

Board of Supervisors Regular Meeting, Tuesday, December 7, 2021

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, December 7, 2021 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Taylor by remote, Supervisor Mr. Moore was absent. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer/Zoning Officer, 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. 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. O'Keefe asked the Board to make a motion to revise the agenda for an unexpected additional expenditure of \$13,857.00 for Morgan Site Improvements for the storm water pipes at Quarry Ridge.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to add the unexpected additional expenditure of \$13,857.00 for Morgan Site Improvements for the storm water pipes at Quarry Ridge. With there being no questions from the public, the Board voting "aye", the motion passed.

There were no other public comments on the agenda items.

Police Report: Chief Hawley reported for the month of November there were 199 incidents for Sadsbury Township. 33 were assists to other departments, leaving 166 actual incidents in Sadsbury Township. There were 66 traffic stops, 9 domestic disturbances, and single digits for other activity.

Mr. Taylor asked the Chief if there were teens involved with the incidents with the gentleman charged with possession of guns. The Chief stated there were several of his children living at home but there were no minors. One did facilitate some of the firearms, and did apply to the Sheriff's Office for a right to carry permit. The Sheriff reached out to the Chief, as is procedure. The Chief replied to the questions, and the permit was not granted and he cannot purchase firearms. There was no reason to charge his children.

Public Works Report: For the month of November, the Department moved dirt and cleaned up the site where materials such as stone, dirt, and mulch are stored. Also an area off of Greenbelt Drive was cleaned up that has been used by illegal dumpers. There was a considerable amount of refuse with approximately 30 tires involved. All refuse was properly disposed of. There was also about 50 concrete blocks in the area which were removed and will be used for building bins for our materials at our pad site. After the clean-up, the department then back filled the entire area with dirt in an effort to return the area back to nature. The department also prepared all trucks for winter maintenance. All spreader systems have been inspected and tested. The plows are ready. All water has been turned off and winterized at all buildings located at Bert Reel Park. The department has rock-lined areas of Compass and Skiles Roads. All vehicles, equipment, properties have been maintained along with the Township storm drains and street/road signs.

Emergency Management Report: Mr. Taylor has nothing to report.

Keystone Valley Fire Department Report: Keystone Valley Fire Department responded to 24 calls for the month of November: auto accident 5, EMS assist 3, automatic fire alarm 5, building fire 2, carbon monoxide alarm 2, fires (other) 3, assist mutual-aid 8, fire police request 3, rescue 1. The response by municipalities: West Sadsbury 10, Parkesburg 6, Out of District 8. The average personnel per call were 9 with a total number of responding personnel was 190 throughout the month. The Keystone Valley EMS responded to 116 calls for: CVA/stroke 6, Cardiac problem 9, cardiac/resp arrest 1, Diabetic emergency 1, ALS emotional disorder 1, fall 3, hypotension 1, injured person 1, overdose 2, respiratory difficulty 13, seizures 2, syncope 5, accident 7, accident involving fire 1, accident pedestrian 1, BLS medical 1, carbon monoxide alarm 1, abdominal pain 6, back pain 1, DOA 1, BLS Emotional Disorder 5, BLS fall/lift support 17, BLS injured person 1, BLS Overdose 2, BLS seizures 1, BLS sick person 21, BLS syncope 1, nature unknown 1, stand by fire 3. The response by municipality: Coatesville 1, Highland 1, Londonderry 1, Parkesburg 43, Sadsbury 38, Sadsbury, Lancaster County 1, West Fallowfield 3, West Sadsbury 20.

Sadsbury Fire Company Report:

Planning Commission: Mr. Jessey reported there was no meeting in November. Mr. Jessey gave a draft copy of the new Zoning map to the Township Engineer to incorporate changes to the electronic CAD version they retain. This packet was given to the Township Solicitor to be prepared for its advertisement for a public hearing to adopt the Zoning Ordinance and amendment to the SALDO.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of funds for XARIS Property Group for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$2,955.00 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 for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$2,955.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter stated he has an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$1,002.50 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 II & III in the amount of \$1,002.50 per Mr. Porter's recommendation. 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 Rock Holdings PA LLC for Building #2 in the amount of \$3,961.25 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 \$3,961.25 per Mr. Porter's recommendation. 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 Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$653.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$653.75 per Mr. Porter's recommendation. 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 Arcadia Associates L.P. for Sadsbury Park Phase 3B in the amount of \$58.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3B in the amount of \$58.75 per Mr. Porter's recommendation. 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 Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$58.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 4A in the amount of \$58.75 per Mr. Porter's recommendation.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4B in the amount of \$1,190.00 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 4B in the amount of \$1,190.0 for the Board's approval. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow for the Sadsbury Commons, L.P. for Sadsbury Commons Connector Road in the amount of \$5,640.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor to approve an Engineer Escrow for Sadsbury Commons L.P. for Sadsbury Commons, L.P. for Sadsbury Commons Connector Road in the amount of \$5,640.62 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has a Letter of Credit Reduction Certificate of Completion for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$34,120.00 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 XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$34,120.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has a Letter of Credit Certificate of completion for Lafayette Square Partners for Lafayette Square Phase II & III in the amount of \$33,131.80 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 for Lafayette Square Phase II & III in the amount of \$33,131.80 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has a release for payment to Uhrig Construction for work completed on outside backdoor pad in the amount of \$4,320.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to release for payment to Urig Construction for work completed on outside backdoor pad in the amount of \$4,230.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter stated that Urig Construction has submitted a request for some changes for material costs and changes to satisfy Building Codes. He will bring these to the Board at the next meeting.

