

Board of Supervisors Regular Meeting, Tuesday, March 5, 2024

A regular meeting of the Sadsbury Township Board of Supervisors was conducted on Tuesday, March 5, 2024 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Hanaway and Mr. Taylor 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.

A moment of silence and Pledge of Allegiance was observed.

Mr. Reynolds stated the Board met in Executive Session on February 29, 2024 regarding the Police Labor Contract discussion.

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 Comment on Agenda Items Only: There were no comments.

Police Report: Chief Hawley stated that for the month of February, there were 646 calls for service. Business checks and patrol checks were 423, so that leaves the total actual calls at 223. Some of the incidents were: 16 traffic incidents, 3 accidents using basic life support (minor injuries), 1 aircraft accident – pilot deceased, 2 accidents using advanced life support, 1 unattended sudden death, an expected event. Sadsbury Township events have been at 2% of the County's events consistently, month to month.

On Sadsbury Village and Sadsbury Park, regarding traffic. Now that the Developments are now completed, we now know what the traffic flow is. The Township Manager and HOA (Ms. Robinson) identified areas to consider painted lines, new stop signs. South Harner and Fox Trail now has a stop sign. Not all streets have been designated to the Township as of yet. Chief Hawley stated he has received calls about school buses exceeding the speed limit and not stopping at stop signs. The Chief had a discussion with the Craft Bus Safety Department, and was told the busses will be given a violation. The Chief thinks they have a handle on Sadsbury Park as far as the busses are concerned.

The Pennsylvania American tressel work one lane traffic will soon be terminated. Tomorrow they will resurface and repave. They are close to done, but our officers will continue to monitor.

Township Manager Report: Mr. Przychodzien stated that it is his recommendation that the Township consider discontinuing using Wayne Grafton as the Township Planner.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to discontinue using Wayne Grafton as the Township Planner until further notice. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

There was an Eagle Scout presentation to the Township from Grace King. She would like to repair a plaque on the back pavilion of an Eagle Scout that has passed away. It has been neglected and mistreated. She also would like to update the main area and improve the area from the parking lot to the pavilion.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve the activities for the Eagle Scout Project for Grace King. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Przychodzien stated the salt bins are filled to maximum and going forward, the Township will be using 100 percent salt or treated salt to maintain the roads during a storm. The Township will be trying not to use anti-skid.

Comfort Pro will be handling the HVAC maintenance system. The contractor also provided a proposal to upgrade the system due to the construction in the Township building for \$40,158.00.

Mr. Przychodzien stated that after the PENNDOT inspection of the Compass Road Bridge, he along with the Engineer inspected the bridge. There are I beams that are rusted. The Public Works Department is working to obtain the material to reduce the bridge to one lane. The Township Engineer is working on bid packages and looking into any grants that may be available. Mr. Przychodzien spoke to the County Commissioners to see if there was any money available for the emergency repairs or replacement of the bridge.

Parking review in Sadsbury Village was conducted on March 4, 2024 with the HOA Management Company and the Township Engineer. The discussion was about making Broad Meadow one way east and having parking on the south side of the street. Marking the fire hydrants was also discussed. Sadsbury Park intersections were discussed with painted crosswalks. There will be a final walk through with the developer, HOA and the Township on Wednesday March 13, 2024.

Mr. Przychodzien stated the 2020 thru 2022 Liquid Fuels Audit is still under review and the 2023 audit will be coming up for review. There will be no road projects starting until both reviews are completed.

Mr. Przychodzien would like the Board to consider approval of the Township Police Collective Bargaining Agreement.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve the Township Police Collective Bargaining Agreement. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Janet Schneider of 104 Broad Meadow Drive wanted to know when her road will be one way. Mr. Reynolds told her the road will stay as it is until and if the HOA approves. Ms. Schneider also brought up an issue she has with the billing by Pennsylvania American with the water and sewer. She says the monthly bills are astronomical, and would like to know if someone could help the residents with the high costs. Mr. Reynolds told her the Township has no input with Pennsylvania American about billing. Mr. O’Keefe stated the rates are set by the Public Utilities Commission.

Public Works Report: For the month of February, 2024 the Public Works responded to two separate winter weather events on February 13th and 17th. Plowing operations were deployed and the treatment of roads with de-icing agents were used. During the February 17th snow event, the Department had an incident involving the 2021 Freightliner. It was instructed to go to Julie Drive for plowing and treating purposes. While on route to its destination, the plow shoe caught a manhole cover. The force of the striking shoe sent the manhole out of it hole and into the fuel tank of the truck. The fuel tank was damaged. The fuel tank has since been repaired, and the truck is back in service. No one was hurt and a full report from the operator of the truck was obtained. The Department also cut and/or cleared vegetation within the road right-a-way on several roads, and filled pot holes on Sadsbury and Old Mill Roads, repaired and corrected many street signs, cleared drains and have picked up trash and dumped items along Greenbelt, the parks and Lincoln Highway in the area of the Main Township Building. The Department is preparing to take action on the Compass Road Bridge. This action consists of bolting a timber curb with reflective delineators to the bridge deck on the east side. Purpose of this action is to move traffic to the center or west portion of the bridge. This action will help to extend the bridges life, keeping it open and to allow vehicles to safely cross. Planning is complete and installation is probably in the next week or so.

Emergency Management Report: Mr. Taylor said a few months back, he was discussing fire lanes in the new Development in Sadsbury Commons. Mr. Porter stated they are required by code.

