

Board of Supervisors Regular Meeting, Tuesday, December 5, 2023

A regular meeting of the Board of Supervisors for Sadsbury Township was conducted on Tuesday, December 5, 2023 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Taylor by telephone, and Supervisor Mr. Moore. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief, Michael Hawley, and members of the community.

A moment of silence and Pledge of Allegiance was observed.

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. Moore, 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:

Richard Felice related to the Board that he handed in a Right to Know request regarding the 2024 budget. One item, in particular that Mr. Felice had a question about the budget this evening was the line item pertaining to the Per Capita Tax. The income projected from the Per Capita Tax is \$4,000 and he feels this should change because of the increase in the population of Sadsbury Township. Mr. Reynolds explained that the budget income on the Per Capita Tax is projected to be low, if it was projected to be high, we might not receive the higher amount. It might be something we look into for the budget next year. Mr. Felice stated he will be looking over the budget and will come back with more questions.

Police Report: Chief Hawley reported that for the month of November, 2023 there were 625 calls for service overall. 253 calls were for patrol and business checks, 37 were out of the Township. There were 216 actual calls. There were 70 traffic stops and 8 traffic encounters with 24 warnings issued. This is less than October and will rise in December. There were 5 domestics, 3DUIs, 2 reported burglaries, which were not burglaries at all; one was a Verizon worker and one was a water service person. There were no (0) overdoses in November. The busiest time of day was 11am followed by 6pm and 7pm. Chief Hawley stated the whole report is available at the Municipal Office.

Public Works Report: no report

Emergency Management Report: Mr. Taylor stated he will have a complete report in February.

Keystone Valley Fire Department Report: for the month of November, the Keystone Valley Fire Department responded to 23 calls for: building fire 5, water vehicle fire 1, motor vehicle accident with injuries 2, gas leak 2, carbon monoxide incident 1, power line down 1, assist police or other government agency 2, police matter 2, false alarm 4, smoke detector activation due to malfunction 1. The breakdown by Municipality: Parkesburg 10, West Sadsbury 6, Highland 1, Out of District 6. The average personnel per call were 8 people. The average response time from dispatch to on scene was 7:00 minutes. The total man hours were 65.68 hours. The Keystone Valley EMS Division answered 131 calls for November for: BLS transport 57, ALS transport 296. Non Transport Information: no services 3, DOA 1, refusal 19, recalled 12, standby 10.

Sadsburyville Fire Company Report: for the month of November the Sadsburyville Fire Company responded to 14 calls for: motor vehicle accident 7, automatic fire alarm 5, house fire 2. The Municipal breakdown is : Sadsbury 7, Valley 4, West Caln 2, East Fallowfield 1. There was an average of 7 firefighters per call with 64 miles traveled with an average of 4.5 miles per call. The time in service was 6 hours and 42 minutes with an average of 28.7 minutes per call.

Planning Commission: The Planning Commission met on Wednesday, November 15th. The Planning Commission stated work on the Noise Ordinance. Mr. Lymberis stated he was interviewed by Mainline Today about Sadsburyville.

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 for \$85.62 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 Partners, L.P. for Lafayette Square Phase II&III in the amount of \$85.52 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 Engineer Escrow release of funds for Sadsbury Commons L.P. for Sadsbury Commons Phase 2 in the amount of \$5,144.37, which would leave a deficient balance of \$255.35; so the actual release would be \$4,889.02 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Commons, L.P. for Sadsbury Commons phase 2 in the amount of \$4,889.02, which is the balance of the original release of \$5,144.37 and the deficient balance of \$255.35. 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 \$2,706.87 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore to approve an Escrow Release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$2,706.87 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 \$1,588.12 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 \$1,588.12 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 Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$7,286.25 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 4A in the amount of \$7,286.25 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 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 \$3,726.87 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 Chase 1, Clover Hill at Sadsbury Park in the amount of \$3,726.87 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 \$11,783.00 for the Board's approval

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit, Certificate of Completion for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$11,783.00 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 Sadsbury Arcadia Associated L.P. for Sadsbury Park Phase 3A in the amount of \$226,953.86 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A in the amount of \$226,953.86 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 Arcadia Associates L.P. for Sadsbury Park, Phase 3B in the amount of \$213,051.65 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 3B in the amount of \$213,051.65 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 Arcadia Associates L.P. for Sadsbury Park Phase 4B in the amount of \$38,573.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4B in the amount of \$38,573.50 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 received bids for the HVAC system at the Township through Munci Bid.

