

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

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, November 1, 2022 commencing at 7:00 p.m. Vice Chairman, Mr. Moore called the meeting to order. Present was Supervisor, Mr. Taylor via telephone, Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief Michael Hawley, and members of the community. Chairman, Mr. Reynolds was absent.

A moment of silence and Pledge of Allegiance was observed.

Mr. Moore made a motion, seconded by Mr. Taylor, 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. Moore 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: There were no public comments.

Auditor's Report for the 2021 Audit:

Representatives of the Barz, Gowie, Amon & Fulz, LLC CPA firm presented their 2021 Audit of the Township funds. A qualified opinion was given on the government activities with the exception of the Township's police pension plan for the year ended December 31, 2021, which was not available as of the date the financial statements were issued. The Township went over budget on a few items but as a whole has a clean report.

Mr. Moore made a motion, seconded by Mr. Taylor to accept the audit for the year 2021 as presented by representatives of Barz, Gowie, Amn & Fulz, LLC. With there being no questions from the public, the Board voting "aye", the motion pass unanimously.

Police Report: Chief Hawley reported there were 650 events in the Township for the month of October. 439 of these were for business checks and 28 were State Police calls. The actual calls for October were 191. They consisted of 2 domestic incidents, 2 fires, 1 DOA, 2 overdoses with resuscitation. The full report is available at the Township. The busiest day in October was Saturday.

The Township and the Police Department had agreed the bus patrol program would be implemented this school year. Cameras would be installed on school buses to deter cars passing stopped school buses. Krapf Corporate Office is not permitting installation of cameras in their buses, so the Coatesville School District will not be participating in the bus patrol program. The police department will up patrols where school bus service is located in the Township. It is a priority to keep the children safe.

In the event the Phillies win the World Series and there are celebratory events, the police department will be on duty to see that no one is hurt. We are ready to handle what needs to be handled; as well as the surrounding departments and State Police as well. We have equipment, training, and personnel. Most people will celebrate lawfully and legally then go home. Some are there to commit trouble.

Mr. Taylor asked the Chief about the street noise on Chestnut Street. The Chief stated that Jim Kowalski, talked to the building owner and police officers have not observed any problems or noise. On Sunday the Chief had a conversation with the tenant. Chief stated they will take action with racing cars on the street and going the wrong way on one way street. The tenant stated he is working to reduce the noise and does not want to disturb the neighbors.

Public Works Report: No report

Emergency Management Report: no report

Keystone Valley Fire Department Report: For the month of October 2022, the Keystone Valley Fire Department responded to 31 calls for: building fire 7, EMS call, excluding vehicle accident with injury 6, motor vehicle accident with injuries 3, motor vehicle accident with no injuries 1, removal of victim(s) from stalled elevator 1, gas leak 2, lock-out 1, public service assistance, other 1, assist police 2, dispatched and cancelled en route 1, false alarm 3, smoke detector activation due to malfunction 1, sprinkler activation, no fire-unintentional 1, special type of incident, other 1. The response by municipality is as follows: Parkesburg, 13, West Sadsbury 7, Highland 2, Out of District 9. The average personnel per call were 5 people. The average response time from dispatch to on scene was 6 minutes. The total man hours were 45.31 hours. The Keystone Valley EMS Department responded to 139 calls for service: BLS Transports 45, ALS Transports 49, public assist 3, no service required 10, patient refused transport 20, recalled 4, standby-EMS Operational Support 6, DOA 2. The response by municipality: Parkesburg 39, West Sadsbury 17, Highland 8, Sadsbury 32, Out of District 43.

Sadsburyville Fire Company Report:

Township Planning Commission Report: Mr. Jessey reported there was no meeting in October, but will meet this month.

Engineer Report: 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 \$497.50 for the Board's approval.

Mr. Moore 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 for \$497.50 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 Commons, LP for the Sadsbury Commons Connector Road Site work in the amount of \$3,157.50 for the Board's approval.

Mr. Moore made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Connector Road Site Work in the amount of \$3,157.50 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 Commons, LP for Sadsbury Commons Phase 2 in the amount of \$2,820.00 for the Board's approval.

