

Board of Supervisors Regular Meeting, Tuesday October 4, 2022

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, October 4, 2022 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Moore and 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.

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 questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment on Agenda Items

There were no comments.

Police Report: Chief Hawley reported the police responded to 639 calls, 429 of which were patrol and business checks. The actual number, minus the State Police calls were 168. Some details are: 64 traffic stops, 2 DUI's, 1 successful overdose resuscitation. Chief Hawley stated the whole police report is available at the Township office.

Public Works Report: There was no report, but Mr. Reynolds stated the two smaller trucks are out of service and cannot pass inspection. The Board is looking at options, but being down two trucks is a bad situation.

Emergency Management Report: Mr. Taylor stated that if roads are closed due to heavy rain, people should not go through the barricades or move them. It is dangerous and people could get hurt. Chief Hawley added that you could be prosecuted for moving barricades.

Keystone Valley Fire Department Report: Keystone Valley Fire Department responded to 21 calls for the month of September for: auto accident 5, automatic fire alarm 1, building fire 5, assist EMS 7, Assist PD 2, forcible entry 1. The response per municipality: Parkesburg 7, West Sadsbury 8, Highland 1, Coatesville 3, Christiana Lancaster County 1, London Grove 1. For September, the average personnel per call were 7 people. The total time in service was 34 hours. The average response time from dispatch to on scene was 6:00 minutes. The total man hours were 131.7 hours. The Keystone Valley EMS responded to 150 calls for service in September for: allergic/med reaction 1, CVA/stroke 5, cardiac problems 8, cardiac/resp arrest 1, choking 1, diabetic emergency 3, emotional disorder 2, fall 4, hemorrhaging 1, injured person 1, overdose 2, poisoning 1, respiratory difficulty 11, seizures 1, syncope 2,

unconscious person 1, unresponsive person 1, ALS accident 6, BLS accident 4, accident/entrapment 1, carbon monoxide alarm 1, abdominal pain 4, BLS allergic/med reaction 1, assault w/injuries 5, back pain 2, DOA 1, emotional disorder 11, BLS fall/lift assist 18, injured person 8, BLS overdose 4, BLS seizures 2, BLS sick person 30, BLS-syncope 1, standby event 2, standby fire 1, standby police 1, fire-other type rescue 1. The response per municipality: Parkesburg 45, Highland 7, West Sadsbury 20, Sadsbury 22, Out of District 45.

Sadsbury Fire Company Report: For the month of September, the Sadsburyville Fire Department responded to 18 calls for: auto accident 6, assist EMS 4, smoke/odor investigation 3, automatic fire alarm 2, helicopter LZ 1, gas leak 1, wires fire 1. The response by municipality: Sadsbury 13, Valley 2, Parkesburg 2, West Caln 1. There was an average of 8 firefighters per call. There were 124 miles traveled with an average of 6.8 miles per call. The time in service was 7 hours and 25 minutes with an average of 24.7 minutes per call.

Chief Grossman asked the Board if they would be willing to contribute a significant contribution of their Covid Relief funds to refurbish the interior of their building. He would like funding to assist with completion for a crew area, bathrooms, firefighter decon shower, training and meeting room and engineer space. He would also like to renovate the hall building to accommodate areas for firefighter fitness, EMS crew lounge and decon areas. This will mean taking the size of their hall and cutting down to a small area to accommodate all the needs for firefighters to provide staffed fire station services. By eliminating hall space, fundraisers like hall rentals and large dinners will be eliminated.

Mr. Reynolds excused himself from the request from Sadsbury Fire Company and will not participate in the discussion or the voting.

Mr. Moore would like to look into this a little further and Mr. Taylor would like to wait until the budget meeting to discuss this more. Mr. O'Keefe stated the money from the American Rescue Plan has to be spent on bullet points of how it can be spent. It is important to document how and why the money is spent. Mr. O'Keefe will do a draft resolution on the amount requires and why it is eligible to come out of the American Rescue Funds. Mr. O'Keefe asked Chief Grossman what is the amount asked for by Sadsbury Fire Company. Chief Grossman replied approximately \$100,000. There will be no decision made this evening.

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 \$937.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$937.50 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 XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$970.00 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 \$970.00 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 3A in the amount of \$218.75 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 3A in the amount of \$218.75 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 Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$753.75 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 \$753.75 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 Sadsbury Associates, LP for Sadsbury Square in the amount of \$4,036.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Associates, L.P for Sadsbury Square in the amount of \$4,036.25 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 Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$2,072.50 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 Lincoln Crest Mobile Park Expansion in the amount of \$2,072.50 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 \$570.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Rock Holdings, PA LLC for John Rock Building #2 in the amount of \$570.00 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 Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$41,620.42 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 \$41,620.72 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 DiRocco Brothers will be started the paving by the end of this week, weather permitting. Some comments in the Engineer's review letter for AutoZone still have a lot of concerns, such as access to the site and a driveway from Business 30 to Octorara Trail. Sherwiin Williams want to move forward at the location on the other side of CVS. Sadsbury Commons connector road has been milled out and paving will be completed in the next week or so. The traffic signals will go live on Tuesday. Lincoln Crest Mobile Home Park expansion has a rock problem and they think they will need to do some blasting. The Board is requesting someone representing Lincoln Crest come to a meeting and explain where they want to blast and why. Our resident's safety comes first. The Stottsville Inn is working on their subdivision plan and Mr. O'Keefe will ask for an extension letter. Valley View Lot 8, basically in Valley Township changed from residential to industrial; approximately 800 square feet is in Sadsbury Township. Mr. Reynolds stated he can't imagine Sadsbury Township will have a whole lot to do with the development as it is mostly in Valley Township. The TNDL plan draft has been approved by DEP for advertisement. Bellaire Business Park is willing to donate property near the airport for a Public Works garage. Mr. O'Keefe and Dave Porter will look into the proposal.

