

## **Board of Supervisors Regular Meeting, Wednesday November 8, 2023**

A regular meeting of the Board of Supervisors for Sadsbury Township was conducted on Wednesday, November 8, 2023 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Taylor by telephone. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief Michael Hawley, and members of the community. Supervisor, Mr. Moore was absent.

A moment of silence and Pledge of Allegiance was observed.

Mr. Reynolds 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.

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:**

Mr. Felice commented on Resolution 2023-13, appointing a Township Manager. Mr. Felice wanted to know where the money was coming from and what would be eliminated in the budget. Mr. Reynold stated the salary for a Township Manager is in the budget. Mr. O'Keefe stated the Township has a lot going on and the Township Manager is responsible to take over day to day responsibilities and take the load off the consultants; therefore saving the Township money on consultant fees. Dale Hensel stated a good manager can get grants and bring money into the Township and he can engage with developers. Mr. Felice asked if he is qualified. Mr. Reynolds stated yes. Mr. Felice stated he sat in on the budget session and doesn't think the budget process is done correctly.

Mr. Moskel and Mr. Reynolds had a discussion on the amount and types of trucks and if there was enough personnel in the Road Department to drive them.

Mr. O'Keefe stated we are off track and should resume the meeting.

**Police Report:** Chief Hawley reported there were 212 actual calls for service by Sadsbury Police Department. There were 46 traffic encounters, 2 DOA's, both sudden and natural deaths, 1 advance life support, 1 traffic pursuit. The State Police do motor carrier safety checks in the Township. The State Police are doing a vehicle fraud investigation on illegal inspection stickers. On three different incidents, the State Police requested assistance from Sadsbury Police Department. Mr. Taylor asked the Chief if he heard anything about an injured Valley Township Police Officer. Chief Hawley responded. The police officer in Valley Township was on a medical call and was

administering NARCAM to an individual. The operator of the vehicle did not put the car in park, and the vehicle struck the officer and broke his arm.

Mr. Taylor stated as part of his Emergency Management Report, he is thankful the police show up on Emergency Service Calls to protect the EMC workers. Thank you Chief for doing that.

**Public Works Report:** No report.

**Emergency Management Report:** Mr. Taylor stated he said what he had to say in the Police Report.

**Keystone Valley Fire Department Report:** For the month of October the Keystone Valley Fire Department responded to 22 calls for service: building fire 3, trash or rubbish fire, contained 2, off-road vehicle or heavy equipment fire 1, medical assist, assist EMS crew 1, motor vehicle accident with injuries 4, extraction of victim for building/structure 1, gas leak 1, carbon monoxide incident 1, assist police for government agency 1, false alarm or false call 1, special type of incident, other 1, citizen complaint 1. The response by municipality is: Parkesburg 7, West Sadsbury 5, Highland 1, and Out of District 9. The average personnel per call was 6 people. The average response time from dispatch to on scene was 7:00 minutes. The total man hours were 61.2 hours. The Keystone Valley EMS Division responded to 142 calls for the month of October for: ALS: allergic/med reaction 2, assault w/injury 1, back pain 1, CVA/stroke 2, choking 1, fall 2, heart problems 14, hypotension 1, injured person 3, overdose 2, poisoning 1, respiratory difficulty 6, seizures 2, syncope 1, unresponsive person 4, heart problems 1, accident 2, BLS: accident 6, medical alarm 1, carbon monoxide alarm 1, abdominal pain 7, allergic/med reaction 1, assault w/injury 2, back pain 4, DOA 1, emotional disorder 5, fall/lift assist 14, hemorrhaging 2, injured person 10, overdose 2, seizures 1, sick person 31, stand-by 8. The municipal break-down: Parkesburg 39, West Sadsbury 25, Highland 12, Sadsbury 42, Sadsbury, Lancaster Co. 1, Christiana 7, West Fallowfield 9, Atglen 1, East Fallowfield 2, Londonderry 1, Modena 1.

**Sadsburyville Fire Company Report:** For the month of October 2023 The Sadsburyville Fire Company responded to 18 calls for service: motor vehicle accident 6, automatic fire alarm 4, house fire 2, assist EMS 1, appliance fire 1, trash fire 1, CO alarm 1, trees and wires 1, forcible entry 1. The municipal break-down: Sadsbury 12, Valley 3, West Caln 2, Sadsbury 1. There was an average of 7 firefighters per call. 97 miles were traveled with an average of 5.3 miles per call. The time in service was 12 hours and 53 minutes with an average of 42.9 minutes per call.

