

Board of Supervisors Regular Meeting, Tuesday, December 1, 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 December meeting remotely via ZOOM. Chairman, Dave Reynolds called the meeting to order. Present was Supervisor John Moore and Supervisor Earl Taylor, Township Solicitor Max O'Keefe, Township Engineer/Zoning Officer, Mr. MacCombie, Police Chief Mike Hawley and several members of the public.

The moment of silence and Pledge of Allegiance was waived.

Mr. Reynolds made a motion, seconded by Mr. Moore, 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 there were 312 police calls in November. The busiest time of day was 8am to 10am and 4pm to 5pm. The busiest day in November was Sunday. There were proactive police checks, well-being checks, domestic disturbances, 1 motor accident with entrapment, 120 business checks, 32 traffic stops, and various other calls. The trend continues to be on a downward on State Police off-hour calls. There is one officer out on medical leave who should return mid-December. Other officers have stepped up by coming in early and staying late. The Board received a comprehensive renovation plan from Gilbertson Group with line item charges. Chief Hawley stated he doesn't think you will find lower bids and hopefully the Gilbertson Group will soon get to work to improve the safety of the municipal building. The added work is the reception area window and modifications to the front door. Sergeant Imhoff completed a Glock training course. Sergeant Imhoff is a Glock Armor and can inspect everything in-house. Sergeant Imhoff has certification to make sure weapons are clean and function properly. There are two part-time officers that we would like to bring on in January, 2021.

Mr. O'Keefe feels that the Township should use an abundance of caution and should rebid the project at the Township building because the improvements are larger in scope than before and should go by the book. Chief Hawley agrees it makes sense to do the bidding properly. Mr. MacCombie will advertise the bid if Chief Hawley gives him the information and he will formally advertise to open bids at the next Board of Supervisors meeting.

Public Works: No report

Emergency Management Report: Mr. Taylor received a phone call from Gabby Ratfiff from the Chester County Emergency Management Department. She asked if Sadsbury had 1) Civil unrest – no. 2) Lighting strikes – the only one was about 14 years ago when lightning hit a tree into the high tension wires at the railroad. 3) Hazardous waste – trucks traveling Route 30 could be hauling hazardous waste. 4) Flooding – Old Mill Road and Greenbelt Drive. Mr. Taylor stated the Emergency Operations Plan needs to be updated.

Keystone Valley Fire Department: The Keystone Valley Fire Department responded to 12 calls for the month of November for: fire 3, rescue/medical assist 6, hazard 1, service 2. The response by municipality: West Sadsbury Township 3, Highland Township 1, Parkesburg Borough 3, Sadsbury (OOD) 2, Out of District 3. The average response per call was 8, with a total of 81 personnel for combined response hours 28.39 hours. The average response time to on scene was 7.59 minutes. The Keystone Valley EMS Division responded to 91 calls for service: treated/transported BLS 38, treated/transported ALS 14, No Services required 9, patient refusal 17, public service 1, dead at scene 5, recalled 7. The calls by municipalities: Parkesburg Borough 26, West Sadsbury Township 21, Highland Township 5, Sadsbury Township 28, Christiana Borough, Lancaster County 2, Londonderry Township 1, Valley Township 4, West Caln Township 1, West Fallowfield Township 3.

Sadsburyville Fire Company Report: For the month of November, the Sadsburyville Fire Company responded to 14 calls for: motor vehicle accident 6, automatic fire alarm 2, auto fire 2, public service 1, house fire 1, assist EMS 1, woods fire 1. The breakdown by Municipality: Sadsbury Township 11, Valley Township 3. There was an average of 8 firefighters per call. There were 99 miles traveled with an average of 7.1 miles per call. Time in service was 9 hours and 19 minutes with an average of 39.9 minutes per call.

Planning Commission Report: Mr. Jessey reported the Planning Commission met on Wednesday, November 18th. Christopher Daily from John Rock gave an overview of the Building #2, which will be a replica of Building #1. The building will have kilns and the only emission will be steam. The Planning Commission is not ready to recommend Final/Preliminary.

Mr. Jessey also gave a report on the Zoning Update Committee. There is an idea for a new district at the western end of the Township. The prospect is that businesses need to be driven to, business on the eastern end are walkable. The western edge of the Township would have by right, with conditions; such as hotels, vet clinic and kennel, along with professional offices. This was presented to the Planning Commission who had concerns and questions about the current property owners and believe the proposal is worth pursuing. Mr. Jessey would like to have the residents in the western edge of the Township come to the Planning Commission meeting in January to discuss the zoning change. He asked permission to hold the meeting in the meeting room of the Township. Mr. Reynolds stated that COVID-19 restrictions should be followed. All should wear masks and distance.

Mr. Reynolds stated a lot of thought has been put into this. Keep going and see where it takes you.

Mr. Jessey stated he has had a lot of e-mails back and forth with Mr. O'Keefe about landscape changes to the Zoning. Appendix deeply into landscape should not be included in the Zoning, but should be in the Subdivision Land Development, only. Mr. O'Keefe state he agrees with Mr. Grafton, that it should only be in the SALDO and not in Zoning. Put it in the proper location.

Mr. Jessey stated the Zoning Ordinance Committee has finished its first review and when Mr. Grafton finishes his draft, it will go the Planning Commission and Mr. MacCombie for review.

Mr. Taylor stated he would like to have the Fire Marshall review the John Rock project.