McCloskey Mechanical	\$158,700.00
Hirschberg Mechanical	\$183,450.00
Garden Spot Mechanical	\$155,950.00
AGH Mechanical	\$212,300.00

Mr. Porter recommends the Board of Supervisors select Garden Spot Mechanical's bid for \$155,950.00, as it is the lowest bid.

Mr. Reynolds stated the HVAC system for the Township is budgeted for \$100,00.00, and will be tabled for now.

Mr. Reynolds made a motion, seconded by Mr. Moore, to reject all the bids for the Township HVAC system. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Construction Projects:

Lincoln Crest – Stormwater project still on going

Sadsbury Square – received information from PAWC on scheduling fire hydrants. Nate MacCombie is making progress on the paving.

Sadsbury Commons – Chipotle is just about finished and there is a subdivision plan for Phase 2 for the WaWa pad, the Wendy's pad and pad "0" being Starbucks.

Clover Hill – four houses remaining to be built

Sherwin Williams – pre construction meeting set for 2pm tomorrow.

Arcadia – releases for roads, asbuilt plans approved at last month's meeting.

Taco Bell – will be going to the Planning Commission meeting in December.

Mr. Silva from Sadsbury Commons stated the medical office is part of the Town Center Commercial District. The Stormwater that was part of the Medical Center was given back to the Developer. Mr. O'Keefe related the Zoning Ordinance was amended so district parcels can be subdivided. There has to be a reference to the Condominium Plan. Subdivision "0" will be Starbucks and Subdivision "0" is not in the open space.

Solicitor Report: Mr. O'Keefe stated that at last month's meeting, the Board approved several roads in Sadsbury Park for dedication on approval of the As built plans. The asbuilt plans contain a minor clerical grey area. The correction is something that will not happen until the middle of this month. The question is who will plow snow. Nate MacCombie has worked with Arcadia, and they will contribute \$5,000 to the Township if it should snow before the asbuilt plans are completed.

Mr. Reynolds made a motion, Seconded by Mr. Taylor, to authorize snow plowing of roads in Sadsbury Park on the roads dedicated at the last meeting for a \$5,000 contribution from Arcadia. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe asked the Board for approval of the Sadsbury Commons request for pad "0" Subdivision Plan.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve Sadsbury Common's request for approval of Pad "0" Subdivision Plan. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe asked the Board's permission to appeal PennDOT reimbursement request from the Liquid Fuels Fund.

Mr. Reynolds made a motion, seconded by Mr. Moore, to authorize Mr. O'Keefe to appeal PennDOT reimbursement request from the Liquid Fuels Fund. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe asked the Board to authorize execution of the Brandywine Valley SPCA for a 5 year contract with one minor correction on the amount of insurance coverage.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize execution of the Brandywine Valley SPCA for a 5 year contract with one minor correction on the amount of insurance coverage to one million dollars. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Zoning Report: For the month of November for Zoning there was 1 permit issued for a shed, 1 permit issued for a fence, and various phone calls for Zoning answered. For building, 1 permit was issued for new construction, 1 permit issued for roof top solar panels, 1 permit for a generator, 1 permit for a house renovation, 1 permit for a kitchen renovation, 1 permit for a tub to shower conversion, 1 permit for a commercial tenant fit-out. There were 38 inspections performed for the month of November.

Chester County Airport Update: The runway will require emergency maintenance. The airport used 1,000,000 gallons of jet fuel. The restaurant will open January 10, 2024.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the November General Fund invoices in the amount of \$290,777.88. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt the 2024 budget that has been advertised for 30 days. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Old Business:

Michelle Falcone asked about the walk-through at John Rock about the Kiln. Mr. Reynolds stated that things are on order.

Mr. Reynolds stated that this will be John Moore's last meeting as a Supervisor and he presented Mr. Moore with a certificate of appreciation for his 6 years of service to the Township. Mr. Reynolds wished Mr. Moore the best.

Public Comment:

Dale Hensel thanked John Moore for his service.

Mr. Reynolds told the public that Tony Przychodzien will be the new Township Manager beginning in January. Mr. Przychodzien stated he is a long time resident of Sadsbury Township. He was a past Building Inspector and now does accounting and tax filing.

Mr. Taylor stated he was visited by two members of the DA' Office. They were at his home for about 5 minutes and found no wrongdoing on his part for election fraud. He gave them a few names and told them what went down at public meetings. The DA said if anything continues, it will be viewed as harassment. The case is closed and over and done with.

Mr. Reynolds wished everyone a Merry Christmas.

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