of Supervisors to approve the Bellaire Business Center Lot 29.A1 final lot line change. The motion passed unanimously. With no further business, the meeting was adjourned.

Township Zoning Report: Mr. MacCombie reported that complaints of truck traffic on Compass Road doing damage to the road with trucks hauling manure and feed coming north on Route 10 will now change direction and come in from the south. Mr. MacCombie stated the Board should be aware that with the bad weather, farmers need more feed so in turn there will be more trucks. Mr. MacCombie reported he has received an application for Herr's Flowers to sell flowers at the Verizon Store at Route 10 and 30. Mr. MacCombie stated that John Lymberis again owns the Quickmart and is proposing to convert it to a sushi bar.

Chester County Airport Update: Mr. Roberts reported there has been little activity because of the bad weather. There was good snow removal and the South Apron will open in the spring.

Payment of Invoices:

Ms. Silvernail made a motion, seconded by Mr. Taylor, to pay the February general fund invoices in the amount of \$83,043.37. 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 February sanitary sewer invoices in the amount of \$80,983.49. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Old Business:

Mr. Joseph Rusella of D.L. Howell & Associates came before the Board of Supervisors to present a request for approval for a final lot line change for Bellaire Business Center, Lot 29A.1. Mr. Taylor asked Mr. Rusella where the water comes from to supply the water tower. Mr. Russella stated the water feeds from the north through Sikorsky and the original easement from Pennsylvania American to the water tower is not used anymore and is considered a paper easement. Ms. Silvernail stated that the condition of approval would be that approval documents are received that the easement has been abandoned.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve the application from Joseph Rusella, for a final lot line change for the Bellaire Business Center Lot 29A.1 contingent on the agreement to extinguish the easement from Pennsylvania American Water Company to supply water to the water tower. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

Before the presentation by Sikorsky, Ms. Silvernail recused herself from the proceedings and Mr. Taylor conducted the presentation.

Representatives for Sikorsky Helicopter came before the Board of Supervisors and residents to make a presentation on facility operations. Representatives for Sikorsky were Dorith Hakim, Steve Shellburg, Mike Binder, and Chuck DiLabbio. The presentation covered the topics of facility design, aircraft design, process steps for concerns, community involvement, and Washington Lane opportunities. Ms. Hakim opened the presentation with comments by Mr. Binder and Mr. Shellburg, stating the South East part of Pennsylvania is a major manufacturer of helicopters. Sikorsky is located in 7 different sites in the area consisting of warehouses, CCA facilities; heli-plex, aero training, and final assemble area. There are 1800 employees at the facility. Sikorsky manufactures commercial helicopters at the plant in Sadsbury consisting of the S-76D, the S-92, and the S-300. Ms. Hakim stated that Sikorsky has invested greatly in noise reduction. The old S92A helicopter was louder on the noise decibel chart (93 decibels at 50 feet) than the quiet technology used with the S-76D model. There is an “L” shaped barrier at the heli-plex for the purpose of taking the ground operations and

weight off wheels (hovering) noise back to the airport and away from residents. Mr. Steve Shellburg, Chief Pilot for Sikorsky stated operating hours are Monday – Friday 8:00 a.m. to 5:00 p.m., Saturday 8:00 a.m. to 4:00 p.m., and Sunday 9:00 a.m. to 4:00 p.m. At no time are flight operations conducted outside licensed Heliport operating hours of 7:00 a.m. – 2:00 p.m., (seven days a week). Mr. Shellburg stated there were 4 noise complaints as of 11/20/13. The complaint procedure is as follows: receive, record, review with the chief pilot, investigate, give feedback to submitter, and file a report. Ms. Hakim stated she is aware there is a problem on Washington Lane with the closure of the road so helicopters can hover to the airport. She believes the solution would be for a tunnel to be built so that cars can go underground while the helicopters are hovering.

Jamie Bowers from the Sadsbury Township Road Department stated that during the recent snow storms, Washington Lane would be plowed and the road would be passable. Sikorsky would hover helicopters over Washington Lane and 4 inches or more of snow would be blown on the road and make it unsafe for the cars to pass through, some even getting stuck. This results in costing the Township more money in salt and plowing. Mr. DiLabbio stated that the snow fence that was in place on Washington Lane is gone. Mr. MacCombie replied that the snow fence was paid for by Valley Township. A Washington Lane resident stated that the road has been very dangerous. The plowing has been just fine and the guys did a great job, however; snow is blowing over the road from the helicopters and the lack of a snow fence is not to blame. Ms. Hakim stated that is now late in the season and Sikorsky will take feedback about snow for next year.

Mr. Richard Felice stated that the noise of the helicopters going over his home is not the problem. The problem is that the vibrations from the craft shake his home and interfere with his radio reception.

