

Board of Supervisors Regular Meeting, Tuesday, July 5, 2022

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, July 5, 2022 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisors Mr. Taylor via remote. Supervisor, Mr. Moore was present by remote. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Police Chief, Michael Hawley, and members of the community.

A moment of silence and Pledge of Allegiance was observed.

Mr. Reynolds stated the Board met in Executive Session after last month's meeting concerning property acquisition.

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. Taylor, 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 of Agenda Items: There were no comments.

John Sly presented to the Board an EMS proposal for Para-Medic services. Mr. Sly is the president of EMS Services at West Wood Fire Company. Effective September 1st, Tower Health is withdrawing its EMS Services (Medic 93). On that date, there will be no services between Downingtown and Kinzer; except West Wood. The cost of EMS Services will be funded by tax payers by about a .25 mill tax increase. The cost will be \$65,502 per year, contingent on every municipality joining. Mr. Sly made it clear they will not replace Keystone Valley, they will augment Keystone by being the secondary provider. There is only 60 days to get this done. There is a shortage of certified medical personnel and rising cost of fuel. Hopefully, every neighborhood will get on board so it works more efficiently. He knows Townships are not budgeted for this service, neither did West Wood Fire Co. Fortunately, the Covid-19 funds are available. Mr. Reynolds asked if Coatesville would join. Mr. Sly responded that Washington Fire Company provides their own ALS service. West Wood would help to get them on their way. Mr. Sly says that vehicles would be located close to the city of Coatesville. Modena offered to host a vehicle, and he is looking at Sadsburyville Fire Company. He hopes to get agreements with all the municipalities and the agreement should be done by resolution. The demands on all ambulance service is a strain having to go to Chester County Hospital. Mr. Reynolds told Mr. Sly to format a resolution and Mr. O'Keefe will look it over. Mr. O'Keefe asked the Board if this is something they would like to participate. . Mr. Moore will be absent for the August meeting, but stated there is no other choice. Mr. Reynolds and Mr. Taylor said they are also on board. Mr. Taylor said a lot of his questions were answered. Mr. O'Keefe asked if the year 2022 would be

prorated from September and Mr. Sly answered, they would need the full amount of \$65,502 for start up.

Police Report Chief Hawley reported for the month of June, there were 518 calls for service. 295 of these calls were for business checks and 63 were for traffic stops. The full report is in the Township office if someone would like to have a full copy.

Chief Hawley would like the approval of the Board to hire Gerald Cavanaugh as a part-time officer. Officer Cavanaugh has 13 years experience as an officer.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to hire Gerald Cavanaugh as a part-time officer for Sadsbury Township. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Chief Hawley presented a Letter of Recognition to Shannon Reynolds for her actions in providing emergent medical care to a 3 year old near drowning victim.

Public Works Report: no report

Emergency Management Report: no report

Keystone Valley Fire Department Report: For the month of June 2022, there was a total of 26 calls for service: auto accident 5, gas leak 1, fires (other) 2, automatic fire alarm 4, building fires 7, Assist EMS 2, Stan-by for cover 1, search (West Sadsbury) 1, fire police (assist) 2. The breakdown by municipality: West Sadsbury 6, Highland Township 4, Parkesburg 6, Out of District 10. The average personnel per call were 6 people. The Keystone Valley EMS Division reported there were 140 calls for the month of June, 2022. for: ALS – abdominal pain 1, allergic/med reaction 3, CVA/stroke 2, cardiac problems 10, cardiac/arrest 1, diabetic emergency 4, fall 2, hypotension 1, overdose 2, respiratory difficulty 6, seizures 2, syncope 1, unconscious person 1, unresponsive person 1, accident 1, entrapment 1, BLS: accident 11, medical alarm 4, abdominal Pain 10, Allergic/med reaction 2, assault w/injury 2, back pain 2, DOA 1, emotional disorder 11, fall/lift assist 12, hemorrhagine 2, infjured person 8, overdose 2, sick person 25, non-emergency trans 1, stand by 2, stand by fire 6. The break-down by municipality: Parkesburg 39, West Sadsbury 20, Highland 9, Sadsbury 44, Out of District 26.

