

Board of Supervisors Regular Meeting, Tuesday, March 3, 2020

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, March 3, 2020 commencing at 7:00 p.m. Chairman, David Reynolds called the meeting to order. Present was Supervisor John Moore, and Supervisor Earl Taylor via phone. Also present was Township Solicitor, Mr. O'Keefe and Township Engineer/Zoning Officer, Mr. MacCombie, and members of the community.

Mr. Reynolds announced the Board met in Executive Session prior to tonight's meeting to discuss personnel issues.

A moment of silence and Pledge of Allegiance was observed.

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. Taylor, to adopt the minutes of the previous meeting. With there being no question from the public, the Board voting "aye", the motion passed unanimously.

Police Report: Chief Hawley would like to give commendations to three of his officers who are present at the meeting tonight.

1. Officer Alan Haldeman: On February 9, 2020 an accident occurred on Octorara Trail, where a truck hit an Amish horse and buggy from behind and fled the scene. Thankfully, there was only 1 minor injury. On February 10, 2020, Officer Haldeman used surveillance to determine he recognized the Dodge Ram truck as one owned by a resident on Octorara Road. He and Officer Barr conducted an investigation with photos taken from a neighbor's property. On February 11, 2020, Officer Barr went to the Sunoco at Route 10 and 30 and watched a video showing who was the driver of the truck that struck the Amish horse and buggy. For showing the highest standard of police work, Chief Hawley is formally giving Officer Haldeman a letter of Commendation be placed in Officer Haldeman's police file.

2. Officer Ryan Barr: On the morning following the accident on Octorara Trail, the officers knowing what vehicle was involved, but could not put the owner as the driver, Officer Barr obtained video surveillance from the Sunoco at Route 10 and 30 using his investigative skills served to identify the operator of the vehicle as he was a customer in the store just before the accident showing he was the driver of the vehicle that left the scene. For Officer Barr's intelligent police work, Chief Hawley gave Officer Barr a letter of Commendation to be placed in Officer Barr's police file.

3. Officer Matt Diemedio: On January 4, 2020 Officer Diemedio stopped a suspicious vehicle on Valley Road. One occupant in the car was wanted on a warrant. Officer Diemedio took control and seized the vehicle. A search of the vehicle found illegal

substances. 7 grams of methamphetamines and \$651.00 cash in drug money. Officer Diemedio stopped a delivery and sale of these drugs and took dangerous drugs off the street. A letter of Commendation will be placed in Officer Diemedio's police file.

Chief Hawley says his officers are out there every day protecting the Township and there are those who are out there to disrupt.

Chief Hawley stated that Red the Uniform is out of business. He can get ½ off what they were paying with Atlantic Tactical. Vests cost \$1,200.00 per officer and Sergeant Imhoff is formalizing a 59-50 grant for the vests, which would be half the cost. Officer Matt Diemedio will wear a sample uniform and vest to try out the new company. He will report back.

The Township ID cards are being worked on with Sergeant Imhoff and Tammy Russell.

The pieces are in place to handle evidence bags with a hand held scanner.

The box is now in the lobby of the Township Office from Rite Aid for disposal of drugs, thanks to Sergeant Imhoff.

The Police will be doing traffic enforcement on Washington Lane, Octorara Road, and Lincoln Highway, and many other locations to enforce traffic laws.

Chief Hawley asked the Board to consider an Abatement Ordinance to allow the police to process abandoned vehicles. Details will be worked out between Chief Hawley and Max O'Keefe.

Chief Hawley reported that for the month of February, the police department answered 395 calls for service. Criminal arrest for February are as follows: Access device fraud, theft, theft by deception, R.S.P., bad checks, forgery, I.D. theft, retail theft, commit theft, R.E.A.P., tampering with evidence. A copy of the police report is on file and is available upon request.

Public Works Report: The month of February was a non-eventful month in regards to snow plowing and deicing roads. There were zero weather events for the month to report. Pot holes were filled on various roads in the Township, many road/street signs were repaired, and our storm drain system was maintained. Township vehicles and equipment was inspected and maintenance checks were performed. Safety procedures for the chipper, backhoe loader, and operation of chainsaws were completed. The Department has also reviewed pre-truck inspection checks and air brakes checks with employees. Since we have had some decent weather days, the department has already begun cleaning up hundreds of branches and trash at Bert Reel Park and other areas we maintain with mowers. Each employee was issued an I.D. badge which will have their position displayed and must be on them at all times when in areas they would come in contact with the general public. Equipment hours were 2.8 and equipment miles were 599.7.

The Public Works department received a quote from Garden State Highway Products for signs in the amount of \$809.81, that are needed by the department.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a quote from Garden State Highway Products for signs needed by the Public Works Department in the amount of \$809.81. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds stated there is also a proposal from Morgan Site Improvement to correct the problem of the sinkhole on Quarry Road, in the amount of \$2,286.00. The Township will provide the stone that is needed.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve the proposal from Morgan Site Improvement to fix the sinkhole on Quarry Road in the amount of \$2,286.00, with the Township providing the stone. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Emergency Management Coordinator: Mr. Taylor is close to getting Mr. Moore as Deputy Coordinator. Mr. Taylor also has contacted the County to get the correct courses that he needs to take.

