

## **Board of Supervisors Regular Meeting Tuesday, July 5, 2016**

A regular meeting of the Board of Supervisors was conducted on Tuesday, July 5, 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. O'Keefe, Township Engineer, Mr. Biloan, Township Zoning/Building 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 on June 27, 2016 to discuss real estate 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. Taylor, 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 Sadsbury Commons Conditional Use Hearing has been continued to August 2, 2016.

**Township Police Report:** Chief Ranck reported the police patrolled 4,505 miles during the month of June and answered 378 calls for service as follows: 911 hang-up 4, hit & run crash 1, vehicle crash with injuries 1, property damage crash 4, vehicle crash (pedestrian struck) 1, accident serious 1, DOA actual or possible 1, alarm fire 5, alarm police 10, animal complaint 1, assault with injuries 1, assist fire department 1, assist to other police department 6, Township business check 108, civil dispute 2, crime prevention activities 1, criminal mischief/vandalism 1, death investigation 1, disturbance 8, domestic disturbance 7, illegal dumping 1, erratic driver 3, for police information 14, foot patrol 1, harassment 1, residential house check 49, keys locked (vehicle or house, etc.) 1, lost property 1, medical emergency 32, miscellaneous police nature 32, missing person 2, noise complaint 3, Township Park check 15, PFA violation 1, repossession 3, report only (NIP incident) 7, shorts heard or shooting (no injuries) 1, suspicious conditions 9, suspicious person 1, suspicious vehicle 1, theft 2, traffic general hazards 11, trespasser 2, traffic stop 11, wanted person 1, warrant hit or service 2, and well-

being checks 7. The June 2016 criminal arrests are as follows: fugitive from justice criminal, 2 burglary arrests, 2 criminal trespass, 2 theft, 2 receiving stolen property, criminal conspiracy, 1 possession of marijuana, 1 possession of Heroin, 2 possession of paraphernalia, 1 public drunk, 1 criminal mischief, 1 disorderly conduct, 3 harassment, and 1 intimidation of a victim. These arrests do not include any pending investigations.

Robert Coulter from Holstein Drive requested more police presence to cover speeding and drivers using Holstein as a cut off from Routes 10 & 30.

**Township Public Works Report:** For the month of June, the Public Works Department maintained Bert Reel Park, Sadsbury Park, Pumping Station, Greenbelt Drive (Part of Bert Reel Park), maintenance building and Township Municipal Building by mowing, weed trimming, cutting limbs, cleaning up trash and woody debris and weeding flower beds. Township drain inlets and outlets have been checked and maintained on a regular basis. A few pot holes have been filled in various roads. All vehicles and equipment have had maintenance checks performed regularly during the month. On June 27th the Public Works Department along with the entire Board of Supervisors and Herb MacCombie conducted an annual road inspection of Township roadways. This inspection helps to grade the condition of roadways and prioritize for future road resurfacing and drainage projects. The old existing playground equipment was removed by the Public Works department at Bert Reel Park to make way for new, safer, updated playground equipment. Construction for the new equipment has begun and should be finished by the end of July 2016. During the month of June, Bert Reel Park experienced some vandalism in the form of graffiti spray painted on the concession stand kitchen door area. Pictures were obtained and the incident was reported to our police department before it was successfully removed. The Road Department was called out twice after hours. One was for a power outage at the traffic light at Rt. 10 & 30, and the other was for a tree down in wires on Compass Road. An update regarding FEMA and reimbursement for expenses to fight Winter Storm Jonas during January 22-24 is that the Commonwealth has begun making payments. There is no specific information who is being paid when. On June 24<sup>th</sup> a large pile of illegally dumped construction material was found on Greenbelt Drive just north of the railroad tunnel. Pictures were taken and personal information was found in the dumped items. The Chief was informed and he contacted the person responsible for the dumping. The person came and cleaned up the entire area. Thanks and appreciation to the Chief for acting quickly on this matter. Illegal dumping on our Township roadways and vandalism to Township property occurs more often than residents probably think. The equipment hours are 10.1 and there were 146.7 vehicle miles.

Mr. Taylor reported he went to see the new Public Works truck and it will be available in mid- August. Mr. Taylor asked Mr. Biloon if under the MS4, it is mandated that brime is to be used instead of salt in 5 years. Mr. Biloon will look into it. Rita Maurio asked if the Road Department will paint the top of the flag pole. Mr. Taylor has it lined up with Vietri Electric and Mr. Taylor will probably paint the pole.

