

Board of Supervisors Regular Meeting, Tuesday, June 4, 2024

A regular meeting of the Sadsbury Township Board of Supervisors was conducted on Tuesday, June 4, 2024 commencing at 7:00 p.m. Chairman Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Hanaway, Supervisor, Mr. Taylor was present 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.

Mr. Reynolds announced the Board met in Executive Session before the meeting tonight to discuss litigation.

A moment of silence and Pledge of Allegiance was observed.

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. 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 Comments on Agenda Items Only: Mr. Felice has questions about the Liquid Fuels audit, but will wait until the item comes up on the agenda.

Police Report: Chief Hawley reported that for the month of May, there were 581 calls for service. Out of that 360 were self-initiated business checks, 28 were out of the Township; that leaves the actual calls for service to 193. There were 50 traffic encounters, 5 domestics, and 3 overdoses, none of which was fatal. The busiest day in the month of May was Friday. Overall, there were 3,000 calls for service, year to date. Which is 2% of the County’s total.

Chief Hawley stated that this is the time of year for fireworks. The Police site and the Township site will have the regulations for fireworks. Since 2017, House Bill 542 was signed into law stating consumer grade fireworks can be purchased by anyone over the age of 18. They cannot be ignited on private property without the owners permission. They cannot be thrown from a moving motor vehicle. Use of fireworks is not permitted from midnight to 8: 00 am. Chief Hawley stated the law will be enforced.

Mr. O’Keefe stated unfortunately we do not have a Noise Ordinance.

A pedestrian was struck on Old Wilmington Road and Lincoln Highway. The pedestrian was not injured. The driver of the pick-up truck was identified and located. He stated the pedestrian struck him with his arm and hand. He did not want a confrontation and drove away. The incident is under investigation. There have been no charges filed.

Chief Hawley stated the Sadsbury Police is a small department, and the police are not always on station. They could be outside on a call or patrol. The best thing to do if you need a police officer is to call 911.

Township Managers Report: Mr. Przychodzien reported that the traffic light maintenance and service items that need addressed and approved are Lincoln Highway (SR30) and Octorara Trail (SR10) battery back-up replacement for \$1,247.00. The preemption head is not working with a cost of \$2,419.25. The total for the traffic light at Lincoln Highway and Octorara Trail will be \$3,666.25 – 50% shared with West Sadsbury Township.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve a total of \$3,666.25 for a battery backup and preemption head for the traffic light at Lincoln Highway and Octorara Trail of which 50% will be billed to West Sadsbury Township. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Przychodzien also reported the traffic light at Lincoln Highway and Old Wilmington Road needs a battery backup replacement at a cost of \$982.90.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to purchase a battery backup replacement for the traffic light at Old Wilmington Road and Lincoln Highway in the amount of \$982.90. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Przychodzien stated the Liquid Fuels audit is progressing. There will be more updates at the July meeting. Nothing is resolved as of yet.

Mr. Przychodzien would like to recognize Tammy Russell, the Township Treasurer, for all the work she has done with the PennDot officials in providing the missing documentation that was needed for the closing of the audit.

Mr. Przychodzien stated he is looking into a grant from PennDot for the traffic light at Old Wilmington Road and Lincoln Highway for phased lighting. Traffic should not be backed-up for a left hand turn.

There are two bid packages for the Township, one being the HVAC system with revisions from the prior package that was not accepted. And the other is for the replacement of the roof on the Township Building.

The fences at both parks have been removed and the properties have been mowed. The dog stations have been installed and the basketball poles and nets have been ordered.

Mr. Przychodzien is requesting approval for \$5,450.00 for the Geotechnical investigation (test borings) and various tests for the installation of a new bridge on Compass Road.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve \$5,450.00 for Geotechnical testing for the installation of a new bridge on Compass Road. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Works Report: For the month of May, the Public Works Department did roadside mowing and cleared woody debris from road right-a-ways. The Department has also finished removing all fencing from both Township Parks. In between these tasks, the Department has maintained all Township properties in regards to mowing and weed control, performed basic maintenance checks on vehicles and equipment. Pot holes were filled Compass Road north of Skiles Road and Skiles Road, corrected or replaced several street/road signs and lastly, installed two clean-up after your pet stations at Bert Reel Park.

