

Board of Supervisors Regular Meeting, Tuesday, April 2, 2024

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

A moment of silence and 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 passed.

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.

Public Comment on Agenda Items Only: There were no comments.

Police Report: Chief Hawley reported for the month of March there were 583 calls, 203 of which were business checks and 28 of which were out of Township, that leaves the actual calls at 215 for March. There was one unattended natural death, 48 traffic incidents, and a suspicious death while assisting another district. The calls in Sadsbury Township are 2% of the number of calls countywide. The full report is available at the Township Office.

When asked by Mr. Reynolds, Chief Hawley stated he is screening new part-time officers.

Township Manager Report: Mr. Przychodzien asked the Board to review and approve six uncollectable tax bills from the Tax Claim Bureau. They are all occupants of the Lincoln Crest Trailer Park who have moved out. This will be tabled until next month.

Mr. Przychodzien received a request from the New Life Church to use the parking area that is part of Bert Reel Park to allow parking during church services. Mr. O'Keefe stated that parking there would violate the Declaration of Covinant for the lot at Bert Reel Park. Also, there will be construction at the Bridge for the unseeable future. Mr. Reynolds stated the Board would say "no" to parking at the lot. He will have the Public Works Department place no parking signs at the lot.

Mr. Przychodzien reported that the company that installed the HVAC system at the Township Building came and reviewed the system. It will cost \$15,000 to repair the system and \$42,000 for a new system.

Mr. Przychodzien would like to give the Public Works Department kudos for all the good work they did on the Compass Road Bridge.

Forty three letters were sent to the residents at Octorara Glen about having the walking trail go through their development. 63% of the responses were against the trail. Mr. Reynolds stated the trail will go through Sadsbury Park and stop at Octorara Glen.

Mr. Przychodzien stated the 1st Quarter expenses were \$40,000 under budget.

Public Works Report: For the month of March, the Township experienced several heavy rain events and because of this the department focused on checking and clearing storm drains and pipes from debris. There was minor to moderate flooding in areas with no compromising issues or damage to report other than a complaint made by the Pennsylvania Fish and Boat Commission. This complaint described a work area located on the south side of the railroad tracks at Old Wilmington Road and continuing west to Parkesburg Borough. The complaint further stated that no permits to enter the creek or sediment control for runoff were implemented and that the Buck Run Creek, which is in the area had been compromised. The companies responsible for the work area were Pennsylvania American Water and Spinielloco. This complaint was sent to the Pennsylvania Department of Environmental Protection who requested the Public Works Department get involved by going to the site and stopping work immediately until the PADEP could visit the site the following morning. The Department also requested to obtain photos of the site. The following morning all parties involved arrived and inspected the area. The PADEP made recommendations and mandatory remedies to improve the site. Also for the month of March, the Public Works Department installed a timber curb with delineators on the eastern side of the Compass Road Bridge replacing the old delineators that were there. This is being done because fascia beam is deteriorating on the east side. By doing this, it keeps vehicle weight off the eastern side of the bridge which will extend the life of the bridge and keep the bridge open. The Department also repaired several road/street signs, filled pot holes, performed regular maintenance checks and basic maintenance on all equipment and attended a training class on hazmat/confined space.

Emergency Management Report: The Old Wilmington Road closure will take effect April 21st to June 16th. The Road will be closed from 9am to 3pm.

Keystone Valley Fire Department Report: The Keystone Valley Fire Department responded to a total of 21 incidents for the month of March: building fire 4, brush fire 2, EMS call 1, motor vehicle accident with injuries 3, Motor vehicle with no injuries 2, lock-in 1, gas leak 1, carbon monoxide incident 1, lock out 1, dispatched and cancelled 1, odor of smoke 1, false alarm 2, smoke detector activation due to malfunction 1. The total responses by municipalities: Parkesburg 6, West Sadsbury 3, Highland Township 6, Out of District 6. The average personnel per call was 10, and the average response time from dispatch to on scene was 6 minutes. The total man hours were 58.42 hours.

The Keystone Valley EMS Division responded to 147 calls for the month of March: ALS Transports 45, BLS Transports 51, Assist public 2, no services 7, DOA 2, recalled 8, standby 13, refusals 21. Municipalities: Parkesburg 28, Highland 16, West Sadsbury 25, Sadsbury 55, Atglen 1, Coatesville 1, East Fallowfield 3, East Nottingham 2, New Garden 1, Oxford 2, Sadsbury, Lancaster County 1, Valley 2, West Fallowfield 6.

