

## **Board of Supervisors Regular Meeting, Tuesday February 7, 2023**

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, February 7, 2023 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Moore and Supervisor Mr. Taylor by telephone. 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. 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 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 Only:** There were no public comments

**Police Report:** Chief Hawley reported that for the month of January, there were 554 incidents, 322 were business checks and patrol checks, and 20 were out of the Township; that leaves 212 calls for the Township. There were 50 traffic stops, 1 successful overdose resuscitation, 4 emotional/mental calls, 1 DOA from natural causes. The full Police report is available at the Township Municipal Office.

Chief Hawley has had some incidents at Bert Reel Park and would like to have lighting improvements and more security measures taken after the park closes. The Park closes at dusk and no one should be in there.

The Police Department made 2 significant arrests in January. There was a child abuse case concerning a resident of Christiana. The child was not physically harmed, it was a case of indecent exposure. The seconded arrest came after a year-long investigation, it was a case of a drug delivery resulting in a death.

Plans are in place for Super Bowl Sunday. Fortunately we see no problems in Sadsbury Township. There could be some problems in Coatesville.

Chief Hawley reported the Police Department has obtained grant funding for stationary license plate readers at the 10 and 30 intersection, with implementation projected by the end of the calendar year. The grant was to cover two Townships; Sadsbury Township and West Sadsbury Township.

Mr. Taylor asked the Chief if the officers have used Narcam in the past month? The Chief answered that it was used and it was a successful resuscitation.

Mr. Taylor stated that in the past there was talk about putting a gate at the entrance to Bert Reel Park. Something has to be done to keep the Park safe and secure.

Chief Hawley stated he has plans to keep it secure at night.

**Public Works Report:** For the month of January, the Public Works Department has maintained all storm drains, pipes and culverts, filled many pot holes, repaired/replaced/corrected many damaged signs. Maintenance checks were performed and minor service done on all equipment and vehicles, inspected/tested winter equipment and emergency equipment to ensure all is in working condition. The Department also collected and disposed of Christmas Trees Township wide on January 18<sup>th</sup> and 25<sup>th</sup>.

**Emergency Management Report:** Mr. Taylor has nothing to report except he is working on the Emergency Management Plan.

**Keystone Valley Fire Department Report:** For the month of January, Keystone Valley responded to 23 incidents for: fire, other 1, building fire 5, chimney or flue fire 1, EMS call, excluding vehicle accident with injury 3, Motor vehicle accident with injuries 7, motor vehicle injury with no injuries 1, lock-out 1, false alarm or false call 4. The response by municipality: Parkesburg 5, West Sadsbury 7, Highland 3, Out of District 8. The average personnel per call were 8 people. The average response time from dispatch to on scene was 7 minutes. The total man-hours were 61.23 hours. The Keystone Valley EMS handled 122 calls for the month of January for: ALS: allergic/med reaction 1, CVA/stroke 5, cardiac problems 13, cardiac/resp. arrest 3, diabetic emergency 1, fall 1, hypotension 1, maternity/labor pains 1, respiratory difficulty 9, seizures 2, syncope 2, unconscious person 2, unresponsive person 1, accident 2. BLS: accident 5, accident entrapment 1, abdominal pain 4, assault with injury 2, back pain 4, DOA 1, emotional disorder 12, exposure to heat/cold 1, fall/lift assist 15, hemorrhaging 1, injured person 7, seizures 1, sick person 18, syncope 1, EMS stand by fire 5. The response by municipality: Parkesburg 29, West Sadsbury 19, Highland 11, Sadsbury 44, Sadsbury Lancaster Co. 6, Christiana 5, West Fallowfield 2, Atglen 1, East Fallowfield 1, Londondary 1, Salisbury 1, Valley 1, West Caln 1.

### **Sadsburyville Fire Company:**

**Planning Commission Report:** Mr. Jessey reported the Planning Commission met on January 11 for the reorganization meeting with a regular meeting to follow. John Lymberis was elected Chairman, Amanda Stewart was elected Vice Chairman, and Simon Jessey was elected to serve as Secretary. At the regular meeting, the Planning Commission spoke about the passing of Jane Heineman and their desire to have a bench installed at the Township Municipal Building in her honor. It was also noted that John Rock Company had been purchased by another company.

**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 \$491.87 for the Boards approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$491.87 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 Sadsbury Commons L.P. for the Sadsbury Commons Connector Road Site Work in the amount of \$586.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Commons, L.P. for the Sadsbury Commons Connector Road Site Work in the amount of \$586.25 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 Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,186.87 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,186.87 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 Lincoln Crest Mobile Home Park Expansion in the amount of \$2,781.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Lincoln Crest Management LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$2,781.25 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 Rock Holding LLC for Building #2 in the amount of \$108.75 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 in the amount of \$108.75 per Mr. Porters 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 Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$135.00 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 \$135.00 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 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 \$1,004.37.

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 \$1,004.37 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 Associates, L.P. for Sadsbury Square in the amount of \$16,075.10 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 Associates in the amount of \$16,075.10 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 2A in the amount of \$69,158.48 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 2A in the amount of \$69,158.48 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 2B in the amount of \$83,000.00 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 \$83,000.00 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 Associates, L.P. for Sadsbury Park, Phase 3A in the amount of \$146,972.81 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 \$146,972.81 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 \$31,140.00 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 4B in the amount of \$31,140.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported the complaint last month about the storm water drainage at the large basin at Nova Way at Sadsbury Commons has been resolved. Financial Agreements for Sadsbury Commons for WaWa and Wendy's will be drawn up as separate agreements. Phase 2 of Sadsbury Commons include the Medical Office and there is no time known when these pads will be constructed. Sadsbury Commons wants to reconfigure phases for financial agreements. At Sadsbury Square, the pipe replacement at Octorara Road is completed. Pennsylvania American will repave after utilities are added for some residents. The Public Works department will keep their eyes open for potholes. There is no information on the walking trail but the soccer field will be completed by May. Construction issues on Blackberry Lane and problems with repairs .Lincoln Crest Trailer Park will have storm sewer throughout by spring. For now, blasting is finished. AZ Parkesburg has not responded to the review letter from MacCombie Engineer. Stottsville Inn is in a holding pattern. There is a complaint from a resident in Sadsbury Park about stormwater and grading.

