

Board of Supervisors Regular Meeting, Tuesday, August 3, 2021

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, August 3, 2021 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Taylor by telephone. Supervisor Mr. Moore was absent. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer/Zoning Officer, Mr. MacCombie, and members of the community.

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

Mr. Jessey commented that the area of Sadsbury Square needs to be mowed. Mr. MacCombie said that Randy White is aware of that.

Police Report Sergeant Imhoff in for Chief Hawley, stated that for the month of July, there were 305 calls for service. Sergeant Imhoff reported that after extensive review, the Police Department would like to hire William Doney as a part-time Officer effective September 1, 2021.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to hire William Doney, as a part-time Officer with the Sadsbury Township Police Department to effective September 1, 2021. With there being no questions from the public, the Board voting "aye", the motion passed.

Sergeant Imhoff announced that on July 27, 2021, Ralph T. Garris was charged with 57 counts of possession of illegal firearms. There will be no further comment.

Sergeant Imhoff gave the floor over to Corporal Sipple, who related there was a near tragedy on June 18, 2021 on Octorara Trail when a line worker was electrocuted. Another line worker Mr. Jerrell Thomas, was working on the victim, when Matthew Patzek, who lived where this accident happened, identified himself as a medical professional, stepped in and worked on the victim, and saved his life. He is back on the job and working this evening. Corporal Sipple presented a Citizen Letter of Appreciation to Mr. Jerrell Thomas and to Matthew Patzek for their actions at an accident scene that saved a life.

Mr. Taylor stated that Mr. Patzek was also present and assisted a resident at the Township building when a medical emergency occurred during a Township meeting.

Public Works Report: For the month of July, the Public Works Department spent a majority of its time mowing and weed control of Township owned properties and right-of-ways, maintenance of vehicles and equipment and inspection and operation of emergency equipment to ensure proper operation in the event of an emergency situation. Also, the Department has started weeding out the islands location on Lincoln Highway throughout the Village of Sadsbury. This task should be completed by August 4th and was a collaboration effort between the Public Works Department and the Fire Police due to substantial safety concerns. This approach when working on the islands alongside traffic worked out very well. Thank you to Chairman, Dave Reynolds and the Sadsburyville Fire Police for making this happen. The Department has also inspected and cleared if warranted all storm drains throughout the month, street and road signs have been checked for visibility and maintenance if needed. Lastly the Department has finished and has hung the new Police Department sign under the Township Building existing sign.

Emergency Management Coordinator: Mr. Taylor reported that he wants to order a new laptop and will have the Township IT person do the ordering. Mr. Taylor wants everyone to stay safe with the new COVID variant being so contagious.

Keystone Valley Fire Department Report: Keystone Valley Fire Department responded to 33 calls for service in the month of July: auto accident 5, EMS assist 2, automatic fire alarm 5, building fires 3, no service 10, fires (other) 2, assist mutual aid 12, trees & wires 2, Fire Police assist 4. The responses by municipality are: West Sadsbury Township 10, Highland Township 2, Parkesburg Borough 9, Out of District 12. The average personnel per call were 6 people with a total number of responding personnel was 228 throughout the month. The EMS division responded to 149 calls for the month of July for BLS Transports 44, ALS transports 50. The breakdown by municipalities are: Atglen Borough 1, Christiana, Lancaster County 4, East Fallowfield Township 5, Highland Township 10, Londonderry Township 1, Parkesburg 50, Penn 1, Sadsbury Township 35, Sadsbury Township Lancaster County 2, Salisbury, Lancaster County 2, Upper Oxford 1, Valley Township 1, West Fallowfield Township 8, West Sadsbury Township 27.

Sadsburyville Fire Company Report: The total responses for the month of July were 22: motor vehicle accident 8, gas leak inside 2, assist EMS 1, engine transfer 1, appliance fire 1, house fire 4, trash fire 1, auto fire 1, brush fire 1, wires fire 2. The breakdown by municipality: Sadsbury Township 8, Valley Township 3, West Caln Township 4, West Fallowfield Township 2, West Sadsbury Township 1 Highland Township 1, West Brandywine Township 1, Parkesburg Borough 3. There was an average 7.5 firefighters per call. There were 170 miles traveled with an average of 7.7 miles per call. Time in service was 19 hours and 31 minutes with an average of 53.22 minutes per call.

Engineer Report: Mr. MacCombie reported he has an Engineering Escrow release of funds for Rock Holdings PA LLC for Building #2 in the amount of \$2,734.37 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 Building #2 in the amount of \$7,734.37 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$5,201.25 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 2B in the amount of \$5,201.25 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 Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3A in the amount of \$170.00 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 3A in the amount of \$170.00 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 \$525.00 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 4A in the amount of \$525.00 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 4B in the amount of \$1,656.25 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 4B in the amount of \$1,656.25 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 Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$501.25 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 II & III in the amount of \$501.25 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 Sadsbury Commons, LP for Sadsbury Commons Connector Road Site Work in the amount of \$5,121.87 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 Sadsbury Commons Connector Road Site Work in the amount of \$5,121.87 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 \$3,143.75 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 \$3,143.75 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 a Letter of Credit, Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$182,107.50 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 Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$182,107.50 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 a Letter of Credit Certification of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4B in the amount of \$11,500.00 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 Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$11,500.00 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 XARIS Property Group, LLC for Clover Hill at Sadsbury Park in the amount of \$258,623.29 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$258,623.29 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported that the fire hydrants are being finalized for Rock Holding Building #2. Sadsbury Square is waiting on Planning Module approval.

Mr. MacCombie has pipe replacement prices for the storm sewer at Quarry Ridge. He has met with different contractors, and since this is an emergency, he would like the Board to approve a contractor so work can begin.

