

Board of Supervisors Regular Meeting, Tuesday, August 2, 2022

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, August 2, 2022 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Taylor by remote. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief, Michael Hawley, and members of the community. Supervisor, Mr. Moore was absent.

A moment of silence and Pledge 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 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.

Public Comment on Agenda Items: There were no comments.

Mr. Reynolds suspended the meeting to hold a public Hearing for the Zoning Ordinance change and Zoning map change.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Ordinance 2022-01, an Ordinance of Sadsbury Township, Chester County, pursuant to the authority of the Pennsylvania Municipalities Planning Code 53P.S 10101, ET Seq., repealing in its entirety Chapter 129 of the Code of Sadsbury Township Zoning Ordinance, as amended and the Sadsbury Township Zoning Map. 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 Ordinance 2022-02. An Ordinance of the Township of Sadsbury, Chester County, amending the Sadsbury Township Subdivision and Land Development Ordinance of 2008, as amended, to amend Section 201 pertaining to definitions; to amend section 427 pertaining to Landscaping screening, buffering, and riparian buffers; and to amend Section 418 pertaining to parking areas. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds closed the public hearing. This notes for this hearing were taken by a Court Stenographer.

A.J Seal, an Eagle Scout in the Township came before the Board to propose an Eagle Scout Project for the Township. He would like to make a Ga-Ga Ball Pit to be placed in Bert Reel Park. He explained a Ga-ga ball is a game played in a fenced in "pit" similar to dodgeball. A.J. said it would cost \$1,000 to build. He would need the permission from the Board of Supervisors and then go back to the Scouts to get approval. Mr. Reynolds stated this is not Township funded, the responsibility for funding lays with the Scouts and private funding. Chief Hawley stated the majority of kids we encounter are nice kids. A.J. goes a step above that. He likes what he is doing for the community.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to allow A.J. Seal build a Ga-Ga Ball Pit at Bert Reel Park with directions of the Township Engineer. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

John Cassels for MacCombie's Office talked to the Board about the Total Maximum Daily Load Plan. DEP requires the Township to develop a plan for run off before it gets to streams. The plan has been at the Township for public review and there have been no comments from the public. The plan provides the Township guidance on measures to be taken to address impaired surface waters within the Township. This will be a 5-year permit from DEP when approved. Riparian Buffers will be the catch all for water going into streams. The plan is to deal with municipality owned properties and the volume and rate of pollutants and is more proposed to potential development.

Mr. Jessie asked if something should be put in the Sub Division and Land Development. Mr. Cassels thinks the Stormwater Management would be sufficient.

Mr. Cassels will put an application letter together to DEP which should take 45 days for a reply.

Police Report: Chief Hawley made a presentation of a letter of recognition to Mr. Marion for life saving efforts of a near drowning 3-year old. Mr. Marion is a nurse anesthetist. Last month a letter of recognition was given to Shannon Reynolds. This demonstrates everything good about Sadsbury Township.

Mr. Merion stated that children should be aware of what is going on around you and be prepared. We are all in this together. Mr. Merion is here tonight for his wife and children.

Chief Hawley stated for the month of July, 2022 there were 637 incidents, 378 of these were business or patrol checks, that leaves 259 calls for service. That would average 9 calls a day. There were 62 traffic stops, 1 DOA suicide, and 1 successful recitation of an overdose victim. There were 531 calls in Sadsbury and 100 service calls out of area with mutual aid.

Chief Hawley also submitted a request for the Board's approval for a Radio Base Station Speaker purchase and installation. Chief Hawley said with speakers in the

ceiling and you can see traffic from inside the station. Chief Hawley stated there is enough money in the police budget to purchase this from Metropolitan Communications for \$574.80.

Mr. Reynolds made a motion, seconded by Mr. Taylor, for the purchase of Radio Base Station Speaker purchase and installation from Metropolitan Communications with a cost of \$574.80. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Barry Haines asked how many police cars does the Township own. Mr. Reynolds stated six. Cars are rotated for use, so that shifts do not use the same cars. If one car goes out of commission and needs to be repaired, there is still a car to use. These cars are specially equipped with computers, so if they break down, it takes a while to get it back in commission. Corporal Sipple also stated they have 2 cars that are unmarked. Chief Hawley stated that with special pricing from the CoStars Program, the price of a car is half of what a consumer would pay. Mr. Reynolds stated the last car was \$24,000 unfitted.