**Emergency Management Coordinator Report:** No report.

**Keystone Valley Fire Department:** Chief Gathercole reported that for the month of June, the Keystone Valley Fire Department responded to 30 calls for: fire 10, rescue/medical assist 7, fire police only 2, false alarm 10. And gas leak/carbon monoxide incident 1. The response by municipality is as follows: Sadsbury Township 6, West Sadsbury Township 14, Highland Township 0, Parkesburg Borough 6, and out of district 4. The average response by personnel was 8 with a total of 225 personnel for combined response hours of 121.68. The average response time was 5:38 in-district and 5:45 out of district. There were 7 in hours training with 38 members attending for 164.00 hours combined training hours. The fire units traveled 1,850 miles and used 271.2 gallons of fuel. The ambulance traveled 2,696 miles and used 310.8 gallons of fuel. The Keystone Valley EMS Division handled 103 calls for June for: treated/transported BLS 33, treated/transported ALS 31, no service required 8, patient refusal 17, recalled enroute 4, recalled onscene 3, treated and released 1, treated, transferred to Air Medical 1, recalled prior to response 1, lift assist-public assist 3, and 1 dead at scene. The municipal break-down is as follows: Parkesburg Borough 34, Sadsbury Township 41, West Sadsbury Township 19, Highland Township 4, Christiana Borough 2, Coatesville City 1, West Fallowfield Township 2, Atglen Borough 1, and Salisbury Township Lancaster County 1.

**Sadsbury Fire Company Report:** Eric Brecht reported that for the month of June the Sadsburyville Fire Company responded to 18 calls for: 1 Chief's notification, 1 odor investigation, 1 trees/wires, 1 debris fire, 1 engine transfer, 1 assist PD, 1 building fire, 2 cardiac arrests, 6 automatic fire alarms, 1 accident reported with entrapment, 1 accident with injuries w/ helicopter landing, and 1 accident with a pedestrian struck. There were 144 volunteer firefighters responding with an average of 8 firefighters per call. There were 82 miles traveled with an average of 4.5 miles per call. The time in service was 6 hours and 35 minutes with an average of 21 minutes per call. The Hurst Hydraulic Rescue Tool was used 1 time. The response by municipality was: Sadsbury Township North 12, Sadsbury Township South 2, Valley Township 1, Coatesville City 1, Caln Township 1, and West Sadsbury/Sadsbury 1. There were 139.5 combined firefighter training hours and 70 combined personnel fundraising hours. The training topics for June included foam, pumps, alternative water supply and equipment maintenance.

**Sadsbury Park Committee Report:** Simon Jessey reported that discussions were held on different ideas to commemorate the life of Mae McGuigan at the Park. An update of new vendors was provided. Shirts for volunteers were discussed with green and yellow color scheme being used as the new playground. Sign advertising was discussed, with the Committee deciding to ask approval from the Board of Supervisors to purchase two banner kits from Banner.Com at a cost not to exceed \$600.00. The Treasurers report indicated that the Committee has raised \$3,225 for Community Day, and the committee has spent \$1,115 on inflatables. With the \$750 already in the account, the current balance should be \$2,860.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo , to approve the Park Committee spend funds not to exceed \$600.00 for miscellaneous expenses related to advertising for Community Day. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Eric Brecht and Dave Reynolds volunteered to buy the t-shirts for Community Day to cost approximately \$200.00.

Mr. Jessey asked the Board for permission to launch a separate web-site and to begin to integrate it with the Township site to be maintained by Mr. Jessey to promote the park and trails. The Board gave Mr. Jessey permission to launch the web-site.

**Township Engineer Report:** Mr. Biloan reported he has an Engineering Escrow release of funds for Ethermore and Associates in the amount of \$110.00 for the Board’s approval.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to approve an Engineering Escrow release of funds for Ethermore and Associates in the amount of \$110.00 per Mr. Biloan’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Biloan stated Mr. DiSciullo received Zoning Hearing Board approval to allow the existing lots on Wallace Alley to be re-subdivided and developed using on-site wells when they did not meet the required 1 acre minimum lot size required by Section 603 of the Zoning Code. In as much as the applicant failed to obtain plan approval and begin construction within the allotted time period granted by the Zoning Hearing Board, the relief is now null and void. According to a letter dated April 16, 2016 written by Kristin Camp, Esq., the Zoning Hearing Board Attorney; the Applicant’s variances expired on January 24, 2016. The Applicant will have to come back to the Zoning Hearing Board if they desire to proceed. All the regulations to proceed are stated in the MacCombie letter dated July 5, 2016. Mr. Biloan is asking the Board of Supervisors to find the Preliminary Subdivision Development Plan unacceptable and reject it.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to reject the DiSciullo Tract, Wallace Alley Preliminary Subdivision Development Plan citing all the review comments on outstanding code compliance issues stated in the July 5, 2016 letter from Jamie MacCombie based on prior MacCombie letter dated April 16, 2015. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

**Township Solicitor Report:** Mr. O’Keefe reported that on June 13, 2016 the Municipal Waste Ordinance was advertised for adoption at the meeting this evening. It was necessary to amend the Ordinance as it will establish the addition of the 90-99 gallon totters and a new yearly rate of \$285.00.

Todd Wilson asked if there were any other changes. Mr. O’Keefe replied there were no material changes other than larger totters.

