

Board of Supervisors Regular Meeting, Tuesday September 14, 2021

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, September 14, 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, 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 announced the Board met in Executive Session before tonight's meeting to discuss personnel issues.

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:

There were no public comments on the meeting agenda.

Police Report: Chief Hawley stated that Corporal Sipple is on vacation so he will postpone his Letter of Commendation until next meeting. For the month of August, the police responded to 219 calls for service. The calls are down from the month of July. The most common call events were traffic stops, general reports, and phone assignments. The busiest time of day was 6pm to 8pm. Chief Hawley stated he came upon a grant called Innovative Police Initiative Grant. It may or may not be something we could receive. The Chief will submit for this grant and keep the Board posted. Another grant the Chief did apply for is a Grant for Small, Rural, Tribal Departments. Sadsbury met the criteria as a small Department. Up to \$15,000 could be acquired for equipment. The response is pending and the Chief will know by the end of the year if it is received. He will keep the Board advised of this grant also. The police have been wearing the body camera to get used to having them on their uniforms. They will go into effect tonight at midnight. The Body Cams will be used with any interaction with the public. They will capture 90 seconds before activation when turned on. It is a cloud based system with five years preservation. There was a homicide in the Township on June 22. The victim was targeted. The investigation was done by the State Police and the people responsible for the shooting are in jail. They were arrested in Philadelphia and the case is closed on the law enforcement end. The new part-time officer, William Doney is on board and still in the break-in period. Chief Hawley stated that in these challenging times, the Board of Supervisors are immediately responsive to what we

need and why we need it to provide services to the public. The police department is being well serviced by the Board of Supervisors.

Mr. Reynolds stated the Board is pleased with the Police Department.

Public Works Report: For the month of August, the Public Works Department mowed and did weed control on Township owned properties and right-a-ways, maintenance of vehicles and equipment and inspection and operation of emergency equipment to ensure proper operation in the event of an emergency situation. The department completed weeding the islands location on Lincoln Highway throughout the Village of Sadsbury. Delineators were installed on each point of the islands. This month the department went out and inspected, repaired, replaced and cleaned off many of the signs located with the Township. This task will continue into September. Many of the storm drains and culverts and pipes throughout the Township have been cleared and maintained. On August 11th, the department discovered a person residing on Township property in the area of Greenbelt Drive at the railroad tunnel. We visited the site and told the individual to leave immediately in which he complied without incident. Belongings left behind were cleaned up by the department. Police and Township Officials were notified and documentation was obtained. The site has been visited several times since to ensure the individual has not returned. Postings are in the works for that area. Assistant Public Works Foreman, Todd Bowers has done some extensive work with police and office personnel pertaining to the Township phone system.

A quote received from Tri County Water to connect the Public Works garage to public water was tabled until next month's meeting.

Emergency Management Report: Mr. Taylor reported there was some flooding at Tim Brown's. Mr. Taylor reported that David Simmons, Public Works Foreman, found 5 kittens on Greenbelt and found a facility that would take them. Dave is always looking out for our four legged friends.

Keystone Valley Fire Department: For the month of August, the Keystone Valley Fire Department responded to 17 calls for service for: auto accident 2, EMS assist 4, automatic fire alarm 3, building fire 2, no service 1, fires (other) 3, assist mutual aid 5, carbon monoxide 1, relocate or transfer 1. The average personnel responding per call were 6, with a total number of responding personnel was 99 throughout the month. There were 5 training nights held in the month of August with the average attendance being 15 members. 4 Group training nights a 1 junior Firefighters training nights. There were 3 details for special service details held in the month of August with the average attendance being 6 members for 8 combined hours. For the month of August, the EMS Division responded to 107 calls for: ALS- abdominal pain 1, ALS Allergic/med reaction 1, ALS- CVA//stroke 3, ALS-Cardiac Problems 13, ALS- Emotional Disorder 1, ALS- exposure to heat/cold 2, ALS- maternity/labor pains 1, ALS- overdose 2, ALS- respiratory difficulty 4, ALS-seizures 4, ALS- syncope 2, ALS unconscious person 3, ALS – unresponsive person 2, Accident BLS 5, accident-entrapment 1, accident pedestrian 1, Alarm-BLS medical 2, Alarm-Carbon Monoxide 2, BLS-Abdominal pain 5,

BLS – Allergic/med reaction 1, BLS-Back pain 4, BLS-DOA 2, BLS- emotional disorder 8, BLS –fall/lift assist 9, BLS – injured person 8, BLS-maternity/labor pains 1, BLS Sick person 12, BLS unknown nature 2, EMS-stand by event 1, EMS stand by fire 4. The municipal break-down: Atglen Borough 1, Christiana 3, Highland 2, Londonderry 1, Parkesburg 28, Sadsbury 45, Sadsbury-Lancaster 3, Valley 1, West Fallowfield 6, West Sadsbury 17.

