

Board of Supervisors Regular Meeting, Tuesday, February 6, 2024

A Regular meeting of the Sadsbury Township Board of Supervisors was conducted on Tuesday, February 6, 2024 commencing at 7:00 p.m. Supervisor John Hanaway called the meeting to order. Present was Supervisor, Mr. Taylor by telephone. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief Michael Hawley, Township Manager, Mr. Przychodzien, and members of the community. Chairman, Mr. Reynolds was absent.

A moment of silence and Pledge of Allegiance was observed.

Mr. Taylor made a motion, seconded by Mr. Hanaway, 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. Taylor made a motion, seconded by Mr. Hanaway, 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 on Agenda Items: There were no comments.

Mr. O'Keefe stated the Board will now hold a public hearing on the codification of the Township Ordinances. The transcript of this meeting was taken by a court stenographer.

Mr. Hanaway made a motion, seconded by Mr. Taylor to adopt Ordinance 2024-01, approving the Ordinance Codification. With there being no questions from the public, the Board voting "aye", the motion passed.

Police Report: Chief Hawley reported that for the month of January 2024, there were 557 incidents, 336 of which were patrol and business checks, 23 were out of the Township, which makes 153 the actual incidents. 45 were traffic related, 1 unattended DOA by ingestion of suspicious substance, 9 Domestic, 2 warrants, 1 alcohol related overdose, where basic life support was used, 31 State Police incidents in the Township related to motorcarrier safety checks, vehicle inspection duties, and road hazards such as debris on the highway.

Chief Hawley described a situation occurred involving a visitor to an establishment carrying a firearm. Several weapons were confiscated and no one was hurt.

Chief Hawley stated that due to the vigilance of one of the officers, the police broke up an auto theft ring. There were vehicles, engines, frames, and parts of which the value was estimated to exceed one half a million dollars. Federal authorities are now involved.

Chief Hawley also stated there was an aircraft accident in West Caln Township and close to Sadsbury Township. The plane landed 20 feet from an occupied residence and close to a school. The airplane refueled at the Chester County Airport. The accident is being investigated. The pilot was killed in the accident.

Mr. Taylor asked is the cars that were stolen in the auto theft ring were Hyundai or Kea. The Chief stated that all the cars were Dodge Challengers. This was a wide spread organization.

Township Manager Report: Mr. Przychodzien reported the traffic lights in the Township are being inspected for repairs. The emergency generator in the Township Building will have work done on it today. Mr. Przychodzien will look at the monthly expenses to make sure the expenses match the budget as adopted. The Liquid Fuels audit is on-going with the Solicitor, the Treasurer, and PENNDOT. The quote for the fence on Quarry Road is \$20,000. He is looking into a Snow Emergency Declaration throughout the Township. Mr. Felice asked is Mr. Przychodzien will give him the information on the budget; it will make him feel much better.

Public Works Report: For the month of January 2024, the Public Works Department responded to three separate winter weather events in which plowing operations were deployed and treatment of roads with the de-icing agents were used, and one weather event involving heavy rain/power outages and flooding issues. A great deal of time and effort is taken in the days before and after each weather event. Before a weather event, we prepare all snow and ice removal equipment by performing equipment maintenance checks. Checked are vehicle fluid levels, adjust tire chains, belts, hoses, wiring, hydraulic lines and connections, lights, tire pressure, worn or damaged parts and many other various items, such as managing the salt and antiskid stock piles and mixing the two as needed. After a weather event, we bring the whole process over again of maintenance checks on all equipment and inspection for worn and damaged parts. All the equipment is washed that may come in contact with salt to prevent corrosion and begin the cleaning, organizing, repairing and restocking process needed in the event of upcoming winter event. It is noteworthy to mention that on January 8th in preparations for the coastal storm on January 9th, the Public Works Department removed approximately two dump truck loads of debris from the Buck Run Creek at Greenbelt Drive. This was done to improve creek flow and limit or avoid potential damage to the bridge and/or roadway structure. On January 23rd, the Department assisted the Sadsbury township and State Police investigations on a criminal matter. The Department corrected/repaired several street signs.

Mr. Hanaway made a motion, seconded by Mr. Taylor, to hire Robert Jenkins for an “as needed” employee. With there being no questions from the public, the Board voting “aye”, the motion passed.

Emergency Management Report: Mr. Taylor asked if the employees of the Township had CPR training. He also asked if the AED was up to date. Mr. Przychodzien stated he will check the AED. Mr. Przychodzien also stated the Public Works Department is going to a Hasmet awareness class.