Mr. O'Keefe stated the impact fee for Sadsbury Commons will take place with the first use and occupancy permit for Phase 3. This will be \$100,000 to be used for a police officer. As Phase 3 gets built out, the amount will be a little higher.

Solicitor Report: Mr. O'Keefe would like the Board to consider and enact Resolution 2022-14, enacting the Act 57 of 2022, concerning tax penalty waivers.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2022-14, enacting the Act 57 of 2022, concerning tax penalty waivers. With there being no question from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe would like the Board to consider and enact Resolution 2022-15, joining the Chester County Emergency Response Commission.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2022-15, joining the Chester County Emergency Response Commission. With there being no question from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated that Jason Duckworth with Arcadia realizes the Township has a salt storage problem. He is willing to have the snow- plow contractor plow the dedicated streets in Sadsbury Park and the Township reimburse the contractor for the service. Jason Duckworth would then pay the Township for the Liquid Fuels. The fee for the contractor would vary on the amount of snow and the amount of times it takes to plow the streets. Mr. O'Keefe stated there are too many variables. Mr. Reynolds stated we will revisit this next year when we will be better prepared. Simon Jessey stated that some of these roads are still having homes constructed with construction traffic. Mr. O'Keefe suggested to have Mr. Duckworth engage with x amount of dollars and that is it, and if it goes over, Mr. Duckworth would be on the hook. Mr. Reynolds stated if he comes up with a number, "not to exceed", we will take it under consideration.

Mr. O'Keefe reported that the original Letter of Credit issued for John Rock cannot be located by the Township or John Rock. He would like the Board to consider and authorize a Letter of Credit Cancellation agreement for the replacement of the original Letter of Credit.

Mr. Reynolds made a motion, seconded by Mr. Moore, to authorize John Rock Letter of Credit Cancellation Agreement. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Planning Commission Report: Mr. Jessey reported there was no meeting in September. The Saldo update is moving along.

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

Zoning Report: Mr. Kowalski reported for the month of September, he had 2 permits for patios and 2 permits for a fence. He received various phone calls and issued 2 violation letters.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor to pay the September 2022 General Fund invoices in the amount of \$267,836.67. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

The Board has set October 31, 2022 6pm to 8pm for 12 year old and under for Trick or Treat in Sadsbury Township.

The MMO 2023 PMRS for the police pension needs to be approved. The Board tabled this.

Mr. O'Keefe stated the Public Works hires as needed employees during the winter to help with ice and snow removal. He would like the Board to consider and enact Resolution 2022-17 hiring as needed employees.

Mr. Reynolds made a motion, seconded by M. Taylor, to adopt Resolution 2022-17, hiring temporary "as needed" Public Works employees to assist with ice and snow removal. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Old Business:

A vacancy needs to be filled on the Township Planning Commission. There are two applications to fill the vacancy.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to appoint Michelle Falcone to the Planning Commission to fill the remainder of the vacant term to expire December 2023. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Board asked that the other applicant be sent a note that we will kept his application on file.

Public Comment:

Val Roop of Chestnut Street in Pomeroy would like to ask questions about the Noise Ordinance. Mr. O'Keefe stated the Ordinance is 8 or 10 pages. Ms. Roop explained that a building that was across from her home had an entrance on the side, garage doors were installed on the front of the building and a garage was added. This facility, surrounded by homes, works on cars to modify exhaust. They work at night and on week-ends. You can hear tow-trucks at midnight They don't want to go around the block, so they go up the one-way street, the wrong way. Mr. Reynolds will have Jim Kowalski look at the Zoning to see if the area is zoned for a business. A business needs to be inspected. Mr. O'Keefe told Ms. Roop to contact Jim this week for the zoning. Take your I phone or smart phone to record the noise as evidence. The Chief will do patrols on Chestnut Street.

Vicky Horan stated that noises from businesses is becoming common.

Mr. Reynolds stated that when we hear about a problem, we look into it.

Simon Jessey asked about the weeds at the house on Old Wilmington Road. Mr. Reynolds stated he has already received a certified letter.

Simon Jessey also said that Blackberry Lane is weedy and in bad need of mowing.

Todd Wilson stated the turning lane on Route 10 northbound to go west on Route 30, situated next to the Sunoco, seems to have been placed closer to the intersection. When trucks are turning south on Route 10 from Route 30, there seems to be less room before these most recent lines were painted. It also seems the southbound lane has become more narrow by some amount. Trucks that cut the turn rather than go deep into the intersection before turning left are at risk of collision with cars sitting at the stop line in the turn lane. Mr. Reynolds will have Mr. Porter look into this.

Karen Rupert would also look into the Noise Ordinance. She owns a business on Compass Road and with the new traffic patterns, she is finding trucks to her business are having a problem. Mr. Reynolds told her traffic will return to normal soon. She said trucks are limited to her business; two or three a week. She also would like to know if Piston Poppers expanded their schedule. It seems they have been racing on off days and the fly through the Compass Road with no respect for the neighborhood. Could there be some kind of barrier put up to keep the noise away.

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