Sadsburyville Fire Company Report: For the month of August, Sadsburyville Fire Company responded to 12 calls: motor vehicle accident 2, wires fire 2, pedestrian struck 1, trash fire 1, brush fire 1, public service 2, outside investigation 1, assist EMS 2. The response by municipality: Sadsbury Township 8, Valley Township 1, West Caln Township 1, East Fallowfield Township 1, West Brandywine Township 1. There was an average of 8 firefighters per call. 109 miles were traveled with an average of 9.08 miles per call. Time in service was 8 hours and 21 minutes with an average of 41.75 minutes per call.

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 \$4,785.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering release of funds for XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$4,785.62 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 Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$1,056.87 for the Boards 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 \$1,056.87 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 Rock Holdings PA, LLC for Building 2 in the amount of \$6,030.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Rock Holdings PA LLC for Building 2 in the amount of \$6,030.62 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 \$1,258.75 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 2B in the amount of \$1,258.75 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 3A in the amount of \$275.00 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 Pak Phase 3A in the amount of \$275.00 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 \$323.75 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 \$323.75 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 4B in the amount of \$3,637.50 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 4B in the amount of \$3,637.50 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 Sadsbury Commons, LP for the Sadsbury Commons Connector Road Site Work in the amount of \$6,525.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for the Sadsbury Commons Connector Road Site Work in the amount of \$6,525.62 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 Letter of Credit Certificate of Completion release of funds for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$108,152.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion release of funds for XARIS Property Group, LLC for Clover Hill at Sadsbury Park in the amount of \$108,152.00 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 release of funds for Lafayette Square Partners LP for Lafayette Square Phase II & III in the amount of \$39,734.40 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion release of funds for Lafayette Square Partners L.P. for Lafayette Square Phase II & III in the amount of \$39,734.40 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 Certificate of Completion release of funds for Rock Holding PA LLC for John Rock Building 2 in the amount of \$370,396.26 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion release of funds for Rock Holding PA LLC for John Rock Building 2 in the amount of \$370,396.26 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 release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4B in the amount of \$50,968.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4B in the amount of \$50,968.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated the Sewer Planning Module has been received for Sadsbury Square. He is waiting for the financial security funds. The plans cannot be recorded at this time.

Solicitor Report: Mr. O'Keefe would like to table the demolition agreements with Emanuel Zook concerning Compass Road until next month.

Mr. O'Keefe would like the Board to consider Codification of the Township Ordinances. There is no meaningful assembly when looking for Ordinances. The Township started this 10 years ago and did not continue, and the company used has since gone out of business. Mr. O'Keefe contacted General Code, and if we do this, it will not start from scratch, since the Ordinances were Codified to 2010. The cost from scratch would be \$15,000 to 20,000 and since some were done, the cost would be around \$12,000. Mr. O'Keefe is not looking for action at this time but would like permission to look into it. Mr. Reynolds stated there is a budget meeting tomorrow. Mr. Bennett asked if this will be on the web-site and Mr. O'Keefe answered yes.

Mr. O'Keefe stated he has an Ordinance to establish policies and procedures for the placement of Small Wireless Facilities and associated utility poles in the right-of-way within the Township's jurisdiction. Which will provide public benefit consistent with the preservation of the integrity, safe usage, and visual qualities of the Township's right-of-way and the Township as a whole. He would like the Board's permission to advertise this Ordinance for adoption at the next Township meeting.

Mr. Reynolds made a motion, seconded by Mr. Moore, for Mr. O'Keefe to advertise Ordinance 2021-01, for proposed wireless facilities in the Township right-of-way. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe would like to discuss an ATV/Dirt Bike Ordinance to regulate their use in the Township. ATVs and dirt bikes are illegal on roadways. This Ordinance would clarify penalties when riding on private property without permission and Township roads. It would give the Township greater control. Chief Hawley stated this would put teeth in the police ability to seize and impound vehicles and put citations on licenses, unless they are on their own private property.

