

Board of Supervisors Regular Meeting 2 July 2024

A regular meeting of the Sadsbury Township Board of Supervisors was conducted on Tuesday 2 July 2024 commencing at 7:00 p. m. Chairman Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Hanaway, Supervisor Mr. Taylor was present on the telephone. Also present was Township Solicitor Mr. O’Keefe, Township Engineer Mr. Dennis O’Neil, Police Chief Michael Hawley, Township Manager Mr. Przychodzien and members of the community.

Mr. Reynolds announced that due to Linda Shank, the Secretary being absent the meeting would be recorded.

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

Mr. Reynolds made a motion, seconded by Mr. Hanaway, 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 was passed unanimously .

Mr. Reynolds made a motion, seconded by Mr. Hanaway to adopt the minutes of the previous meeting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

At this point in the meeting the regular meeting was stopped.

HEARING FOR THE EMS TAX REDUCTION

Mr. O’Keefe, stated the reason for the hearing to approve Ordinance # 2024-2 A volunteer service credit program and establishing a credit for the Township earned income and township real estate taxes for volunteers providing fire protection services within the township of Sadsbury through the Sadsburyville Fire Department, the Keystone Valley Fire Department, the Westwood Fire Department and the Wagontown Fire Company. With no comments for the public the Ordinance No 2024-2 was approved, and the Hearing was concluded.

Mr. Reynolds reconvened the regular monthly meeting.

Public Comments on Agenda Items Only:

Mr. Felice has questions about the Liquid Fuels audit, but will wait until the item comes up on the agenda. His concern was that the both the Township Manager and Solicitor were going to discuss the audit. He thought there were two different auditors.

Police Report

Please see the Police Chief’s Report

Township Manager's Report

Mr. Przychodzien reported the islands on Lincoln Highway would be mulched for 2024 with no additional planting.

Mr. Przychodzien also reported that the flowers, mulch, and the cleaning of the pavilion and picnic tables have been completed. The basketball nets have also been installed at the Park.

Mr. Przychodzien reported that the curb and crosswalk were being pushed to the 2025 calendar year so that additional information can be obtained as to the scope of the project. This will be included in the 2025 budget forecast.

Mr. Przychodzien reported that work was being completed on the traffic control at Old Wilmington Road and Lincoln Highway, but due to the Traffic Study conducted at the site. PennDOT has reported that the traffic study completed at the site does not warrant the traffic controls proposed because of traffic volume.

Mr. Przychodzien also reported that one of the air conditioning unit's motor and fan needed replaced in the amount of \$1,849.00 from Comfort Pro the company that has the service contract on the HVAC.

Mr. Reynolds made a motion to have the repairs completed in the amount of \$1,849.00, seconded by Mr. Hanaway. With there being no questions from the public the Board voting "aye" the motion passed unanimously.

Public Works

For the month June roadside mowing continued. The Department also cleared many road signs of vegetation and in some cases had to repair and straighten or replace a few signs. Many pot holes were filled on Greenbelt Drive. The Public Works Department also continued to maintain Township owned properties, storm drains, vehicles and equipment throughout the month. The Department also installed basketball equipment in Bert Reel Park and worked on cleaning up around the maintenance building and putting snow removal equipment away.

Emergency Management Report:

Mr. Taylor reported there were no emergencies in the Township.

Westwood EMS Report

Please see the report.

Keystone Valley Fire Department Report

For the month of June, Keystone Valley Fire Department responded to 26 calls for service: 7 building, 2 trash, 1 mobile home as a resident, 1 vegetation, 1 medical assistant with ambulance, 5 EMS call, excluding vehicles accidents with injury, 2 motor vehicle with injury, 1 motor vehicle without injury, 2 assist police, 1 good intent, 2 smoke detector activation without fire, 1 citizen complaint. The responses by municipality: Parkesburg 6, West Sadsbury Township 8, Highland Township 1, In District 15, out of District 10 the municipalities were: Sadsbury Township 4, Valley Township 1, Coatesville City 1, East Fallowfield Township 2, Kennet Township 1, Sadsbury Township

Lancaster, County 1. The average personnel per call 10 responders. The average response time from dispatch to on the scene was 6:00 minutes. Total responder hours were 135.20 hours. The EMS Division responded to 135 calls for the month of June. Treated Transported ALS 32, Treated Transported BLS 55 Total transports 87. Types of other responses: No service required 3, DOA 4, Recalled 7, Standby Public Safety, Fire or EMS operations support provided 14, Standby, Prescheduled Event 1, Treated, transferred care to Other EMS 1, Treated, refused transport 16. The response by municipality: Parkesburg Borough 26, West Sadsbury Township 23, Highland Township 11, Sadsbury Township 47, EMS District 107. Atglen Borough 1, Christiana Borough 7, East Fallowfield Township 1, Londonderry Township 4, Oxford Borough 1, Sadsbury Township Lancaster County 3, Salisbury Township Lancaster County 2. Valley Township 5, West Fallowfield Township 4. Out of EMS District 28. Grand Total 135.

