

Board of Supervisors Regular Meeting Tuesday, May 3, 2016

A regular meeting of the Board of Supervisors was conducted on Tuesday, May 3, 2016 commencing at 7:00 p.m. Chairman, Mr. Hensel called the meeting to order. Present was Supervisors Mr. Taylor and Mr. Schuibbeo, Township Solicitor, Mr. Pompo, Township Engineer, Mr. MacCombie, Township Building/Zoning Officer, Mr. Lowry, and members of the community.

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

Mr. Hensel announced the Board met in Executive Session before the meeting tonight May 3, 2016 to discuss personnel matters.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, 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.

Mr. Hensel made a motion, seconded by Mr. Taylor, to adopt the minutes of the previous meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to adjourn the regular meeting for the continuance of Sadsbury Commons Conditional Use Hearing. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to resume the regular Board of Supervisors meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Minutes for the Conditional Use Hearing were taken by a court stenographer. The Conditional Use Hearing for Sadsbury Commons will be continued at the June 7, 2016 Board of Supervisors meeting at 7:00 p.m.

Township Police Report: Chief Ranck reported the police patrolled 3,910 miles during the month of April and answered 194 calls for service as follows: 911 hang up call 1, hit and run crash 1, property damage crash 8, injured person 1, alarm police 6, animal complaint 3, assault no injuries 1, assist from other police department 1, assault with injuries 1, assist fire department 1, assist to other police department 7, civil dispute 1, criminal mischief/vandalism 2, disturbance 3, domestic disturbance 8, erratic driver 6, fight 1, for police department information 4, harassment 1, keys locked 2, medical emergency 31, miscellaneous police nature 35, missing person 1, noise complaint 1, parking violation 2, service of PFA Order 2, recovered property 1, repossession 3, report only (NIP incident) 2, suspicious condition 7, Theft 2, traffic general hazards 11, traffic stop 32, vacation check request 1, warrant hit or service 1, and well-being check 2. The April 2016 criminal arrests are as follows: Assault with a firearm, recklessly endangering another person, endangering the welfare of a child, terroristic threats, possession of the instruments of a crime, unlawful restraint, and criminal mischief.

These arrests do not include any pending investigations. All TraCs equipment is in full operation and there have been no reports from AOPC of any issues receiving the electronic citations. Chief Ranck asked the Board of Supervisors for permission to purchase a pistol locker and a long gun secure storage cabinet. The Board was given 3 options for payment as follows: 1. The Township purchases both items totaling \$2,217.37. 2. The cost split between both the township and police donations at \$1,108.69 each. 3. Police department utilizes donation fund and pays \$1,836.45 for the equipment and Township pays \$425.02 for the shipping fees.

Mr. Shuibbeo made a motion, seconded by Mr. Hensel, to select option 3 for payment of the equipment. The Police department will use donation funds to pay \$1,836.45 for the pistol locker and long gun secure storage cabinet with the Township paying \$425.02 for the shipping fees. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Public Works Report: Mr. Taylor read the Public Works report prepared by Mr. Simmons, Public Works Foreman. For the month of April, the Public Works Department cleaned up Township owned properties from the winter season and prepared the main Township building, Sadsbury Park, Bert Reel Park and Taylor's lot for mowing. Work completed at Bert Reel Park consists of turning on the water supply to concession stand, restrooms and fountains. The hot water heater was replaced inside the concession stand along with some plumbing and all lighting within the concession stand was upgraded to new LED lighting. Pot holes have been filled on all Township roadways. In the chance some have been missed, or if you have other concerns related to the Public Works Department, please e-mail us at sadsburypublicworks@comcast.net or feel free to call 610-857-3733. Storm drains have been checked periodically and opened if needed. Special attention was taken on Old Wilmington Road in the area of the railroad tunnel. This road is a State Road and these drains are the responsibility of Penn DOT. The Public Works Department has taken the time to open these drains because when these drains are clogged with debris it impacts the Township owned properties and impedes traffic. Residents often complain about this issue and we have contacted PennDOT in regards to these complaints several times over the years with no response. The Public Works Department has entered into the next phase regarding FEMA and reimbursements to costs to fight winter storm, Jonas that occurred on January 23rd -24th, 2016. All the meetings required for reimbursement have been attended this month. At the time of this report, all the required documentation requested by FEMA has been submitted. The next step in the process is a subsequent review of our documentation by FEMA and then the likelihood of reimbursement up to 75%. Several street signs were down or damaged within the Township. Given the high number of signs down, an investigation was made and determined that these signs were most likely damaged by high winds and not vandalism as first thought. All signs have been repaired with very little if any expense to the Township. On April 20th the Public Works Department was notified that the generator at the pumping station would not test run and that a sensor alarm was activated. Modern Equipment Co. who the Township has a maintenance agreement, investigated and repaired the problem, which was wires chewed by a rodent. The