Sadsburyville Fire Company Report: For the month of June 2022, Sadsburyville Fire Company responded to 24 calls for: auto accident 8, assist EMS 3, automatic fire alarm 2, mulch fire 2, brush fire 2, house fire 2, gas leak 1, electrical fire inside 1, Co Alarm 1, fuel spill 1, public service 1. The breakdown by municipality: Sadsbury 15, Valley 5, highland 3, Coatesville City 1. There was an average of 8 firefighters per call. There was a total of 122 miles traveled with an average of 5.1 miles per call. The time in service was 19 hours and 17 minutes with an average of 48.2 minutes per call.

Commented [LS1]:

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 in the amount of \$4977.50 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 \$497.50 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 LP for the Sadsbury Commons Connector Road Site Work in the amount of \$7,005.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for the Sadsbury Commons Connector Road in the amount of \$7,005.00 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 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 \$3,150.00 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, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$3,150.00 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 Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3A in the amount of \$260.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineer Escrow release of funds for Arcadia Associates L.P. for Sadsbury Park Phase 3A in the amount of \$260.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds reported he has an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$2,795.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$2,795.00 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 Lincoln Crest Management LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$2,520.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lincoln Crest Management LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$2,520.00 per Mr. Porter's recommendation. With there 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 Lafayette Square Partners, LP for Lafayette Square Phase II&III in the amount of \$48,528.00 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 Lafayette Square Partners, LP for Lafayette Square Phase II & III in the amount of \$48,528.00 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 XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$81,590.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$81,590.00 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 Associates, L.P. for Sadsbury Square in the amount of \$65,922.95 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 Associated, LP for Sadsbury Square in the amount of \$65,922.95 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported that Sadsbury Commons met with the Conservation District on June 10th and 16ths. They will be working nights for the next 3 weeks. The resident's concerns have been met at 470 Trego Avenue. Mr. Porter explained the drainage is a temporary condition of 3A. When finished the issue will be resolved and will be paved. There was a complaint about the sign obstruction on Greenhill Road, and they are working to get the sign relocated. Nate MacCombie is in contact with PennDOT about the vegetation at Stottsville.

Mr. Porter would like to discuss Traffic Planning and Design to do engineering work at the traffic signal at Route 30 and Old Wilmington Road. There have been complaints about the timing. TPD will address the signal timing and check the loops. Mr. Reynolds does not want them to disconnect the opticom. Mr. Porter stated this will have nothing to do with traffic arrows. Mr. Porter stated they continue to the bids for the road paving program. Mr. Reynolds stated they can spend \$250,000 out of Liquid Fuels money for road projects. Mr. Reynolds would like the high traffic areas done first. Mr. Reynolds also would like to know, now that Sikorsky is no longer in the Township; does the crosswalk need to be done, or can we do away with it. Mr. Porter will see if the crosswalk can be omitted.

Mr. Reynolds stated that \$1,000.00 was budgeted to buy flowers on the islands. Annuals were bought because the salt in the winter would kill the flowers. Mr. Moore wanted to know if the islands could be filled in with concrete. The Engineer will look into that.

Mr. Porter reported that Morgan Site Improvement LLC has repaired the storm sewer pipe at Quarry Ridge. Mr. Porter would recommend the Board pay Morgan Site Improvement, LLC \$4,335.00. The entire project is finished.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay Morgan Site Improvement \$4,335.00 for the finished project at the Quarry Ridge storm sewer repair. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported Uhrig Construction has a few punch items left. They did not receive the check for \$6,106.50. Check with Tammy about the check.

Solicitor Report: Mr. O'Keefe stated there is Resolution 2022-08 concerning the Clean Streets Policy. This resolution was discussed by the Planning Commission. This is from Chester County concerning an integrated transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2022-08, The Clean Streets Policy from Chester County. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated the Board needs to authorize the expenditure for painting the Township Building

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize payment to Ace Quality Painting for phase 2 of the Township Building in the amount of \$10,900.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated there have been some debate about the use of the Piston Poppers in recent weeks. Mr. Stack, with the Piston Poppers stated they will comply with the lease with the Township. Mr. Stack verified that there are 4 events per year. Mr. Stack is asking for a few extra races and is asking for 6 events per year. Mr. Reynolds reminded Mr. Stack that the hours for the Piston Poppers is dawn to dusk. It has been reported that headlights have been on when it is dark. Mr. Stack stated that he was probably working on the track. There was no racing after dark. Mr. O'Keefe would like clarification on what is an event. Mr. Reynolds stated the Township should receive compensation from every event. Mr. Reynolds asked Mr. O'Keefe and Mr. Stack to get something in writing next month that the Board can approve.

