

Board of Supervisors Regular Meeting Tuesday, December 6, 2016

A regular meeting of the Board of Supervisors was conducted on Tuesday, December 6, 2016 at 7:00 p.m. Chairman, Mr. Hensel called the meeting to order. Present was Supervisor Anthony Schuibbeo, Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. MacCombie, Township Zoning/Building Officer, Mr. Lowry, and members of the community. Supervisor, Mr. Taylor was absent.

A moment of silence and Pledge of Allegiance were observed.

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.

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

Township Police Report: Chief Ranck reported the police patrolled 3,571 miles during the month of November and answered 198 calls for service as follows: 911 hang-up 5, vehicle crash with injuries 3, accident other type 2, property damage crash 6, alarm fire 4, alarm police 8, animal complaint 6, assist to other police department 6, bad checks 1, Township business check 45, domestic disturbance 4, emotional disorder 1, erratic driver 5, for police department information 4, fraud (actual or attempted) 1, residential house check 9, identity theft 1, keys locked (vehicle or house, etc) 3, medical emergency 19, miscellaneous police nature 24, missing person 1, noise complaint 2, township park check 3, parking violation 2, recovered property 1, repossession 1, report only 11, shots heard or shooting (no injuries) 1, suspicious condition 2, suspicious vehicle 1, traffic general hazards 5, traffic stop 6, and 5 well-being checks. The State Police handled 33 calls during the overnight hours. The November 2016 criminal arrests are currently pending due to investigations with no formal charges filed.

Township Public Works Report: For the month of November, the Public Works Department functioned with one man due to fulfilling vacation requests. Many tasks were still accomplished, such as maintaining our storm drain system, repairing several street signs, inspection and maintenance if needed of emergency equipment, such as chainsaws, portable generators, barricades, etc., to ensure they are in good working condition. The Department also has been continuously preparing for this winter season by inspecting and replacing if needed some parts on our winter equipment. The Department winterized all plumbing at Bert Reel Park and also improved the southeast corner of the intersection of Compass Road and Octorara Trail by filling it in with 2A modified material. After it was filled in, the material was compacted. A small portion of Compass Road was rock lined in an effort to add some support to the road edges. Items dumped on Greenbelt Drive were picked up and the area was cleaned. Equipment hours were 8.7 and the vehicle miles were 391.

Mr. Schuibbeo commended the Public Works Department for doing a great job even with the vacation schedule.

Emergency Management Report: With the absence of Mr. Taylor, the Emergency Management Report and anything pertaining to it has been tabled to the next meeting.

Keystone Valley Fire Department: Mr. Gathercole reported that for the month of November the Keystone Valley Fire Department responded to 35 calls for: fire 10, rescue/medical assist 9, false alarm 10, gas leaks/carbon monoxide incidents 1, fire police dispatched calls 2, and cover assignments 3. The response by municipality was as follows: Sadsbury Township 4, West Sadsbury Township 8, Highland Township 6, Parkesburg Borough 11, and out-of-district 6. The average response by personnel per call was 8 with a total of 257 personnel for combined response hours 763.96 hours. The average response time in-district was 5:40 and 6:00 out of district. There were 2 trainings, with 44 members attending for 166.00 hours combined training hours. The Keystone Valley EMS Division responded to 90 calls in November for: treated/transported BLS 37, treated/transported ALS 22, no service required 14, patient refusal 12, recalled enroute 2, treated and released 1, and lift assist-public assist 2. The municipal breakdown is as follows: Parkesburg Borough 25, Sadsbury Township 32, West Sadsbury Township 13, Highland Township 13, Christiana Borough 3, West Caln 1, Sadsbury Township (Lancaster County) 1, and Salisbury Township (Lancaster County) 2.

Sadsburyville Fire Company: Erik Brecht reported that for the month of November, the Sadsburyville Fire Company responded to 20 calls for: out building 1, auto fire 1, auto accidents 7, brush fire 2, house fire 2, debris clean-up 1, appliance fire 1, building fire 1, and 4 automatic alarms. There were 153 volunteer firefighters responding with an average number of 7.6 firefighters responding per call. 148 miles were traveled with an average of 7.8 miles per call. Time in service was 21 hours and 7 minutes with an average of 1 hour and 14 minutes per call. The response by municipality is as follows: Sadsbury Township North 13, Sadsbury Township South 0, Valley Township 2, East Fallowfield Township 1, West Caln Township 2, Coatesville City 1, and Highland Township 1. The training topics for November were space heaters, interior firefighting, crowd control, and urban interface. The combined firefighter training hours were 182 and a combined personnel fundraising hours of 101. Santa will be in Sadsbury Township on Saturday, December 17 riding on the fire truck.