Mr. Pompo stated when Keystone Helicopter received their Conditional Use Approval there was a letter written in 2005 stating that if Keystone was purchased by another company, all agreements would be adhered to. In the agreement it states there will be no Sunday operations. The residents in Sadsbury Township have complaints about run-ups and flight noise. There needs to be some change and it must come from Sikorsky. Mr. Pompo also stated that Washington Lane belongs to Sadsbury Township and the only ones who can close a road in the Township is the Board of Supervisors. If Sikorsky wants to close Washington Lane to get to the airport, they must come before the Board of Supervisors for permission. Mr. Pompo stated Sikorsky has a letter from the former Chief of Police of Sadsbury Township giving them permission to close Washington Lane. Mr. Pompo asked Ms. Hakim if she would supply him with a copy of the letter. Mr. Pompo stated the former Chief does not know what coordination's are needed to close Washington Lane. Sikorsky does not own the road and the protocol would be to come to the Township and ask the Board for permission. Ms. Hakim stated she would take this under advisement. Mr. Pompo stated they need to take the proper steps. Ms. Hakim stated the Heliport license allows them to have Sunday operations.

A resident from Sadsbury Park stated that she hears noise all day long from the heliport. Mr. Pompo suggested a noise study be done. Ms. Hakim stated that ground runs create noise and you cannot change ground noise.

Mr. Taylor suggested placing decibel readers in residents' homes to monitor the noise and gather the data. Mr. Felice stated that once you have a monitor, they will not fly over your home and say "see, no noise". Keystone worked well with the residents and Sikorsky does not. They are supposed to be our neighbors.

Mr. Pompo stated the plan the Township approved with Keystone Helicopter Director of Operations needs to be revised so there is a protocol procedure in place.

Mr. Felice stated there isn't really anything you can do about complaints, and he is requesting that this be a monthly agenda item so that the residents can be kept up to date on any information the Township might have on the future operations Sikorsky.

Ms. Vicki Horan asked if the flight-plan could be put on the website. Mr. Binder from Sikorsky replied to go the Chester County Airport website and click on helicopter info flight operations.

Mr. Taylor asked if Sikorsky would be willing to have an open-door policy to residents of Sadsbury. Ms. Hakim stated absolutely.

Mr. Pompo stated he would like to see a copy of the letter from the former Chief of Police regarding Washington Lane closures, wants the protocol to close Washington Lane to come from the Board of Supervisors, and he wants Sikorsky to make a commitment that the Board and the public participate on the Washington Lane tunnel. Ms. Hakim stated that Sikorsky is open to suggestions.

Susan Bankard asked if you can go to the FAA and complain. Mr. MacCombie stated "yes, it is possible."

If anyone in the Township has a complaint with Sikorsky they are urged to contact them.

CONTACT
SECURITY MAIN DESK
484-785-5542

At this time Mr. Taylor returned the meeting over to Ms. Silvernail to continue with agenda items.

Ms. Silvernail stated a letter was received from The Chester County Tax Claim Bureau dated February 24, 2014, concerning the exoneration of delinquent real estate taxes that are uncollectable on a mobile home that suffered a catastrophic loss and has been removed from the Township.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to exonerate delinquent real estate taxes that are uncollectable on a mobile home that suffered a catastrophic loss and has been removed from the Township. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Silvernail stated the Township is in need of another auditor and a resident has asked to be appointed to the position. It is the job of the elected auditors to set the wages of a Supervisor that is doing work for the Township.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to appoint Jennifer Riseon to the Sadsbury Township Board of Auditors for a 4 year term to expire in 2017. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment:

Mr. Taylor stated he has complaints from residents about residents who park their cars knowing that a snow event was coming, streets too narrow, intersections needing more visibility, driveways plowed back shut, and when are you getting back to my street? Mr. Taylor stated that cars were parked where they should not have been making it difficult to plow the roads. Portable basketball nets all over the Township also make it difficult to get the roads cleared. Residents have been offering hot food and hot drinks, stopping to thank us, various residents offering to help if needed, and telling the guys on the plow that it's okay if you need to push the snow in my yard. There was one complainant police had to be called in on.

Mr. Grossman asked if they find an uninhabitable house, should this be reported to the Township? Ms. Silvernail stated to report it to the Township Building Codes Officer, Mr. James Dickey and if he can't handle it, he will tell you the right place to contact.

Mr. Taylor stated there is a registry for people with special needs. This is something the Township needs to know, so they can be a priority to open roads in future storms.

Mr. Felice asked after all this tonight, where do we stand with Sikorsky? Mr. Greenfield replied that he will let him know of any further developments.

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