

Board of Supervisors Regular Meeting, Tuesday October 3, 2023

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, October 3, 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 Dennis O'Neal, 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 stated the Board met in Executive Session to discuss personnel issues.

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.

Public Comment on Agenda Items Only: There were no comments.

Update from Michael Gill, Esq on Sadsbury Commons: Mr. Gill gave an update on improvements to Phase 2. The sewer is in and the connector road is in. WaWa will soon be under construction. Also coming soon will be Wendy's Chipotle, Aspen Dental, and Super Cuts. Approval was given for Phase 2 and Preliminary approval for Phase 3. Lot 1 was Lancaster General Hospital for 5+ acres. Lot 1A was created by pulling 2 acres from LGH. Lot 1A will be for Starbucks. Lot 1B is the retention basin which was part of LGH, but since has been given back to the Developer and it will remain a retention basin. Building 0 on the phase 2 plan shows a 26 ft. building with a drive thru, on the plan it shows 24.60 square feet. Mr. O'Keefe asked if the Master Plan reflects lot 1A and lot 1B. Mr. Gill said no, should the Board approve, it will become part of the plan. Mr. Taylor asked if there are fire lanes in the development, Mr. Gill stated no, but we can have a conversation about them. Mr. Gill would like the Township approved the financial security with WaWa posting some of the financial security.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the Land Development agreement with the WaWa Development upon condition the Township Engineer and Township Solicitor's satisfaction. With there being no questions from the public, the Board voting "aye", the motion passed.

Police Report: Chief Hawley stated the Township answered 160 call for service after the business checks and the State Police were taken from the total of calls. There were

40 traffic incidents, 3 assaults, 3 advance life support cases, and a house fire. The full police report is on file at the Township Building.

Chief Hawley stated he would like approval to purchase the Watchgard cloud storage system for \$7,600.00. This system will synchronize with the body camera and patrol car cameras. If the system is ordered now, and paid for in the 2024 budget the cost would be \$7,600. If we wait to order it, the cost will double.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to allow Chief Hawley to order the WatchGard Cloud Storage System for \$7,600 to be taken out of the 2024 budget. With there being no questions from the public, the Board voting "aye", the motion passed.

Chief Hawley stated he would like to hire 2 more part-time officers.

Public Works Report: For the month of September, the Public Works department maintained Township owned property, equipment, vehicles, roadways, signs, traffic lights, and the storm drain system. The Department has already started preparing for winter road maintenance by inspecting trucks and plows, making minor repairs and performing maintenance if needed. The Department has also inspected emergency equipment to ensure it is ready in the event of an emergency. The Department has continued to inspect signs and repair, straighten and reface if needed along with clearing vegetation around signs for better observation of motorists. The Department was instructed by PENN-DOT to remove and re-install signage related to speed limits within the Village of Sadsbury along Lincoln Highway. This has been completed. All the islands on Lincoln Highway have been weeded. Roadside mowing the entire length of Compass Road; with special attention to bridges has been also completed. Lastly, Mr. Simmons would like to seek approval from the Board to purchase a Honda portable power washer at a cost of \$1,250.00.

Mr. Reynolds will discuss the purchase of the power washer at the next budget meeting.

Mr. Richard Felice of Quarry Ridge stated he asked for a sign at Bedrock and Flagstone at the last meeting, and now he says the sign at Pebble Lane and Bedrock Road is also missing.

Emergency Management Report: Mr. Taylor reported that COVID is crazy again. The hospital is requiring mandatory masks again. The Tower Health at Walmart has closed its doors. Mr. Taylor also said he read that school bussed in New Jersey will have NARCAM.

Keystone Valley Fire Department Report: For the month of September there was a total of 23 incidents for: building fire 6, mobile property (vehicle) fire 1, brush fire1, assist EMS 1, EMS call, excluding vehicle accident with injury, 1, motor vehicle with injuries 3, gas leak 2, carbon monoxide incident 1, power line down 3, unauthorized burning 1, stand by 1, sprinkler activation due to malfunction 1, special type of incident

1. The breakdown of municipalities: Parkesburg 5, West Sadsbury Township 3, Out of District 20. The average personnel per call were 8 people. The average response time from dispatch to on scene was 7 minutes. The total man hours were 142.42 hours. The Keystone Valley EMS Department responded to 127 calls for the month of September for: ALS: allergic/med reaction 1, back pain 1, CVA/stroke 2, diabetic emergency 2, emotional disorder 1, fall 2, heart problems 12, hemorrhaging 1, injured person 1, overdose 2, respiratory difficulty 2, seizures 2, unresponsive person 1. BLS: accident 7, accident entrapment 1, alarm BLS medical 1, alarm-carbon monoxide 1, assault with injury 3, back pain 3, emotional disorder 6, fall/lift assist 16, hemorrhaging 4, injured person 8, overdose 4, seizures 2, sick person 31, syncope 1, EMS relocate 1, EMS standby-event 2, 'EMS standby-fire 6. The breakdown by municipality: Parkesburg 39, West Sadsbury 20, Highland 6, Sadsbury 41, Salsbury 3, Christiana 5, West Fallowfield 4, Atglen 2, Londonderry 2, Valley 1, West Caln 1, Lower Oxford 2, Penn Township 1.

Sadsburyville Fire Company: For the month of September, the Sadsburyville Fire Company responded to 19 calls for service for: motor vehicle accident 3, CO alarm 2, structure fire 1, public service 1, automatic fire alarm 2, assist EMS 4, mulch fire 1, gas leak 2, vehicle fire 1, fire type unknown 1, assist police 1. There was an average of 7 firefighters per call. There were 131 miles traveled with an average of 6.9 miles per call. The time in services was 15 hours and 56 minutes with an average of 50.3 minutes per call.