Sadsbury Township Park Committee: The Committee had a temporary reorganizational meeting on November 28, 2016. The positions are: Acting Chair-Simon Jessey, Vice Chair and Operations, Matt Hensel, Treasurer Deborah Jessey, and Fundraising and volunteer outreach, Erick and Lori Brecht. The committee discussed the Township's Tricentennial Day. Movie night was discussed as a way to publicize itself and attract more community involvement. The next meeting will be January 23, 2017 and it will include a full reorganization of the committee.

Township Engineer Report: Mr. MacCombie reported he has an Engineering Escrow release in the amount of \$289.37 for Aerzen USA Corporation, 108 Independence Way for the Board's approval.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to approve an Engineer Escrow release of funds for Aerzen USA Corporation, 108 Independence Way in the amount of \$289.37 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie explained about the next escrow release a few complications arose. Mr. MacCombie has not asked for releases for Engineering Escrow from CVS for quite some time. In the meantime CVS has been billed for these releases and have paid them, eventhough they have an escrow account.

Mr. MacCombie is requesting an Engineering Escrow release of funds from CVS Pharmacy Store in the amount of \$2,686.25 for the months of September, October, and November to keep the account up-to-date. This will leave the account with a balance of \$24,809.29 with the Board's approval.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to approve an Engineering Escrow release of funds from CVS Pharmacy Store for the months of September, October, and November in the amount of \$2,686.25 to keep the account current and will leave the account with a balance of \$24,809.29 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported the Sadsbury Village Enhancement Project is finished and Penn DOT will do a final walk-through inspection on Monday, December 12, 2016 at 1:00 p.m. The reason for the huge traffic back-up was that the loop to the traffic light at Old Wilmington Road was cut for the handicap ramp and the loop was not put back first and the traffic jam occurred. Everything is corrected at this time.

Mr. MacCombie had a conversation with Senator Dinniman who stated that there is money available in a multimodal grant for lighting in the Enhancement Project. Several items had to be eliminated due to the cost of the grant from Penn Dot on the project. Mr. MacCombie has prepared a tentative application for the grant and the Township must provide 30% matching money. It must be filed by December 16, 2016 and a resolution must be passed by the Township, with a letter from the Planning Commission stating it is compliant with the Comprehensive Plan, copy of the audit, and letter of commitment by the Township. The announcement of the grant amount and the recipients will be announced in the spring. Senator Dinniman needs to be aware the Township is making the application. It is a different source of money and will not be like the PennDOT grant.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to adopt Resolution 2016-12, requesting a multimodal fund grant from the Pennsylvania Department of Transportation to be used for the completion of the Sadsbury Village Enhancement Project. With there being no questions from the public, the voting “aye”, the motion passed.

Township Solicitor Report: Mr. O’Keefe reported the Board of Supervisors voted to reduce the Sanitary Sewer annual flat fee at their last budget meeting. This will be done by Ordinance and must be advertised to reduce the annual flat fee from \$360.00 a year to \$280.00 per EDU in 2017.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to authorize Mr. O’Keefe to advertise and create the Ordinance for the reduction in the Sanitary Sewer flat rate of \$280.00 per EDU for the year 2017. With there being no questions from the public, the Board voting “aye”, the motion passed.

Mr. O’Keefe reviewed the Pennsylvania Medical Marijuana Act recently enacted Act 16 of 2016 as it applies to Sadsbury Township. A grower/processor shall meet the same municipal zoning and land use requirements as other manufacturing, processing, and production facilities that are located in the same zoning district. The grower/processor in Sadsbury Township would be zoned Industrial. The dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district. The dispensary in Sadsbury Township would be in the Commercial district. The zoning would have to be amended to allow growers and processors in the Industrial Zoning. The dispensary and medical offices in the Commercial District. Mr. O’Keefe stated the State Legislature has spoken and the Township should amend the Zoning to protect its interests. Mr. Lowry stated the Planning Commission will have its reorganization meeting in January and it will be on the agenda to get this zoning change on the books.