Mr. Moore made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, L.P. for Sadsbury Commons Phase 2 in the amount of \$1,820.00 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 XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$410.00 for the Board's approval.

Mr. Moore 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 \$410.00 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 4A in the amount of \$650.00 for the Board's approval.

Mr. Moore, 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 \$650.00 per Mr. Porter's recommendation. With the 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 \$4,152.50 for the Board's approval.

Mr. Moore made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$4,152.50 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 \$4,212.50 for the Board's approval.

Mr. Moore 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 \$4,212.50 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 Rock Holdings PA. LLC for John Rock Building #2 in the amount of \$177.50 for the Board's approval.

Mr. Moore made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Rock Holding, PA LLC for John Rock Building #2 in the amount of \$177.50 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 a Letter of Credit Reduction Certificate of Completion for Lafayette Square Partners LP for Lafayette Square Phase II & III in the amount of \$36,847.50 for the Board's approval.

Mr. Moore made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Reduction Certificate of Completion for Lafayette Square Partners, LP for Lafayette Square Phase II & III in the amount of \$36,847.50 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 a Letter of Credit Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$144,746.54 for the Board's approval.

Mr. Moore made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Sadsbury Associated, L.P. for Sadsbury Square in the amount of \$144,746.54 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported that Sadsbury Commons is working on the modification of the island on Route 30-will be doing stripping and the lineators will be installed after stripping. They are working on stormwater management and will be obligated to give the Township certain document and financial security for grading.

AZ Parkesburg missed several comments in Mr. Porter's review letter. Stottsville Inn was granted an extension into the new year. Impervious coverage is an issue and they have agreed to modify their plan. On Quaker Lane, the Public Works Department found the sewer pipe was not connected.

The Township Lighting Consultant, Mr. Stubbe has retired, so the Township needs to find a replacement for him. The Board received a quote from Sharp Engineering from Mr. Porter. Mr. Moore tabled this decision as the Board has time to consider.

Jon Neithercoat from Maine Drilling and Blasting came before the Board concerning blasting at the Lincoln Crest Mobile Home Park expansion. This project will take a couple of weeks to complete. There will be 4 to 10 blasts depending on how much rock there is. Route 30 will be shut down with PennDOT approval and Township approval. The blasts will take place between 11am and 2pm a couple days a week. Mr. Moore expressed concern about trailers being close to blasting and Mr. Neighercoat stated that DEP regulations are very strict with ground vibrations. Mr. Porter said a resident on the other side of the bypass just did house modifications and a propane tank was placed underground and does not want it disturbed. She stated she received a final notice. What will be done to protect the sewer lines underneath the 30 bypass owned by Pennsylvania American. Mr. Neithercoat stated that PADEP is watchful and must stay 6 feet away. Mr. O'Keefe would like to have a copy of the letters being sent out to residents. Mr. Neithercoat stated there will be no overnight storage of explosives, and the Chief and Township Engineer will be present at the blast. Mr. O'Keefe stated they are requesting the same waivers as they did for Sadsbury Commons.

The waivers:

1. Main Drilling and Blasting shall not be required to perform pre-existing surveys of all buildings within 2000 feet of the intended blast location and all structure with 500 feet of the intended blast location. Instead they will be required to notify, in writing, the owners of all buildings within a 1,000-foot radius of the intended blast location of the date and time of the intended blast. In those written notifications, Main Drilling and Blasting shall offer to perform a pre-existing survey to owners of all buildings within a 500-foot radius of the intended blast location. Maine Drilling and Blasting shall perform a pre-existing survey of any building within 500 feet of the intended blast location where the owner of that building desires such a survey to be performed.
2. Peak particle velocity shall be permitted to exceed .50 inches per second, but shall not exceed 2.0 inches per second.
3. Maximum sound pressure level shall be permitted to exceed 120dbl, but shall not exceed 133 dBL.

The above-described relief is contingent upon MD&B's express agreement and compliance with the following conditions:

1. There shall be no storage of explosives or explosives material at the site if the intended blast.
2. A representative or representatives of both the Township and the Police Department and the Township Engineer shall be present for the intended blast. MD&B shall be

responsible for notifying both the Township Police Department and the Township Engineer of the date and time of the intended blast at least five days prior to the scheduled date of the blast.