Emergency Management Report: Mr. Taylor reported there were no emergencies in the Township. Keystone ambulance was in an accident today. Mr. Taylor does not have any of the details.

Westwood EMS Report: Mr. Sly reported there were 38 total responses in May for Sadsbury Township. The types of calls were medical 34, vehicular 2, fall 1, and injured person 1. Mr. Sly reported that for the year to date, Westwood and Wagontown Divisions combined total calls are 3,038. Mr. Sly stated that the Westwood EMS has been recognized as the 2023 EMS service provider of the year by the County. Mr. Sly also reminded the Board that the first payment for services is due this month.

Keystone Valley Fire Department Report: For the month of May, Keystone Valley Fire Department responded to 32 calls for service for: fires 8, rescue and Emergency Medical service 7, hazardous condition 4, service call 3, good intent call 3, false alarm or false call 6, special incident type 1. The response by municipality: Parkesburg 14, West Sadsbury 7, Highland 2, out of district 9. The average personnel per call was 10 people. The average response time from dispatch to scene was 6 minutes. The total man hours were 117.33 hours. The EMS Division responded to 143 calls for the month of May for: treated, transported ALS 40, treated, transported BLS 52, no services required 10, DOA 1, recalled 11, standby Public safety 9, treated, refused transport 20. The response by municipality: Parkesburg 43, West Sadsbury 30. Highland 7, Sadsbury 40, Atglen 3, Christiana, Lancaster 4, Coatesville 1, Londonderry 3, New Garden 1, New London 1, Penn 1, Valley 2, West Caln 1, West Fallowfield 2, West Marlborough 1.

Sadsburyville Fire Company Report:

Planning Commission Report: Mr. Jessey reported the Planning Commission met on Wednesday, May 15, 2024. The Planning Commission approved a recommendation that the Board of Supervisors approve the Stottsville inn proposed minor reverse subdivision, contingent to action on the requested waivers and conditioned upon addressing all the outstanding comments in the engineering review letter dated May 15 to the satisfaction of the Township Engineer.

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 \$2,098.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Common, LP for Sadsbury Commons Phase 2 in the amount of \$2,098.75 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 Squadre in the amount of \$1,754.94 (remainder release #27 \$1,331.82 and amount this release \$423.12) for the Boards' 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 \$1,754.94 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 \$1,476.25 for the Board' approval.

Mr. Reynolds made a motion. Seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,176.25 per Mr. Porter's recommendation. With there being no question 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 \$578.75 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, L.P. for Sadsbury Park Phase 4A in the amount of \$578.75 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 \$1,013.75 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 \$1,013.75 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 Unit 2 Parkesburg, L.P. for Sherwin Williams Unit 2 Buck Run Condominium in the amount of \$1,407.50 for the Board's approval.

Mr. Reynolds 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 \$1,407.50 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 Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$251.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$251.25 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 Lafayette Square Partners, L.P. for Lafayette Square Phase II&III in the amount of \$393.75 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 \$393.75 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 \$229,019.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve a Letter of Credit, Certificate of Completion for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$229,019.25 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported a grant application for the red light enforcement grant, approved by PENNDOT for a left hand turn on Wilmington Road, is due the end of June. He will coordinate with Mr. Przychodzien.

Lincoln Crest just set the first unit on a pad.

