

Board of Supervisors Regular Meeting, Tuesday, January 2, 2024

A regular meeting of the Sadsbury Township Board of Supervisors was conducted on Tuesday, January 2, 2024 following the Re-organizational meeting. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Hanaway, and Supervisor, Mr. Taylor via telephone. Also present was Township Solicitor, Mr. Pompo, Township Engineer, Mr. Porter, Police Chief Michael Hawley, Township Manager, Tony Przychodzien, and members of the community.

Mr. Reynolds 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 unanimously.

Mr. Reynolds 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 unanimously.

Public Comment on Agenda items only: no comments

Police Report: Chief Hawley reported that for the month of December, 2023, there were 175 actual calls for service including 67 traffic stops, 4 domestics, 1 sudden death, 1 maternity case, and 1 overdose. The busiest day of the week was on Friday. Chief Hawley reported an arrest has been made in regard to the two pedestrians struck around the Stottsville Inn in the summer by a hit and run driver. The Township police, led by Corporal Sipple has been working with the County Crash Team and the District Attorney's Office. It is now in the hands of the court.

Public Works Report: For the month of December 2023, the Department cleared and maintained storm drains and related structures due to several occurrences of heavy rain. The Department also cleared roadways of several downed trees that accompanied the heavy rains and wind during the month. On December 18th and again on the 27th, one particular storm drain located on Old Wilmington Road was clogged with leaves and trash causing major flooding in the area just south of the railroad tunnel between Greenbelt Drive and Spruce Street. This particular roadway is a State Road and the responsibility of Penn Dot. On December 18th the Department felt the need to take action on this State Road by locating the clogged drain that was under several feet of water and clearing it of debris. The situation was remedied. Also, for the month of December, the Department further inspected and made adjustments and repairs to trucks and winter equipment to ensure everything is in working condition in the event of an ice/snow event. The Department has also preformed all basic maintenance checks on vehicles and emergency equipment. Several street/road signs have been repaired or replaced.

Emergency Management Report: No report

Keystone Valley Fire Department Report: The Keystone Valley Fire Department responded to 24 calls for service for the month of December 2023 for: building fire 7, incinerator overload or malfunction, fire contained 1, fire in mobile home used as fixed resident 1, mobile property (vehicle) fire 1. Brush 1, EMS call, excluding vehicle accident with injury 3, Motor vehicle accident with injuries 3, water & ice related rescue 1, stand by 2, dispatched and cancelled 1, false alarm 2, smoke detector activation due to malfunction 1. The municipal response: Parkesburg 5, West Sadsbury 6, Highland 2, Out of District 11. For the month of December 2023, the Keystone Valley Emergency Services responded to 138 incidents for: ALS- abdominal Pain 1, ALS-allergic/med reaction 1, ALS back pain 2, ALS-CVA/stroke 1, ALS-Cardiac/resp arrest 1, ALS-Diabetic Emergency 1, ALS-fall 4, ALS heart problems 6, ALS hemorrhaging 2, ALS-hypotension 1, Als-injured person 1, ALS- maternity/labor pains 1, ALS-overdose 1, ALS- respiratory difficulty 17, ALS- seizures 3, ALS-syncope 1, ALS – unresponsive person 3, ALS-heart problem 1, accident ALS 2, Accident BLS 5, Accident –entrapment 2, Alarm BLS medical 1, BLS-abdominal pain 3, BLS-assault with injury 1, BLS- back pain 3, BLS-burns-misc 1, BLS-DOA 1, BLS-emotional disorder 5, BLS fall/lift assist 18, BLS-hemorrhaging 2, BLS-injured person 6, BLS-sick person 24, BLS-syncope 2, EMS-relocate 1, EMS-Stand by 9, Fire-water rescue 4. The response by municipality: Parkesburg 44, West Sadsbury 17, Highland 11, Sadsbury 39, Sadsbury Lancaster Co. 1, Christiana 6, West Fallowfield 8, Salisbury 3, Valley 2, Lower Oxford 1, Coatesville 5, Oxford 1.

Sadsbury Fire Company Report: For the month of December, Sadsburyville Fire Company responded to 14 calls for service: motor vehicle accident 4, automatic fire alarm 6, house fire 2, barn fire 1, relocate 1, public service 3, brush fire 2, water rescue 2, vehicle fire 1, and investigation 1. The breakdown by municipality: Sadsbury 14, Valley 5, Highland 1, Parkesburg 1, West Caln 1, and West Fallowfield 1. There was an average of 7 firefighters per call with 142.6 miles traveled with an average of 6.2 miles per call. Time in service was 15 hours and 47 minutes with an average of 41.1 minutes per call.

