

Board of Supervisors Regular Meeting, Tuesday, December 2, 2014

The regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, December 2, 2014 commencing at 7:00 P.M. Chairwoman, Stephanie Silvernail, called the meeting to order. Present were Supervisors Mr. Greenfield and Mr. Taylor, Township Solicitor, Mr. Pompo, Mr. O'Neil, substituting for 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. Taylor, to adopt the minutes of the previous meeting. With there being no questions, the Board voting "aye", the motion passed unanimously.

Township Police Report: Chief Ranck reported that during the month of November, the police patrolled 4,434 miles and answered 178 calls for service. Criminal arrests for November, not including any current criminal investigations are as follows: 1 aggravated assault to a police officer, 1 aggravated assault related to domestic violence, 2 simple assaults, 1 recklessly endangering another person, and 1 terroristic threat. Cody records comparison of calls from October 1, 2013 to October 1, 2014, shows an increase of 61% in call volume which averages an additional 7 calls per day. Comparison results from November 2013 to November 2014 showed a 39% increase in call volume which averaged out to an additional 6 calls per day. Chief Ranck also reported that during the past several months there have been a significant increase in call volumes during the overnight hours between 12AM and 8AM. The November police incidents are as follows: 911 hang up 2, accident involving entrapment 1, property damage crash 8, alarm fire 1, alarm police 19, animal complaint 6, assault with injuries 1, assist ambulance 23, assist fire department 1, assist to other police department 12, burglary 1, business check 1, criminal mischief/vandalism 2, disturbance 3, domestic disturbance 7, erratic driver 1, for police information 9, harassment 1, harassing phone call 1, house check 2, locked keys 1, miscellaneous police nature 1, noise complaint 2, service of PFA order 1, phone assignment 25, prowler 1, repossession 1, report only 4, reported runaway 1, suspicious condition 10, suspicious person 1, suspicious vehicle 1, theft 1, theft from vehicle 1, traffic general hazards 4, traffic stop 14, and warrant hit or service 2.

Township Public Works Report: Mr. Taylor gave the Public Works report prepared by Mr. Simmons, Foreman. Half the month of November, the department was operated by one man, due to vacation schedules. Storm drains were maintained, several street signs were repaired, and batteries and bulbs related to emergency lighting and regular lighting at both buildings were inspected and replaced. The dead bolt on the rear door of the Township building was replaced, generators were tested, assisted police with

moving lockers and mounting bench, and cleaned up several dumped items on Greenbelt and Old Mill Roads. Emergency equipment, such as chainsaws, portable generators, and barricades were inspected to ensure they are in good working condition. The Department also winterized all plumbing located at Bert Reel Park, provided a two-day training session to a part-time worker in regards to snow and ice removal and knowledge of winter equipment. Holes were filled with clean fill dirt where the old play-ground equipment once stood at Sadsbury Park. The dump body hoist on the 2009 Ford Truck was replaced by Lancaster Truck Bodies and is back in service. The Public Works Department would like to extend sincere thanks to the Supervisor and Public Works Director of Highland Township, Tom Scott, for providing Sadsbury Township with professional road-side mowing. The equipment hours were 10.5 and there was 602 vehicle miles.

Emergency Management Coordinator Report: Mr. Taylor reported that on November 12, 2014 Chester County Emergency Management hosted a Virtual Table Top Exercise sponsored by FEMA from Emmitsburg, Md. The exercise was open to all municipalities within Chester County. The topic was Winter Storms, and Chester County had the opportunity to interact with municipal governments all over the United States and Canada to see how they handle winter storms and share the information with the participants. After the exercise, they felt that Chester County had an excellent system in place where we are able to log into the knowledge center and communicate with the watch desk and other municipalities during emergency events.

