

Board of Supervisors Regular Meeting, Tuesday, March 1, 2022

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, March 1, 2022 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Moore and Supervisor Mr. Taylor by remote. 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 announced the Board met in Executive Session prior to tonight's meeting.

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 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:

There was no public comment on the agenda items. The Board would like you to stand and state your name if you have a comment.

Police Report: Chief Hawley reported that for the month of February, 2022, the police responded to 467 calls for: 27 phone assignments, 21 traffic-general hazards, 16 police reports, 8 police alarms, 7 suspicious conditions, 6 respiratory difficulties, 6 domestic; 6 erratic drivers, 6 for police information, 4 property damage, 4 sick person, 3 parking complaint, 1 entrapment, 1 criminal mischief. Chief Hawley said a 4 year- old child died in Coatesville of a gunshot wound. Please lock up your guns and keep them away from children. The police report is available at the Township building.

Public Works Report: For the month of February, the Public Works Department spent time preparing for two winter weather events in which plowing operations were deployed and or the treatment of roads with de-icing agents were used. Before a weather event, all snow and ice removal equipment is inspected for fluid levels, belts, hoses, wiring, hydraulic lines and connections, lights, tire pressure, and many other various items. After a winter weather event trucks are unloaded of unused material which is placed back into the stock pile. All equipment is washed with goal to remove any salt residue. Equipment maintenance checks are performed once again as well as inspection for worn or damaged parts. The Public Works Department also filled all medium to major pot holes within the Township. After winter weather is completely over, pot holes will be filled again. Township owned land along Greenbelt and Quarry Roads has been posted. The Department has checked and cleared many storm drains over the month.

Also, this month the Department has cut and chipped tree limbs within the right-a-way on several roads. Many street signs have been repaired or corrected.

Emergency Management Coordinator Report: Mr. Taylor stated he has no report. He asked if there is any possible date for Brandywine Hospital to reopen. Mr. O'Keefe offered that negotiations are on-going.

Keystone Valley Fire Department Report: For the month of February 2022, Keystone Valley Fire Department responded to 29 calls for service: auto accident 5, gas leak 1, relocates or covers 1, automatic fire alarm 5, building fire 1, fires (other) 3, assists mutual aid 11, chimney fire 1, no services 2, assist EMS 6, power lines down 2, public service 1. The municipal break-down: West Sadsbury Township 13, Highland Township 1, Parkesburg Borough 4, Out of District 11. The average personnel per call were 6 people. The total time spent in service was 24 hours and 02 minutes. The average response time from dispatch to on-scene was 7minutes. The total man hours were 90 hours and 05 minutes. For the month of February, 2022, Keystone Valley responded to 93 calls for service: treated, transported ALS 29, treated transported BLS 27, dead at scene 2, no service required 6, patient refused care 17, recalled 6, EMS support 5, treated, transferred care 1. Municipal break-down: Parkesburg 32, West Sadsbury 24, Highland 2, Sadsbury 24, Atglen 1, Christiana, Lancaster County 3, Coatesville City 1, East Fallowfield 2, Sadsbury, Lancaster County 1, Valley 1 West Fallowfield 1.

Sadsburyville Fire Company Report: For the month of February, 2022, Sadsburyville Fire Company responded to 20 calls for service: motor vehicle accident 2, assist EMS 1, house fire 2, traffic control 1, public service 1, automatic alarm 2, pedestrian struck 1, gas leak 2, vehicle fire 1, wires 2, building fire 1, brush fire 3, trash fire 1, relocate 1. The Municipal Break-down: Sadsbury Township 11, Valley Township 2, West Caln Township 4, West Fallowfield Township 1, West Brandywine Township 1, Caln Township 1. There was an average of 8 firefighters per call. Miles traveled were 184 with an average of 9.2 miles per call. Time in service was 18 hours and 38 minutes with an average of 55.9 minutes per call.

Planning Commission Report: Mr. Jessey reported there was no meeting in February and looks like there will be no meeting in March.