Mr. Moore made a motion, seconded by Mr. Taylor, to grant the waivers to Maine Drilling and blasting for the Lincoln Crest Mobile Home Park expansion with conditions. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Vicky Horan stated state some residents have Post Offices Boxes.
Mr. Jessey suggested to put it on the web site when blasting will occur.

Chief Hawley asked if Mr. Neithercoat could let him know when he has a more accurate number of blastings.

Mr. Porter stated they are under budget by an estimated amount of \$71,000.00 on the road resurfacing. He would like to know if the Board would like to have Greenbelt Road from the 1st tunnel from the bottom of Stovepipe Hill Road to Hilltop Road from where Quarry Road crosses.

Mr. Moore made a motion, seconded by Mr. Taylor, to allow DiRocco Brothers to overlay alternative items C&D in the bid for \$59,000. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Solicitor Report: Mr. O’Keefe stated that in early 2022 Eric Carlson wanted dedication of some roads in Sadsbury Park. After Mr. Carlson left Arcadia, Jason Duckworth picked up the ball. He realizes the Township is in a difficult spot due to salt shed storage. The contractor who works in Sadsbury Park would do the entire area for \$7,500. Sadsbury Park would pay \$2,500 and the Township would pay \$5,000. The Township would take dedication of roads and pay \$5,000 to plow Sadsbury Park. Mr. Taylor would like to table this until the next Board meeting.

Mr. O’Keefe stated the County is not willing to allow the conversion of property for the Township garage. The County says the State is too lax in allowing the conversion. So, the Township will continue to explore further options.

Mr. O’Keefe stated he has Resolution 2022-16, authorizing the distribution of funds from the America Rescue Plan Act to Sadsburyville Fire Company in the amount of \$50,000 for the Board’s consideration.

Mr. Moore made a motion, seconded by Mr. Taylor, to adopt Resolution 2022-16 authorizing a \$50,000 contribution from the ARP Funds to Sadsburyville Fire Company. With there being no questions from the public, the Board voting “aye”, the motion passed.

Township Zoning Report: Mr. Kowalski reported that for the month of October, he issued 6 zoning permits for: 2 patios, 1 shed, 1 deck, 2 fences. He received a total of 4 zoning calls for sign permits and 2 calls for zoning of a vacant parcel for sale.

Chester County Airport Update: Mr. Roberts had no report.

Payment of Invoices:

Mr. Moore made a motion, seconded by Mr. Taylor, to pay the October 2022 General Fund invoices in the amount of \$187,734.95. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

Mr. Moore made a motion, seconded by Mr. Taylor, to advertise the 2023 budget for 30 days. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

The Board tabled the PECO Lighting improvements to the Township Building and garage.

Valley View Lot 8, located in Valley Township except for a small portion in Sadsbury Township, came to the Board with a waiver request and Preliminary Plan Submission. Only a very small portion of the development is in Sadsbury Township and they do not plan any construction or development upon the portion of the property located in Sadsbury Township.

Mr. Moore made a motion, seconded by Mr. Taylor, to approve a waiver from Valley View plan submission concerning 250 Waverly Blvd. to Sadsbury Township. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

AZ Parkesburg request for Preliminary Subdivision approval was tabled .

Old Business:

Chief Hawley stated there were concerns that someone representing themselves as a Township official contacted PECO to have street lights from Julie Drive placed on the Township’s PECO bill. It is being addressed what funds have been paid by the Township for refund. It is now a matter of waiting for more information; it could appear to be a billing error.

Michelle Falcone gave a thumb drive of problems with John Rock to Mr. Mckenna. The two of them had a good conversation. He took her on a tour of the facilities.

Mr. Jessey stated they should be made to adhere to the Noise Ordinance. They should start at 7:00 a.m., which is difficult to enforce. After the SALDO Ordinance is completed, he would like permission for his committee to take a look at the Noise Ordinance to tweek it.

Public Comment:

Mr. Jessey stated there is always a problem with the ZOOM. It seems the information on the web page does not match the ZOOM meeting number.

Mr. Sly came to thank the Board for the support of the Paramedic Unit. In September and October there were 64 calls answered out of Sadsburyville Fire Department.

With there being no further business, Mr. Moore 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