

Board of Supervisors Regular Meeting, Monday, January 4, 2021

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 January 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 members of the public.

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, 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, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie opened the only bid package he had for the Township safety renovations. Uhrig Construction of 1700 North 5th Street, Reading, PA 19601 put in a bid of \$52,246.00. Gilbertson Group could not provide a bid but back in February, they provided an estimate, and would like \$7,500 back for all the preliminary work that was done. Mr. O'Keefe would like Mr. MacCombie to review the bid to see if everything is in order and reward the contract at the February 2021 meeting.

Police Report: Chief Hawley reported that for the month of December 2020, there were 312 calls for service. This was slightly lower than November. There was 1 felony pursuit and 1 outstanding warrant. The calls for service included business checks, traffic stops, property checks. The busiest days have been Tuesday and Friday, with the busiest time from 10am to noon. The State Police calls continue to decrease. After the windstorm, the "police sign" in front of the building flew off and it was found. A free-standing sign would function better. The 2021 Charger was ordered. Chief Hawley has two part-time officers he would like the Board to consider hiring. Paul McCullough and Joel Buccalia both come highly recommended by impeccable sources and both have been subjected to extensive background and reference checks. They each presented extremely well in rigorous interviews.

Mr. Reynolds made a motion, seconded by Mr. Moore, to hire Paul McCullough and Joel Buccalia as part-time police officers subject to 1- year probation and being an at-will employee. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Chief Hawley stated that body cameras would cost \$15,000 and payment would not be due until 2022. The dealer will give a \$5,000 credit for the 2013 Ford Torus toward the 2021 Charger. The cost of the car over 3 years is \$33,000. Mr. O'Keefe stated since the funds will be allocated for body cameras in 2021, there will be no change to funds

spent differently in 2021. The line item will not change, so there will be no budgetary restrictions.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to purchase a 2021 Dodge Charger from New Holland Ford through the Co-Stars Program to be outfitted for police use and not to exceed \$34,000 to be spread out over 3 years. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Chief Hawley will present to the Board in February, the Camera System from Watch Guard, the server for the system and training with payment not due until 2022.

Public Works Report: Mr. Taylor reported the plowing was done on the Snow Storm on December 16, 2020. Mr. Taylor will follow up on cancelling insurance on the International. The tags will have to be surrendered to get rid of it.

Emergency Management Report: Mr. Taylor had no report.

Keystone Valley Fire Department Report: For the month of December, 2020 the Keystone Valley Fire Department responded to 20 calls for service: fire 1, rescue/medical assist 8, false 2, hazard 2, service 1, good intent 6. The response by municipality: West Sadsbury Township 5, Highland Township 1, Parkesburg Borough 7, Sadsbury Township (OOD) 4, Out of District 3. The average response per call was 6 with a total of 112 personnel for combined response hours 49:8 hours. The average time from dispatch to on-scene was 10.23 minutes. The Keystone Valley EMS responded to 105 calls for the month of December 2020 for: treated/transported BLS 46, treated/transported ALS 28, No services required 12, Patient refusal 13, public service 1, recalled 5. Calls by Municipalities: Parkesburg Borough 41, West Sadsbury Township 23, Highland Township 6, Sadsbury Township 32, West Fallowfield Township 3.

Sadsburyville Fire Company Report: For the month of December, 2020, the Sadsburyville Fire Company responded to 16 calls for: motor vehicle accident 7, assist EMS 3, wires fire 2, public service 1, house fire 1 CO alarm 1, trash fire 1. The break down by municipality: Sadsbury Township 14, Valley Township 2. There was an average of 7 firefighters per call. There was 114 miles traveled with the average of 7.1 miles per call. The time in service was 14 hours and 4 minutes with an average of 52.75 minutes per call.

Planning Commission: Mr. Jessey reported that the Planning Commission met on Wednesday, December 9, 2020. Eric Carlson of Arcadia Land Company came before the Commission to ask for a recommendation for final plan approval for amendments to Phases 2B and 4B of the Sadsbury Park community. A motion was made and seconded to recommend the Board approve the final plan approval for amendments to Phases 2B and 4B subject to compliance of the letter from the Township Engineer dated December 8, 2020 and including 2 additional exhibits detailing enhancements to

the proposed landscaping. The next meeting will be January 13, 2021 for the reorganizational meeting and regular meeting to follow.

