

## **Board of Supervisors Regular Meeting, Tuesday August 1, 2023**

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, August 1, 2023 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Taylor via telephone. Also present was Township Solicitor, Mr. O'Keefe and Township Engineer, Mr. Porter, Police Chief Michael Hawley and members of the community. Supervisor, Mr. Moore was absent.

A moment of silence and Pledge of Allegiance was observed.

Mr. Reynolds made a motion, seconded by Mr. Taylor, 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. Taylor, 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:** There were no comments.

**Police Report:** Chief Hawley reported in July there were 699 calls for service. Patrol and business checks were 459 and 200 were calls for service from surrounding municipalities. That leaves actual 220 calls for service. There were 38 traffic stops, 1 alcohol overdose, 14 domestic disturbances (no injuries). The whole police report is available at the Township office.

Chief Hawley asked for approval to hire 2 part-time officers, Joseph O'Keefe and Craig Muir, pending successful completion of background investigations with an anticipated start date of September 1<sup>st</sup>.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to hire Joseph O'Keefe and Craig Muir as part-time officers, pending successful completion of background investigation with an anticipated start date of September 1, 2023. With there being no questions from the public, the Board voting "aye", the motion passed.

Chief Hawley presented a Letter of recognition to Madison Underwood for her assistance at an accident scene on July 2, 2023. Chief Hawley stated Madison is a local resident (not Sadsbury). On July 2<sup>nd</sup> there was a serious accident on Old Wilmington Road around the curve. There were two vehicles with 1 vehicle on fire. Ms. Underwood did not hesitate to stop and help a badly injured driver. She knew the family of the injured person and kept him calm until the ambulance arrived. She then contacted the family members of the injured person. Madison Underwood put herself in harms' way to help save a life and help other people.

Chief Hawley stated that John Lymberis and the Harry's team donated a significant amount of money to various organizations in June. The police department received

\$833.18. The Department will purchase a portable finger print scanner and spike strips for pursuits. The rest will go to some community outreach programs, such as the DARE Program. Harry's family has always been a great supporter of the police.

Mr. Taylor asked the Chief how things were now at the Bert Reel Park with people going in after hours. The Chief replied that the trouble has been greatly reduced.

**Public Works Report:** For the month of July, the Public Works Department maintained Township owned properties, right-a-ways, buildings, signs and equipment. Maintenance checks were performed on equipment and vehicles. All emergency equipment (chain saws, and generators) has been inspected to ensure it is ready in the event of an emergency situation. Numerous trips using our truck and trailer, 54 large concrete storm water fixtures were picked up from Winker's in Lancaster. The roadside right-a-way on Greenbelt and Quarry Roads was cleared of woody debris. Inspection of one of our new Ford F350 Pick Up trucks was completed and a trip to Lancaster Truck Bodies to determine plowing and de-icy control location mounting in truck.

**Emergency Management Report:** Mr. Taylor is working on the Facebook Page. Mr. Taylor is cautioning residents about spam phone calls using artificial intelligence mimicking voices of people in distress to get money from unsuspecting family members.

**Keystone Valley Fire Department Report:** For the month of July, Keystone Valley responded to a total of 23 incidents for: building fire 4, medical assist EMS 1, EMS call, excluding vehicle accident with injury 4, motor vehicle accident with injuries 4, extrication of victim from building/structure 1, electrical wiring/equipment problem, other 1, power line down 2, assist police 2, dispatched & cancelled on route 1, authorize controlled burning 1, false alarm 2, alarm system sounded due to malfunction 1, special type in incident 4, citizen complaint 1. The total response by municipalities: Parkesburg 7, West Sadsbury 10, Highland 2, Out of District 10. The average personnel per call were 5 people. The average response time from dispatch to on scene was 7:00 minutes. The total man hours were 51.53 hours. The Keystone Valley EMS Department responded to 152 calls for: Transport Information: BLS transport 67, ALS transport 34, Non-transport Information: No service 6, patient refused transport 30, recalled 6, stand-by 7, treated, transferred Care 1, unfounded 1. Total response by municipalities: Parkesburg 36, West Sadsbury 30, Highland 12, Sadsbury 57. Out of District 17.