Mr. Reynolds made a motion, seconded by Mr. Moore to authorize Mr. O'Keefe to advertise Ordinance 2021-02, regulating the use of all-terrain vehicles and dirt bikes. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated that Valley Township would like Sadsbury Township to approve their Sewage Facilities Plan. The reason is because Sadsbury Township has 1 Sadsbury Township business tied into Valley Township sewer system.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve Resolution 2012-09, the Valley Township Act 537 Sewage Facilities Plan. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated he has the Emergency Services Agreement with Keystone Valley Fire District for the Board to approve.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve the Emergency Services Agreement with Keystone Valley Fire District. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Planning Commission Report: Mr. Jessey reported there was no Planning Commission meeting in August. The Zoning Ordinance Review Committee has one more meeting left on the Zoning Ordinance to be voted on by the Board. The Planning Commission meets tomorrow evening.

Zoning Report: Mr. Porter reported that 3211 Lincoln Highway, The Lavender Farm is up for sale. Processed a sign application for Tractor Supply. Handled various calls for deck permits and Storm Water Management inquiries.

Mr. Jessey stated the Lavender Farm is affected by the Zoning change.

Chester County Airport Update: Mr. Roberts reported the apron repair is close to finished. The budget is done. Some projects have been pushed to next year due to COVID. The closing of Sikorsky would mean a loss of their fire equipment at the airport. There is interest in the restaurant again.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the August 2021 General Fund Invoices in the amount of \$124,342.02. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

Eric Carlson of Arcadia Associates to discuss adding additional wooden/bollards along North and South Harner Boulevard in Sadsbury Park. Mr. Carlson says this will be a visual reminder to stay on the road. There will be reflector tape on the bollards which will be situated 2 feet off the paving. The bollards will be placed after the tree landscaping and they will not be placed in concrete. Once the Township takes over the roads, the HOA will maintain the bollards. Mr. O'Keefe will take a look at the HOA bylaws and will document an agreement of care of the bollards. Chief Hawley stated it would be prudent to get replacements for the destroyed bollards.

Mr. Reynolds stated he will table the Collective Bargaining with the Teamster for the Public Works Department.

Old Business:

Sadsbury Square needs mowed. Mr. O'Keefe will reach out to let Randy White know to mow the grass or the Township will mow it and charge a fee. Nate MacCombie and Dave Porter reached out to Mr. White that while he did cut the grass, he needs to also get the weeds cut down.

Mr. Jessey stated he Ryan Homes sign on Blackberry Lane is in the site line and hard to see to get out to Lincoln Highway.

The cars are still illegally coming out at CTDI onto Old Wilmington Road.

Mr. Bennett asked about the blasting at Sadsbury Commons and also asked how the sink hole repair is coming along. Mr. Reynolds stated the materials are ordered.

Mr. O'keefe stated Old Mill Road issues are 1. Opening property onto the roadway situation taken care of. If there is a business on the property, the Township has nothing to proceed legally. Tony Clark will gladly go to court with Mr. O'Keefe against 1 Old Mill Road. Tony Clark will send Mr. O'Keefe and Mr. Porter pictures that he has taken of the property. Mr. O'Keefe stated that storing of material to run a business is against Zoning; he doesn't know if that is what is happening. If there is a business, an enforcement notice to go before the Zoning Hearing Board. Chief Hawley cautioned that on getting evidence, not to trespass or create a nuisance. No one should violate laws in order to make a complaint under civil law.

Mr. McCoy asked that when they do a road inspection, please pave the rest of Bonsal Road.

Simon Jessey stated that Blackberry Lane in Sadsbury Village allows parking and tractor trailers are parking there and interferes with the site line. Can a sign be displayed that there is no truck parking? Mr. O'Keefe stated that parking cannot say this vehicle can park and that vehicle can't. Chief Hawley offered that enforcement measures are taken on these vehicles when it interferes with site line, or interferes with travel on Lincoln Highway. Cars Parked close to Route 30 on Blackberry get a State Citation rather than a parking citation. Mr. Reynolds will get the Public Works Department to paint yellow on the curb to stop parking with a sign "No Parking Past This Point".

Simon Jessey says the parking lot behind Ballimore in the Industrial Park is used for storage of containers in spaces used for parking.

Public Comment:

Vicky Horan said Sikorski promised when they came into the Township they would do 7 run-ups a month, but they have done more than that. Hope the same thing does not happen again, if someone else comes into the facility

Vicky Horan stated that in the August minutes it stated Bridgeway House was in Zoning violations. Mr. Reynolds stated the Township tried to inspect the property, but was told that several residents had COVID. We know that they bought a second property on Fox Trail, in Sadsbury Village.

Mr. Reynolds reminded everyone of the Budget Meeting tomorrow morning at 9:00 a.m.

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 unanimously.

Respectfully Submitted,

Linda Shank
Secretary