Mr. Hensel made a motion, seconded by Mr. Taylor, to adopt Ordinance 2016-03, an Ordinance amending the Code of Sadsbury Township, Chapter 103, pertaining to the collection of Garbage, Rubbish and refuse with the Township by amending definitions and by revising the yearly fee to \$285.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

**Township Planning Commission Report:** There was no meeting in June.

**Township Zoning Report:** Mr. Lowry reported there were 24 inspections performed in June. Sixty –eight inquiries have been received. Nine permits were issued in June for 3 sheds, 1 addition, 1 sign, 1 produce stand, 1 hot tub, 1 single family dwelling, and 1 temporary tent. The property owner at 107 Quaker Road has submitted an application for a Special Exception to the Zoning Hearing Board to construct a garage addition on a non-conforming lot. CVS abandoned fuel tanks were uncovered and RT Environmental will remove the soil in July. The footings are scheduled to begin in July. Mr. Walker at 48 Stovepipe Hill Road has cleaned up the property. 17 vehicles are on the property and 16 antique registrations have been submitted. The Town Center Ordinances and the Conditional Use Hearings are in process. Mr. Lowry asked the Board to consider using an official form for complaints. The Board has agreed to use the form and Mr. Hensel feels it is better to have all complaints in writing.

**Chester County Airport Update:** No report

### **Payment of Invoices:**

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to pay the June 2016 General Fund invoices in the amount of \$127,243.43. 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 June 2016 Sanitary Sewer invoices in the amount of \$251,462.04. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

### **Old Business:**

Dan Meier, Project Engineer for Aerzen, USA came before the Board asking for approval of Land Development documents. Mr. O’Keefe stated the agreements and the funds are in receipt of the Township. The documents can be approved and signed after the meeting.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to approve the Land Development documents from Aerzen, USA including the Irrevocable Standby Letter of Credit, Stormwater Management, Landscape, Financial Agreement, and Land Development. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

**New Business:**

Tammy Russell, Township Treasurer, reported that an acceptance letter must be addressed to the Chester County Planning Commission in order to receive reimbursement of the grant funds for the Route 30 Multimodal Study. Copies of the final report are at the Township for the public to review.

Mr. Hensel made a motion, seconded by Mr. Taylor, to have Ms. Russell send a letter of acceptance to The Chester County Planning Commission in order to receive reimbursement of the grant funds for the Route 30 Multimodal Study. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Russell also reported there is an issue with security at the Township Municipal Building. She has received three quotes with different ranges of services offered.

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| 1. Gilberson Group (will modify) | \$7,036.60                      |
| 2. Crown Security Systems, LLC   | \$3,750.00 (no fire protection) |
| 3. The Protection Bureau         | \$7,765.00                      |

Mr. Taylor stated he wants to have fire protection at the building. There is a Knox Box on the building. He would like to have door fobs, panic alarms, and a fire protection system. Mr. Schuibbeo stated he agrees with Mr. Taylor.

Mr. Hensel made a motion, seconded by Mr. Taylor, to approve the amount not to exceed \$7,200.00 for security items at the Municipal Building. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Dave Reynolds asked if the security cameras at Bert Reel Park could be tied in with this security program, as it was talked about at the previous budget meeting. Mr. Hensel said they were thinking of something different.

Mr. Hensel would like to schedule a date and time for Tammy Russell's employment review. The Board set July 12, 2016 at 7:00 P.M.

**Public Comment:**

Tammy Russell reported the document storage system is up and running and we should be ready to have a shredding event maybe next month.

Mr. Schuibbeo thanked the Park and Recreation Committee for making Community Day an exciting event. He also reported that he took a Tornado class from FEMA.

Tammy Russell also reported the Sadsbury Village Project has begun and the ground breaking is scheduled for September 29, 2016 at 10 A.M. The project should be ending by the end of October.

Mr. Jessey wanted to know the progress with opening the gate at Belair. Mr. Biloon reported that Jamie MacCombie had a discussion with Terry Muto and he has no problem opening the gate. Mr. Muto would even consider keeping it open permanently. Chief Ranck suggested a sign stating (no trucks) be placed at the gate as he has up to 5 trucks a day to turn around at the tunnel. Make sure the sign is large enough to read.

Eric Schmelzer asked if this will bring more traffic to Sadsburyville.

Mr. Hensel feels it will alleviate traffic on 1<sup>st</sup>. Avenue.

Mr. Biloon stated the objective is to avoid traffic on Route 30 while the work is being done on the Village Enhancement.

Mr. Lowry stated that last month it was reported the old Township Building was appraised at \$75,000. He was asked to find out how much an acre of land from Belair with access to the Industrial Park would cost. Mr. Lowry stated \$175,000 an acre to start. Mr. Hensel feels that the deliveries of salt for the Road Crew should come in separately than the Township building. We could consider another road opening off of Lincoln Highway. Mr. Taylor would like to find out how far we can go on purchasing an acre of land and would like to move forward with Mr. Lowry and Mr. MacCombie.

Mr. Schmelzer is requesting someone meet with him about a right-a-way on his property. Mr. Biloon instructed him to call Mr. MacCombie.

Eric Brecht would like to thank Chief Ranck for the work he is doing with his Police as crime is off the charts in the Township. He would also like to thank the Board of Supervisors for being proactive.

Dave Reynolds stated the Sadsburyville Fire Company is interested in the old Township Building to be used as a parking lot as they are running out of parking space. Mr. Hensel stated the Board will take it into consideration.

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