

Board of Supervisors Regular Meeting, Tuesday, February 2, 2021

In order to comply with the Stay at Home Order issued by Governor Wolf, minimizing public exposure to COVID-19 and maintain social distancing, the Sadsbury Township Board of Supervisors is conducting the February meeting remotely via ZOOM.

Chairman, Dave Reynolds called the meeting to order. Present was Supervisors John Moore and Earl Taylor, Township Solicitor Max O'Keefe, Township Engineer/Zoning Officer Dave Porter, Police Chief Mike Hawley, and members of the public.

The moment of silence and Pledge of Allegiance were waved.

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.

Mr. Reynolds would like to consider the bid award for the Police Department construction project. Mr. Porter stated the only bid was from Uhrig Construction Inc. of Reading in the amount of \$48,045.00. All required documents appear to be in order and correctly completed. It is recommended that a contract in the amount of \$48,045.00 be awarded to Uhrig Construction, Inc. Mr. Porter also further recommends the Board favorably consider compensating The Gilbertson Group of Coatesville, for their services in assisting the Township prepare the specifications used to put the bid package together. The fee for these services is \$7,500.00. The Gilbertson Group has agreed to assist the Township through the project answering questions about the specifications and reviewing projects and installation as requested.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to award the Police Construction Project to Uhrig Construction, Inc. of Reading Pennsylvania in the amount of \$48,045.00, with the employees cleared through the police department. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe will prepare a document for the release of \$7,500 to the Gilbertson Group. Chief Hawley would like included in the document, that all the drawings generated by the Gilbertson Group become the property of the Township.

John Rock would like to have Preliminary Approval from the Board of Supervisors. Mr. Porter stated they have letters from MacCombie Engineers and the lighting consultant and landscaping consultant. They would like a waiver on the infiltration requirements of the Storm Water Management awaiting letters from DEP and Chester County Conservation District. Would like the height of the lighting standards to be 25'. Mr. O'Keefe stated he has no objection to the Storm Water Management.

Mr. Reynolds stated the neighbors at Morris Land and Meetinghouse Lane could be disturbed by the lighting standards. Could there be some kind of shield placed on the lighting.

Mr. Reynolds made a motion, seconded by Mr. Moore, to grant a conditional waiver from 426.E.7 of the SLDO concerning luminaire mounting height, to allow a 25 foot mounting height, the same height as the light fixtures installed for Building 1. The condition being that if neighboring properties are exposed to glare and light trespass that interfere with their reasonable enjoyment of the property, applicant must take appropriate corrective action to reduce this glare and trespass so that it no longer interferes with the neighboring property owners' reasonable enjoyment of their property. Such corrective action may include, but are not limited to, shielding the offending luminaires. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Moore, to grant waiver for SLDO Section 305.A concerning SWM, permitting the use of a managed release concept to provide for storm water volume control, conditioned upon approval by Chester County Conservation District. 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, that the applicant may store pallets outside until Building 2 is completed. Prior to completion of Building 2, pallets may only be stored outside if they are not visible to neighboring properties. Prior to completion of Building 2, pallets stored outside shall not be stacked higher than 20 feet, 4 inches from the ground. Upon completion of Building 2, outside storage of pallets or other materials shall only be permitted in strict accordance with the Township Zoning Ordinance. Any and all kilns constructed on the property at any time going forward shall be operated in strict accordance with the provisions of the Township Zoning Ordinance, including but not limited to those sections governing noise pollution, vibrations, and general health, safety and welfare of the surrounding community. These kilns shall be used exclusively for the drying of pallets and no other materials shall be dried, heated, or burned by the kilns. The only permissible discharge from these kilns is the resultant steam. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Moore, berms shall be constructed to an elevation sufficient to ensure that all neighboring properties are effectively shielded from truck lights. Applicant shall obtain off-site survey data to ensure the sufficiency of these berms, to the satisfaction of the Township Engineer. Waste/trash generated by building 2 shall be disposed of in the existing trash collection facility that services Building 1. Approval of the Sediment & Erosion Control Plan from the Chester County Conservation District. Payment of a transportation impact fee in the amount of \$21,300, in accordance with Township Act 209 Ordinance 2008-06. Applicant shall execute a Developers Agreement, Financial Security Agreement, and Stormwater Operations and Maintenance Agreement in a form satisfactory to the Township Solicitor. Applicant shall

comply with all conditions and comments referenced in the review letter from Township Lighting Consultant, Stan Stubbe, dated October 27, 2020. Applicant shall comply with all conditions and comments referenced in the review letter from Township Landscaping Consultant, Carol Menke, dated January 10, 2021. Applicant shall comply with all conditions and comments referenced in the Review Letter from MacCombie Engineers dated January 11, 2021. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Police Report: Chief Hawley reported that for the month of January there were 342 calls for service. 326 were Township calls and the balance was assist to other departments. Sergeant Imhoff seized heroin resulting from a truck stop. The driver was arrested. 58 firearms and lots of ammunition was seized from a convicted felon on Valley Road. A small floor safe was taken and the owner claimed he was unable to open it. Will be getting a locksmith to open it. This was coordinated with the DA’s office and the tactical execution of SWAT was flawless. Corporal Sipple will be receiving a commendation for putting this all together. Charges are still pending.