**Sadsburyville Fire Company Report:** Sadsburyville Fire Company responded to 16 incidents for: motor vehicle accident 5, wires fires 3, assist EMS 2, structure fire 2, gas leak 1, automatic fire alarm 1, CO alarm 1, public service 1. The break-down by municipality: Sadsbury 10, Valley 5, East Fallowfield 1. There was an average of 7 firefighters per call. There were 88 miles traveled with an average of 5.5 miles per call. The time in service was 9 hours and 50 minutes, with an average of 33.7 minutes per call.

**Westwood EMS Report:** Mr. Sly reported for July there were 88 total responses for Sadsbury Township: medical 66, injured person 8, vehicular 7, fall 3, fire stand-by 2, overdose 1, assault 1. There were 64 responses- medic 344, 21 responses MICU/Medic 44, Valley Township and 3 responses-MICU244, West Brandywine. Average overall response time – 2 minutes. Average overall response time 9 minutes. Mr. Sly stated they also received help from the Lymberis family.

**Planning Commission Report:** The Planning Commission met on July 12, 2023. There was a review of an undated Conceptual Pump Station Plan from DL Howell covering the CVS/Sherwin Williams/Taco Bell property and talked about pedestrian movement through the development.

**Engineer Report:** Mr. Porter reported he has an Engineering Escrow release of funds for Lafayette Square Partners L.P. for Lafayette Square Phase II&III in the amount of \$535.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lafayette Square Partner, L.P. for Lafayette Square Phase II & III in the amount of \$535.62 Per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$13,288.12 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$13,288.12 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,823.12 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 for Sadsbury Square in the amount of \$1,823.12 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter 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 \$2,730.63 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lincoln Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$2,730.62 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter 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 \$720.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, 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 \$720.0 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye, the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A and 4A combined in the amount of \$4,372.50 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. for Sadsbury Park Phase 3A and 4A combined in the amount of \$4,372.50 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Rock Holdings PA, LLC for John Rock Building 2 in the amount of \$335.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Rock Holdings PA, LLC for John Rock Building 2 in the amount of \$335.62 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported he has a Letter of Credit Certificate of Completion for Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$1,706,599.29 for the Board's approval.

Mr. Reynolds made a motion, Seconded by Mr. Taylor, to approve a Letter of Credit, Certificate of Completion for Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$1,706,599.29 per Mr. Porter's recommendation. With there being no question from the public, the Board voting "aye" , the motion passed.

Mr. Porter reported he has a Letter of Credit, Certificate of Completion for Sadsbury Commons, L.P. for Sadsbury Commons, Phase 2 (Common improvements, Pads F1-F3,G,N,&O, Landscaping, and Lighting) in the amount of \$2,683,437.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit, Certificate of Completion for Sadsbury Common, L.P. for Sadsbury Commons, Phase 2 (Common improvements, PadsF1-F3, G,N.& O, Landscaping, and Lighting) in the amount of \$2,683,437.50 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Construction Project update:

Lincoln Crest has finished the waterline in Phase 1. Lincoln Crest will modify the lamp posts to 6 foot with LED fixtures. Sadsbury Square will have a trail on corner of Octorara Road and Route 30. Pennsylvania American fire hydrants are on back order. The third building is now occupied. Sadsbury Commons is working on WaWa, Wendy;s and Chipolte. They are waiting on the PAWC pump station. Mr. O'Keefe is working with Provco about the traffic signals. Sherwin Williams had questions to Mr. Porter and Mr. O'Keefe about calculations on their plan. They sent an extension letter to September 5<sup>th</sup>. The Bid package for Bert Reel Park fencing had no bids received.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to again advertise for bids for the Bert Reel Park Fencing, With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported, the line stripping could be done this month, he is waiting on an available date.

**Solicitor Report:** Mr. O'Keefe reported he has Resolution 2023-11, PennDOT Traffic Signal Maintenance Agreement authorizing the secretary to submit the attached Traffic signal Maintenance Agreement, and to submit future Applications for traffic signal approval either in writing or via electronic signature to the Department of Transportation on behalf of Sadsbury Township.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 23-11, the PennDOT Traffic Signal Maintenance Agreement. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated he has drawn up an agreement for ALS service to Sadsbury Township. The agreement has no payment schedule. Mr. Reynolds stated the payment schedule should be April and November.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the ALS Agreement with Westwood Fire Company with the condition of structure of payment schedule will be April and November. With there being no questions from the public, the Board voting “aye”, the motion passed.