Mr. O’Keefe stated the letters for Sadsbury Township to withdraw from the Keystone Valley Fire Department have been sent on November 10, 2016. The letters must be sent out a year in advance for notice of withdraw. Keystone Valley Fire Department would like to know the intentions of the Township so they can prepare their budget. Mr. Hensel would like to table a decision until Mr. Taylor is in attendance. The decision will come next month.

Mr. O’Keefe reported on the progress of the American Tower lease extension at the Compass Road location. Elliot Freed of American Tower stated they have a contract with Verizon for 28 years, entering into it in 2015. If it is negotiated with the Township for more than an 80-20 split, the annual rent would have to be lowered. American Tower wants to extend the lease to 20-25 years and rent would increase yearly by 3%. Mr. MacCombie asked what happens if American Tower pulls out, can the Township get a buy-out? Mr. O’Keefe will put an amendment into the current lease for a buy-out. Erik Brecht asked if there were any more sites in The Township suitable for a tower. Mr. Lowry replied there are other sites in the Township.

Mr. O'Keefe stated Pennsylvania American Water is interested in purchasing the Township sewer system. Act 12 was signed by Governor Wolf, which is a formal procedure for fair market value. If the Township is interested, they must sign a letter of interest tonight which will split the cost of appraisal of the system with Pennsylvania American.

Mr. Simon Jessey stated he remembers in the past when the Board wanted to sell the system, the appraisal was pretty high and the payoff on the Township sewer loan would have a high penalty if paid off early.

Mr. Hensel stated the laws have changed since then.

Mr. MacCombie stated the pipes underground should last another 50 years. The pumping station would have to be up-graded at a cost of around \$800,00 to \$900,00. The life expectancy for the pumping station is 20 to 25 years. It was not financially feasible in the past to sell the system.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to sign the letter of interest to split the cost of the appraisal of the Township sewer system with Pennsylvania American. With there being no questions, the Board voting "aye", the motion passed.

Mr. O'Keefe reported that Sadsbury Commons needs to have a sewer easement through the Sadsbury Crossing Development. The Homeowners Association must approve the easement and Lamb, McErlane has in the past reached out to Homeowners Associates to reach settlements on Eminent Domaine.

The Board would like to have Lamb, McErlane approach and contact the Sadsbury Crossing Development Homeowners Association on behalf of the Board to achieve a sewer easement for Sadsbury Commons sewer access.

Township Planning Commission Report: Mr. Hensel reported there was no meeting in November.

Township Zoning Report: Mr. Lowry reported there were 39 inspections performed. Fifty seven inquiries have been received. Eight permits were issued in November for one solar array, one deck, and three townhouses. 508 Lizzie Lane in the Lincoln Crest Mobile Home Park is unfit for human habitation and has been posted. CVS store is open for business.

Chester County Airport Update: No report

Payment of Invoices:

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to pay the November 2016 General Fund invoices in the amount of \$287,391.09. With there being no questions from the public, the Board voting “aye”, the motion passed.

Mr. Hensel made a motion, seconded by Mr. Schuibbeo, to pay the November 2016 Sanitary Sewer invoices in the amount of \$57,495.85. With there being no questions from the public, the Board voting “aye”, the motion passed.

New Business:

Mr. Gary Lake of 19 Belvedere Avenue wants to discuss the possibility of a burning ban in Sadsbury Township. Mr. Lowry stated Sadsbury Township does not have a burning ordinance and it might be something the Planning Commission could take up and discuss. Mr. Lowry will keep in touch with Mr. Lake to come to a Planning Commission meeting, probably in January.

Public Comment:

Mr. Jessey asked if the Road Department could clean the leaves out of the new playground at Bert Reel Park.

Erik Brecht gave the Board a resolution to consider concerning fire districts.

A new resident of the Township, Pat Jennings asked why the Sewer bills are more than the water. Mr. MacCombie explained the reason is because of sewer debt to put the sewer lines in the Township, maintenance of the Pumping Station, and payment to Pennsylvania American to treat the waste in their treatment plant.

Curt Martinez asked how his usage of water could change so much month to month. He was told to contact Pennsylvania American, as the Township bills from their water usage reports. Mr. Martinez also asked the public comment period be at the beginning of the meeting, so people with comments don't have to sit through the whole meeting.

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.

Respectfully Submitted

Linda Shank
Secretary

