

Board of Supervisors Regular Meeting Tuesday, May 2, 2023

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, May 2, 2023 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Moore and 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. Moore, 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:

Pam Misciagna, the Sadsbury Township representative for the Parkesburg Free Library came before the Board to update the Supervisors about the Parkesburg Library and its activities. She thanked the Board for its' continued support since 1999. All these contributions have been very much appreciated and have been used wisely for the community. Community members have been provided with reading materials, DVD's, free Wi-Fi, computers to use, and both copy and fax capabilities. Many activities are offered, such as chess club, kids crafts and play, knitting and crochet club, mystery book club, paws for reading, science classes, story time, workshops on such topics as CPR training, Medicare information, identity theft and much more. The Library is working with the Chester County Food Bank to improve the community garden area. This includes making improvements to the garden areas and providing programs for gardeners to attend. She encourages everyone and their families to visit the library and check out materials and participate in programs. On behalf of the library board of directors, the workers at the library, and the community members, she wishes to thank the members of the Sadsbury Township for their support.

Decision on John Lymberis Conditional Use Application

Mr. Taylor made a motion, seconded by Mr. Moore, to approve the Conditional Use Application by Mr. Lymberis conditioned upon evidence recorded by testimony.

Mr. O'Keefe stated Mr. Lymberis will have an approval letter within 24 hours.

Police Report: Chief Hawley reported that for the month of April, 2023 there were 427 incidents.. 224 of these were patrol business checks, 20 were outside Township, 25 were State Police; 20 of which were motor carrier safety checks, so the actual calls for

service by the Township Police was 128. There were 6 domestics, 3 hit and run accidents, 1 accident with entrapment, 34 traffic stops, 3 missing persons (found safe), reported burglary done by a juvenile (downgraded to theft and all property returned), and 1 DOA of natural causes.

Chief reported on the incident at Chestnut Street and Middle Street where shots were fired traveling over the Railroad berm and hit a window in Sadsbury Park. The projectile was sent to the County. This was a dispute between two males over a female, The shooter was arrested last night with the assistance of the County. Found was a 9MM pistol and a 223 short barrel rifle. The other suspect was killed in a motorcycle accident on Route 322 in Honey Brook. Fortunately, no one was injured in the shooting incident.

In April, a good Samaritan was helping a person who ran out of gas at Western Avenue and Rt. 322. The good Samaritan was struck and killed by a speeding vehicle who fled the scene. The truck was stopped by an officer on Rt. 10. This person is a resident of Honey Brook and upon waiting for the toxicology report and arrest is pending.

In an effort to enhance safety issues, lighting and cameras have been installed at various locations in the Township.

Chief Hawley stated the complete Police report is available at the Township Building.

Mr. Taylor asked the Chief how are juveniles in the Township? The Chief stated that fortunately we have behaved juveniles in the Township. We have responsible and caring parents. We have a few trouble makers but by and large do not have a persistent juvenile problem.

Public Works Report: For the month of April, the Public Works Department cleaned up from the winter season and are preparing the Township owned properties for mowing. At the main Township Building we removed woody debris and trash, sweeping sidewalks and parking areas were completed. At Bert Reel Park trash and other debris were removed. After all these tasks were completed, they were mowed for the first time this season. The concrete pad located on Quarry Road was cleaned up and prepared for building storage bins for highway materials. The last of our winter equipment was taken off the trucks and stored away until next winter. Maintenance checks and inspections were performed on all vehicles and equipment. Several street signs have been replaced and or repaired. The majority of storm drains, pipes and culverts have been checked and cleared if needed. Cameras have been installed at Bert Reel Park along with signage. All islands within the road right-away on Lincoln Highway have been cleaned of trash and weeds removed.

The Public Works Department received a quote from Superior Play Systems for basketball court at Bert Reel Park for \$39,239.49. The Board would like to investigate further.