Planning Commission Report: The Planning Commission met on December 13, 2023. The Commission had a discussion on the possible new Noise Ordinance. The following dates are for 2024: January 10, February 14, March 13, April 10, May 15, June 12, July 10, August 14, September 11, October 9, November 13, December 11. Mr. Jessey asked if he Board would appoint Vicky Horan to the Review Committee.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to appoint Vicky Horan to the Review Committee. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Jessey stated the Review Committee would like to meet at the Township building instead of at Harry's.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Commons L.P. for Sadsbury Commons Phase 2 in the amount of \$1,423.12 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Commons, L.P. for Sadsbury Commons Phase 2 in the amount of \$1,423.12 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 Associates, LP for Sadsbury Square in the amount of \$2,190.62 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 \$2,190.62 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 \$2,398.12 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, 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 \$2,398.12 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 \$3,418.12 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, LP for Sadsbury Park Phase 4A in the amount of \$3,418.12 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 XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$936.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, 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 \$936.25 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 Sherwin Williams Unit 2 Buck Run Condominium in the amount of \$1,005.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway to approve an Engineering Escrow release of funds for Sherwin Williams Unit 2 Buck Run Condominium in the amount of \$1,005.00 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 2B in the amount of \$141,219.00 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 Associate, L.P. for Sadsbury Park Phase 2B in the amount of \$141,219.00 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 Reduction Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park, Phase 3B Basin E&F for \$11,009.11 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve a Letter of Credit reduction Certificate of Completion for Sadsbury Arcadia Associates, P.P. for Sadsbury Park Phase 3B, Basin E&F in the amount of \$11,009.11 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Construction project updates:

Mr. Porter stated the stop sign at Fox Trail and S. Harner has been resolved. "No parking here to corner" will be installed because of the fire hydrant.

Mr. Porter is working on the sidewalk thru Sadsbury Village, and will soon have something for the Planning Commission.

Lincoln Crest – Storm water basins are just about complete. Dying trees will be removed and will redo the landscaping.

Sadsbury Square – there is no word on the installation of hydrants. Planting will be done in the spring.

Sadsbury Commons – Chipotle, Aspen Dental, and a bank. No construction schedule for Wendy's and WaWa.

Sadsbury Park- there are 3 houses left to complete.

Sherwin Williams is under construction.

Sadsbury Park – Mr. Porter is in receipt of the revised “as built” plans

Trails – received letters from Sadsbury park and Sadsbury Village regarding location of walking trail. Waiting for Octorara Glen HOA for location also.

Taco Bell – Planning Commission has Engineer review letter. Waiting on revised plan.

John Rock – starting construction of sound wall and will be completed by end of week.

Mr. Porter received letter of extension for Stottsville Inn until February 14, 2024.

Mr. Reynolds asked Mr. Porter if Lincoln Crest has names for their new roads. Mr. Porter stated they are “Cottages at Lincoln Crest.”. The Township has received no names for the streets to send to GIS Department.

Solicitor Report: Mr. Pompo asked the Board for authorization to advertise the Ordinance adopting Sadsbury Township Ordinance Codification by General Codes. This will be assessable on the web page, but the full text of the Ordinance will be at the Township Building.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize advertisement of the Ordinance adopting Sadsbury Township Ordinance Codification by General Code. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Zoning/ Building Report: Zoning for the month of December, 2023 was issued 1 permit for a shed, 1 permit for a fence, and answered various Zoning phone calls. Building for the month of December , 2023 was issued 1 permit for a generator, 1 permit for a roof over an existing deck. A new construction permit was issued for the Sherwin Williams project and 16 inspections were performed.

Chester County Airport Update: Mr. Roberts stated the Authority met today but did not have a quorum. The Café is due to open on Friday.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the December, 2023 General Fund invoices in the amount of \$156,249.53. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

The Discussion of the Resolution appointing Certified Public Accountants to replace the elected auditors was tabled.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to adopt Resolution 2024-02, adopting the Township Fee Schedule. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Christmas tree pick-up will be January 12th and January 19th weather permitting

Mr. Reynolds made a motion, seconded by Mr. Taylor, to reappoint Michelle Falcone to the Planning Commission for a term to expire December 31, 2027. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to reappoint Dawn Groff to the Zoning Hearing Board for a term to expire December 31, 2026. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Old Business:

Richard Felice asked Mr. Pompo about the Liquid Fuels appeal. Mr. Pompo stated the appeal was filed and a hearing will be scheduled, it looks to be somewhat promising. The amount of the fine is \$250,000.00. The reason for the fine is a clerical error on the part of the paving company.

Public Comment:

Michelle Falcone said John Rock started the work on the wall on Saturday. She sent an E-mail to Jim Kowalski about the wall and received no response. Mr. Reynolds stated that when the permit was issued, the Township was not aware of the start date for the wall. Mr. Reynolds stated he will instruct Mr. Kowalski to state on permits not to start construction on Saturday or Sunday.

Mr. Felice stated he has spent a lot of time on the 2023 budget and could he have the actuals to compare with 2024. Mr. Reynolds told Mr. Felice that the sewer interest only was used for the budget.

Vince Wolski thanked the Board for all the work they do. He said Linda was working with him to get his trash bill paid, since his work is slow right now.

Mr. Reynolds stated that Sadsburville Fire Company has a new Chief. Chris McCartney is Chief and Adam Grossman is Deputy Chief.

Don Roberts asked if there is a time frame for the new speed sign on Morris Lane. Mr. Porter does not have a time frame. Maybe the Public Works could put the sign in the location on Morris Lane.

With there being no further business, Mr. Reynolds made a motion, seconded by Mr. Hanaway, 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