

## **Board of Supervisors Regular Meeting 3 September 2024**

A regular meeting of the Sadsbury Township Board of Supervisors was conducted on Tuesday 3 September 2024 commencing at 7:00 p. m. Chairman Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Hanaway, Supervisor Mr. Taylor was present on the telephone. Also present was Township Solicitor Mr. O'Keefe, Township Engineer Mr. Dennis O'Neil, Police Chief Michael Hawley, Township Manager Mr. Przychodzien and members of the community.

Mr. Reynolds announced that due to Linda Shank, the Secretary being absent the meeting would be recorded.

A moment of silence and the Pledge of Allegiance was observed.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, 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 was passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Hanaway 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 Comments on Agenda Items Only:**

There were no public comments.

### **Police Report**

Please see the Police Chief's Report

### **Township Manager's Report**

- a. The first curb painting in Sadsbury Park is completed and the HOA is very pleased with the outcome.
- b. A meeting with the auditors will be held the morning of 6 August 24 with the findings being reviewed at the Board of Supervisors meeting 6 August 24. The Auditors will give a presentation at the October's Board of Supervisors meeting.
- d. The Liquid Fuels audit is completed, and all documents signed and the funds transferred from the General Fund to Liquid Fuels account.
- e. As reported in the July meeting work was being done to change the traffic light pattern at Rt30 and Old Wilmington Road. This project has been put on hold due to the traffic study that was completed indicating there was not enough traffic to warrant the change at this time.

f. As reported in the July meeting that the service contractor for the traffic light improvement had started. This proved to be very good timing, due to the storm coming through and causing a power outage of more than 24 hrs. The new batteries worked well until the Public Works Department were able to get the generator installed for the duration of the outage.

e. The next public meeting on the budget will be held on 10 September 2024 at 9:00 am in the Board Meeting Room.

### **Public Works**

For the month of August, the Public Works Department spent a majority of its time mowing and weed control of 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. In addition to these tasks, the Main Township Building and side walk was pressure washed, many street signs either replaced or repaired and Pot Holes filled on the northern section of Greenbelt Drive. It is also important to note that for the month of August many vacation days were utilized limited the number of tasks completed.

### **Emergency Management Report:**

Mr. Taylor reported there were no emergencies in the Township involving the Emergency Management Coordinator.

### **Westwood EMS Report**

John Sly reported there were 39 total response in Sadsbury Township: Medical 26, Vehicular 4, Fall 3, Injured Person 4, Overdose 1 and Deceased Upon Arrival 1.

### **Keystone Valley Fire Department Report**

There was a total of 34 Incidents for the month of August, 2024. The average personnel per call was 10 people. The average response time from dispatch to on the scene was 6:00 minutes. The total man hours were 97.39 hours. The number of call are broken down as follows: Parkesburg Borough 13, West Sadsbury Township 9, Highland Township 1, In District 23, Out of District 11, Sadsbury Township 2, Coatesville City 5, East Fallowfield 2, , West Grove Borough 1, Honey Brook Township 1. The Keystone Valley Fire Department Emergency Medical Servies responded to 44 calls in Sadsbury Township.

### **Sadsburyville Fire Department Report**

The Sadsburyville Fire Department responded to 33 calls for the month of August 2024. The breakdown of calls are as follows: Structure 4, Motor Vehicle Accidents 9, Automatic Alarm 11 and Wires 1. The municipalities involved were: Sadsbury Twp 14, Valley Twp 5, West Caln Twp 6, West Sadsbury Twp 3 and Coatesville City 3. Average

miles traveled 5.8 miles per call. Average personnel responding 5. Average time in service per call 25 minutes.

### **Planning Commission**

The Planning Commission met on 14 August 2024 at 7:02 pm items reviewed were:

Sketch Plan for building in the Bellaire Business Park

Sadsbury Commons review of Phase 3 that is anticipated to feature a 29,000 square foot Target store

Todd Wilson discussion with the Commission about zoning with respect to property at 33 Octorara Road and R1 Residential Zoning District in general.

