

## **Board of Supervisors Regular Meeting, Tuesday March 2, 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 Sadbury Township Board of Supervisors is conducting the March meeting remotely via ZOOM. Chairman, Dave Reynolds called the meeting to order. Present was Supervisor John Moore, Township Solicitor Max O'Keefe, Township Engineer/Zoning Officer Dave Porter, Police Chief Mike Hawley, and members of the public. Supervisor Earl Taylor was absent.

The moment of silence and Pledge of Allegiance were waived.

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.

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.

**Police Report:** Chief Hawley reported the police department responded to 358 calls for service. 23 calls were assist to other departments. The Watch Guard body cam system is assembled and finishing touches on the server are be done. Chief Hawley will have more information at next month's meeting. Chief Hawley is asking anyone who has cameras on their home or business, to confidentially let the police department know. Crimes are stopped by using video footage.

Corporal Sipple and the District Attorney are compiling a list of charges against a convicted felon by compiling new charges for 58 charges of felony. The safe that was confiscated was opened and contained only paperwork and nothing else of interest.

The former resident of 7 Middle Street (not the titled owner) removed the lock that the current owner installed; so the owner could not enter into the home. Chief Hawley directed the former resident be charged and he was released on \$7,500 signature bond. Since he is a convicted felon, Chief Hawley contacted his parole officer and put out a warrant for his arrest for violation of probation, criminal trespass and defiant trespass. The current owner has secured the property and has pride in ownership.

Officer Barr will likely return to duty the middle of the month.

The full report is available at the Township office by request.

**Public Works** For the month of February, the Public Works Department spent a majority of its time preparing and responding to eight separate winter weather events in which plowing operations were deployed and or treatment of roads with de-icing agents were used. A great deal of time is spent to prepare all snow and ice removal equipment with maintenance checks. After a weather event trucks are unloaded of unused

material, and all equipment is washed with the goal to remove any salt residue. Equipment is again checked for worn or damaged parts. Storm water drains as well as ditches were maintained. Pot holes on various roads were repaired, and several street signs that were damaged were repaired or replaced. Lastly, an alarm system was installed at the Public Works Garage. The equipment hours were 34.5 and the vehicle miles were 1,335.4.

**Emergency Management Coordinator:** No report.

**Keystone Valley Fire Department Report:** Chief Gathercole reported that for the month of February, 2021, the Department responded to 22 calls: Auto accident 3, search 1, automatic fire alarm 1, forcible entry 1, gas leak inside/outside, building fire 4, false alarm 1, EMS assist 7, chimney fire 1, traffic control 1. The response by municipality: West Sadsbury Township 5, Highland Township 3, Parkesburg Borough 9, Out of District 5. The average personnel per call were 7 with a total number of 181 personnel. The time spent in service was 42 hours and 52 minutes. The average response time from dispatch to on scene was 9 minutes. The total man hours were 139 hours and 51 minutes. The EMS Division responded to 133 calls: refusals 26, recalls 2, public assist 7, DOA 2, treated/transferred care 2, EMS ops standby 6, ALS 38, BLS 84, accident pedestrian 1.

**Sadsburyville Fire Company Report:** Chief Grossman reported the Sadsburyville Fire Company responded to 21 calls for the month of February: motor vehicle accident 7, structure fire 3, public service 5, automatic fire alarm 1, carbon monoxide alarm 1, relocate 2, vehicle fire 1, investigation 1. The break down by Municipality: Sadsbury Township 9, Parkesburg Borough 3, Valley Township 2, West Caln Township 2, West Sadsbury Township 2, Highland Township 1, Coatesville City 1, East Fallowfield Township 1. Average 7 firefighters per call. There were 187 miles traveled, with an average of 8.9 miles per call. Time in service was 15 hours and 58 minutes with an average of 45.6 minutes per call

**Planning Commission Report:** No February meeting.

**Engineer Report:** Mr. Porter reported 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 \$2,841.87 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve and Engineering Escrow release of funds for Sadsbury Commons L.P. for the Sadsbury Commons Connector Road Site Work in the amount of \$2,841.87 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

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 \$98.12 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 3B in the amount of \$98.12 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

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 \$59.37 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 4A in the amount of \$59.37 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 \$876.87 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 \$876.87 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Lafayette Square Partners L.P. for Lafayette Square Phase II and III in the amount of \$2,958.75 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 Partner L.P. for Lafayette Square Phase II and III in the amount of \$2,958.75 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter stated he is in contact with John Lymberis, the new owner of Sadsbury Park Phase 1 at Quarry Road. Mr. Porter spoke to D.L. Howe about the pole relocation at Stewart Huston Drive. The cost will be about \$70.00 and looking for the Township to pay \$30,210 to pay this out of Act 209 money. Mr. Bentley from Aim Development is looking at the Township to purchase property for the Public Works Garage.