Keystone Fire Company Report: Mr. Gathercole reported that for the month of November, the Keystone Valley Fire Department responded to 20 calls for: fire 12, rescue/medical assist 7, and 1 for fire police only. The response by municipality was: New London 1, Sadsbury Township 5, West Sadsbury Township 6, Highland Township 1, Parkesburg Borough 6, and Coatesville City 1. In summary there were 18 in district and 2 out of district. Response by personnel averaged 10 per call with a total of 185 personnel for 147.38 combined response hours. The average response time was 8:21 due to out of district calls contributing to appearance of delayed responses. There were 9 in-house trainings with 144 members attending and 88 members participated in 24.75 combined hours of other activities. The Keystone Valley EMS Division responded to 91 calls for: treated/transported ALS 30, treated/transported BLS 28, no service required 13, patient refusal 12, recalled enroute 3, treated and released 2, DOA 2, and unfounded 1. The municipal break-down is: Parkesburg Borough 42, Sadsbury Township 26, West Sadsbury Township 15, Highland Township 2, Christiana Borough 2, Atglen Borough 2, and West Fallowfield Township 1.

Sadsburyville Fire Company Report: Mr. Brecht reported that for the month of November, Sadsburyville Fire Company responded to 10 calls for: 2 motor vehicle accidents, 1 electrical fire inside, 1 motor vehicle accident with entrapment, 1 gas leak inside, and 5 automatic fire alarms. The location break-down is as follows: Sadsbury Township North 5, Sadsbury Township South 1, Valley Township 2, West Caln Township 1, and Parkesburg Borough 1. The miles traveled were 64 with an average of 6.4 miles per call. The time in service was 4 hours and 11 minutes with an average of

25.1 minutes per call. There were 69 volunteer fire-fighters responding, with an average of 7 per call. The combined firefighter training hours was 110 and the combined personnel fund-raising hours was 85.

Township Engineer Report: Mr. O'Neil reported that he has a letter of credit account reduction certificate of completion for Arcadia Associates, L.P. for Sadsbury Park Phase 2A in the amount of \$4,545.01 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to approve a letter of credit account reduction certificate of completion for Arcadia Associates, L.P., for Sadsbury Park Phase 2A in the amount of \$4,545.01 per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Neil stated the authorization for the right-a-way for the Village Enhancement Project is ready to be signed and recorded. A resolution is needed in order to sign the document.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to adopt Resolution 2014-13, a resolution authorizing the Chairman of the Board of Supervisors of Sadsbury Township to sign the right-a-way plans for the Village Enhancement Project. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Solicitor Report: Mr. Pompo reported that the Sadsbury Park Development is being built in phases approved by Conditional Use. One of the conditions of the Approval was that the owner assure the Township that the Developer would, prior to any construction activities in any phase of the development, or conveyance of any lots in any phase, deliver adequate security to the Township to guarantee the completion of those improvements, as well as ensure that all required open space within the Development be restricted as part of the first phase. In order to guarantee the conditions, the developer and the Township entered into an "Agreement Prohibiting Development and Conveyance." The Agreement (1) acknowledges that the developer or its successors and assigns had the right to and intended to develop the Development in phases, and (2) prohibits the conveyance of any of the lots in any of the phases until such time as the improvements for such phase have either been constructed or security to guarantee the construction of such improvements have been delivered to the Township. Mr. Pompo stated that Phase 4A and 2C of Sadsbury Park have been financially secured and the Developer has asked that the Township sign the Termination Agreement for both phases.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to sign the Termination Agreement for Sadsbury Park Phase 2A and the Termination Agreement for Sadsbury Park Phase 4C. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Pompo stated that the Township did receive a letter from the Attorney representing Summit Realty requesting a 90 day extension for CVS until March 26, 2015.

Township Planning Commission Report: Mr. Greenfield reported the Planning Commission did not meet the month of November.

Township Zoning Report: Mr. O'Neil reported that on November 17, 2014, David Biloan visited the Walker property on Stove Pipe Hill Road. At that time there were 20 vehicles on the property of which 5 were licensed antiques, and 1 was inside a structure. Three vehicles plus an RV are to be removed from the property and Mr. Walker is attempting to have 8 more vehicles licensed. This still leaves 3 vehicles on the site, and the Ordinance states there can only be 2 unlicensed vehicles on a property; one vehicle needs to be licensed or removed. A certified letter was mailed to Mr. Walker giving 30 days to address the situation. Mr. Walker attended the Board of Supervisors meeting with his son who owns some of the vehicles on the property. Mr. Walker stated that he owns 7 acres that are divided into 3 parcels. He feels he should be allowed to have 2 unlicensed cars per parcel. He isn't bothering anyone and he thinks he should know who is complaining about his cars. Ms. Silvernail stated that the whole point is to be compliant with the Ordinance, and when a complaint is made, the Township has to investigate. Ms. Silvernail stated that with 1 home on the property, the tract of land would be considered whole and not individual lots. Mr. Walker does not agree, but will address the certified letter from the Zoning Officer and will comply.