Sadsburyville Fire Department Report

Please see report

Planning Commission

Please see report

Engineer Report

Mr. O'Neil reported he has an Engineering Escrow release of funds for Sadsbury Commons Phase 2 in the amount of \$4,568.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Common LP for Sadsbury Commons Phase 2 in the amount of \$4,568.75 per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. O'Neil reported that he has an Engineering Escrow release of funds for Sadsbury Square in the amount of \$88.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP c/o Randy White in the amount of \$68.75 per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. O'Neil reported he has an engineering Escrow release of funds for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,318.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway to approve and Engineering Escrow release of funds for Lincoln Crest Management, LLC in the amount of \$1,318.75 per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. O'Neil reported he has an engineering Escrow release of funds for Sadsbury Park Phase 1, Clover Hill at Sadsbury Parkin the amount of \$423.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor to approve and Engineering Escrow release of funds for XARIS Property Group, LLC in the amount of \$423.75 per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. O'Neil reported that he has an engineering Escrow release of funds for Sherwin Williams Unit 2 Buck Run Condominium in the amount of \$1,051.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway to approve an Engineering Escrow release of funds for Unit #2 Parkesburg, L. P. in the amount of \$ 1,051.25 per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. O'Neil reported that he has an engineering Escrow release of funds for Sadsbury Park Phase 2B in the amount of \$2,092.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L. P. in the amount of \$2,092.50 per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. O'Neil reported that he has a engineering Escrow release of funds for Lafayette Square-Phase II & III in the amount of \$417.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Lafayette Square Partners, L. P. c/o John Lymberis in the amount of \$417.50 per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aya" the motion was passed unanimously.

Mr. O'Neil reported that he has a letter of credit reduction for Sherman Williams in the amount of \$524,034.70 for the Boards's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor for the approval of a Letter of Credit Reduction in the amount of \$524.034.70 for Unit 2 Parkesburg, L. P. per Mr. O'Neil 's recommendation, With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. O'Neil reported that he has a letter of credit reduction for Sadsbury Square in the amount of \$45,678.99 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor for the approval of a Letter of Credit Reduction in the amount of \$45,678.99 for Sadsbury Associates, L. P. per Mr. O'Neil's recommendation. With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. O'Neil reported that he had a letter of credit reduction for Clover Hill at Sadsbury Park in the amount of \$168,553.21 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, for the approval of a Letter of Credit Reduction in the amount of \$168,553.21 for XARIS Property Group per Mr. O'Neil's

recommendation. With there being no questions from the public, the Board voting “aye” the motion was passed unanimously.

Mr. O’Neil proceed to announce the opening of the bids received.

There was one bid received for the new roof on the Township Building. After discussion with the Board and Solicitor it was decided due to one bid that the roof project was tabled and at a later date the Township would put out a request for bid. No bid was accepted.

There were two bids received for the HAVC upgrade and replacement:

ComfortPro \$68,432.00

LBC Mechanical \$173,700.00

The Board asked the Township Engineer to review both bids for completeness and accuracy; and then at the August Board of Supervisors’ meeting make a recommendation.

Mr. O’Neil also brought up the Letter for Waivers for A Z Parkesburg, for TACO Bell. Motion by Mr. Reynolds and seconded by Mr. Hanaway to approve the waivers, with no questions from the public, the motions were approved unanimously.

Sadsbury Commons update:

Meeting with developer on changes to the Storm Water review.

Sign on Route 30 is complete, the Route 10 sign in final completion

Lincoln Crest

There are three new manufactured homes being installed in the newly developed section.

Sadsbury Park

Several walls are being reviewed for installation.

Clover Mill at Sadsbury Park

The roads in the development are in the process of being readied for acceptance by the Township.

Taco Bell

Plans have been revised and are being reviewed by the township engineer.

Auto Zone

Plans are to be submitted by 2 July 2-2023 for review.

Lafayette Square

The final paving of the complex is schedule for the week of 15 July 2024.

Solicitor Report: Mr. O’Keefe review with the Board the Verizon Cable Franchise Agreement with Verizon Cable. The board requested that Mr. O’Keefe check with surrounding municipalities to see what was being offered from Verizon. The agreement was tabled until the August meeting.

Mr. O’Keefe, presented to the Board Resolution No. 2024-08 Acceptance of the Deed for the streets known as of Sloan Drive and Frame Drive additional right way for Quarry Road in Phase 1 (Clover Mill) of the development known as Sadsbury Park. The resolution motion by Mr. Reynolds and seconded by Mr. Hanaway, the motion passed unanimously.

Mr. O’Keefe presented to the Board Resolution No. 2024-09 Acceptance of the Deed for the streets Scantlen Street and South Honer Boulevard located in Phase 2B of Sadsbury Park Development. The resolution motion by Mr. Reynolds and seconded by Mr. Hanaway, the motion passed unanimously.

Mr. O’Keefe, presented to the Board Resolution No 2024-10 Authorizing the Township Solicitor and the Township Manager to execute a settlement agreement and joint praecipe to discontinue appeal of the PennDot reimbursement instruction, and authorizing the reimbursement of the Township’s Liquid Fuels Fund in the amount of \$26,176.40. Motion by Mr. Reynolds and seconded by Mr. Hanaway, the motion passed unanimously.

Zoning/Building Report: Zoning permit 2 Fence , 1 for home occupation 2 sign permits. Building permits 1 new porch, 1 deck, 2 for roof top solar panels, 2 bathroom remodels, 1 air conditioner replacement 1 road opening. Performed 21 inspections. Complaints: 3 high grass.

Chester County Airport Update: No report

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Hanaway to pay the June invoices in the amount of \$250,798.07. With there being no questions from the public, the Board voting “aye” , the motion passed unanimously.

Public Comment:

Mr. Felice asked Mr. Przychodzien had any numbers as for where we are in the budget. Mr. Przychodzien stated we are for year to date 1.5% over budget for revenues and 1.01% over budget for expenses.

With thee being no further business, Mr. Reynolds made a motion, seconded by Mr. Hanaway, to adjourn the meeting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Respectfully submitted,

S. A. (Tony) Przychodzien, Jr

Township Manager