Keystone Valley Fire Department Report: For the month of February 2024, Keystone Valley Fire Department responded to 20 incidents for: building fire 4, brush fire 1, outside rubbish 1, Assist EMS 1, EMS call, excluding vehicle accident with injury 1, motor vehicle accident with injuries 3, extrication of victim from building/structure 1, carbon monoxide incident 3, dispatched and cancelled on route 1, false alarm or false call 3, sprinkler activation due to malfunction 1. The response by municipality: Parkesburg 8, West Sadsbury 7, Highland 0, out of District 5. The average personnel per call was 10 people. The average response time from dispatch to on scene was 6

minutes. The total man hours were 55.45 hours. The Keystone Valley EMS report has the total calls for February: ALS transports 23, BLS transports 51, No services 7, DOA 1, recalled 1, standby 7, refusals 28. The response by municipalities: Parkesburg 35, Highland 3, West Sadsbury 24, Sadsbury 47, Atglen 1, Christiana 2, Coatesville 2, East Fallowfield 1, East Nottingham 2, Sadsbury, Lancaster County 2, Salisbury 1, Upper Oxford 1, Valley 2, West Fallowfield 2.

Sadsburyville Fire Company:

Planning Commission: The Planning Commission met on Wednesday February 14, 2024. Mr. Christian Jacobson of the Petit Group, LLC appeared for Taco Bell. Several questions were asked about water runoff in to the Buck Run and pedestrian access. The Planning Commission recommends to the Board of Supervisors that approval for the development be granted, subject to the applicant being in compliance with the Township Engineer's review letter, and grant the modified waivers. The Planning Commission is working on the Noise Ordinance

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 \$1,357.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2, in the amount of \$1,357.50 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, LP for Sadsbury Square, in the amount of \$2,332.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square, in the amount of \$2,332.50 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 the Lincoln Crest Mobile Home Park Expansion, in the amount of \$2,161.25 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 the Lincoln Crest Mobile Home Park Expansion, in the amount of \$2,161.25 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 Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A, in the amount of \$1,353.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A, in the amount of \$1,353.75 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 \$602.50 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 \$602.50 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 Sherwin Williams Unit 2 Buck Run Condominium, in the amount of \$11,134.37, for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sherwin Williams Unit 2 Buck Run Condominium, in the amount of \$11,134.37 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Sadsbury Commons Developers met with Jim Kowalski about signage along Octorara Trail and Sadsbury Commons lateral connection for WaWa.

The Chick-Fillet pad located south westerly side of Noble Way and Octorara Trail has logistical concerns with access to the drive thru.

There is a draft set of comments for Sadsbury Square for the as-built plans.

Sadsbury Park HOA is working with the Engineer and the Developer for a closure walk thru.

Clover Hill is working on their final construction.
Sherwin Williams is having plumbing work done
Taco Bell is working through the Engineer comment letter.
Stottsville Inn still has no permit application

The Compass Road bridge has section loss, the section is rusting away, and it needs to be addressed. The formal bridge report will be out soon.

Octorara Bridge does not have critical structure rusting that Compass Road bridge does. Will have to have hydraulic diagnostic testing done. The bridge could be a good candidate for a prefab structure delivered.

Dave Reynolds asked Mr. Porter to look into widening South Harner Boulevard in Sadsbury Park. Amanda Stewart from Sadsbury Park stated that North Harner looks terrible now that it has been widened. It does not look nice at all.

Mr. Reynolds stated that there will be a "Snow Emergency Declaration for the entire Township. This means that cars parked on the street in any area of the Township are subject to being towed.

Solicitor Report: Mr. O'Keefe stated his report will be short. He would like to report that the Codified Codes is now live. Go to Generalcode.com, use the library tab.

Zoning/Building Report: For the month of February, Zoning permits were issued for 1 permit for a fence, 1 permit for a shed, and answered various zoning phone calls. Building permits were issued for 2 permits for finished basements, 1 permit for a roof top solar, 1 permit for an electrical service, 1 permit for an underground oil storage tank, 1 permit for fire sprinkler system. 17 inspections were performed for the month.

Chester County Airport Update: Mr. Roberts reported the Authority met today at 4 pm. And it was business as usual. The restaurant is opened, and there will be a ribbon cutting ceremony on the 25th of March at 10 am. Mr. Reynolds asked about the fence and Mr. Roberts stated it is a long on-going project. Mr. Reynolds asked about the remote tower and Mr. Roberts said it is gone by the wayside.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the February, 2024 invoices in the amount of \$172,079.95. With there being no questions from the public, the Board voting "aye", the motion passed unanimously;

New Business:

Mr. Reynolds stated he received a request to use the baseball field. The field is not in good shape and the backstop is in bad shape.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to say the ball park is not available and deny the request to use the ball park. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Old Business:

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to appoint Mallie, LLP as accountants and auditors. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Chief Hawley stated the 2024 Charger has been delivered and is in service. The vehicle was bought with the ARPA money. When asked, the Chief reported the police have 7 vehicles in rotation.

Public Comment:

Rich Felice asked if the accountants are in addition to or a replacement. Mr. Przychodzien stated they are a replacement.

Janet Schneider asked if there will be Giant Grocery store in the Sadsbury Commons Shopping Center. Mr. Reynolds stated they have not told us for sure. There will be a grocery store in the center.

Vicky Horan asked that now that Wayne Grafton is no longer here, what is the starting date of Comprehensive Plan update. Mr. Przychodzien stated he will be working on it and will contact the County about their Comprehensive Plan.

Simon Jessey stated there are 6 members on the Comprehensive Plan Committee.

The Board was asked by a resident what they were going to do with the gravel dumped on the streets from the snow storms. Mr. Reynolds stated there is no intention to collect it.

Mr. Przychodzien stated that the 2 snow storms with the mixture of salt and anti-skid, the cost was \$26,000 in material.

Maureen King stated that Pennsylvania American is not forthcoming. Does the Township have any information on the flooding at the tunnel. Mr. Reynolds stated they

will have to grade and repave the area and make The Township aware when they are completed.

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