Sadsburyville Fire Company Report: For the month of March Sadsburyville Fire Department responded to 21 incidents for: auto accidents 4, automatic fire alarms 4, CO alarm/incidents 2, gas leaks 1, Assist EMS 3, assist PD 1, building fires 3, Brush 1, aircraft emergency 1, relocate/engine transfer 1. The response by municipalities: Sadsbury 10, Valley 5, East Fallowfield 1, West Caln 3, Caln 1, Highland 1. There were 94 miles traveled with an average of 4.4 miles per call. There were a total of 110 firefighters responding with an average of 4.5 per call. Time in service was 14.3 hours with an average of 41 minutes per call.

Westwood Fire Company EMS Report: For the month of March, there were 41 total responses. 9 responses from Westwood Division and 32 responses from Wagontown Division. Call types: Fall 4, medical 31, cardiac arrest 2, injured person 1, overdose 1, deceased upon arrival 1, fire stand-by 1.

Planning Commission: The March Planning Commission was held on March 13, 2024 at 7:00 pm. Auto Zone rescheduled to later date. The Commission continued to work on the Noise Ordinance. Topics discussed were the #3 kiln at John Rock, and the emergency repairs to the Compass Road Bridge.

Engineer Report: Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$3,077.50 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 Per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,3869.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,3869.25 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,938.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,938.75 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$1,496.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$1,496.25 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye" , the motion passed.

Mr. MacCombie reported he has an Engineering Escrow release of funds for XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$667 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$667.50 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sherwin Williams Unit 2 Buck Run Condominium for \$2,896.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sherwin Williams Unit 2 Buck Run Condominium in the amount of \$2,896.25 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported he has a Letter of Credit Certificate of Completion for Unit 2 Parkesburg, L.P. for Sherwin Williams in the amount of \$268,483.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve a Letter of Credit Certificate of Completion for Unit 2 Parkesburg, L.P. for Sherwin Williams in the amount of \$268,483.00 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported that WaWa is under construction.

Sadsbury Square pending asbuilt plans

Lincoln Crest is using pictures of Land Development on grading permit applications, creating grading application issues.

Arcadia Asbuilt plans under submission as well as roadway dedications

Clover Hill will finish paving in the Spring
Sherwin Williams is under construction
Taco Bell has Land Development issues
Auto Zone is working out issues
Lafayette Square will do paving in the Spring

Stottsville Inn has been going on for two years and they have not submitted all plans. Mr. O'Keefe received an extension letter. Mr. O'Keefe stated they are looking for an area to perk and their attorney said they think they have an area.

All the documentation is ready to apply for a permit for the Octorara Bridge. Can move forward with a submission.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to allow MacCombie Engineering to move forward with a submission for the Octorara Bridge. With there being no questions from the public, the Board voting "aye", the motion passed.

Solicitor Report: Mr. O'Keefe asked the Board to consider the Stormwater Management Agreement for 12 Wallace Alley.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve the Stormwater Management Agreement for 12 Wallace Alley Per Mr. O'Keefe's request. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe tabled the dedication of Sadsbury Park roads in Phases 2A,2B and 3A until next month to be sure to have the proper Maintenance Bond.

Zoning/Building Report: Zoning: For the month of March: issued 1 permit for a fence, 1 permit for a shed, 2 permits for temporary sales tents, 2 permits for Sadsbury Commons, and answered various zoning phone calls. Building: issued 1 permit for residential oil tank replacement, 1 permit for a commercial tenant fit out, 2 permits for sprinkler system, and performed 18 inspections for the month of March.

Chester County Airport Update: Mr. Roberts stated the Airport Authority met today and it was business as usual. The Hungry Pilot is very busy. There was press present at the Ribbon Cutting Ceremony

Payment of Invoices

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to pay the March 2024 General Fund Invoices in the amount of \$188,881.37. With there being no questions from the public, the Board voting “aye”, the motion passed.

New Business:

Old Business:

Simon Jessey asked about lighting for the gazebo so it will be lit at night. Jason Duckworth might donate more money for lighting. Mr. Reynolds stated that all this has to be funded. Mr. O’Keefe stated that Randy White now does not want to give the open space away. Mr. Przychodzien said to take a look at the gazebo at Kerr Park in Downingtown for an example. Mr. O’Keefe will reach out to Mr. White.

Public Comment:

Don Roberts asked if the speed limit at the corner of Lincoln Highway and Morris Lane is 45 mph. He stated the speed signs are missing east bound and west bound.

Nate MacCombie stated Morris Lane west bond is 45 mph, 25 mph through town. PennDot states the speed limit should be from Aim Boulevard to Octorara Road should be 25 mph. Mr. Reynolds stated we will get it straightened out.

Nate MacCombie stated that Sadsbury Village is looking to go one-way. Mr. Reynolds stated the Board would need a letter from the HOA to change a road to one-way.

With there 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,

Linda Shank
Secretary