Mr. O'Keefe would like to state, there is an emergency because of water interruption and the Public Works cannot fix this.

B&J Excavating, Inc. has submitted a proposal of \$45,783.53 and Morgan Site Improvement, LLC has submitted a proposal of \$28,900.00.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to accept the proposal from Morgan Site Improvement for the repair of the Quarry Ridge pipe replacement in the amount of \$28,900.00. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported that blasting will be done at Sadsbury Commons. The residents received certified letters and they are aware of the blasting.

Mr. MacCombie also delivered the Comprehensive Plans he had his office copy for the Planning Commission at no cost to the Township.

Solicitors Report: Mr. O'Keefe has the Developer Agreements for Lincoln Crest for the Board's Approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the Developer Agreements for Lincoln Crest, Subdivision and Land Development Agreement, Subdivision Financial Security Agreement, Landscape Restrictive Covenant, Escrow Agreement, Storm Water Best Management Practices, Storm Water Management Facilities Maintenance Agreement. With there being no questions from the public, the Board voting "aye", the motion passed.

The representative of Lincoln Crest stated the park mostly will have double wide trailers in the new part of Lincoln Crest. The Township will receive checks on Monday.

Mr. O'Keefe stated he has a Stormwater Maintenance Agreement for Todd Wilson for the Board to approve.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the Stormwater Maintenance Agreement for Todd Wilson. With there being no questions from the public, the Board voting "aye" the motion passed.

Mr. O'Keefe stated he has the application for the John Rock fire hydrant.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize the submission of the John Rock Building #2 fire hydrant application. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated that a discussion was held with Nate MacCombie and David Porter for revision to the grading and Stormwater permit fees. The purpose for the increase is in anticipation that the increase will cover the inspection costs. This would be a benefit to the Township and a benefit to the applicant. Mr. O'Keefe stated to the Board he is recommending small grading permit fee \$200.00, this will include fees and costs. Mr. Porter researched all small grading expenses and found this to be sufficient. The Storm Water fee of \$2,000 will allow for five site visits, review of plans. If it is more complex and the Engineer will need more money when the \$2,000 is exhausted, he will ask for more funds. Mr. O'Keefe will prepare an amendment to the Fee Schedule.

Mr. O'Keefe stated the trash bid was awarded to Eagle Disposal and he needs a motion to execute the agreement.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve and execute the agreement with Eagle Disposal, with correction of the performance bond. With there being no questions from the public, the Board voting "aye", the motion passed.

Planning Commission Report: Simon Jessey reported the Planning Commission met on July 14, 2021. Mr. Harold Mast and Mr. Brian Nagle of MacElree Harvey, sought input on a sketch plan for a proposed age-restricted development on properties along Octorara Trail north of US-30. The sketch plan showed an assisted living type facility on the western portion of the tract, and eastern portion included three buildings containing age-restricted independent living units. The proposal contained many of the suggestions put forward by the Planning Commission in the June 2021 meeting. Mr. Nagle indicated the proposal would be refined in time for a presentation at the next Planning Commission meeting. The Planning Commission reviewed the Valley Township Act 537 Review and would recommend to the Board of Supervisors that it should not object to the acquisition. The Planning Commission also read the review of the Chester County Planning Commission's review of the Western Gateway District and agreed with some of the points made. The Commission passed on its comments to the Zoning Ordinance Review Committee.

Chester County Airport Update: No Report.

Zoning Report: Mr. MacCombie reported that 2040 Valley Road installed a gazebo and throughout the Township there were various deck and fence inquiries. 10 Old Mill Road, has not turned in formal action (Land Development). Nate MacCombie will fill Mr. O'Keefe with all the details. Anthony Clark asked why are they getting away with operating a business on Old Mill Road. Mr. MacCombie stated they are investigating the property and just because someone says it is a business, doesn't mean it is. Mr. Reynolds stated it is being handled, end of discussion.

Mr. Reynolds related to Mr. MacCombie and Mr. O'Keefe that there was a 911 call at 2875 Lincoln Highway at the old Gunner Zorn house and it is now Bridgeway House, which is a half-way house and PTST program. Mr. Reynolds recalls they came to the Township with the request for this use and was given conditions to comply to. Mr. O'Keefe stated they must comply with the Zoning Ordinance. Mr. MacCombie and Mr. O'Keefe will check it out.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the July 2021 General Fund Invoices in the amount of \$202,160.78. With there being no questions from the public, the Board voting "aye", the motion passed.

Old Business:

Anthony Clark asked what is going on with the cupola on the Township Building. Mr. Reynolds stated it will be torn down and see what comes later.

Mr. Reynolds noted that the Public Works contract is up the 31st of December. Contract negotiations will be forth coming soon.

Dawn Groft reported there is a dimmer on the light at the dog park at Sadsbury Park.

There have been reports of 100 cars driving out through the grass at CTDI gate on to Old Wilmington Road. The Township is getting permit to extend the road but needs to get a permit from PennDOT. Opening the road would keep the truck traffic to turn before they get stuck at the bridge.

New Business:

Mr. Weaver from Western Avenue has a complaint about cars driving through his drive through a creek. Mr. Weaver was told that the Township does not own that road, it did at one time, and he could put a fence there to keep cars off that road. Mr. MacCombie will pull the records on Western Avenue.

Dawn Groff wanted to know if the Township had a Solicitor Permit. She was told yes the Township does but has not given any out lately.

Mr. McCoy had a complaint about the bamboo on Old Wilmington Road.

There was a discussion about the public comment at the meetings, and how different Townships conducted it.

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.

Respectfully Submitted,

Linda Shank
Secretary