Department is in the beginning stages of repairing a collapsed drain pipe that runs underneath Holstein Drive. Sewer meter readings have been recorded for the First Quarter 2016 by the Public Works Department. Equipment hours was 7.2 and vehicle miles were 640.

Mr. Taylor stated he would like to order a new truck to replace the 2009 dump truck. The frame alone on the truck would cost \$44,000 not counting the bed. The bed would be another \$47,000. It would have to be ordered soon to get it in time for winter this year. Mr. Hensel would like to table this until the July budget meetings to know what the tax wise revenue will be. Mr. Schuibbeo would like to know more and thinks money and figures should be checked.

Emergency Management Coordinator Report: Mr. Taylor reported that there are seven Townships looking to regionalize. Mr. Taylor would like Mr. Pompo to look over the draft by-laws. They are in the first phase regionalization.

Keystone Valley Fire Department: For the month of April, the Keystone Valley Fire Department responded to 41 calls for: fire 15, rescue/medical assist 11, fire police only 4, false alarm 8, and gas leaks/carbon monoxide incidents 3. The response by Municipality is as follows: Sadsbury Township 7, West Sadsbury Township 10, Highland Township 2, Parkesburg Borough 13, and Out of district 9. The average response of personnel per call was 7 with a total of 279 personnel for combined response of 415.89 hours. The average response time was 4.00 hours in district and 5.23 hours out of district. There were 8 in-house trainings with 71 members attending for 368.50 hours combined training hours. The Keystone Valley Fire Department EMS Division handled a total of 97 calls for: treated/transported BLS 32, treated/transported ALS 37, no service required 9, patient refusal 10, recalled on-scene 6, treated, transferred to Air Medical 1, lift assist-public assist 1, and dead at scene 1. The Municipal breakdown is as follows: Parkesburg Borough 41, Sadsbury Township 28, West Sadsbury Township 14, Highland Township 7, Christiana Borough 3, Atglen Borough 2, and Honey Brook Township 2.

Sadsburyville Fire Company Report: For the month of April the Sadsburyville Fire company responded to 11 calls for: 3 engine transfers, 1 building fire, 1 house fire, 1 ATV accident, 1 Assist EMS, 1 motorcycle accident, 1 trash fire, 1 woods fire, and 1 gas leak inside. The response by municipalities is as follows: Sadsbury Township North 4, Sadsbury Township South 0, Caln Township 1, West Sadsbury Township 1, West Caln Township 3, East Fallowfield Township 1, and Modena Borough 1. There were 73 miles travelled with an average of 6.6 miles per call. The time in service was 6 hours and 18 minutes with an average of 34.3 minutes per call. The combined firefighter training hours was 150 and the combined personnel fundraising hours were 105.

Sadsbury Park Committee Report: Mr. Simon Jessey reported the Park and Recreation Committed held a reorganizational meeting on April 25, 2016 filling the following positions: Chair – Rita Maurio Vice Chair – Simon Jessey Director of

Operations – Matt Hensel Treasurer – Leonard Murio. The committee has raised a total of \$1,375 toward Community Day. The committee would like to explore the possibility of getting its own Post Office Box or a dedicated mailbox to keep its mail separate from the general Township mail. Advertising and event activities were discussed for Community Day. The snack shack was opened on April 22, 2016 after being closed for six years. The committee is seeking volunteers to man the snack shack during ball games this summer. The next meeting of the Parks and Recreation Committee is on Monday, May 23, 2016 at 7:00 p.m. at the Township Municipal Building. Residents of Sadsbury Township are welcome to attend. Mr. Jessey asked if he could have approval to rent a tent when the funds become available from fund raising , not to exceed \$2,300.