Sadsbury Commons – Chipotle, Mattress Warehouse, Aspen Dental, are open for business. Minor boundary adjustments are being worked on for Chic-fil-a drive thru in Phase 3. WaWa is under construction and Target has an August target date. Fiber optics are going on Rt. 10. Mr. Porter will know more next month about the water main extension. Sadsbury Square asbuilt plans were resubmitted on May 29th. The last two retaining walls are done and paving will be done on the final alley in Sadsbury Park. Sherwin Williams is finishing up the interior. Taco Bell received a clean letter from Traffic Planning and Design. AZ Parkesburg has a resubmission and will go to the Planning Commission. Lafayette Square will be paving in the next few weeks.

Mr. Porter has the bid packages for the Township Building HVAC System and the Township roof ready to be advertised.

Mr. Przychodzien asked how many hydrants will Sadsbury Square have? Mr. Porter stated there will be two on the way.

Solicitor Report: Mr. O'Keefe stated the EMS Tax Credit Ordinance is being advertised and will be ready the July meeting.

Mr. O'Keefe stated the Verizon Cable Franchise Agreement with Verizon Cable will expire in July. They want a 5-year extension on the agreement with the Township receiving 5% of their annual revenue. There will be no action tonight; but will have the agreement ready for the July meeting.

Michael Quinn from the Stottsville Inn came before the Board seeking Preliminary/Final approval of a minor (reverse) subdivision. Mr. Porter stated for the hotel use, there will be additional parking spaces needed and Mr. Quinn does have room for these. Mr. Porter went over all the waiver requests for the Stottsville Inn and was not opposed to any of the waivers. The Stormwater Management was addressed to Mr. Porter's satisfaction.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to grant the wavers laid out in Mr. Porter's letter dated June 4, 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. Hanaway, to approve Preliminary/Final Minor Reverse Subdivision contingent on the conditions of Mr. Porter's review letter of June 4, 2024 and providing financial security Agreements to the Township. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Zoning/Building Report: Zoning: permit for fence 1, permit for shed 1, sign permit for Sherwin Williams 1, sign permit for Super Cuts 1, sign permit for Wendy's 1, various zoning calls were answered. Building: 1 permit for new Manufactured home, 1 permit for use and occupancy, 1 permit for a temporary fireworks tent, 1 road opening permit. 22 inspections were performed for the month of May. Complaints: 3 high grass complaints and 1 complaint for someone living in a recreational vehicle.

Chester County Airport Update: No report

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to pay the May 2024 invoices in the amount of \$281,876.20. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

Old Business:

Todd Wilson renewed his request that the Board consider a zoning change for 23 and 33 Octorara Road. The request was first requested in 2018, when his no impact home-based business, be allowed to reside in whichever amended zoning would be most agreeable to the Township and would allow certain by-right uses that the R-1 Zoning does not permit. He would like his zoning to be changed to the Township Village District.

Mr. O'Keefe advised Mr. Wilson to submit the process for Subdivision and pay the fee for the consultants.

Mr. Reynolds stated the process is the same for everybody. Submit the paperwork and utilize the process.

Public Comment:

Mr. Felice asked Mr. Przychodzien if he had any numbers as to where we are in the budget. Mr. Przychodzien stated we are 7% under budget.

Simon Jessey stated that he rides a motorcycle and the asphalt on Old Wilmington Road was replaced by gravel. PENNDOT really messed up that road.

Leanne Davis had a question about not having a Noise Ordinance. Mr. O'Keefe stated the Township does have a Noise Ordinance, but it does not include fireworks. An updated Noise Ordinance is being reviewed.

Jerry Ranck stated he coached baseball for 25 years and wants to know why the Board got rid of the ballfield at Bert Reel Park. Mr. Reynolds stated the quotes for the fencing around the ball field and the backstop was \$175,000; which was more than the Township wanted to pay since there were no organized teams playing on the field.

Jerry Ranck also stated he sits on his porch and watches cars go through the stop signs on Old Wilmington Road. On the 26th of May, from 10:25 to 11:45, 22 cars and 3 motorcycles went through the stop signs. He asked the Chief to please have police officers watch the stop signs. He stated he does not see the police in Pomeroy. Chief Hawley stated they enforce what they can.

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