Keystone Valley Fire Department Report: The Keystone Valley Fire Department responded to 36 incidents for the month of January 2024 for: house 9, fire 8, BLS 4, Building 2, CVA/stroke 2, Fire Police request 2, vehicle 2, ALS 1, Barn 1, cardiac/resp arrest-ALS 1, chimney 1, fuel spill 1, gas leak outside 1, seizures-ALS 1. The response by Municipalities: Parkesburg 6, West Sadsbury 14, Highland 3, Out of District 13. The average personnel per call was 10 people. The average response time from dispatch to on scene was 6:00 minutes. The total man hours were 153.27 hours. The Keystone Valley EMS Division responded to 170 incidents for the month of January 2024 for: ALS abdominal pain 1, ALS back pain 2, ALS-CVA/stroke 7, ALS-Cardiac/resp arrest 1, ALS- diabetic emergency 5, ALS- emotional disorder 1, ALS heart problems 8, ALS-hypotension 3, ALS- injured person 2, ALS-overdose 1, ALS- respiratory difficulty 9, ALS-seizures 6, ALS-syncope 1, ALS- unresponsive person 2, BLS-accident 11, BLS-accident-pedestrian 1, alarm-Carbon Monoxide- BLS 1, BLS-abdominal Pain 8, BLS-assault w/injury 1, BLS-Back Pain 1, BLS-DOA 3, BLS-emotional disorder 8, fall/lift assist BLS 24, BLS-hemorrhaging 3, BLS – injured person 12, BLS-overdose 1, BLS-seizures 3, BLS-sick person 30, BLS- syncope 1, Co-fire incident- BLS 1, EMS-standby 11, fire-other type rescue=BLS 1.

Sadsburyville Fire Company: The Sadsburyville Fire Company responded to 34 incidents for the month of January 2024 for: accident 6, fire police request 5, house fire 4, building fire 1, fire alarm 4, public service 4, poles/wires/transformer 3, carbon monoxide alarm 3, gas leaks 2, assist EMS 1, rescue 1 (child locked in vehicle). The response by municipality: Sadsbury 21, Valley Township 4, East Fallowfield 3, West Caln 3, Coatesville City 1, Newlin Township 1, West Sadsbury 1. There were 220 miles traveled with an average of 6.4 miles per call. There was an average of 7 firefighters per call. The time in service was 20 hours and 31 minutes with an average of 36 minutes per call.

Westwood EMS Report: John Sly reported that for the year 2023, there were 436 total responses from Sadsbury Township for: medical 340, vehicular 31, fall 23, injured person 19, overdose 8, fire stand-by 5, cardiac arrest 3, deceased upon arrival 3, assault 3. Mr. Sly stated that the sale of Brandywine Hospital fell through. Traveling to West Chester Hospital and Paoli Hospital is time consuming and expensive. He thanked the Townships for their participation.

Planning Commission: The Sadsbury Township Planning Commission meeting was held on Wednesday, January 10th. After nominations for officers, it was voted on that Mr. Zanoni was Chairman, with Ms. Stewart as Vice Chair, and Mr. Jessey as Recording Secretary. The Noise Ordinance will be discussed at the next meeting. Mr.

Jessey said that he told the Supervisors they would need help from experts. The meeting was adjourned at 7:50 PM.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$801.25 for the Board's approval.

Mr. Hanaway made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 2 in the amount of \$801.25 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 Associates, LP for Sadsbury Square in the amount of \$2,370.00 for the Board's approval.

Mr. Hanaway 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 \$2,370.00 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 an Engineering Escrow release of funds for Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$2,651.25 for the Board's approval.

Mr. Hanaway 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 \$2,651.25 per Mr. MacCombie'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 \$2,477.50 for the Board's approval.

Mr. Hanaway 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 \$2,477.50 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 XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$1,175.00 for the Board's approval.

Mr. Hanaway 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 \$1,175.00 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 Unit 2 Parkesburg, L.P. for Sherwin Williams Unit 2 Buck Run Condominium in the amount of \$4,206.25 for the Board's approval.

Mr. Hanaway made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Unit 2 Parkesburg, L.P. for Sherwin Williams Unit 2 Buck Run Condominium in the amount of \$4,206.25 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed. Update on Construction projects.

Mr. Porter stated the Rail Road track drainage issue at the tunnel on Old Wilmington Road was because of the water main lining project being done by Pennsylvania American. This will be going all the way to Parkesburg. They will be applying for a grading permit from the Township.

Lincoln Crest Mobile Home Park has completed their stormwater project and will get grading permits for each home.

Sadsbury Square will have hydrants installed by Pennsylvania American in the next few weeks.