Mr. O’Keefe stated he would like the Board to authorize the Sadsbury Commons RACP letter. The letter is for Redevelopment Assistance Capital Program in connection with “The Shoppes of Sadsbury” and grant reimbursements. The Township will comply with all state statutes. The Township is the technical applicant for the “Shoppes of Sadsbury”.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize the Sadsbury Commons RACP letter. With there being no questions from the public, the Board voting “aye”, the motion passed.

**Building/Zoning Report:** Zoning: issued 2 sign packages for Sadsbury Commons, issued 1 permit for fence, answered various phone calls for signs and properties for sale in the Township. Building: 2 permits for new construction, 1 permit for a house remodel, 1 permit for alteration of a bathroom, 2 permits for a generator, 1 permit for sound barrier for John Rock Building 3, 2 permits for Sadsbury Commons tenant fit outs. 46 inspections were performed for the month of July. Complaints: 2 high grass and 1 noise complaint. 947 Old Wilmington Road will have a stay of execution until October 1, 2023.

**Chester County Airport Update:** Mr. Roberts stated the Authority met today. There is not much they can do about the noise from the planes and the FAA has defunded the Lancaster Program.

**Payment of Invoices:**

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the July 2023 General Fund invoices in the amount of \$275,883.40. With there being no questions from the public, the Board voting “aye”, the motion passed.

**New Business:**

The Board tabled the Cyber Security Protection for the Township until next month.

The Board tabled signing the consulting engagement letter from Mallie Accounts to do the 2022 audit until next month.

## **Old Business:**

The Township is still in need of an Alternate to the Zoning Hearing Board

## **Public Comment:**

Dave Reynolds read a letter from the Parkesburg Library thanking the Township for the \$1,500 donation.

Richard Felice from Quarry Ridge told the Board there is a street sign missing at Flagstone and Bedrock Road.

Richard Felice stated there has been an excessive increase in taxes in Sadsbury Township. The tax increase is far above what other townships have done in one year. Looking over the budget, he sees an increase in code 483.35 health insurance. Mr. Felice turned in a Right to Know request for information on health care for the employees and to name any Supervisors and the amount budgeted for each.

Mr. Moskel stated that Mr. Taylor did not live in the Township for a period of time, but was still a supervisor.

Mr. Felice stated that Mr. Taylor was a resident of Pocopson Township at one time. According to his research, Earl's wife is registered to vote, but Earl is not.

Mr. Vitikacs stated the Township needs a supervisor who can walk around the Township and come to meetings.

Mr. Taylor stated he has never changed his address and while he was in Pocopson, he requested an absentee ballot. He did come to meetings in the past, but the ambulance company who transported him went out of business.

Mr. Reynolds stated that Mr. Taylor has been a resident of North Street and his address has never changed. He was in Pocopson for rehab, but his home address was always in Sadsbury Township.

Michelle Falcone asked if the John Rock sound-proof was approved. Mr. Reynolds stated it was approved and nothing will start until they get the 30 foot panels.

Eugene Vitikacs wants to know what is up with the erratic trash collection. Mr. Reynolds told him Eagle Disposal Company was bought by a company called Waste Connections. This Company checked emigration status, and drug testing got rid of many employees. The Township has to figure out our options.

Susan Bankard asked if Lincoln Crest talked about the number of lights they would have. Mr. Porter stated there would be 50 lights, one for every unit. They will be 10 foot high and the LED fixture would shine down; nothing to go sideways.

Mr. Vitikacs stated that Pennsylvania American is raising their rates. Can the Township get in touch with the PUC to stop the rate increase? Mr. O'Keefe answered the Township cannot exert any control over utilities. He advised reaching out to local Representatives.

Simon Jessey says the residents of Sadsbury Park received a letter from the HOA taking away the walking trail from Scantlen Street to Green Hill Road. The HOA says it goes through wet lands. It seems one resident objected to it. Mr. Jessey feels walking trails should be expanded, and not taken away.

Mr. Reynolds will have Dave Porter ask Jason Duckworth to discuss alternate walking trail.

With there being no further business, Mr. Reynolds 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