Mr. Reynolds made a motion, seconded by Mr. Moore, to allot \$3,500 for the Public Works to buy plants for the islands on Lincoln Highway. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Emergency Management Report: Mr. Taylor stated he has nothing to report.

Keystone Valley Fire Department Report: For the month of April, 2023 Keystone Valley responded to a total of 35 incidents for: building fire 5, trash or rubbish fire 2, fire in mobile home 1, vehicle fire 1, off road vehicle or heavy equipment fire 1, brush or grass fire 2, medical assist EMS crew 2, EMS call excluding vehicle accident with injury 4, motor vehicle with injuries 5, carbon monoxide incident 1, police matter 1, standby 1, dispatched and cancelled on route 1, smoke scare 1, false alarm 3, smoke detector activation due to malfunction 4. The total response by municipality is as follow: Parkesburg 10, West Sadsbury 9, Highland 3, Out of District 13. The average personnel per call were 11 people. The average response time from dispatch to on scene was 7:00 minutes. The total man hours were 177 hours and 22 minutes. The Keystone Valley EMS responded to 134 calls for April for BLS 39. ALS 48. Non –transportable 47. The calls by municipality: Parkesburg 39, West Sadsbury 22, Highland 14, Sadsbury 26, Sadsbury Lancaster County 5, Christiana 8, West Fallowfield 10, Atglen 1, East Fallowfield 3, Valley 4, Lower Oxford 1, New Castle 1.

Sadsburyville Fire Company Report: for the month of April, 2023, the Sadsburyville Fire Company responded to 25 calls for: motor vehicle accidents 11, automatic fire alarm 4, house fire 4, brush fire 3, relocate 2, CO alarm 1. The breakdown by municipality: Sadsbury 15, Caln 2, East Fallowfield 2, Coatesville City 1, Highland 2, Parkesburg 1, Valley 1, West Caln 1, West Sadsbury 1. There was an average of 8 firefighters per call. Miles traveled were 140, with an average of 5.6 miles per call. The time in service was 23 hours and 27 minutes, with an average of 56.28 minutes per call.

Westwood EMS Report: John Sly reported that the monthly report will be given by Joe Kennedy in the future. In the past, Coatesville City had their own EMS Service. That did not work out, now Coatesville is being added to Westwood EMS. Mr. Sly asked how, in the future, payments would be made for EMS services; monthly, quarterly, twice a year, or one lump sum. Mr. Reynolds said he will have to check with the Township Treasurer to see how the payments can be handled. Chief Hawley stated the service EMS gives is very valuable to the residents and the police. John Lymberis stated that Harry’s is having a weeklong donation to various Township entities when the original menu (hotdogs, French fries, etc.) is purchased. (police, fire companies, EMS services),

Planning Commission Report: Mr. Jessey reported the Planning Commission met on Wednesday, April 12, 2023. The gazebo project in honor of Jane Heineman was discussed. Also discussed was ways for the Township to improve its pedestrian infrastructure and made some recommendations for sidewalks. Mr. Scott Wilcher sent

the Planning Commission an email about the 61 lights with upward pointing globes with the Lincoln Crest expansion.

Mr. Jessey asked the Board of Supervisors if they could have the lighting consultant take another look at the lighting at Lincoln Crest. Mr. Reynolds stated the lighting has already been approved. Mr. O'Keefe suggested that Mr. Porter suggests to Lincoln Crest to change their lighting willingly.

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 \$805.62 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 \$805.62 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 Commons, LP for Sadsbury Commons Phase 2 in the amount of \$7,773.00 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 \$7,773.00 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 Associates, L.P. for Sadsbury Square in the amount of \$828.12 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, LP for Sadsbury Square in the amount of \$828.12 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 Lincoln Crest Management, LC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$4,045.62 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 \$4,045.62 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 XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$644.37 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release for XARIS Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$644.37 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 he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$1,059.37 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$1,059.37 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 \$68,325.98 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore to approve a Letter of Credit Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$68,325.98 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 Lincoln Crest Mobile Home Park is working on road to Rt. 30 bypass. Lafayette Square has finished the clubhouse building. Paving will take place around July and Mr. Lymberis is looking for dedication. Sadsbury Square working on landscape and grading. Fire hydrants in the complex is an issue to be worked on. Sadsbury Commons plan revision will have pads for WaWa, Wendy's, and Chilpolti. AZ Parkesburg has not resent plans, they have an extension to the August meeting. Sadsbury Park will have curbs and sidewalks and the road paving will be done soon.