Chester County Airport Update: No report

Payment of Invoices:

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to pay the November General Fund invoices in the amount of \$86,736.10. 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 pay the November Sanitary Sewer Fund invoices in the amount of \$54,950.80. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

Ms. Silvernail stated that West Sadsbury Township received three portable generators through a grant. One of the generators will be placed at the traffic signal at Route 10 & 30, which is shared with Sadsbury Township. West Sadsbury had lockable aluminum cabinets made to house the generators, one of which will be housing the generator at the signal at Route 10 & 30. A key will be given to Sadsbury Townships Public Works

Department. West Sadsbury presented Sadsbury with an invoice for \$110.00 which is one half the cost of a cabinet.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to pay West Sadsbury Township the sum of \$110.00 for one half the cost of a generator cabinet for the traffic signal at Routes 10 & 30. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Silvernail stated that residents from Julie Drive are here to address the Board about the parking issues in the development. Ms. Silvernail would prefer to have the residents resolve the issue within the neighborhood. Mr. Pompo stated he could not find anything concerning parking for the development, only that Julie Drive has 1 stop sign and 1 speed limit sign. Ms. Silvernail asked the residents if they are concerned with the amount of cars parked on the street or the way they are parked. Mr. Michael Stokes from Julie Drive stated a combination of both. Mr. Taylor reported that cars cannot park in front of the fire hydrants, and Brian Gathercole stated that emergency vehicles cannot turn around in Julie Drive. Once they are in, they have to back out because it is a tight location. When the neighbors get organized with the parking situation, the fire company will bring up emergency apparatus for a test drive through the development. Another resident from Julie Drive stated she did not know there was a discussion on the parking and nothing was brought up in the Home Owners Association meeting. She learned of it through word of mouth. Ms. Silvernail stated that it would be best if the residents try to fix the situation, because if the Township would have to make the decision, the conclusion would probably be for no on-street parking. Chief Ranck stated he was in the area between 10:00 a.m. and 2:00 p.m. and there were 10 to 12 cars parked on the street, and the next time he is in the area, he will ticket cars parked in front of the fire hydrants. Ms. Silvernail also suggested that if there is a pending snow storm to please keep cars off the street so the plows can get through.

Public Comment:

Mr. Taylor wanted to know if damaged property will be restored by the construction that is going on in Pomeroy on Valley Road. Mr. O'Neil stated he will get a report from Pennsylvania American. Mr. Taylor stated he also heard that they are not letting emergency vehicles through and he hopes that is not true. Mr. O'Neil stated that Penn DOT rules mandate emergency vehicles must be permitted through. Mr. Greenfield reported that he had a complaint from a Pomeroy resident who had to detour to Coatesville and got caught on Washington Lane by a helicopter crossing. This resident is elderly and was not happy. Chief Ranck reported the flaggers are not letting any local traffic through. Brian Gathercole stated that there are 3 different agencies with 3 different set of rules, ie; Flagger Force, PennDOT, and PAWC. Mr. O'Neil stated that when there is work being done on a state road, all agencies are regulated to follow PennDOT rules. Mr. O'Neil will look into the situation.

Eric Brecht stated Sadsburyville Fire Department held a fund raiser at the intersection at Harry's and \$1,400 was collected to purchase food at Wegmans to supply the Food Cupboard and Philabundance. Mr. Brecht thanked the residents of Sadsbury for their generous support to the fire department. Mr. Brecht also stated the fire department wants all homes to be safe this holiday season, and will inspect your homes for free if you feel there is a safety issue you may have.

Mr. Walker asked if there is any place he can dispose of his electronics. Ms. Silvernail suggested he keep his eye on the Township web page for information from the County for disposal.

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