

## **Board of Supervisors Regular Meeting, Wednesday, November 3, 2021**

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Wednesday, November 3, 2021 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, John Moore, and Supervisor Earl Taylor by remote. Also present was Township Solicitor Helen Esbenshade, substituting for Mr. O'Keefe, Township Engineer/Zoning Officer, Mr. Porter, and members of the community.

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.

M. 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:**

There were no public comments on the agenda items.

**Police Report:** Chief Hawley reported there were 251 calls for service during October 2021. 49 of the calls were to assist other Police Departments. Some of the calls for service include 7 domestic disturbances, 57 traffic stops, 1 reported assault with injuries and 1 overdose where the subject was successfully revived with Narcam. The busiest time was between the hours of 5 p.m. and 9 p.m. and the busiest day was Friday followed closely by Saturday. The year to date calls for service were 2,914. Mr. Taylor asked if the Township police handle accidents on State Roads during the day time hours; and Chief Hawley answered yes. Mr. Taylor also stated there is a truck on North Street at Stove Pipe Hill Road parked on the edge of the road and it has been there for quite a while. Corporal Sipple will see if it still there. Corporal Sipple stated the Police Department has been invited to the Coatesville Christmas Parade and again this year will participate in the Shop with A Cop Program.

**Public Works Report:** No Report

**Emergency Management Report:** Mr. Taylor stated he does not have anything to report, but he has issues with people removing the "Road Closed" signs on Compass and Skiles Roads to drive through. Mr. Moore stated a tree came down with wires on the road.

**Keystone Valley Fire Department:** For the month of October, 2021, there were a total of 29 calls for service: auto accident 12, EMS Assist 5, automatic fire alarm 1, building fire 3, fuel spill 1, fires (other) 3, assist mutual-Aid 5, equestrian accident 1, helicopter landing 1, fire police request 1, carbon monoxide alarm 1. The response by

municipality: West Sadsbury Township 11, Highland Township 2, Parkesburg Borough 10, Out of District 6. The average personnel per call were 8 people. A total number of responding personnel was 190 throughout the month. The total time spent in service was 52 hours and 49 minutes. The average response time from dispatch to on scene was 7 minutes. The total man hours were 110 hours and 40 minutes. There were 2 training nights held in the month of October with the average attendance being 15 members. Two group training with one consisting of Hazardous Materials Refresher for 2021. The EMS Division reported there were 145 calls for service: BLS transports 64 and ALS Transports 27, treated, transferred to Air Medical 1, patient refusal 28, standby-EMS Operational support 10, no service required/unfounded 6, recalled 9. The break-down pre municipality: Atglen 2, Christiana 6, Coatesville 3, East Fallowfield 1, Londonderry 1, Parkesburg 45, Sadsbury 42, Sadsbury-Lancaster 1, Salisbury-Lancaster 3, Valley 1, West Caln 1, West Fallowfield 8, West Sadsbury 27.

**Sadsbury Fire Company Report:** For the month of October, 2021 Sadsburyville Fire Company responded to 29 call for service: motor vehicle accident 13, assist EMS 5, automatic fire alarm 4, water rescue 2, house fire 1, building fire 1, residential rescue 1, vehicle fire 1, odor investigation 1. The break-down by municipality: Sadsbury Township 18, Valley Township 4, Parkesburg Borough 2, West Sadsbury Township 2, West Caln Township 1, Coatesville City 1, Honey Brook Township 1. There was an average of 7 firefighters per call. There were 202 miles traveled with an average of 6.9 miles per call. Time in service was 13 hours and 46 minutes with an average of 28.4 minutes per call.

**Planning Commission Report:** Mr. Jessey stated there was no meeting in October. Mr. Jessey said the Zoning Review is basically finished and the SALDO review will start beginning December.

**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 \$3,871.87 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, 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 \$3,871.87 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 \$542.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$542.50 Per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has an Engineering Escrow release of funds for Rock Holding, PA LLC for Building 2 in the amount of \$4,136.87 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Rock Holding, PA LLC for Building 2 in the amount of \$4,136.87 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 2B in the amount of \$595.00 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 2B in the amount of \$595.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A in the amount of \$255.00 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 3A in the amount of \$255.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$2,473.75 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 \$2,473.75 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4B in the amount of \$1,455.00 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, L.P. for Sadsbury Park Phase 4B in the amount of \$1,455.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated 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 \$5,255.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, L.P. for the Sadsbury Commons Connector Road Site Work in the amount of \$5,255.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated 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 \$173,347.50 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 \$173,347.50 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 \$8,785.00 for the Board's approval.

