

## **Board of Supervisors Regular Meeting, Tuesday August 11, 2020**

In order to comply with the Stay at Home Order issued by Governor Wolf, minimizing public exposure to COVID-19 and maintain social distancing, the Sadsbury Township Board of Supervisors is conducting the August meeting remotely via ZOOM. Chairman Dave Reynolds called the meeting to order. Present was Supervisor John Moore and Earl Taylor, Township Solicitor Mr. O'Keefe and Township Engineer/Zoning Officer, Mr. MacCombie. There were some members of the public attending.

The moment of silence and Pledge of Allegiance was waived.

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 unanimously.

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 unanimously.

**Police Report:** Chief Hawley reported that for the month of July, there were 430 calls for service. That is 10 more calls than in June. The State Police calls are nominal in terms of off hour responses of 29. The Township police see a downward trend in State Police involvement. The police have been active in business checks and patrols with some traffic stops. They are being more proactive in enforcement activities. The report is available in the Township. Mr. Taylor congratulated Chief Hawley on the downward trend in State Police activity in the Township. Chief Hawley gave all the credit to his officers who are doing the work every single day. It is a work in progress. Chief Hawley stated that Tammy Russell is working on the phone issues for Sergeant Imhoff and Corporal Sipple.

Chief Hawley would like to have a talk with the Board after the meeting regarding some personnel issues.

Simon Jessey asked Chief Hawley if he has seen the green and white dirt bike in the area. Chief Hawley stated that Officer Smith and himself made contact with the juvenile males riding down through Sadsbury Park. The police did not pursue. Chief hopes to get luck to identify the operator of the vehicle. It is hopeful they can seize the vehicle and put an end to this without endangering the driver or the police. Sergeant Imhoff stated he just received information as to the identity of the driver.

**Road Report:** Public Works Foreman, David Simmons will have a report for next meeting.

**Emergency Management Coordinator Report:** Mr. Taylor reported that the storms in the area have taken down a lot of trees. Sadsbury was lucky in comparison to some Townships.

**Keystone Valley Fire Company Report:** No Report

**Sadsburyville Fire Company Report:** No Report

**Engineer Report:** Mr. MacCombie reported he has a Letter of Credit Reduction Certificate of Completion for Lafayette Square Partners, L.P. for Lafayette Square Phase 2 and 3, Release #4 in the amount of \$61,046.30 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Reduction Certificate of Completion for Lafayette Square Partners, L.P. for Lafayette Square Phase 2 and 3, Release #4 in the amount of \$61,046.30 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release for Lafayette Square Partners L.P. for Lafayette Square Phase 2 & 3 in the amount of \$2,629.37 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release for Lafayette Square Partners L.P. for Lafayette Square Phase 2 & 3 in the amount of \$2,629.37 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3B in the amount of \$285.00 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 3B in the amount of \$285.00 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3A in the amount of \$472.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3A in the amount of \$472.50 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Commons, L.P. for the Sadsbury Commons Connector Road Site Work in the amount of \$1,428.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, L.P. for the Sadsbury Commons Connector Road Site Work in the amount of \$1,428.75 per Mr. McCombie's recommendation. With there being no questions from the public, the Board voting "aye" the motion passed unanimously.

Mr. MacCombie is requesting a payment release to Lenni Electric Corporation for The Sadsburyville Village Lighting Enhancement in the amount of \$67,207.33 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a payment to Lenni Electric Corporation for the Sadsburyville Village Lighting Enhancement Project in the amount of \$67,207.33. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated that Lennie Electric ordered a 16' light pole, which they found is in conflict with the overhead lines. They ordered another pole that is 14' and the supplier will not credit for the 16' pole. Mr. MacCombie said that John Lymberis is offering to pay the change order amount of \$2,855.77 along with the installation cost to have another light across the street where his entrance is, in close proximity to the Township Building. Mr. O'Keefe stated, if the Board agrees to this, he will have a document drawn up for the agreement.

Mr. Reynolds made a motion, seconded by Mr. Moore, to agree that John Lymberis install the light described by Mr. MacCombie in front of the Township Building. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Moore, to accept the change order from Lennie Electric Corporation in the amount of \$2,855.77. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated PennDOT has agreed to open Stewart Houston and Old Wilmington Road when plans are completed. Bellare is the owner and the Township designee. Signs have been put up for ATVs.

Mr. MacCombie stated that Arcadia is putting in a Townhouse Development in Upper Marion Township, and they have asked MacCombie Engineering to inspect work for them. He is asking the Board to allow him to do this work, privately.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to allow Mr. MacCombie to take the position for inspection work for Arcadia in Upper Marion Township. The Board has no objection. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that the Sadsbury Commons project is not moving as fast as they wanted it to. They must make a resubmission to Chester County Redevelopment Conservation District. This could take 45 days. They did get approval from Pennsylvania American Water for sewer.