Engineer Report: 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 \$4,410.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for XARIS Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$4,410.50 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 Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$1,705.00 for the Board's 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 \$1,705.00 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 Rock Holdings, LLC for Building #2 in the amount of \$2,058.75 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, LLC for Building #2 in the amount of \$2,058.75 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 Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$485.00 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 2B in the amount of \$485.00 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 \$437.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2A in the amount of \$437.50 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 Arcadia Associates L.P. for Sadsbury Park Phase 3B in the amount of \$547.50 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 3B in the amount of \$547.50 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 Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$1,095.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$1,095.00 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 4B in the amount of \$262.50 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 4B in the amount of \$262.50 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 Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,025.00 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 \$1,025.00 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 Commons, LP for Sadsbury Commons Connector Road Site Work in the amount of \$1,300.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Common, L.P. for Sadsbury Commons Connector Road Site Work in the amount of \$1,300 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 Associates L.P for Sadsbury Square in the amount of \$38,619.70 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 Associates, L.P. for Sadsbury Square

in the amount of \$38,619.70 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 XARIS Property Group, LLC for Clover Hill at Sadsbury Park in the amount of \$29,037.00 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 XARIS Property Group, LLC for Clover Hill at Sadsbury Park in the amount of \$29,037.00 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 Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$25,000 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 Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$25,000.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated that Sadsbury Park Phases 2A, 3B, and 4A are complete. Lincoln Crest Mobile Home Park Expansion and Sadsbury Square are both site construction. Sadsbury Commons will begin construction and will be working 3 shifts. The sewer extension will be completed in May. The fence at Rock Holding is a concern. 12 Lemon Alley and 17 Lemon Alley are complete. The Engineers are trying to get the 999 report completed and ready for the Township to send it electronically. In the future Engineer will handle sending the 999 reports.

Mr. Porter stated PennDOT and McMahon Associates are working on signal permits at Sadsbury Commons. Traffic Planning and Design always inspects signals for the Township. The Board would like Traffic Planning and Design to do the inspections.

Solicitor Report:

Mr. O'Keefe reported that at the February Board of Supervisors meeting there was also a Conditional Use Hearing for Philadelphia Meade. Mr. O'Keefe asked the Board if they are in agreement to approve the Decision and Order for Philadelphia Meadery.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve the conditional use application submitted by Philadelphia Mead Company to allow a second by-right use at the property of 3000 Lincoln Highway, conditioned by the following:

1. Applicant must comply with all regulations of Sadsbury Township, its Zoning Ordinance, and Subdivision and Land Development Ordinance.

2. Any outdoor events or entertainment at the Property may not have amplified music.

3. Any outdoor events or entertainment at the Property must comply with the Township Noise Ordinance, and all other ordinances and regulations governing public gatherings, events, and nuisances.

4. Any outdoor event or entertainment at the Property must conclude by no later than 9:00 PM.

5. The Applicant shall express to the Board of Supervisors in writing delivered to the Township Building within ten (10) days of receipt of this written Decision and Order, its full and complete consent to the conditions specified herein above or the Application for conditional use approval is denied; the Board of Supervisors expressly finding and concluding that the Applicant, in absence of compliance with the said conditions, is inconsistent with the standards, criteria, purposes and policies set forth in the Zoning Ordinance. In the event the Applicant does not consent to the conditions or appeal this Decision and Order or any condition hereof, the Board of Supervisors retains jurisdiction to adopt findings of fact and conclusions of law in support of the denial.

With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe reported that 180 days ago Donald Cairns came to Board to put 23.6 acres of land in Agricultural Security. Resolution 2022-05 would place that acreage in the Agriculture Security.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2022-05, adding parcel number 37-2-2, 23.6 acres of land owned by Donald W. and Kelly M. Cairns into Sadsbury Township Agricultural Security. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated that parking on Harner Blvd. at the Sadsbury Park Development is a problem for emergency vehicles to get through. Mr. O'Keefe would like the Board to allow him to advertise Ordinance 2022-01 restricting parking on Harner Blvd.