### **Engineer Report**

Mr. Porter reported he has a Letter of Credit Reduction for Sadsbury Arcadia Associates, L. P. \$130,210.03,

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve Letter of Credit Reduction for Sadsbury Arcadia Associates, L.P. Sadsbury Park Phase 2B in the amount of \$130,210.03, the new balance of the Bank reserve Account will be \$0. With there being no questions from the public, the Board voting “aye” the motion was passed unanimously.

Mr. Porter reported he has a Letter of Credit Reduction for Sadsbury Arcadia Associates, L. P. \$30,121.85

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve Letter of Credit Reduction for Sadsbury Arcadia Associates, L.P. Sadsbury Park 3B in the amount of \$30,121.85, the new balance of the Bank reserve Account will be \$0. With there being no questions from the public, the Board voting “aye” the motion was passed unanimously

Mr. Porter reported that he has an Engineering Escrow release of funds for Sadsbury Commons Phase 2 in the amount of \$4,068.75 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 in the amount of \$4,068.75 per Mr. Porter’s recommendation. With there being no questions from the public, the Board voting “aye” the motion was passed unanimously.

Mr. Porter reported he has an engineering Escrow release of funds for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,041.25 for the Board’s approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway to approve and Engineering Escrow release of funds for Lincoln Crest Management, LLC in the amount of \$1,041.25 per Mr. Porter’s recommendation. With there being no questions from the public, the Board voting “aye” the motion was passed unanimously.

Mr Porter reported that he has an Engineering Escrow release of funds for Sadsbury Park Phase 3 in the amount of \$838.78 for the Boards approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadis Associates, L.P. in the amount of \$838.78 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye" the motion was passed unanimously.

Mr. Porter, requested permission to open the sealed bids for the installing a new roof on the Township Building;

First bid opened was from Vertex, Manassas, VA

Base Bid Items 1 thru 3 \$78,750.00 Shingle Roof

Alternate Bid Items 4 thru 6 \$171,500.00 Metal Roof

Second bid opened was from Longview Construction, Oxford, PA

Base Bid Items 1 thru 3 \$94,000.00 Shingle Roof

Alternate Bid Items 4 thru 6 \$239,000.00 Metal Roof

Third bid opened was from Diamond Construction LLC, Parkesburg PA

Base Bid Item 1 thru 3 \$69,000.00 Shingle Roof

Alternate Bid Item 4 thru 6 No Bid

The Supervisors advised Mr. Porter to review the bids and to make a recommendation to the Board as to which contractor to award the contract.

**Solicitor's Report:**

Mr. O'Keefe presented the Taco Bell final development plan to be signed by the supervisors pending financial security.

Mr. O'Keefe also presented the a draft resolution for traffic flow amendment to Sadsbury Village having Broadmeadow Drive one way traffic. This was tabled at the August meeting pending the HOA approval. An additional request to table the resolution was made by the property management company. The Supervisors agreed to table the vote.

**Zoning/Building Report:** Zoning permit 1 Fence , 1 for home occupation, 4 sign permits. Building permits 1 new porch, 3 deck, 2 for generators, 1 air conditioner replacement, 2 manufactured homes , 1 pole barn, 1 for the Taco Bell1 fire suppression for Taco Bell. Preformed 28 inspections. Complaints: 2 high grass.

**Chester County Airport Update:** Nothing to report.

**Payment of Invoices:**

Mr. Reynolds made a motion, seconded by Mr. Hanaway to pay the August invoices in the amount of \$185,567.95. With there being no questions from the public, the Board voting “aye” , the motion passed unanimously.

**Public Comment:**

With there being no further business, Mr. Reynolds made a motion, seconded by Mr. Hanaway, to adjourn the meeting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Respectfully submitted,

S. A. (Tony) Przychodzien, Jr

Township Manager