Mr. Porter reported the bids for the fencing at Bert Reel Park had two bids. The low bid was ProMax Fencing with a bid of \$143,000. The Board would like to rebid locally.

Mr. Reynolds made a motion, seconded by Mr. Moore, to reject the two bids for the fencing at Bert Reel Park. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Octorara Bridge Project should have some specs by July, barring any Bog Turtles.

Mr. Reynolds made a motion, seconded by Mr. Moore, to purchase “no parking” signs per Ordinance invoice PSinv112640. With there being no questions from the public, the Board voting, “aye”, the motion passed unanimously.

Solicitor Report: Mr. O’Keefe asked the Board to authorize a letter to the PMRS Auditor concerning the police pension match.

Mr. Reynolds made a motion, seconded by Mr. Moore, to have Mr. O’Keefe write a letter to the PMRS Auditor concerning the police pension match. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

No action was taken on the Sadsbury Commons RACP Cooperation Agreement. No action was taken on the subdivision application for Stottsville Inn.

Mr. O’Keefe stated a letter was received from the Chester County Department of Community Development funding participation. Mr. O’Keefe stated there is an opt-out clause, but it would take away all the chances to apply for various grants. Mr. O’Keefe would advise to not opt-out. If you plan to stay in, no action needs to be taken. The Board will stay in the program.

Building/Zoning Report: For the month of April, permits issued for Zoning are as follows: fence 1, shed 1, deck 1, patio 2. Various Zoning for signs and properties for sale in the Township were answered. Building permits issued: new construction 3, basement renovation 1, furnace replacement 2. Two more plans for Sadsbury Commons are being reviewed.

Chester County Airport Update: Mr. Roberts reported the Airport Authority met today. The website is up and improvements will be made. Gary Hudson would like to have the Sadsbury Square tenants aware there is an Airport close by. The flight school is doing well. The party is still interested in the restaurant.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the April 2023 General Fund Invoices in the amount of \$213,888.50. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

Mr. Reynolds made a motion, seconded by Mr. Moore, to appoint Zoning Hearing Board Alternate, David Petreides to be a full member of the Zoning Hearing Board to fill Mr. Bennett’s term due to expire December 31, 2024. With there being no questions from the public, the Board voting “aye”, the motion pass unanimously.

Mr. Reynolds announced the Township is now in need of an Alternate to the Zoning Hearing Board. The Secretary will also have this placed on the webpage.

Public Comment:

Mr. Keches asked when the road markings on Leike Road will be done. Mr. Porter said that Nate MacCombie is looking at Leike Road as well as Bonsall Road and other roads in the Township. Mr. Reynolds told Mr. Porter to get something together for a bid for stripping.

Scott Wilcher thanked Simon Jessey for bringing up the lights at Lincoln Crest Mobile Home Park.

Simon Jessey asked about the status of the Road Crew garage. Mr. Reynolds stated that right now it seems to be at a stand-still. It seems CTDI bought all the industrial property. Hopefully there could be some space available.

John Lymberis stated that Zing just celebrated their 8-year anniversary. A portion of their daily sales was designated to the Parks and Recreation fund. Mr. Lymberis gave the Board a check for \$1,121.55 from Zings to the Parks and Rec fund. Thank you Mr. Lymberis.

Mr. Lymberis stated that Athena's ice cream and coffee is have a soft opening.

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 motion passed unanimously.

Respectfully Submitted

Linda Shank
Secretary