Mr. Hensel made a motion, seconded by Mr. Scuibbeo, to give approval to the Park and Recreation Committee to rent a tent for Community Day when funds become available from fund-raising not to exceed \$2,300. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Schuibbeo asked if it would be possible to set up the Park Committee with a debit card to re-supply the snack shack. This might be something to co-ordinate with the Township Treasurer. Community Day is August 20th 2016, rain or shine at 10:00 a.m. Ms. Vicky Horan stated that a lot of the vendors have their own tents. Mr. Lymberis stated that he donated the hamburgers and hot dogs in the past for Community Day, and no one has approached him for this year's event. Mr. Jessey would like to encourage anyone to come to the next meeting on Monday, May 23, 2016 and also volunteer at the snack shack.

Township Engineer Report: Mr. MacCombie reported that he has an Engineering Escrow release of funds for Ethermore and Associates 241 Stewart Houston Drive, in the amount of \$517.50 for the Board's approval.

Mr. Hensel made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Ethermore and Associates 241 Stewart Houston Drive in the amount of \$517.50 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie reported he has a construction escrow letter of credit release of funds for Ethermore & Associates, 241 Stewart Houston Drive in the amount of \$132,205.14 for the Board's approval.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to approve a construction escrow letter of credit release of funds for Ethermore & Associates, 241 Stewart Houston Drive in the amount of \$132,205.14 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting, “aye”, the motion passed unanimously.

Mr. MacCombie reported he has a final construction escrow letter of credit release of funds for Ethermore & Associates, 241 Stewart Houston Drive in the amount of \$31,805.06 for the Board's approval.

Mr. Hensel made a motion, seconded by Mr. Taylor, to approve a final construction escrow letter of credit release of funds for Ethermore & Associates 241 Stewart Houston Drive in the amount of \$31,805.06 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Greg Vietri Lot #2 Morris Farm, 103 Independence Way, LLC., in the amount of \$283.75 for the Board's approval.

Mr. Hensel made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Greg Vietri, Lot #2 Morris Farm, 103 Independence Way, LLC., in the amount of \$283.75 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Greg Vietri Lot #2 Morris Farm, 103 Independence Way, LLC., in the amount of \$21,552.35 for the Board's approval.

Mr. Hensel made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Greg Vietri, Lot #2 Morris Farm, 103 Independence Way, LLC., in the amount of \$21,552.35 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 no solution to report on the Stove Pipe Hill Road situation. He wants the Board to be aware of a letter for a request for sewer connection from 1398 Airport Road in West Caln Township. Mr. MacCombie stated that at the last meeting, Mr. Schmeltzer had an issue with traffic on First Avenue. Mr. MacCombie would like to have the Board's approval to have Mr. Schmeltzer sign an easement agreement for the right-of-way on First Avenue. The Board had no problem with this request. Mr. MacCombie reported that Mr. Todd Morgan has requested to hire his firm to survey his property. Mr. MacCombie cannot do private work in the Township without the consent of the Board of Supervisors. The Board has no problem with Mr. MacCombie's firm doing private work for Mr. Morgan.

Township Solicitor Report: Mr. Pompo stated that PennDOT has fully received all the signed documents for the Village Enhancement Project. No start date has been set to start the project. Mr. Pompo stated it has been suggested by Mr. Lowry to repeal the Township contractor registration ordinance since contractors have to register with the State.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to adopt Ordinance 2016-02 an Ordinance repealing Ordinance 2006-05, known as the Sadsbury Township Contractor Registration Ordinance. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Pompo stated the bids received by the Township for trash disposal were opened by the Township on April 29, 2016. Out of the bids received, Eagle Disposal, the current waste hauler, was the lowest. The Board wanted to add totters for both waste and recycling. This may also increase the yearly fee for trash in the Township. After a review of the various options offered for trash pick-up, the Board wanted to look further into Option 6. Option 6 offered larger containers, such as 90-99 gallon totters for trash and recycle with 1 bulk item per week at a cost of \$1,035,000.00 for a 5 year contract. The Township also pays tipping fees at the Landfill, which is based on the tonnage of trash put in the landfill. The more the Township residents recycle, the less the tipping fee will be at the landfill.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to Choose Eagle Disposal Option number 6 at a cost of \$1,035,000.00 for a 5 year contract. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Planning Commission Report: Mr. Hensel reported that the Planning Commission met on Wednesday, April 13, 2016 at 7:00 p.m. The minutes from the February meeting were approved. Items discussed were the Ordinances changes to the SALDO and Zoning to allow an educational facility and townhomes at the Sadsbury Commons site, trying to make the loop road user friendly for the motorists on Compass Road, the Western Sewer District, and a few corrections to the present SALDO. The next meeting is May 11, 2016.