Martin's Paving and Chip signature packets will be coming to the Township shortly.

Mr. MacCombie stated that Gregg Vietri is having a building built in Valley Township and will have Module A, at 103 Independence Way 10,000 square Foot building available if the Public Works would like to use it. Mr. Reynolds stated he spoke to Gregg and he is willing to work with the Township to pay rent until the Township Public Works garage is built.

Mr. MacCombie stated a resident on Longabaugh Drive, Kerry Fryberger, is complaining about drainage on his property from a new home build causing the problem. Mr. MacCombie sent Nate MacCombie out to take pictures.

**Solicitor Report:** Mr. O'Keefe stated that past conversations about use of the ball fields at Bert Reel Park, the Board has asked him to draw up an agreement for park use. Mr. O'Keefe prepared a 2020 Park Use Agreement for the Board's consideration. Mr. Reynolds stated this agreement is pretty standard across the Board and would like to have Jerry Ranck look at this agreement for his league. We will consider this agreement for next summer since this is almost over.

Mr. O'Keefe stated there are renewed complaints about 7 Middle Street. Chief Hawley and Andy Kirk will go to the Court of Common Pleas about this property. Mr. O'Keefe would like to discuss the adoption of the International Property Maintenance Code. This is not intended to target only one property; it is Township wide. The adoption of International Property Maintenance Code provides a more expeditious route for fines and incarceration. Several municipalities have adopted such a code. Mr. Reynolds stated he has read the Code front and back.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to have Mr. O'Keefe advertise the International Property Maintenance Code for adoption at the September Township meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds stated no work was done on 7 Middle Street, there were no permits pulled for any work to be done. Neighbors are again complaining about trash at the residence and will go up for Sheriff Sale in November.

Chief Hawley, echoed Mr. O’Keefe, the Township is not looking to utilize that Code to a selected property. This Code will give Township Codes, Police, and the Board uniformity to enforce this Township wide.

Mr. Reynolds stated the Township is not going to go around the Township looking for problems to enforce this Code.

**Planning Commission Report:** Mr. Jessey reported there was not a quorum for the July Meeting, but they will meet tomorrow, August 12<sup>th</sup> for their regular meeting. Mr. Jessey stated there were three resumes sent by e-mail to him from the Township Secretary for positions on the Planning Commission. He would like to have them approved for the meeting tomorrow.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve Jeremy Alcorn to a position on the Planning Commission to start immediately. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve John J. Ettore to a position on the Planning Commission to start immediately. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve Amanda Stewart to a position on the Planning Commission to start immediately. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds stated there is one more position on the Planning Commission to be filled.

**Chester County Airport Update:** No Report

**Zoning Report:** Mr. MacCombie reported there were 12 phone calls for Zoning information. There were 8 decks, patios, and fences mostly in Sadsbury Park. There was one application for Zoning Hearing Board.

**Payment of Invoices:**

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the July 2020 General Fund Invoices in the amount of \$118,757.82. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

**New Business:**

Mr. Reynolds stated that Tri County Water Services, Inc. came to do the annual backflow test at the Township Building. The test failed and the backflow preventer must be repaired at a cost of \$917.21 or replaced at a cost of \$754.86 and a retest of \$65.00.

Mr. Reynolds made a motion, seconded by Mr. Moore, to have the backflow preventer replaced at a cost of \$754.86 and retest at \$65.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds stated the County would like the Township to exonerate uncollectable delinquent real property tax liens because the mobile homes were physically removed from the associated lot.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to exonerate parcel ID 3702-0001750T in the amount of \$25.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to exonerate parcel ID 3702-0001800T in the amount of \$17.02. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to exonerate parcel ID 3702-0003450T in the amount of \$294.47. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to exonerate Parcel ID 3702-0006450T in the amount of \$229.48. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to exonerate Parcel ID 3702-480021T in the amount of \$13.12. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated that Lincoln Crest received approval to expand he Mobile Home Park. Mr. Reynolds stated it is only about 25% full and the front office building was demolished.

**Public Comment:**

Mr. Reynolds stated that Curt from M&M Towing wanted to know if the Piston Poppers could go on this year. The Board feels there is no way to keep it under 250 people to comply with the COVID-19 rules and due to the Governor’s order, there can be no Piston Poppers this year.

Mr. Taylor hopes they can get it back on for next year.

Chief Hawley would like to have an Executive Session with the Board after the meeting to discuss some personnel issues.

With there being no further business, Mr. Reynolds made a motion, seconded by Mr. Moore, 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