

Board of Supervisors Regular Meeting Wednesday, July 5, 2023

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Wednesday, July 5, 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 Attorney Winnie Sebastian, attending in place of Township Solicitor, Mr. O'Keefe. Present was 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 stated the Board met in Executive Session 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. 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: there were no comments.

Police Report: Chief Hawley stated a Memo of Understanding for Mutual Aid with the Coatesville Area School District was signed on June 8, 2023. It is a standard agreement for aid when needed.

Chief Hawley said that over the 4th of July Holiday, there was a total of 1 fireworks complaint. For June there were 680 recorded calls for service, 431 were for patrol and business checks, 20 were out of the Township assisted calls. That would leave a total of 229 calls for service.

For June there were 3 ENRAD speed checks with 52 traffic encounters and 32 citations issued. There were 8 domestics with no injuries.

Copies of the full police report are available at the Township Building

Public Works Report: no June report.

Emergency Management Report: Mr. Taylor would like to start an Emergency Management facebook account strictly for emergencies like road closures, weather information, like storms, or snow and ice storms. He would like the Solicitor to do a Mission Statement for the facebook account. Mr. Reynolds stated there could be a link on the Township website to the facebook account.

Keystone Valley Fire Department: For the month of June, there were a total of 42 incidents for: building fire 4, fire in structure other than a building 1, vehicle fire 1, trash or waste fire 1, dumpster fire 1, EMS call, excluding vehicle accident with injury 3, motor vehicle accident with injuries 6, pedestrian accident 1, motor vehicle accident with no injuries 1, extrication of victim from vehicle 1, hazardous condition 1, gas leak 1, carbon monoxide incident 4, power line down 1, arching, shorted electrical equipment 2, Assist police 1, good intent call 1, dispatched and cancelled on route 3, smoke odor 1, false alarm 4, smoke detector activation, no fire 1, lighting strike, no fire 1, special type of incident 1. The total response by municipalities: Parkesburg 10, West Sadsbury 10, Highland 8, and out of District 14. 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 177 hours and 22 minutes. The EMS Division of Keystone responded to 159 incidents for: ALS-abdominal pain 1, ALS-allergic/medicine reaction 2, ALS-back pain 1, ALS-CVA/stroke 7, ALS-cardiac problems 7, ALS-cardiac/resp. arrest 2, ALS-choking 1, ALS-diabetic emergency 4, ALS-fall 1, ALS-hypotension 1, ALS-injured person 1, ALS-maternity/labor pains 1, ALS-respiratory difficulty 6, ALS-seizures 2, ALS-unconscious person 1, ALS-unresponsive person 6, ALS-heart problem 1, accident-ALS 1, Accident-BLS 11, accident-entrapment 3, accident pedestrian 2, alarm-BLS medical 2, alarm-carbon monoxide 4, BLS-abdominal pain 5, BLS-allergic/med. Reaction 3, BLS-back pain 1, BLS-DOA 3, BLS-emotional disorder 8, BLS-fall/lift assist 16, BLS-hemorrhaging 1, BLS-injured person 7, BLS-overdose 3, BLS-seizures 3, BLS-sick person 27, BLS-unknown nature 1, EMS-standby –event 2, EMS-standby-fire 11. The response by municipalities: Parkesburg 49, West Sadsbury 26, Highland 13, Sadsbury 45, Sadsbury Lancaster Co. 2, Christiana 9, West Fallowfield 2, Atglen 3, East Fallowfield 1, Salisbury 2, Valley 3, West Caln 2, Coatesville 1, East Nottingham 1.

Sadsburyville Fire Company:

Westwood EMS Report: No report

Planning Commission Report: The Planning Commission met on Wednesday, June 14, 2023 at 7:00 p.m. There was a discussion on the proposed 5015 square foot Sherwin Williams Paint Store at 3373 East Lincoln Highway. There was a discussion on the Chester County Starter Home Initiative. Estimates for the gazebo project would be looked into for the Supervisors at their July meeting.

Mr. Jesse reported to the Board, that he asked the Landscape Consultant to take a look at the Landscape Ordinance in the Saldo. He recommended to roll it backward to 2019 before the amendment. Mr. Reynolds stated we are not going backward. Mr. Jessey also said the Consultant also wanted the developers to contact him to get his recommendation on what can be planted for each development. He likes to be referred to as an Arborist and not a Landscaper. Mr. Reynolds stated the Board would listen to the Planning Commission recommendations on changing landscape consultants