Mr. Reynolds made a motion, seconded by Mr. Moore, for Mr. O'Keefe to advertise Ordinance 2022-01 to regulate parking on Harner Blvd. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated that last year American Tower wanted to reduce the amount of rent it pays for the cell tower in Sadsbury Township. The Board did not accept the offer then

and now we received a letter with a higher rate of rental. Mr. O'Keefe stated that the Board does not have to do anything, because our present lease on the tower is good for 20 or 25 years. This letter was just more of an update. The Board feels it should be just left alone.

Mr. O'Keefe received information about amending the Police Pension Plan for a cost of living adjustment. There will be no financial impact on the Township.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2022-06 amending the police pension plan. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Uhrig Construction changed its work orders and Mr. Porter and Mr. O'Keefe have been working on the details. Change of Orders:

1. Add 1 Red ADA mat \$143.62
2. Increase size of Reception Window to 36x36 \$1,317.59
3. Additional exit sign, 1 fire alarm visual and 1 emergency battery \$1,063.66
4. Material cost increase \$3,204.43

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve the change of order numbers 1 and 2. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Chester County Airport Update: No report

Zoning Report: Mr. Kowalski reported there were no Zoning applications but he did have several phone inquiries.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the February 2022 General Fund Invoices in the amount of \$204,057.83. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

Old Business:

Mr. Reynolds stated the person appointed to the position of Auditor for the Township has declined the position. Therefore, the Township needs to appoint an Auditor for the Township to fill the position left open to expire in 2023.

The Township has appointed Zachary Groff to the position of Tax Collector for a term to expire in 2025.

Public Comment

Elaine Babcock presented the Board with a complaint about the parking situation in Sadsbury Village with the construction of Sadsbury Square. Six parking spaces on Green Hill Road were lost. She feels parking on the street will still allow for Emergency Vehicles to get through.

Mr. Taylor stated they had the same problem at Julie Drive. The fire company did a mock drill and found the vehicles take up a lot of area. There is not just one vehicle, there are fire trucks, ambulances, and police that will be needed in an emergency. The snow plow takes up a lot of space also.

Ms. Babcock stated the cars would be moved for the snow plow.

Mr. Reynolds stated he took the fire truck and it was horribly tight at the Green Hill cul-de-sac. He could not make it and had to back up.

Another resident from Sadsbury Village says there is less parking then promised and she is looking for a peaceful solution. Could Green Hill be made a one-way street with parking on one side. Mr. Reynolds stated the Engineers will look into this solution.

Mr. Jessey suggested to make this a temporary solution. Sadsbury Square will have additional parking for residents of Sadsbury Park to use.

Chief Hawley stated if there is a compromise, it will not violate public safety. The vast majority of residents in Sadsbury Village are very respectful. The roads were a bad design, but emergency equipment must get through.

Mr. Jessey stated that a tractor trailer and truck parks on Blackberry. Can this be stopped?

Mr. Reynolds said the Board and Engineers, and Solicitor will look at options to see if there is a solution to all the parking problems.

Dawn Groff asked Chief Hawley if he has any information update on the Bus Patrol Program. She wants to know how to stop cars from going around stopped school busses.

Chief Hawley stated the program is moving forward.

Dawn Groff reported there is an increase in water pressure and many residents had to replace water heaters.

Mr. Jessey thinks it could be from the on-going construction.

Mr. Reynolds said that would be a Pennsylvania American question.

Mr. O'Keefe stated Pennsylvania American should have notified residents, if they knew about it.

David McCoy stated the ZOOM is not working.

Mr. Reynolds stated it was working at 4 pm.

Michelle Falcone asked for a John Rock fence update.

Mr. O'Keefe stated he has no formal update. John Rock did not get Zoning approval to place the fence where it is. They can go to Zoning Hearing Board or submit a new Land Development application.

Ms. Falcone asked if it is not supposed to be there, why is it still there.

Mr. O'Keefe stated it is the position of the owner that the fence is where it is because of vandalism and rocks being thrown at trucks. When asked to prove this, he could not.

Anthony Clark asked what is going on at 10 Compass Road. Mr. O'Keefe stated they applied for a fence permit.

Anthony Clark said the Road Crew putting down cold patch is wasting their time.

Mr. Reynolds said there will be a road inspection in April.

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