Chief Hawley stated the two new officers are still in the training phase and are doing very well.

The police sign at the front of the Township building blew down and the plan is to make it a free standing sign anchored down to make it more secure.

Chief Hawley reported a more detail police report is available at the Township office.

Public Works Report: Mr. Dave Simmons reported that for the month of January, they prepared and responded to one winter weather event on January 31st in which plowing operations were deployed and or the treatment of roads with de-icing agents were used. A great deal of time and effort is taken in the days before and after this weather event. Before an event, we prepare all snow and ice removal equipment by performing equipment maintenance checks. After a weather event trucks are unloaded of unused material, such as anti-skid and salt; which is placed back into the stock pile. All equipment is washed with the goal to remove any salt residue. Equipment maintenance checks are performed again as well as inspection for worn or damaged parts. This month storm drains were checked throughout the Township. Numerous pot holes on various roads in the Township were filled. Several street signs have been repaired or replaced. The Department is in the process of stalling a ring security alarm system at the Public Works Garage. The Christmas Tree pick-up was completed on January 8th and 15th.

The Township would like to sell and eliminate from the fleet, the 1989 International Dump Truck. William Cohen & Sons has submitted a proposal to purchase the truck as is for \$750.00. Mr. O’Keefe will put a letter together for the sale.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to sell the 1989 IH s-1900 Dump Truck to William Cohen & Sons, Inc.in as-is condition for the sum of \$750.00. With

there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

The Board discussed the purchase of a new phone for Todd Bowers to replace the old phone damaged during the December snow event. Mr. Bowers took his phone to be repaired in Chambersburg, to an outside company. Mr. Bowers wants reimbursed for this repair.

Mr. Reynolds feels that if we have a contract with Verizon, the Township should not reimburse the funds. This needs to stay with the contract and should have taken it to a Verizon store, which are everywhere. There was no incident report generated with the Township, which should be done when Township property is damaged. Mr. O’Keefe stated there is an uncertainty what phone was damaged. Was it his personal phone for the Township owned- phone. Mr. O’Keefe feels this should be tabled until the March meeting, so he or Tammy can talk to the employee. Mr. Reynolds stated there should have been an incident report and copy of the invoice when he got the phone fixed.

Emergency Management Report: Mr. Taylor stated he received plans for John Rock for Emergency vehicles and the plans are okay. He does not have a Declaration of Emergency. The secretary has this on her e-mail and will see that all the Supervisors receive a copy for their e-mails to have in case of another storm.

Keystone Valley Fire Department: The Keystone Valley Fire Department responded to 24 calls for the month of January 2021. The average personnel per call were 7 and the total number of responding personnel was 181. The total time spent in service was 90 hours and 25 minutes. The average response time from dispatch to on scene was 10 minutes. The Total response by Township: West Sadsbury Township 4, Highland Township 2, Parkesburg Borough 9, Atglen Borough 1, Coatesville City 2, Avondale Borough 1, Honey Brook Township 3, Sadsbury Township 1. The Alarm types: Auto accident 3, assist call 7, automatic fire alarm 1, forcible entry 1, trash 1, building fire 1, forcible entry 1, false alarm 1, relocate/standby 2, EMS assist 4, dispatched/cancelled enroute 2. There were 3 training nights held in the month of January, the average attendance being 44 members. Members completed Blood Borne Pathogens Class & CPR/AED class – total 26 personnel members completed their annual SCBA refresher. There were 7 details for special service details in the month of January with the average attendance being 7 members for 25.0 combined hours. During the snow storm, crews staffed the station January 31st overnight for storm responses assisting EMS with 4x4 assist and shoveling of station(s). 6-8 personnel were available throughout the storm. Details per municipality: Highland Township – completed drive-by 1-31-2021 for 10-year anniversary of a patient with double lung transplant. Parkesburg Borough- inspection and fire drill at 418 W. First Avenue, to Creative Minds Care. West Sadsbury Township – tour of Roller Derby property exterior for expansion and tour of Victory Brewing Hazardous Materials w/Hazmet Chief CCDES, and planning for P&R Diesel reviewed and advised to Township Supervisors. The EMS Division responded to 101 calls for the month of January for: 25ALS, 67 BLS, alarm Carbon Monoxide 1, EMS

standby-SWAT call out 1, EMS standby-fire call 5. Municipal break-down: Parkesburg Borough 47, West Sadsbury Township 17, Highland Township 8, Sadsbury Township 27, Christiana Borough, Lancaster County 2.