Keystone Valley Fire Department: Mr. Cazillo reported that for the month of February, the Keystone Valley Fire Department responded to 21 calls for: fire 8, rescue/medical assist 9, service 3, and false 1. The response by municipality is as follows: West Sadsbury Township 5, Highland Township 1, Parkesburg Borough 5, Sadsbury (OOD) 1, and Out of District 9. The average response by personnel per call was 8, with a total of 163 personnel for combined response hours 122.08 hours. The average response time from dispatch to scene was 11.11 minutes. The Keystone Valley EMS Division responded to 120 calls for service as follows: Treated/transported BLS 39, treated/transported ALS 36, No service required 8, patient refusal (treat, no transport) 18, Public service 7, dead at scene 3, recalled 9. The Municipal break-down is as follows: Parkesburg Borough 47, Sadsbury Township 39, West Sadsbury Township 18, Highland Township 6, Atglen Borough 2, East Fallowfield Township 1, Sadsbury Township, Lancaster County 1, West Fallowfield Township 2, Londonderry Township 1, and Salisbury Township, Lancaster County 2.

Sadsburyville Fire Company: Mr. Brecht reported that for the month of February, the Sadsburyville Fire Company responded to 17 calls for: motor vehicle accidents 5, engine transfer 3, house fire 2, wires 2, engine gas leak outside 1, investigation inside 1, grill fire 1 trash fire 1, and assist EMS 1. The break-down by municipality is as follows: Sadsbury Township 10, Valley Township 2, Caln Township 1, Coatesville City 1, Parkesburg Borough 1, West Caln Township 1, and West Grove Borough 1. There were 130 firefighters responding for a total of 7.6 firefighters per call. 120 miles were

traveled for a total of 7.1 miles per call. Time in service was 14 hours and 52 minutes with an average of 52.4 minutes per call.

Planning Commission Report: Mr. Jessey reported the Commission met on Wednesday, February 12, 2020. The Commission recommended that the Board of Supervisors approve Preliminary/Final Land Development of a 4,288 square foot addition to the Sadsburyville Fire House with conditions. Sadsbury Park Phase 1, also was given a recommendation for the Board of supervisors to approve the amended final plan with conditions. Mr. Jessey stated he is recording the meetings on his phone for accuracy in the minutes. Mr. O'Keefe stated he should announce that the meeting is being recorded. It should be determined if this will be the policy of the Planning Commission going forward. Mr. O'Keefe will look into any requirements of maintenance for video files.

Engineer Report: Mr. MacCombie reported he has an Engineering Escrow Release of Funds for the CTDI Building Expansion Land Development, Parsons Coatesville, LLC, in the amount of \$322.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow Release of Funds for the CTDI Building Expansion Land Development, Parsons Coatesville, LLC in the amount of \$322.50 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow Release of the total remaining funds for the CTDI Building Expansion Land Development, Parsons Coatesville, LLC in the amount of \$6,934.13 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow Release of the total remaining funds for the CTDI Building Expansion, Land Development, Parsons Coatesville, LLC in the amount of \$6,934.13 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow Release of Funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A, in the amount of \$2,702.21 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 3A, in the amount of \$2,702.21 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow Release of Funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3B in the amount of \$757.50 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 3B in the amount of \$757.50 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he met with Randy White and John Jaros concerning Sadsbury Square. They have agreed to pay \$12,500 for fee in lieu of for Landscaping. The agreements can be finalized.

Lincoln Crest wants to expand but the sewer system is in complete disrepair.

Sadsbury Commons needs two items, a Sewage Planning Module and DEP asked to determine the exact date that the Hershey Lane connection will take place. A letter needs to be written to DEP that when the time is appropriate, they will connect to public sewer.

Mr. MacCombie stated the Township has \$425,065.04 in Liquid Fuels. Be aware Liquid Fuels money can be used for the Octorara Bridge, which will be started about 2021. Mr. MacCombie feels the Board should look over the paving projects in the Township and decide what needs to be done and what does not.

Mr. MacCombie is meeting with D.L. Howel Associates on March 10, 2020 to discuss completion of Old Wilmington and Stewart Huston Road opening.

The Hydrolic Analysis is done concerning the Octorara Bridge Project. The Bog turtle report is not completed. When that is finalized, then can make submission to DEP.

Solicitor Report: Mr. O'Keefe stated that back in December, 2019, Arcadia had a Conditional Use Hearing concerning payment to the Township of funds held by Arcadia for the Public Works Garage. The Township has to request that the money now be released to the Township by motion.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to request release of Sadsbury Arcadia Letter of Credit from Meridian Bank. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated he received a letter from Mr. Taylor, as Roadmaster, requesting to participate in the Township's health insurance plan pursuant to the requirements of Section 606(c)(1) of Pennsylvania's Second Class Township Code.