Mr. O'Keefe stated that the Township should have an Ordinance to require a use/occupancy permit for new non-residential occupants. This will be implemented in the new Sub Division and Land Development Ordinance.

Mr. O'Keefe reported that General Codes has taken every Ordinance and made a working draft of codified of all Ordinances. Mr. O'Keefe and Mr. Porter are going through questions for comments to General Code.

Mr. O'Keefe stated the Stottsville Inn is scheduled for the Zoning Hearing Board for July 21, 2022. He will be happy to attend on behalf of the Board for the Township's interest. Mr. Reynolds thinks it would be impertinent for Mr. O'Keefe and Nate MacCombie to be there to represent the Township.

Mr. O'Keefe reported the County Assistant Solicitor's answer to the property swap for the Township Garage, is not something the County normally does. The Township has to prove to the County that this is the only solution for the Township garage. They would need to know where you have looked and why it is not suitable.

Nate McCombie reported the lights at Route 10 and Route 30 are being worked on and at night, the light will be flashing yellow on Route 10 and flashing red on Rout 30.

Planning Commission: Mr. Jessey reported the Planning Commission met on June 15, 2022. Mr. John Jaros of Riley Riper Hollin & Colagreco, representing AZ Parkesburg, LLC came before the Planning Commission to seek its recommendation for approval of a Preliminary Land Development Plan to build an AutoZone store at 3373 East Lincoln Highway, Parkesburg. The review letters from the Township Engineer and the Chester County Planning Commission were discussed, and the Township Consultants. Mr. Lymberis made a motion, seconded by Ms. Stewart, to recommend to the Board of Supervisors that the Preliminary Land Development Plan be given approval, subject to the applicant complying with the recommendations made by the Township Engineer, the Chester County Planning Commission, the Township lighting consultant and the Township landscaping consultant, and with the understanding that the applicant agreed to install sidewalk on the south side of the property turning into the AutoZone, attempting to connect the CVS with the Riparian Buffer. The motion passed unanimously.

The Chester County Complete Streets Police was discussed.

Mr. Jessey also stated that Ms. Jane Heineman has resigned from the Planning Commission. Ms. Heineman has served the Planning Commission for 26 years. There was some discussion by Mr. Reynolds, Mr. Taylor and Mr. Moore on ways honor her time on the Planning Commission.

Zoning Report: Mr. Kowalski reported he responded to several phone calls. There were 25 Zoning permits issued. There were a couple Zoning violations. One in particular was the sign on the roof at Harlan Motors.

Chester County Airport Update: Mr. Roberts stated the Authority does not meet in July so he has no report. Mr. Reynolds asked Mr. Roberts if there was any way for the fire company to have access to the entire airport since Sikorsky is gone. Mr. Roberts said for security, the airport has to be fenced in, but he will bring it up at the next meeting.

Payment of Invoices

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the June, 2022 General Fund invoices in the amount of \$164,492.80. 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. Moore, to make a contribution to the Parkesburg Library in the amount of \$\$1,500, which has already been budgeted. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Old Business:

Chief Hawley asked for an expenditure to finish the counter tops in the police offices.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to allow an expenditure for counter tops for the police department not to exceed \$7,500. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment:

A question about foliage off Sadsbury Square is encroaching on Lincoln Highway around where the Pottery Place. Mr. Reynolds stated that would be PennDOT.

Mr. Reynolds stated the Pluck property tree is encroaching on PennDOT right of way. Mr. Reynolds will have Road Foreman, Dave Simmons approach her.

Mr. Reynolds will get with Dave Simmons to fix the ball fields. Cameras need to be placed at the park, also.

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