Mr. Reynolds asked what is in Phase 2 at Sadsbury Commons. Mr. Porter stated there are box stores.

Mr. Porter stated the Octorara Bridge project is on the way to completion. Analysis by a technician review in 45 days. The bid package is almost ready for the fencing on Quarry

Road for the Bert Reel Park project. Mr. Reynolds asked if Mr. Porter will prepare bids for the air conditioning at the Township Building. John Rock has been bought out by a National firm. Mr. O'Keefe will reach out to their council to ask about operations and try to open up a line of communication about the issues residents are dealing with.

**Solicitor Report:** Mr. O'Keefe has Resolution 2023-05 for Sadsbury Arcadia Road Dedication Documents for Phase 4A for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2023-05 for Sadsbury Arcadia road dedication in Phase 4A. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated he has Resolution 2023-06 for Sadsbury Arcadia Road Dedication in Phase 3B for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2013-06 For Sadsbury Arcadia road dedication in Phase 3B. With there being no questions from he public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe has Resolution 2023-07 designating the Township Emergency Services providers.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2023-07 designating the Township Emergency Services Providers. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe would like the Board to authorize to reimburse Greg Vietri for Independence Way Street Light Bulbs in the amount of \$1,256.00.

Mr. Reynolds made a motion, seconded by Mr. Moore, to reimburse Greg Vietri for Independence Way Street Light Bulbs totaling \$1,256.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated he has Resolution 2023-08 authorizing the filing of an application for funding to the Commonwealth of Pennsylvania for a redevelopment assistance Capital Program (RACP) grant in the amount of and not to exceed \$2,000,000 for the Shoppes of Sadsbury project in the Township. This resolution is just for the support of the Township for Sadsbury Commons to receive the grant for work that is already finished. The Township will be held harmless.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2023-08 authorizing Sadsbury Commons RACP Grant. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe asked the Board for authorization to advertise Ordinance 2023-01 for the Sadsbury Commons Sign Amendment to the Zoning Ordinance.

Mr. Reynolds made a motion, seconded by Mr. Moore, to authorize Mr. O'Keefe to advertise Ordinance 2023-01. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe asked the Board for authorization to advertise Ordinance 2023-02, prohibiting parking on Business Route 30.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize Mr. O'Keefe to advertise Ordinance 2023-02 Prohibiting parking on Business Route 30. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe noticed that on Resolution 2023-07 for the Emergency Services providers, that David Reynolds was omitted as Deputy Emergency Coordinator. He would like to have the Board vote on the amended version of Resolution 2023-07.

Mr. Reynolds made a motion, seconded by Mr. Moore to adopt the amended version of Resolution 2023-07 Designating the Township Emergency Services Providers. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

**Township Zoning Report:** Mr. Kowalski reported for the month of January, he issued 1 Zoning permit for a garage. He took phone calls for signs and Zoning districts for various addresses.

**Chester County Airport Update:** Mr. Roberts reported the Authority met today. Deer on the runway is still a big problem. A grant was received for the perimeter fence to be repaired. The state will give 90 per cent grant. The website will be given to a professional web site company.

**Payment of Invoices:**

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the January 2023 General Fund invoices in the amount of \$286,922.45. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

### **New Business:**

The Board chose not to adopt the symbolic resolution from Pennsylvania 811 Safe Digging Month 2023.

### **Old Business:**

Mr. Jessie reported that the SALDO review will resume next month and Mr. O'Keefe will his commentary by the end of the month.

### **Public Comment:**

James Keches of Julie Drive in the Sadsbury Crossing Development stated that the Township has always taken care of the street lights in the development. When He called the Township because one is out, he was told the Township does not take care of the lights. Chief Hawley stated that there was a billing error by PECO. A resident of Sadsbury Crossing added the lights to the Township account. Mr. O'Keefe stated the Township is not responsible for the street lights, the HOA is responsible. Mr. Keches asked how can the Township be responsible. Mr. O'Keefe said to have a petition and have the HOA sign it and the Board will take it under consideration.

Mr. Reynolds asked Dave Porter to meet with Greg Vietri to evaluate the lights at Julie Drive and Culvert Street.

There was a question about the tax increase. Mr. Reynolds stated the taxes were raised one (1) Mill. The Township had to purchase EMS service from West Wood, since Brandywine closed, Medic 93 was also shut down.

Vicky Horan relayed to the Board that John Rock has material stored outdoors. Mr. Reynolds will have this checked out, since they should not be storing anything outside.

Mr. Mullen from Compass Road stated Stormwater Management is impossible for him to afford. It could be up to \$40,000. The requirements are restrictive. Mr. Porter stated the Stormwater Management is about weight and volume of runoff. Mr. Porter stated that Mr. Mullen has already done some clearing on his property. Mr. Porter did meet with Mr. Mullen's Engineer and they are working on a path and are discussing what can be done.

Mr O'Keefe will discuss with John Rock about outdoor storage.

With there being no further business, Mr. Reynolds made a motion, second 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