Public Works Report: For the month of July, the Public Works maintained Township owned properties, right-a-ways, buildings, signs, equipment, and our storm drain system. The traffic islands on Lincoln Highway have all been weeded and mulched. Pot holes have been filled a various locations including all of Sadsbury Road, Lieke Road, and part of Old Mill Road. Road edges have been filled in with various types of rock to insure road edge stabilization and improve road shoulder on Beacon Light Road and Lieke Road. Several street/road signs have either been repaired or replaced over the month. Extensive weeding and munching have been completed at Bert Reel Park and the ball field has been tilled and raked. Lastly, several large trees have been removed from the road right-a-way during the month.

Mr. Simmons would like the Board to discuss putting out to bid the replacement of all fencing at Bert Reel Park. Mr. Reynolds would like to fence in the ball field and the basketball Court. The Township Engineer will do drawings and meet with Mr. Simmons.

Emergency Management Coordinator: Mr. Taylor has no report.

Keystone Valley Fire Department Report: For the month of July there were 28 calls for service for: auto accident 4, fires (other) 4, automatic fire alarm 4, building fires 5, assist EMS 6, fire police assist 5. The total response by municipality: West Sadsbury 8, Highland 1, Parkesburg 7, and Out of District 12. The average personnel per call were 6 people. The total time spent in service was 21 hours and 07 minutes. The average response time from dispatch to on scene was 6 minutes. The total man hours were 53 hours and 54 minutes. The Keystone Valley EMS Division handled 147 calls for: BLS transports 45, ALS transports 54, public assist 1, no services required 7, patient refused transport 23, recalled 10, standby-EMS operational support 4, DOA 2, unfounded 1. The response by municipality: Parkesburg, 32, Highland 3, West Sadsbury 25, Sadsbury 27, Out of District 40.

Sadsburyville Fire Company Report: For the month of July, there were 21 total responses for: auto accident 7, assist EMS 2, brush fire 3, house fire 2, automatic fire alarm 2, gas leak inside 1, assist PD 1, smoke /odor investigation 1, engine transfer 1. The breakdown by municipality: Sadsbury 10, West Caln 5, Valley 4, Caln 1, East Fallowfield 1. There was an average of 7 firefighters per call. There were 126 miles traveled with an average of 6 miles per call. Time in service was 10 hours and 16 minutes with an average of 29.33 minutes per call.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase I & II in the amount of \$872.50 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 Partners, L.P. for Lafayette Square Phase I & II in the amount of \$872.50 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 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 \$2,605.00 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, at Clover Hill at Sadsbury Park in the amount of \$2,605.00 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 an Engineering Escrow release of funds for Sadsbury Commons, LP for the Sadsbury Commons Connector Road Site Work in the amount of \$15,965.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons Connector Road Site Work in the amount of \$15,965.00 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 an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$6,673.75 for the Board's recommendation.

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 \$6,673.75 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 an Engineering Escrow release of funds for Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$3,880.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$3,880.00 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 Lafayette Square Partners L.P. for Lafayette Square Phase II & III in the amount of \$39,851.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Lafayette Square Partners L.P. for Lafayette Square Phase II & III in the amount of \$39,851.25 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 XARIS Property Group, LLC for Clover Hill at Sadsbury Park in the amount of \$53,149.16 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for XARIS Property Group, LLC for Clover Hill at Sadsbury Park in the amount of \$53,149.16 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 Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$158,220.03 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 Associates, L.P. for Sadsbury Square in the amount of \$158,220.03 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter recommends the Board award the 2022 Road Resurfacing Project to Di Rocco Brothers, Inc of West Chester for a total amount of \$234,125.65. The base bid includes resurfacing of the following in the amount of \$132,714.20: Old Mill Road between the Township boundary at Wendy's Circle Westerly, Old Mill Road between Hostetter Drive and Lincoln Highway, and Timacula Road between Valley Road and the Township line. Alternate items include the resurfacing the following items for \$101,411.45: Bonsall Road between Old Wilmington Road and Township line, Green