Engineer Report: Mr. MacCombie reported he has an Engineering Escrow Release for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3B in the amount of \$1,629.50 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 3B in the amount of \$1,692.50 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release for Lafayette Square Partners, LP for Lafayette Square Phase II & III in the amount of \$6,136.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Lafayette Square Partners, LP for Lafayette Square Phase II & III in the amount of \$6,136.25 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated 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 \$3,998.75 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 \$3,998.75 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated that with all the rain on Monday, Sadsbury Commons inlets were closed and east bound Route 30 flooded significantly, and Nathan MacCombie was on the scene and it was unacceptable. Kent Silver with Sadsbury Commons will reimburse the Township with regards to all the work that had to be done at the scene.

Mr. MacCombie thanked John Lymberis for the landscaping done on the islands on Route 30. Mr. Lymberis also has agreed to pick up the cost of two electronic speed signs requiring a permit from PENNDOT.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt resolutions for two traffic signal permits for Lincoln Highway and Morris Lane and Lincoln Highway and Octorara Road. Also allowing Mr. MacCombie to act as Township Official. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that Nathan MacCombie is working with Sadsburyville Fire Company to get the speed hump to PENNDOTT specifications. The downspout has been changed out of the right of way. Mr. MacCombie stated that CTDI has donated \$25,000 for the fire house project.

Mr. MacCombie stated he received a call from Tammy Russell regarding a bill from Signal Service for \$20,000 for repair of traffic signal at Independence Way and Route 30. It is found to be an incident in March where the pole was knocked down. It was repaired by Signal Service. The accident was investigated by the Pennsylvania State Police, and the insurance company wants a police report before paying the claim. This report is being hard to get.

Mr. MacCombie reported a letter from Valley Township was received by him and the Township. They are requesting a letter from Sadsbury Township in support of a traffic study to consider reducing the posted speed limit on Business Route 30 (West Lincoln Hwy) from where it currently increases from 35 mph to 45 mph past Rainbow School to the Sadsbury Township line where the speed reduces to 30 mph. They would like the speed reduced to 35 mph along this area of Business Rout 30.

Mr. Reynolds made a motion, seconded by Mr. Moore, to have Mr. MacCombie draft a letter to Valley Township to support a traffic study done by PennDOT along Business Route 30. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated that the "Sadsbury Township Sign" at the west end of the islands was replaced a while ago by Mr. Lymberis. Now the sign at the east end needs to be replaced. Chief Hawley stated that Sergeant Imhoff has information on the person who knocked the sign down.

Mr. Reynolds stated that Ms. Russell also received an insurance inquiry about an auto fire. It turns out the wiring harness in the Old International truck caught on fire. Chief

Hawley stated a police report should have been done and the Township personnel should have been informed. Mr. Moore would like to schedule an employee meeting before the reorganizational meeting.

Mr. Reynolds asked Mr. MacCombie to talk to David Biloon about kilns at John Rock. Mr. MacCombie stated that no one has approved preliminary/final for John Rock. Far from it. He likes to be told the truth, and this will have a large effect on the residents. Mr. MacCombie does not want the residents hurt.

Solicitor Report: Mr. O’Keefe reported that last month he was instructed by the Board of Supervisors to advertise an Ordinance to remove and impound illegally parked and abandoned vehicles to be adopted at the meeting tonight.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Ordinance 2020-02, an Ordinance Amending Chapter 124, Vehicles and Traffic, Of The Code Of The Township Of Sadsbury, Adding An Article VII, Setting Forth The Authority, Rules And Regulations For The Removal And Impoundment Of Vehicles At The Direction Of The Township. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. O’Keefe stated the Board directed a bid be put in for 7 Middle Street. This was unnecessary because a 3rd party private bidder bought the property for \$15,000. The deed will be filed in 30 days. The order is still in effect to be vacant and have to apply for permits to make the house up to code. Mr. Reynolds would like Mr. O’Keefe to send notice to the new owner that the property is boarded up because there are issues there. Mr. O’Keefe will inform the new owner of the Court Order when he finds out who they are. Chief Hawley stated the generator is gone. He will have the police keep an eye out for people with ill will to the property before the sale. Chief Hawley stated that Mr. O’Keefe worked long and hard to get to this result on the property.

Chester County Airport Update: Mr. Roberts explained the runways will take 4 years to repair and the taxi ways will be done by grants. The issue is deer in the runway. The fencing is being replaced with 8- foot fence, but a grant from the FAA would let them go to 12-foot. That won’t be until 2022. There is a need for 2 or 3 more hunters to get rid of the deer. The restaurant is still vacant.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the November, 2020 General Fund Invoices in the amount of \$195,131,81. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Old Business:

Tony Clark asked about the cupola on the Township building. Mr. Reynolds stated it is on his list of things to get done.

Mr. Jessey asked if the Planning Commission can continue to use the Township Building for their meetings. They are poorly attended. The next meeting is December 9, 2020. Mr. Reynolds stated they can use the meeting room, but the Township is held harmless

Public Comment:

Vicky Horan would like to thank that the information on meetings is on the web site. And thanks for including them on a tour of John Rock

Mr. Reynolds stated there is a budget meeting on the 16th of December to adopt the budget. We held the line on taxes this year, but there will probably be a tax increase in 2022, if things don't pick up.

Tony Clark stated has anyone looked at 10 Mill Road. Mr. Reynolds stated he mentioned it to the Codes, but he himself has not stopped at 10 Old Mill Road.

Mr. Taylor remembered that Gabby Ratliff asked about the snow fence on Washington Lane. He told her Sadsbury Township did not have the man-power or money to place the fence. They were protecting Valley Township business, so they put up the fence.

Mr. Reynolds wished people that he will not see until next year, Happy Holidays.

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