Township Zoning Report: Mr. Lowry reported that fifteen inspections were performed. Fifty six inquiries were received. Three permits were issued in March for: one generator, one single family dwelling, and one solar array. Mr. Walker at 48 Stove Pipe Hill Road has been cleaning up the property; however the 30 day appeal time frame has passed. A civil complaint will be filed. Mr. Larson of 3211 Lincoln Highway forwarded a letter to be excused from paying two trash bills. Mr. Hensel stated that this was already discussed at a meeting, and Mr. Larson is not exempt from two trash bills. The propose Ordinance for the Town Center has been reviewed and Valley View Lot 8 has submitted a final plan for approval. All the units will be built in Valley Township with 8 town homes accessing Hoffman Avenue in Sadsbury Township.

Chester County Airport Update: Mr. Roberts reported the Airport Authority met today. The South Ramp is done and there will be a ribbon cutting on June 7, 2016, with the County Commissioners attending. The FAA has a concept for a remote control tower and Mr. Roberts will find out more about this later.

Payment of Invoices:

Mr. Hensel made a motion, seconded by Mr. Taylor, to pay the April 2016 General Fund invoices in the amount of \$223,735.90. With there being no questions from the public, the Board voting, “aye”, the motion passed unanimously.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to pay the April 2016 Sanitary Sewer invoices in the amount of \$44,565.93. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Old Business:

Dan Myer and Scott Kelly came before the Board of Supervisors representing Aerzen USA asking for Preliminary/Final Land Development approval to construct a 21,000 square foot addition to the existing warehouse/office building at 108 Independence Way. They will comply with Mr. MacCombie’s review letter dated April 29, 2016, including executing a Developers, Financial Security, Landscape Covenant, and Storm Water Operations and Maintenance Agreements with the Township.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to approve Aerzen USA Preliminary/Final Land Development to construct a 21,000 square foot addition to the existing warehouse/office building at 108 Independence Way with the condition they comply with the conditions of MacCombie’s review letter dated April 29, 2016. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

A resume was received by Simon Jessey seeking to fill the alternate position on the Zoning Hearing Board. Mr. Pompo stated that Mr. Jesse cannot be appointed to a position in the Township because he is an officer on the Park and Recreation Committee. Mr. Jesse withdrew his name for the alternate position on the Zoning Hearing Board.

The Township received a proposal from Kevin Rothwell for document storage management system with Square 9 Softworks at a cost of \$6,870.00. Mr. Hensel stated the Township is over-run with files and things that are put in storage are susceptible to water damage and other elements. With the storage system documents can be scanned on a “cloud”.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to approve the document storage management system with Square 9 Softworks at a cost of \$6,870.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel reported a letter was received from the Chester County Tax Claim Bureau asking to transfer ownership of a trailer for \$2,000.00 from the “repository for unsold properties.”

Mr. Hensel made a motion, seconded by Mr. Taylor, to approve a transfer of ownership on a trailer for \$2,000.00 from the “repository for unsold properties”, at the request of the Chester County Tax Claim Bureau. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public Comment:

Mr. Schuibbeo thanked the Park Committee for doing a great job with Community Day planning and opening the snack shack.

Elizabeth Weaver thanked the Township for placing more information on the web-site.

Mr. Walker feels that he met all the requirements on the zoning issue.

With there being no further business, Mr. Hensel made a motion, seconded by Mr. Schuibbeo, 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