Mr. Reynolds 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 \$8,785.00 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 Rock Holdings LLC for John Rock Building 2 in the amount of \$467,482.73 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 Rock Holdings LLC for John Rock Building 2 in the amount of \$467,482.73 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has a Letter of Credit Reduction Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$74,729.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Reduction Certificate of Completion for Sadsbury Arcadia Associates, LP for Sadsbury Park Phase 2B in the amount of \$74,729.00 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 Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3B in the amount of \$517,104.62 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 Arcadia associates L.P. for Sadsbury Park Phase 3B in the amount of \$517,104.62 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 Bank Reserve Account Reduction Certificate of Completion for Sadsbury Arcadia Associates LP for Sadsbury Park Phase 4A in the amount of \$179,721.01 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Bank Reserve Account Reduction Certificate of Completion for Sadsbury Arcadia Associates LP for Sadsbury Park Phase 4A in the amount of \$179,721.01 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported concerning the Quarry Ridge storm sewer replacement, the contractor will be starting this week. The Sadsbury Commons paving along Route 10 and the reconfiguration of sediment control is in contact with the Conservation District. Sadsbury Square is under review for storm water basin. There is a request from Lincoln Crest for a meeting with the Conservation District Wednesday. Autozone reached out to the Mast Brothers to come into the CVS tract. The Board will allow a meeting to be scheduled.

**Solicitor Report:** Ms. Espenshade stated General Codes have two options for the Codes of Sadsbury Township. Codification would cost \$20,653 and reformat process would cost \$17,410. After discussion it was the Codification that was the Board's choice.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to choose the General Code's Codification Option at a cost of \$20,653. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Espenshade stated in the process to build a garage for the Public Works Department, Carmody and Associates LTD would do an appraisal of the 17.5 acre parcel located adjacent to the Bellaire Business Park for the intended use of the

appraisal for potential acquisition. The fee for the appraisal would be \$2,400 and a retainer of \$1,200.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to hire Carmody & Associates, LTD to appraise the property at Bellaire Business Park property for \$2,400 with a retainer of \$1,200.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Espernshade requested that the Board allow the hiring of MacCombie Engineers to perform the survey of the Bellaire Business Park Property.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to hire MacCombie Engineers to perform the survey on the Bellaire Business Park property in the process of securing property for the Public Works Garage. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

**Zoning Report:** Mr. Porter stated he has various deck and fence permits and questions about Zoning. Allied Landscaping Group at 2151 Leike Road had questions about a possible relocation and a sign permit has been granted for Tractor Supply. There was no fence application received for 10 Old Mill Road. Mr. O’Keefe wrote a letter giving him 30 days to respond to what he is doing on the property. Mr. Reynolds wants Mr. Porter to keep an eye on the property and if he does not respond to Mr. O’Keefe’s letter, we will site him. There were questions about Compass Road traffic. Mr. Porter stated a calming study was done about 12 years ago. Vince Pompo researched how to get a 25 mph on Compass Road but it would not meet PennDOT requirements. A discussion on the feed company on Compass Road and the 18 Wheeler tractor trailer traffic. Per the Conditional Use of the Zoning Hearing Board in June 2014, there are limited trailer deliveries made to the property. The deliveries shall be on tractor trailer trucks no longer than 40 feet. The applicant shall repair roadside damage to Compass Road caused by trucks relating to his business. Residents of Compass Road say the road is falling apart, it is a narrow road and is dangerous for the children. Thursday and Friday around 6:30 pm is the busiest time for traffic. Mr. Faggioli asked If speed humps could be put in place and taken out in the wintertime. Chief Hawley stated the chances of speed humps or bumps will not happen according to PennDOT rules. Mr. Reynolds suggested if the weight limit could be lowered on the bridge to slow down traffic. Mr. Porter said the Engineers would look into it. Chief Hawley stated the police will patrol Compass Road. The Board is aware of the size of the road, and the erosion and see what can lawfully be done to solve the problem.

**Chester County Airport Update:** No Report

### **Payment of Invoices:**

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the October 2021 General Fund invoices in the amount of \$299,333.65. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

### **New Business:**

Discuss the yearly contribution to TMACC which is budgeted for \$1,500.

Mr. Reynolds made a motion, seconded by Mr. Moore, to make the yearly contribution to TMACC in the amount of \$1,500. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Discuss annual membership to Chester County Historic Preservation at \$100.00.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to make the yearly contribution to the Chester County Historic Preservation for \$100.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

There was a discussion on a new term group life insurance through PSATS. No decision was made.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve that Tammy Russell attend a notary class at a cost of \$300.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds stated the 2022 budget was finished at the last budget meeting and needs to be advertised for 30 days.

Mr. Reynolds made a motion, seconded by Mr. Taylor to advertise the 2022 budget that it is available for inspection at the Township for 30 days to be adopted at the December 7, 2021 Board of Supervisors meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds stated there is no tax increase but the discount on the trash will be discontinued.

### **Public Comment:**

Simon Jessey said the Township is in need of a Jake Brake Ordinance. Mr. Reynolds stated we do have one, but it is very hard to enforce. There are signs for no Jake Brakes.

Chief Hawley stated the Ordinance is outdated.

Dawn Groff asked if there was any new information on the bollards at Sadsbury Park being in concrete, and can the traffic light at Old Wilmington Lane have a turning lane. Mr. Porter stated a PennDOT study should be done.

Dawn Groff asked if they could retime the turning lane at Route 10 and 30.

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