**Planning Commission:** The Planning Commission met on Wednesday, October 11, 2023. A discussion was held on the walking trail at Sadsbury park. The "Legends" were originally to be townhomes, so the walking trail connection to the other townhomes made more sense. There was a discussion on Meeting House Lane about the property

purchased by Donald Cairns. There has been no plan presented. The meeting was adjourned at 9:07 pm.

Sadsbury Park residents had comments about a crosswalk on Route 30 from Blackberry Lane. Mr. Porter stated the crosswalk will be from Fox Trail and Lincoln Crest Mobile Home Park. Simon Jessey would like the speed limit lowered. Doris Chisolm said the crosswalk from Fox Trail would have to make her walk from the trailer court to the post office. There is nothing to let traffic know someone is in the crosswalk. A flashing light would be helpful. Dave Reynolds will take a look and see what we are allowed to do. Chief Hawley stated there will be no traffic light because the traffic light at Route 30 and Old Wilmington Road is 500 feet away. PENNDOT follows federal regulations. Sadsbury Park residents would like 25 mph speed limit signs and "children at play" signs. Stop signs are needed at Fox Trail. Nathan MacCombie stated Jason Duckworth agreed to put in stop signs, and will have Nate draw up the plans. If anyone has suggestions, give them to Nate. Simon Jessey asked if there were plans for Sadsbury Park. Mr. Porter gave Mr. Jessey a sheet of the plan that he can mark up.

A discussion was held on the walking trail that is part of the Conditional Use to connect the communities together. Mr. Jessey said the "Legends" were originally going to be townhomes, so in the amended plans the trail doesn't make sense. It now goes through peoples back doors and leaves trash for the owner to clean up. Mr. O'Keefe stated that the HOA takes the temperature of the residents so any information should come from the HOA. Mr. O'Keefe will speak to Julia from the HOA about this situation.

A resident on Washington Lane stated people are blowing the stop sign and speeding on Washington Lane. The stop sign is down. There is no lines painted on the road. Chief Hawley stated the police do patrol in this area. A marked unit has written citations on Washington Lane. People do not always drive responsibly. Dave Reynolds stated that we will get lettering on the road in the spring. Chief Hawley stated people are going through the heights to avoid Lincoln Highway.

**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 \$335.61 for the Board's approval.

Mr. Reynolds 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 in the amount of \$335.61 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 Commons, LP for Sadsbury Commons Phase 2 in the amount of \$2,248.12 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 \$2,248.12 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 \$1,564.37 for the Board's approval.

Mr. Reynolds 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 \$1,564.37 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 Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$2,578.12 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 \$2,578.12 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 \$9,568.75 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 4A in the amount of \$9,568.75 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 XARIS property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$1,255.62 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 \$1,255.62 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 a Letter of Credit Certificate of Completion for XARIS Property Group for Clover Hill at Sadsbury Park in the amount of \$111,887.68 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for XARIS Property Group for Clover Hill at Sadsbury Park in the amount of \$11,887.68 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 a Letter of Credit Certificate of Completion for Sadsbury Commons, LP for Sadsbury Commons Phase 2 for \$345,716.80 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Sadsbury Commons, LP for Sadsbury Commons Phase 2 for \$345,716.80 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 a Letter of Credit Certificate of Completion for Sadsbury Associates L.P. for Sadsbury Square in the amount of \$146,504.04 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$146,504.04 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 a Letter of Credit Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2A in the amount of \$340,583.86 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2A in the amount of \$340,583.86 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 a Letter of Credit Certificate of Completion for Sadsbury Arcadia Associates, LP for Sadsbury Park Phase 4A in the amount of \$152,734.27 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$152,734.27 Per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

#### CONSTRUCTION UPDATES:

Lincoln Crest:: Utility trenches completed for stormwater, permits are needed for each new lot. Trees need to be taken down for wells to be drilled.

Sadsbury Square: Waiting for installation of water hydrants. Working with easement for walking trails along Octorara Road. Nate MacCombie did a final walk thru.

Sadsbury Commons: Working on pad delivery. Chipotle will be finished by the end of the month.

The pump station on the CVS property has been approved.

Stottsville Inn: Max O'Keefe and Dave Porter met with Stottsville Inn council and Mr. Quinn. A letter for extension was given until January 14, 2024.