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 \$1,156.87 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, L.P. for Lafayette Square Phase II&III in the amount of \$1,156.87 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 \$1,885.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,885.62 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 Lincoln Crest Management LLC for Lincoln Crest Mobile Home Expansion in the amount of \$2,475.62 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 Lincoln Crest Mobile Home Park Expansion in the amount of \$2,475.62 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 \$203.12 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, 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 \$203.12 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 4A in the amount of \$23.12 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$23.12 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 Rock Holding PA, LLC for Building 2 in the amount of \$93.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Rock Holding PA, LLC for Building 2 in the amount of \$93.75 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 a Letter of Credit Reduction Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park, Phase 3A in the amount of \$192,958.80 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 Arcadia Associates, L.P. for Sadsbury Park, Phase 3A in the amount of \$192,953.80 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 Reduction Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3B in the amount of \$50,573.35 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Reduction Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3B in the amount of \$50,573.35 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 Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$41,143.00 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 Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$41,143.00 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 Reduction Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4B in the amount of \$30,593.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Reduction, Certificate of Completion for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4B in the amount of \$30,593.50 per Mr. Porter's recommendation. With there being no question from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter has a quote from Guidemark, Inc. for line stripping on Lieke Road in the amount of \$4,570.00.

Mr. Reynolds made a motion, seconded by Mr. Moore, to make an amendment to the agenda for a payment to Guidemark, Inc. for stripping on Leike Road. With there being no questions from the public, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve \$4,570.00 from Guidemark, Inc. to do stripping on Lieke Road. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter is rebidding the fencing a Bert Reel Park to have the bid packages available at the Township Building.

Lafayette Square is working with Mr. O'Keefe on dedication of the road. If Land Development is needed, the dedication will take place next year.

Lincoln Crest water line extension still on-going. The lighting at park is still not resolved.

Sadsbury Square working on last building. Pennsylvania American is waiting on delivery of hydrants.

Sadsbury Commons continue working on WaWa and waiting for Pennsylvania American to start up pump station.

Sherwin Williams turned in plan revision and gave an extension letter until September 6th.

Mr. O'Keefe and Mr. Porter will respond to Subdivision plan from Stottsville Inn as it also goes into East Fallowfield on their extension.

The traffic light at Old Wilmington Road and Route 30 was damaged. There was no camera on the light. John Lymberis will move his camera at Harry's to point to the light. The damage is cosmetic and the traffic light still works.

Solicitors Report: Ms. Sebastian asked the Board to consider a waiver request of Don and Robert Cairns from Subdivision requirement. There will be no construction on this property. The property consists of 4.8 acres and purchase 1 acre from King's Way Independent Church. They are asking for a waiver from Section 303 & 304 of the Sadsbury Subdivision and Land Development Ordinance to allow for this proposed lot line change without the need of a SALDO application.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a waiver from Section 303 & 304 of the Sadsbury Township Subdivision and Land Development Ordinance for Donald and Robert Cairns. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Building/Zoning Report: Zoning: 1 permit for temporary fireworks sales tent, 2 permits for decks, 2 permits for fences, 1 permit for a patio, 1 permit for a driveway. Various zoning calls for signs and properties for sale in the Township. Building: 5 permits for new construction, 1 permit for house remodel, 1 permit for in-ground pool, 1 permit for roof solar array, 1 permit for bathroom remodel, 1 permit for electrical panel replacement, 5 permits issued to Sadsbury Commons. For the month of June, there were 47 inspections performed. There were 2 high grass complaints.

Chester County Airport Update: Mr. Roberts had no report. The Authority does not meet in July.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the June 2023 General Fund Invoices in the amount of \$231,663.89. 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 make a donation to the Parkesburg Library in the amount of \$1,500.00. 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 hire Jerry Cavanaugh as a full-time police officer effective July 30, 2023. With there being no questions from the public, the Board voting "aye" the motion passed unanimously.

Old Business:

The Township is still in need of an Alternate to the Zoning Hearing Board.

Mr. Reynolds reported that Mr. O'Keefe is comfortable making a payment to Westwood Fire Company with the Life Support contract with Westwood is still under legal review.

Mr. Reynolds made a motion, seconded by Mr. Moore, to amend the agenda to make a payment to Westwood Fire Company. 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 make a payment of \$35,000 to Westwood Fire Company for advanced Life Support. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public Comment:

Michelle Falcone asked Donn Roberts if he heard anything about the flight school. Mr. Roberts said he has not had the opportunity, but because of air quality from the fires in Canada, there have not been many flights leaving the airport.

Mr. Reynolds stated at the meeting with John Rock, they will have noise panels installed. It will take about 45 days to install. Mr. Porter thinks the walls will reduce the sounds from the kilns. They are waiting for the FAA review because of the height of the wall. This will not change their hours of operation.

Vicky Horan asked who maintains the island at the intersection of Stottsville and Route 372. Mr. Reynolds will send the Road Crew to fix it up a little.

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