Belt Drive between Old Wilmington Road and the first tunnel, and widening of North Harner Boulevard between Old Wilmington Road and Fox Trail.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to award the 2022 Road Resurfacing contract to Di Rocco Brothers, Inc. in the amount of \$234,125.65 to be paid out of Liquid Fuels. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated that AZ Parkesburg has resubmitted revised plans for AutoZone and he is not prepared at this time to make a recommendation to the Board for approval.

Sadsbury Commons will be doing night work for paving. Next week testing for the pump station will be done. At the end of September, if all conditions met with PennDOT, the Connector Road will be open.

Mr. Porter stated that with the construction of the walking trail from Clover Hill and Sadsbury Park, Mr. Lymberis would like to know if he can put boulders on the landscape berm. Mr. Reynolds stated that everything John Lymberis does, he does tastefully, and well.

Concerning the vegetation on Octorara Road & Business Route 30 where the Pottery Barn is located, they have given permission for the Public Works Department to trim the foliage.

Solicitor Report: Mr. O'Keefe stated he has Resolution 2022-09 concerning Emergency Services Provider for the Board's consideration. Mr. Reynolds stated that Medic 93 from Tower Health is leaving this area as of September 1st. and Westwood is the only company with paramedics in the area.

Mr. Reynolds made a motion, seconded by Mr. Taylor to adopt Resolution 2022-09 concerning Emergency Services Providers. 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 pay Westwood Fire Company the sum of \$65,502.00 to provide Paramedic Services to Sadsbury Township residents. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds stated this is a non-budgeted item and will come out of the Covid money. Taxes for next year will increase .25 mill to provide Paramedic service and next year it will be a budgeted item.

Mr. O'Keefe asked the Board for authorization to advertise the Act 167 Stormwater Management Ordinance for adoption at the September Board of Supervisors meeting.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize Mr. O'Keefe advertise the Act 167 Stormwater Management Ordinance for adoption at the September meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe reported the Township has received the resignation of Anthony Clark as Alternate to the Zoning Hearing Board and all Township business.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to accept the resignation of Anthony Clark as Alternate to the Zoning Hearing Board and all Township business. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe presented an update on the proposed Open Space Conversion for the Public Works garage. The Chester County Solicitor asked for an inventory of parcels explored by the Township for the new garage. Mr. O'Keefe complied and has no word back from the County. It is under review and the County Solicitor will get back to Mr. O'Keefe when they have a decision. The State has granted the request for the conversion.

Township Planning Commission Report: Mr. Jessey stated there was no July meeting.

Chester County Airport Update: Mr. Roberts reported the Authority met today. It was business as usual. Mr. Roberts stated in answer to Mr. Reynolds question last month of the airport allowing access to fire trucks, there is a gate on Washington Lane that is quite muddy and the gate has a lock. There is also a 10'x12' gate on the South Apron off Rockvale Road that has a gate with a strobe entry.

Zoning Report: Mr. Kowalski reported that he issued 2 Zoning violation notices in July, and answered 10 zoning related phone calls. Mr. Kowalski issued 8 zoning permits for: 5 decks, 1 patio, 1 shed, and 1 above ground pool.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the July 2022 General Fund invoices in the amount of \$268,645.96. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

Michael Quinn would formally like to submit a reverse subdivision plan for the Stottsville Inn. He would like to submit this as a Preliminary/Final Submission with the consolidation of 2 parcels.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to grant Mr. Quinn a Preliminary/Final application for his reverse subdivision plan for the Stottsville Inn. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Corporal Sipple would like to thank Mr. Quinn for his assistance at an incident that happened around the Stottsville Inn.

Public Comment:

Mr. Bennett of Octorara Glen stated the pile of dirt at Octorara Road and Rt 30., as they dig, it is getting closer to his property. Mr. Reynolds will check it out.

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