AZ Parkesburg: Extended for February 6, 2024.

Taco Bell: looking for preliminary/final plan. Engineer review pending.

Octorara Bridge: Cost estimate upwards of \$58,000.

HVAC is out to bid. No one showed up at the pre-bid meeting. Bids are due by the end of November and will report to the Board at the December meeting.

**Solicitor Report:** Mr. O'Keefe has Resolution 2023-12 authorizing the use of ARP funds for Codes vehicle purchase.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2023-12 authorizing use of ARP funds for the purchase of a vehicle for the Codes Department. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe asked the Board for approval of Resolutions 2023-14 to 2023-18 for Sadsbury Arcadia road dedication with final approval of as-build plans.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolutions 2023-14 to 2023-18 for Sadsbury Arcadia road dedication with final approval of as-built plans. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe would like the Board to consider approval of the Developers Agreements for Sherwin Williams Development on condition of receiving the Letter of Credit.

Mr. Reynolds made a motion, seconded by Mr. Taylor to approve the Developers Agreement for Sherwin Williams Development on condition of receiving their Letter of Credit. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe has Resolution 2023-13 appointing Tony Przychodzien as Township Manager.

Mr. Felice asked where this money for a manager is coming from. Mr. Reynolds stated it is in the budget.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2023-13 appointing Tony Przychodzien as Township Manager. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated the county would like to have a county-wide Solar Panel Ordinance. Mr. Jessey stated the SALDO will make it easier.

Mr. O'Keefe stated that no action is needed tonight, but the county would like something in place for Solar Panels.

Mr. Reynolds would like Mr. O'Keefe to look into a Solar Panel Ordinance.

**Building/Zoning Report:** For the month of October, there was 1 Zoning permit for a commercial sign and various Zoning phone calls were answered. Building: 2 permits for new construction, 1 permit for roof top solar panels, 1 permit for furnace and AC replacement, 1 permit for a deck, 2 permits for commercial fire alarms, 1 permit for a commercial tenant fit-out, and 51 inspections for the month of October. There was 1 complaint for property maintenance violation for exterior lighting. Dave Reynolds says he has good reports on Old Wilmington Road and would like Mr. O'Keefe to hold off on the Sheriff Sale on this property.

**Chester County Airport Update:** The restaurant is coming along well and should open in early January. It will be called "The Hungry Pilot Cafe". Chester County Aviation will have an open house in May.

**Payment of Invoices:**

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the October 2023 General Fund invoices in the amount of \$289,982.71. With there being no questions from the public, the Board voting "aye", the motion passed.

**New Business:**

Mr. Reynolds stated that there were three residents volunteering for the Township Ordinance Review Committee: Ron Zanoni, Liane Davis, and Deanna Haluska.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to appoint Ron Zanoni, Liane Davis, and Deanna Haluska to the Township Ordinance Review Committee. With there being no questions from the public, the Board voting "aye", the motion passed.

A motion to approve the Brandywine Valley SPCA contract was tabled until next month so Mr. O'Keefe could look it over.

**Public Comment:**

Sandra Thomas thanked the Chief for the police presence during trick or treat

Mr. Richard Felice wants to know how many employees and Supervisors are over 65 years old, and still on the Township healthcare. Mr. Reynolds answered there are two. Mr. O'Keefe stated the Second Class Township Code does not say the Township can make employees over 65 years old to take Medicare. They are entitled to benefits that all employees receive.

Mr. Richard Felice stated that two months ago, Mr. O'Keefe asked him to supply him his documentation on the residency of Mr. Taylor. Mr. O'Keefe stated he followed up with Voters Services and explained Mr. Taylor was a resident of Sadsbury Township for over 40 years. He had a catastrophic accident and was in many institutions, and returned home. He has a residence established, that he lived in, his family still lives there, and he returned to live there. That, according to Voter Services, is his residence.

Mr. Reynolds stated we are done with this discussion at this meeting and meetings in the future.

Mr. Roberts is concerned with a sign before Morris Lane and Lincoln Highway coming west bound. Mr. Porter will look into it and contact PENNDOT.

Vicky Horan said the traffic light at Route 10 and 30 is off of the timing. Mr. Reynolds stated that when Phase 2 and 3 of Sadsbury Commons is completed, the timing will be fixed.

With there being no further business, Mr. Reynolds 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.

Respectfully submitted,

Linda Shank  
Secretary