Solicitor Report: Mr. O'Keefe stated he has Resolution 2021-10, which is a resolution that would allow the Township to collect a fee when someone makes a public records request for audio/video recordings, such a fee is specifically permitted by state statute. The request for police audio/video was taken out of the Right to Know request and put into Act 22. The request for audio/video is \$175.00.

Mr. Reynolds made a motion, seconded by Mr. Taylor to adopt Resolution 2021-10 to allow the Township charge a fee for requests for police audio/video recordings. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated General Codes proposal for codification services is \$20,652.00 with the first installment being 20% and in 80 days another 20%. The process will take over a year to complete and will become due in 2023.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to accept the proposal from General Codes for the codification service of the Township Ordinances for a total cost of \$20,653.00. With there being no questions from the public, the Board voting "aye", the motion passed.

Zoning Report: Mr. Porter reported there were requests for fences and decks. He received a proposed Conditional Use Application for Richard and Stephen Kassabian for 3000 Lincoln Highway. A fence permit was submitted by 10 Old Mill Road.

Chester County Airport Update: no report

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the November 2021 General Fund invoices in the amount of \$221,053.67. With there being no questions from the public, the Board voting "aye", the motion passed.

New Business:

Mr. Reynolds stated the budget for 2022 has been advertised for 30 days and is ready to be adopted.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt the 2022 budget as advertised for 30 days. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds reported that when the construction was being done on the storm water pipes in Quarry Ridge, additional problems occurred resulting in additional expenditures being incurred in the amount of \$13,875.00.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize an additional payment to Morgan Site Improvement in the amount of \$13,875.00 for work being done on the storm water pipes in Quarry Ridge. With there being no questions from the public, the Board voting “aye”, the motion passed.

Old Business:

Chief Hawley stated traffic informant lines were placed on Compass Road and the ENRON was in use. The volume was significant on peak hours; Thursday and Friday evenings. Traffic was not as voluminous as summer months but will keep up police presence.

Clark Faggioli of Compass Road thanked the Chief for the lines. Traffic will slow down because it is dark with the time change.

John Conroy asked if the apartments at Sadsbury Square will be Section 8. Mr. Reynolds stated the plans have changed and there will be 84 Townhomes instead of apartments.

Public Comment:

Clark Faggioli stated he submitted a Right to Know request to the Township for the Planning Commission minutes. He was told they were on the website, but he could not find all the minutes. Simon Jessey explained the last meeting of the Planning Commission was in September so the September minutes have not been approved. They will have a meeting on December 15th and the minutes will be approved and will be placed on the website. It was suggested the Planning Commission dead line for submission to be on the agenda be the Friday after the Board of Supervisor’s meeting. The agenda should be placed on the webpage, and if there is no scheduled meeting, “meeting cancelled” should be place in place of the agenda.

John Conroy asked the Chief for help in the neighborhood of Green Hill and Fox Trail. There is a drug dealer in the neighborhood selling drugs. The Chief will show more police presence, but when you see activity, call **911**.

Michelle Falcone thanked MacCombie Engineers for notifying her of all the activity taking place at John Rock. Nate MacCombie made sure the front of her house was paved with all the digging there. She states they are working there 11pm to 7am. With

shipments and deliveries. She would like police to drive by at that time. They are doing more than what they say they are. Chief Hawley said they cannot do anything, but they can document issues for the Codes Department.

Mr. Reynolds stated the quality of life for our residents is a priority and John Rock is aware of that.

With there being no further business, Mr. Taylor made a motion, seconded by Mr. Reynolds to adjourn the meeting. With there being no questions from the public, the Board voting "aye", the motion passed.

Respectfully Submitted

Linda Shank
Secretary