**Solicitor Report:** Mr. O'Keefe asked the Board to review and conditionally approve the developer agreements for Sadsbury Park/Arcadia Phases 2B and 4B.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve the Developers Agreements for Sadsbury Park/Arcadia Phases 3B and 4B. Escrow Agreement, Termination Agreement, Subdivision Financial Security Agreement, Sub Division and Land Development Agreement, Landscape Restrictive Covenant, and Storm Water Management Agreement. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated that Sadsbury Quarry Road Associates, John Newton, has agreed to transfer 2 EDU's to Sadsbury Arcadia Associates, L.P. to use at Sadsbury Park Phases 2-4. This should be approved by the Board.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a transfer of 2 EDU's from Sadsbury Quarry Road Associates, L.P. to Sadsbury Park/Arcadia Associates L.P. for use at Sadsbury Park Phases 2-4. Memorialized by Sadsbury Quarry Road Associates L.P. letter dated February 23,2021. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated he has Developer Agreements for Sadsbury Park Phase 1/Xaris that are ready for approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve the Developers Agreements for Sadsbury Park Phase 1/Xaris per Mr. O'Keefe's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Lymberis stated the name of the development will be Clover Hill.

Mr. O'Keefe stated that Sadsbury Commons has arranged for the Estate of Alta Hershey to give deed of dedication for Leike Road Right of Way to the Township.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2021-05, accepting the Deed of Dedication from the estate of Alta Hersey, adjacent to portions of Leike Road and Octorara Trail. With there being no questions from the public, the Board voting "aye", the motion passed.

Michael Gill and Jeff McClintock with Sadsbury Commons requests they be allowed to have their contractors do storm water work at night. The roadwork is underway. The part of the job remaining is running utilities under Route 10 and 30 and would like to do this at night. The starting time would be 7pm or 8pm. To 5am or 6am. The water line relocation would be April 11 for 2 weeks following 2 weeks later with storm water for 3 weeks. Sanitary Sewer work will be done in May. The work will be Sunday and Thursday with one lane of traffic open. This will not affect Hershey Lane. Chief Hawley stated he would like times of work.

Mr. O'Keefe stated PennDOT wants the Township to use dotGrants on line reporting system to file the required Liquid Fuels forms annually. This must be done by Resolution.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2021-06, agreeing the Township will use dotGrants on-line reporting system to file the required Liquid Fuels forms annually. With there being no questions from the public, the Board voting “aye”, the motion passed.

Mr. O’Keefe stated he received the Keystone Valley Rates for EMS service for 5 years until 2026. The agreement needs to be cleaned up from the original agreement. Mr. O’Keefe will work on the agreement and have it ready for next month’s meeting. Mr. Reynolds stated he has two other interested EMS entities. Mr. O’Keefe stated we will table this to next month and he will look into putting the service out to bid.

Mr. O’Keefe stated he has 3 Storm Water Management applications. He has thoroughly looked over them and they are ready for approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve Stormwater Management Agreements for Feters, Tref, and Rock Bottom Properties. With there being no questions from the public, the Board voting “aye”, the motion passed.

Mr. O’Keefe stated that April 2021 is “Safe digging month”. Pennsylvania One Call System would like the Township to adopt a resolution, which would clearly only be symbolic for safe digging. Mr. Reynolds would like to table this.

Mr. O’Keefe stated that David Biloon from MacCombie’s office is working on plan approval for a new home at 60 Reel Street, including Storm Water Management.

Mr. Reynolds made a motion, seconded by Mr. Moore, to conditionally approve the Storm Water Management Agreement for 60 Reel Street; only with the Township Solicitors and Township Engineers satisfaction. With there being no questions from the public, the motion passed.

**Chester County Airport Update:** Mr. Roberts stated the maintenance department is a little over budget on snow removal. The Authority is looking for more business.

**Zoning Report:** Mr. Porter reported that there is an interest in the Black Walnut Winery property at 3000 Lincoln Highway, to convert it to office space for insurance and financial services. He would like to have some feed-back from the Board. The property is about 1,800 square feet and the use would be 9 to 5. The public would be able to buy insurance. It does not look like a lot of foot traffic and the parking lot would be for employees. The Board sees no problem with this, and thinks business in the Township is a good thing.

Mr. Porter stated there have been numerous fence and grading permits for the month.

**Payment of Invoices:**

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the February 2021 General Fund Invoices in the amount of \$223,937.45. With there being no questions from the public, the Board voting “aye”, the motion passed.

**Old Business:**

Mr. Reynolds made a motion, seconded by Mr. Moore, to reimburse Todd Bowers for the repair of his Township phone not to exceed \$400.00 and with the condition going forward to do an incident report and go to a Verizon Store. With there being no questions from the public, the Board voting “aye”, the motion passed.

**Public Comment:**

Simon Jessey has a lot of complaints with Eagle Disposal. With holidays and inclement weather, because our trash day is Friday; the make-up day is Saturday.

Simon also wanted to know why Old Wilmington Road was closed. Mr. Reynolds stated a utility pole was down with wires.

Mr. Moore stated he has been contacting other trash companies with pricing.

Mr. Lymberis thinks a bigger company took over Eagle and that could be the problem.

Mr. Lymberis also stated he has obtained a solar flashing speed sign to slow down traffic in the Township. There will be no cost to the Township. The Board authorized MacCombie’s office to sign off on the installation.

With there being no further business, Mr. Reynolds made a motion, seconded by Mr. Moore, to adjourn the meeting. With there being no questions from the public, the Board voting “aye”, the motion passed.

Respectfully Submitted,

Linda Shank  
Secretary