Westwood EMS report: no report this month.

Planning Commission Report: The Planning Commission met on September 13, 2023. The Commission was briefed on the workshop session Mr. Lymberis and Mr. Jessie had with Township Engineer Dave Porter and Nate MacCombie concerning extended sidewalks, new signaling, and concepts for extending Ramsey Alley and connection General Lafayette Drive with Gunnard Carlson Drive.

Mr. Jessey gave the Board estimates for the Gazebo. Mr. Reynolds stated we don't have ownership of the property at this time.

Mr. Jessey reported to the Board that the SALDO is essentially finished. The final draft by Mr. Grafton is almost completed. The Comprehensive Plan can not be done at this time as there is not enough people to be on the committee. The Comp Plan cannot move forward without 3 or 4 more people on the committee. Mr. Jessey thinks the Planning Commission could work on the revision to the Noise Ordinance.

Engineer Report: Mr. O'Neil 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 \$54.37 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lafayette Partners, L.P. for Lafayette Square Phase II & III in the amount of \$54.37 per Mr. O'Neal's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal reported he has an Engineering Escrow release of funds for Sadsbury Commons, L.P. for Sadsbury Commons phase 2, in the amount of \$3,148.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons L.P. for Sadsbury Commons Phase 2, in the amount of \$3,148.75 per Mr. O'Neal's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal reported he has an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,318.12 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,318.12 per Mr. O'Neal's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal 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 \$3,593.12 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 Lincoln Crest Mobile Home Park Expansion in the amount of \$3593.12 per Mr. O'Neal's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$4,855.62 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 \$4,855.62 per Mr. O'Neal's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal 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 \$2,038.12 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 \$2,038.12 per Mr. O'Neal's recommendation. With there bring no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal reported 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 \$50,850.00 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 XARIS Proper Group, LLC for Clover Hill at Sadsbury Park in the amount of \$50,850.00 per Mr. O'Neal's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal 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 \$160,867.85 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 \$160,867.85 per Mr. O'Neal's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal reported he has a Letter of Credit Reduction Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$13,265.00 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 Associates, L.P. for Sadsbury Square in the amount of \$13,265.00 per Mr. O'Neal's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Neal reported that Lincoln Crest – Utility trenching, Stormwater Management and revised lighting.

Sadsbury Commons – pad construction for additional sites.

Sherwin Williams – conditional approval with minor changes with PAWC

Dave Porter has a meeting scheduled October 10th with Mr. O'Keefe and Stottsville Inn.

Working on getting contractors for Bert Reel fence project

AutoZone – no action

The Annual MS4 report was filed September 29th with DEP

Using Penn Bid for HVAC for the Township

Solicitor Report: Mr. O’Keefe stated his first two items on his report will be tabled until the November meeting. They are Sadsbury Arcadia road dedication and approval of Sherwin Williams Developer agreements.

Mr. O’Keefe would like the Board to consider approval of Sadsbury Commons fire hydrant application to PAWC.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the Sadsbury Commons fire hydrant application to PAWC. 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 Sadsbury Square fire hydrant application to PAWC.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the Sadsbury Square fire hydrant application to PAWC. With there being no questions from the public, the Board voting “aye”, the motion passed.

Building/Zoning Report: Zoning – issued 2 permits for patios, and 6 permits for signs. Mr. Kowalski answered various Zoning phone calls. Building – issued 4 permits for new construction, issued 1 permit for a generator, issued 1 permit for finished basement, issued 1 permit for a deck, issued 1 permit for a commercial re-roof, issued 1 permit for an interior remodel and performed 31 inspections for the month of September. Complaints issued 1 high grass complaint and 1 noise complaint.

Chester County Airport Update: Mr. Roberts has no report. Mr. Reynolds reported the FAA has approved the sound barrier at John Rock. The panels can now be installed for noise control.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the September 2023 General Fund invoices in the amount of \$245,027.55. With there being no question from the public, the Board voting “aye”, the motion passed.

New Business:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the MMO for the Sadsbury Police Pension plan as calculated every year. 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 set Wednesday, October 18, 2023 as the next budget meeting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public Comment:

Mr. Felice stated he went to the last budget meeting and found it interesting. Looking at the 2023 budget, he is looking at two items, trash collection and health insurance. He feels that older people who should be on Medicare should be forced to take Medicare. Mr. Reynolds and Mr. O’Keefe stated that would be age discrimination.

Dale Hensel stated that a Supervisor is entitled to insurance by the Township.

Mr. Moskel asked if charging station needs a permit. Dave Reynolds stated that solar panels are allowed in the Township, basically everywhere but in residential properties. The Public Works garage will have solar panels on the roof.

Michelle Falcone handed out a diagram of Meetinghouse Lane and property that is being bought by Don Cairns. The neighbors want to know what he is planning on doing with the properties he is buying up. Mr. Reynolds will touch base with Mr. Cairns.

Daniel from Delaware is looking to purchase the church in Pomeroy on Spruce Street. He is keeping it as a church. He is asking if it is possible for the parking for Sunday to use the Township property to park cars. Mr. O’Keefe stated it can be done with a formal lease agreement with language making the Township exempt from any damages that happen. If the Board is interested, he can draw up an agreement. Mr. Reynolds stated the Township will not improve the land, if it rains, you will park on wet grass. Mr. Reynolds stated that this is not a yes, but not a no either.

Mr. Jessey asked when is Trick or Treat. Trick or Treat will be October 31st form 6pm to 8pm for those 12 and under.

The trees need to be cut back at 386 Compass Road.

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