Engineer Report: Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A in the amount of \$330.00 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 3A in the amount of \$330.00 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously

Mr. MacCombie reported he has an Engineering Escrow release of funds for Lafayette Square Partners L.P. for Lafayette Square Phase II & III in the amount of \$4,311.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineer Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$4,311.25 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 \$4,452.25 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 \$4,452.25 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 a Letter of Credit Reduction Certificate of Completion for Sadsbury Commons L.P. in the amount of \$1,057,202.55 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Reduction Certificate of Completion for Sadsbury Commons L.P. in the amount of \$1,057,202.55 Per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie has received plans for John Rock and is in the process of reviewing the proposed Zoning Ordinance.

Solicitor Report: Mr. O’Keefe stated that in May, 2020 the Board approved a video sharing agreement with PenDOT, which would give the Township use of their videos. Now they want a resolution naming Mr. Reynolds to execute the video sharing agreement. He would like the Board to adopt Resolution 2021-04, naming Mr. Reynolds to execute the Video Sharing Agreement.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2021-04, concerning the PennDOT Video Sharing Agreement. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. O’Keefe stated that our trash contract is set to expire September 2020. He helped Mr. Pompo with the bid proposal 5 years ago. He will prepare a bid proposal for the next contract period.

Mr. O’Keefe will also look into the Ambulance Contract that expires December 31, 2021. Mr. Moore will contact Brian Gathercole, Chief of Keystone Fire Department.

Mr. O’Keefe stated that Mr. Potter was surprised that the house at 7 Middle was sold at Sheriff Sale.

Chief Hawley may have the buyer info at the office. Mr. Potter was never the owner of record at this residence; it was his mother. The police will continue to check on the property.

Zoning Report: Mr. MacCombie reported he has no outstanding issues. Mr. Reynolds has a neighbor complaining that neighbors across the street has debris in the driveway and when it gets to a point, they get a dumpster to get rid of it. Mr. Reynolds will give Mr. MacCombie the address.

Chester County Airport Update: No Report

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the December 2020 General Fund invoices in the amount of \$172,387.57. 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 Resolution 2021-02, appointing Certified Public Accountant to replace the elected auditors. 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 Resolution 2021-03, adopting the Township Fee Schedule for the year 2021. 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 schedule the Christmas Tree pick-up in the Township to be January 8, and January 15, weather permitting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds stated the trees should be completely cleaned of ornaments and not in a plastic bag.

Mr. Reynolds made a motion, seconded by Mr. Moore, to reappoint Amanda Stewart and John Ettore to the Planning Commission for a 4- year term to expire December 31, 2024. 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 reappoint Dawn Groff to the Zoning Hearing Board for a 3- year term to expire December 31, 2023. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Eric Carlson from Arcadia Land Company is requesting approval with the Planning Commissions conditions the revised final plan for Phases 2B and 4B at Sadsbury Park. Mr. Carlson stated 4B has 9 units and 2B has 60 units consisting of 18 Single homes and 42 Town houses. He will be taking single family homes and converting to town houses, staying under the Final Land Development approved for Sadsbury Park. More landscaping will be created where the road turns into the alley way for parking. He would like to start in the Spring. Mr. Reynolds asked about the access to emergency vehicles and Mr. Carlson stated he is visibly trying to hide and soften up the parking places. The roads would remain the same.

Mr. Carlson also would like to transfer 2 EDUs from Phase 1 to Phases 2-4 in Sadsbury Park. Phase 1 was sold to John Newton with 41 EDUs. Since Phase 1 only requires 39 instead of 41, per the agreement to sell ownership of Phase 1, the 2 extra EDUs will be assigned to Sadsbury Arcadia for use elsewhere in Sadsbury Park.

Mr. O’Keefe would like to have something in writing from both parties that this transfer is being made.

Mr. O’Keefe stated the conditional use stating Sadsbury Arcadia by transfer or purchase would have to satisfy capacity.

Mr. Carlson stated 4B has enough sewer without purchase.

Mr. Reynolds made a motion, seconded by Mr. Moore, to grant final approval for Sadsbury Arcadia for 2B and 4B as amended contingent with the conditions with regards to the review letter of MacCombie's letter of December 8, 2020. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Old Business:

Mr. Reynolds stated that he had to go into Lincoln Crest and there was a sign that said "Cottages at Lincoln Crest". It had all modular homes, maybe double wide trailers and the streets were all paved.

Public Comment

Simon Jessey stated they are having problems with the trash and recycling being missed in Sadsbury Park.

Mr. Taylor stated North Street is missed a lot also.

Todd Wilson from Octorara Road says he will go to the Planning Commission on January 13th.

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