Sadsbury Commons- WaWa building is now underway. The gas tanks will be installed in the next couple of weeks.

Wendy's will be applying for a grading permit soon.

Clover Hill will do paving in the spring.

Sherwin Williams is under construction.

Sadsbury Park asbuilt plans are under review.

The walking trail- Sadsbury Park residents received e-mail from their HOA that the walking trail is under way. Also received commitment from Sadsbury Village HOA. Still trying to get consensus from Octorara Glen residents. Until that is finalized at Octorara Glen, the walking trail is still under consideration.

AZ Parkesburg resubmitted plans on 1/26/24 and granted extension until May 6, 2024.

Stottsville Inn gave an extension until April 3, 2024. Mr. O'Keefe stated they are performing perk test and the ground is not perking properly, so they are exploring other stormwater properties.

Solicitor Report: Mr. O'Keefe would like the Board to consider adoption of Resolution 2024-03 authorizing insurance coverage of Sadsburyville Fire Company. He stated this resolution is done every year to authorize coverage.

Mr. Hanaway made a motion, seconded by Mr. Taylor, to adopt Resolution 2024-03, authorizing insurance coverage to Sadsburyville Fire Company. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated that his next agenda item to consider adoption of the Uniformed Police Collective Bargaining Agreement will be tabled until the March meeting when Mr. Reynolds is present.

Zoning/Building Report: For the month of January for Zoning, there was 1 permit issued for a fence and various phone calls for Zoning were answered. For building permits issued: 1 permit for a generator, 1 permit for a roof top solar, 1 permit for a deck, 1 permit for roof over an existing deck, 1 permit for a commercial alteration, 1 permit for fire sprinkler system. Inspections for the month of January were 18. The complaints were for after hour noise and overgrown bush obstruction to traffic.

Chester County Airport Update: Mr. Roberts stated the Authority met today. The fire companies will be invited to a meeting regarding airport and aircraft. The Hungry Pilot restaurant is open for business, and he heard it is very good.

Payment of Invoices:

Mr. Hanaway made a motion, seconded by Mr. Taylor, to pay the January 2024 General Fund Invoices in the amount of \$270,776.08. With there being no questions from the public, the Board voting "aye", the motion passed.

New Business:

Mr. Hanaway made a motion, seconded by Mr. Taylor, to approve Resolution 2024-04, appointing a firm of Certified Public Accountants to replace the elected auditors for fiscal year 2023. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Hanaway made a motion, seconded by Mr. Taylor, to approve Resolution 2024-05, Designating Sadsbury Township's Emergency Service providers. With there being no questions from the public, the Board voting "aye", the motion passed.

Public Comment:

Simon Jessey asked if the Public Works could use salt on the road instead of cinders. Mr. Przychodzien replied that they use a mixture of salt and antiskid. Mr. Jessey stated it is not motorcycle friendly. The salt melts, but the antiskid remains on the roads.

Simon Jessey also stated that Meetinghouse Lane is in bad shape. Mr. Taylor said that soon the Township will be doing a road inspection.

Sandra Thomas is requesting speed limit signs in Sadsbury Park, especially on Folin Street and Fox Trail. They are not going 25 mph. She stated it would be great to have "Children at play" and stop signs. Mr. O'Keefe stated she is not asking to change the speed, just the signs. Ms. Thomas said there have been a couple near misses with kids and animals.

Chief Hawley stated the Township continues to grow. When all the streets in Sadsbury Park are dedicated, then we can put up signage.

Simon Jessey stated the Planning Commission recommends that more signs are needed.

Mr. Vitikacs from Quarry Ridge stated that stop signs do not work.

Sean Patterson stated that the more narrower the streets are, the less speeding.

Mr. Vitikacs stated that won't work either.

John Betz asked about land that he would like to purchase and divide with his neighbor. The land is behind a business he owns in the Township. He would like to know how to divide the property. Mr. O'Keefe said to file a reverse subdivision, it would go to the Planning Commission, reviewed by Township Engineer, and eventually to the Board of Supervisors. You must demonstrate to the Engineer and Solicitor that you have a good title to the property. Mr. Porter stated to speak with an Engineer or council and ask for a waiver from requirement, since no development is taking place.

Don Roberts asked about the speed limit sign west bound on Lincoln Highway. Mr. Przychodzien stated the Public Works have been plowing snow and the sign is now in place.

Don Roberts stated the status of the Airport runway extension that was in discussion since 2006 is that The Airport Authority cannot afford the extension, plus it will take approximately 30 years to complete. We don't think it will happen.

With there being no further business, Mr. Hanaway 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