Chester County Airport Update No report

Zoning Report: Last Month Craig Hannum requested to have his \$1,000 returned for a sketch plan he paid for a property that he now wants to sell. Mr. MacCombie stated that he was billed in June for \$106.75. The balance of the refund will be \$893.75.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to refund \$893.75 to Mr. Hannum. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the February 2020 General Fund invoices in the amount of \$157,264.75. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

Mr. O’Keefe stated that John Lymberis is ready to move forward with Phase II and III of Lafayette Square. There will be 8 more buildings with access to Route 30 as well as Old Wilmington Road.

Mr. Reynolds made a motion, seconded by Mr. Moore, to accept all Developer Agreement Documents pertaining to Lafayette Square Phase II and Phase III. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Barry Stingle, John Newton, and Patrick McKenna came before the Board asking for amended plan approval for Sadsbury Park Phase 1. They went to the February Planning Commission meeting and received a recommendation for approval. There are 39 units for this project with 2 access points. There is landscape buffering with street trees and evergreens on the southern boundary. They are using the TND landscape requirements.

Mr. Reynolds made a motion, seconded by Mr. Moore, to give Conditional Amended Final Plan approval for Sadsbury Park Phase 1, contingent on the conditions in the January 31, 2020 MacCombie letter, and comments from the Township consultants, Carol Menke and Stubbe Consulting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Patrick McKenna, representing Commonwealth Engineers came before the Board to request Preliminary/Final Land Development approval and approval of waivers along with the Developers Agreements for the Sadsburyville Fire Company building expansion.

Supervisor Reynolds will abstain on the Sadsbury Fire Company discussion and vote.

Mr. McKenna stated the expansion will be on the west side of First Avenue. The 2 lots have been combined into one lot. Sadsburyville Fire Company appeared before the Sadsbury Zoning Hearing Board and granted approval to proceed. The project received clean reviews from Mr. MacCombie's office. The waivers are:

1. The plan be submitted as a preliminary/final due to size of project.
2. The existing right of way be increased to 50 feet.
3. The landscape plan not be required to be prepared by a registered landscape Architect because of the small amount of landscape being proposed.
4. The total plantings be less than that calculated from table because of the existing Sanitary sewer easement that limits the amount of landscape that can be added To the site.
5. Requests stormwater management design not be required to comply with In filtration requirements because of poor infiltration test results.
6. Requests that the stormwater management design not be required to comply With peak flow rate requirements since a net decrease in impervious area is Proposed.

Mr. Moore made a motion, seconded by Mr. Taylor, to grant approval of the six waiver requests for the Sadsburyville Fire Company project. With there being no questions from the public, Mr. Moore and Mr. Taylor voting "aye", the motion passed.

Mr. Moore made a motion, seconded by Mr. Taylor, to grant Preliminary/Final Land Development approval for Sadsburyville Fire Company expansion, compliant with the Township Engineer. With there being no questions from the public, Mr. Moore and Mr. Taylor voting "aye", the motion passed.

Mr. Moore made a motion, seconded by Mr. Taylor, to approve the Developers Agreements, Stormwater, and Financial Agreement for Sadsburyville Fire Company expansion. With there being no questions from the public, Mr. Moore and Mr. Taylor voting "aye", the motion passed.

Eric Brecht from Sadsburyville Fire Company requested the Township waive the building permit and inspection fees.

Mr. Moore made a motion, seconded by Mr. Taylor, to waive the building permit fees and inspection fees for the Sadsburyville Fire Company building expansion. With there being no questions from the public, Mr. Moore and Mr. Taylor voting "aye", the motion passed.

Mr. Reynolds stated the Township received a notice from the Chester County Tax Collection Committee requesting delegates to the Committee. The Board will keep the same members as last year, with no changes.

Old Business:

The PSATS Conference is May 3-6 in Hershey PA. Mr. Reynolds would like to see if he could attend at least 1 day. Tammy Russell takes classes offered at the conference.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve Tammy Russel attending the PSATS Conference and take classes not to exceed \$500.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment:

Simon Jessey asked if vehicles parked on the street and do not have proper registration, can something be done to move them. Chief Hawley stated the police will investigate and determine the status.

Simon Jessey suggested installing a hand sanitizer dispenser in the lobby. Mr. Reynolds will have the secretary look into it.

Jamie MacCombie is in talks with the State to allow a left turn arrow on the Route 30 and Old Wilmington Road traffic light. PennDOT is looking into it and he does not know the time frame.

Vicky Horan stated that under the railroad bridge in Pomeroy is in need of repair.

Jerry Rank feels that if you open the gate at Stewart Huston and Old Wilmington Road, the trucks will get stuck left and right at the tunnel. He turned around about 10 trucks a day at the tunnel. Mr. Reynolds said hopefully, it will be well marked for the trucks to get back on Lincoln Highway. Chief Hawley says he has good, well trained police officers, Jerry left him with great officers and a good department.

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 unanimously.

Respectfully Submitted,

Linda Shank
Secretary