Sadsburyville Fire Company Report: The Sadsburyville Fire Company responded to 16 calls for the month of January 2021 as: motor vehicle accident 5, structure fire 5, public service 2, automatic fire alarm 2, carbon monoxide alarm 1, relocate 1, vehicle fire 1. The breakdown by municipality: Sadsbury Township 7, Honey Brook Township 3, Valley Township 2, Parkesburg Borough 2, West Caln Township 1, Atglen Borough 1, West Sadsbury Township 1. There was an average of 8 firefighters per call. 106 miles were traveled with an average of 6.23 miles per call. The time in service was 7 hours and 41 minutes with an average of 27.1 minutes per call.

Planning Commission: Mr. Jessey reported the Planning Commission met on Wednesday January 13, 2021 for the reorganizational meeting with regular meeting to follow. The positions of the previous year remain the same in 2021. Joe Russella with D.L. Howe asked for a recommendation for Conditional Preliminary Approval for John Rock Building #2, which was given. Todd Wilson came with some changes to his plans. The Zoning Ordinance will have its Western Gateway Workshop in March.

Engineer Report: Mr. Porter reported he has an Engineering Escrow Release of funds for Sadsbury Commons, LP for the Sadsbury Commons Connector Road Site Work in the amount of \$4,454.76 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 \$4,454.76 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, LP for Lafayette Square Phase II & III in the amount of \$1,948.12 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, LP for Lafayette Square Phase II & III in the amount of \$1,948.12 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 Arcadia Associates L.P. for Sadsbury Park Phase 3A in the amount of \$850.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3A in the amount of \$850.62 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 an Engineering Escrow release of funds for Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3B in the amount of \$340.00 for the Board’s approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Release of funds for Sadsbury Arcadia Associates L.P. for Sadsbury Park Phase 3B in the amount of \$340.00 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 \$340.00 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 4A in the amount of \$340.00 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 Lafayette Square Partners LP for Lafayette Square Phase II & III in the amount of \$110,642.00 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 of Lafayette Square Phase II & III in the amount of \$110,642.00 per Mr. Porter’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Porter reported Phases 2B & 4B of Sadsbury Park Final Land Development conditions of approval are the MacCombie letter, required to purchase sewer capacity and generate fees. The Todd Wilson Division on Octorara Road is under review. A review letter from the Chester County Planning Commission has been received. The 2020 Resurfacing Project will be continued in 2021 for tar and chip.

Solicitor Report: Mr. O’Keefe related to the Board that the Trash Contract with Eagle Disposal will expire in September 2021. This will need to go out to bid for waste and recycling removal. The Township will stick with the 90- gallon trash containers. We will need to get the number of new homes in Sadsbury Park.

Mr. O’Keefe stated the Board adopted the Property Maintenance Ordinance. Now they have to discuss a Property Maintenance and Building Code Appeals Board. There are two options: Appoint a 3- member Board or the Board could appoint itself. Without a

Board in place, it could create a problem with the maintenance of the code. The Board has decided to appoint itself until three members can be appointed.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to appoint the Board of Supervisors as the Maintenance and Building Code Appeals Board. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

It will be placed on the web page the need for 3 residents to volunteer for the Maintenance and Building Code Appeals Board members.

Mr. O'Keefe stated he checked with the Department of Emergency Services at the County to find if there is a procedure to appoint a Depute Emergency Coordinator. They only have to be appointed to the position.

Mr. Taylor made a motion, seconded by Mr. Moore, to appoint John Moore and David Reynolds as Deputy Emergency Coordinators. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Zoning Report: Mr. Porter reported his office is reviewing the draft Zoning Ordinance. There are miscellaneous additions, decks, and parking problems. Assisted Codes with the Rt. 30 parking of tractor trailers.

Chester County Airport Update: Mr. Roberts reported he will no longer be on the Airport Authority. There was nothing discussed at the meeting but taxi-way and runway. He will, going forward report between Authority and Township.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the January 2021 General Fund invoices in the amount of \$214,583.64. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

The Township has received a proposal from Stratix for a color copier to be placed in the copy room for the business office with the current copier moved to the police department. There is a need for two copiers since the building renovations are taking place soon. This could also save on printer ink. The purchase price is \$5650.00 and the lease would be for 60 months at \$135.06 per month.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to make a one-time payment of \$5650.00 for a new color copier from Stratix Corporation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment:

There are questions about trash removal due to the weather. The Secretary will contact Eagle Disposal to see when trash will be picked up.

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