

Board of Supervisors regular Meeting, Tuesday, March 4, 2025

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, March 4, 2025 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Hanaway and Mr. Taylor was present by telephone. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief Michael Hawley, Township Manager, Mr. Przychodzien, and members of the community.

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

Mr. Reynolds announce the Board met in Executive Session on February 10th and February 24th to discuss personnel issues.

Mr. Reynolds made a motion, seconded by Mr. Taylor, 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. 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 Comment on Agenda Items only: There were no comments.

Police Report: Chief Hawley reported that for the month of February, there were 657 incidents in the Township. Many were business and other patrols. 18 calls were out of the Township to assist in another municipality. 35 incidents were handled by the State Police for incidents initiated by the State Police. Out of all the other calls, the total of calls for service were 176. Chief Hawley reported Sadsbury Township trends 2% with the County for the month of February.

Chief Hawley stated that with the onset of warmer weather we are going to see an increase in the presence of dirt bikes and ATVs. The police does not pursue them; the risks outweigh the benefits. We will be increasing our attention on such things as much as we can, but the problem principally starts when parents allow their minor sons to have these vehicles and house them at their homes. We ask for adults who allow their minor children to have and ride these things to be responsible parents. The police will cite and impose large fines on violators and seize and impound such vehicles. We would rather deter these things at the immediate family level than have to take formal legal action.

Chief Hawley stated that the Police Department now has in its inventory stop sticks. They are a heavy duty fabric sleeve with triangular in plastic cover spike sticks. Officers are far away from impact. It deflates tires relatively slowly, so the driver does not lose control of their car. There are strict rules and procedures to pursue a car. Every one

has been trained on the stop sticks. They may never be used, but it is best to have them.

Mr. Taylor asked the Chief about a dirt bike incident on North Street. The Chief stated the dirt bike driver saw the police and fled off and at some point dropped his bike. He was severely injured.

Township Manager Report: Mr. Przychodzien reported as a follow up to last months meeting, he had a meeting with Representative Williams on trying to obtain additional monies for the two bridge replacements. Mr. Przychodzien worked with the Engineer on the drain pipe on Chestnut Street. The pipe was scanned and several joints were leaking and also found a drain pipe from neighbors property that was connected into the pipe. Additional research is needed as to how the pipe was connected. Metropolitan Communications will install radios in the Public Works pickup trucks on Thursday. As another follow-up to February's meeting, the Comfort Pro maintenance contract is good until October 2025. Belfor is working on the restoration of the utility room mold. They will be doing dry wall, and flooring replacement. Mr. Przychodzien is working with the IT contact, Marc Meshurle to move all the computer equipment from the utility room to the copier room. The equipment would be installed in a computer rack and secured; eliminating a chance of damage from water. The Public Works took delivery of the paving hot box for pothole repairs and small road repairs. \$42,000 was spent in salt this year. Sadsbury Commons developers installed 2 new generators on the traffic light at Noble Way.

Public Works Report: For the month of February, the Public Works Department spent most of the time preparing and responding to five separate winter events in which plowing operations were deployed and the treatment of roads with de-icing agents were used. A great deal of time and effort was taken in the days before and after each weather event. The department also manages the salt stockpile as winter weather events move in and out of the area. Also for the month of February, the Department repaired/replaced several street signs damaged by vehicles, filled several potholes on various roads and cleared many of our storm water drains. The Department also received its new Falcon four-ton capacity hot box for repairing potholes.

Emergency Management Report: Mr. Taylor stated there were no emergencies in the Township, but with the weather forecast for tomorrow; there will be high winds and rain with the possibility of trees down and power outages.

Keystone Fire Department Report: There was a total of 29 incidents for the month of February. The average number of personnel call was 9 people. The average response time from dispatch to on-scene was 8:47 minutes. The total man hours were 236.05 hours. The total response per Municipality: Parkesburg 11, West Sadsbury 7, Highland 5, and out of district 23. The Keystone Valley EMS Division had a total of 131 responses for the month of February. There were 83 transports and 48 non-transports. The average response time from dispatch to on-scene was 7:00 minutes. The response

by municipality: Parkesburg 39, West Sadsbury 23, Highland 7, Sadsbury 39, Out of District 23.

Sadsburyville Fire Company Report: For the month of February, Sadsburyville Fire Company responded to 26 incidents: accidents 5, Fire Police Request 1, structure fire 4, fire alarms 7, Assist EMS 1, CO incident 1, investigation 1, public service 2, brush 2, drill notification 1. Municipalities: Sadsbury 12, Valley 2, East Fallowfield 1, Highland 1, West Caln 9, West Sadsbury 1. There was a total of 156 miles traveled with an average of 6 miles per call. There were a total of 104 firefighters responding with an average of 4 per call. The time in service was 13.0 hours with an average of 30 minutes per call.

Westwood EMS Report: For the month of February, the Westwood Fire Company EMS responded to a total of 41 incidents. 10 responses from the Westwood Division and 31 responses from the Wagontown Division: Medical 33, fall 3, vehicle accident 3, assault 1, cardiac arrest 1.

Township Planning Commission Report: Mr. Jessey reported that Mr. Alex Barlow of Howell Engineering came to discuss the 125,000 square foot warehouse on behalf of CTDI. The SALDO was discussed and Mr. Jessey would like to meet with the Township Engineer and Solicitor to try to wrap up some remaining issues. The Planning Commission would like to remind the Supervisors that it is an appointed body of Township residents who rely on the Township consultants for specialist technical and legal advice when reviewing planning applications and updating Ordinances.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$1,828.75 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, LP for Sadsbury Commons Phase 2 in the amount of \$1,828.75 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 Lincoln Crest Management LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$1,152.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Expansion in the amount of \$1,152.50 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 Parkesburg Investors, LLC for Taco Bell Condominium, Unit 4 in the amount of \$177.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Parkesburg Investors, LLC for Taco Bell Condominium, Unit 4 in the amount of \$177.00 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 Lafayette Square Partners, LP. For Lafayette Square Phase II & III in the amount of \$65.00 for the Board's approval.

Mr. Reynolds made a motion, seconded Mr. Hanaway, to approve an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$65.00 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 had two Engineering Escrow release of funds for XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park. The first release is for \$950.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the first release for XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$950.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported the second Engineering Escrow release of funds for XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$65.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve the second Engineering Escrow release of funds for XARIS Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$65.00 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 2B in the amount of \$1,045.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, LP for Sadsbury Park Phase 2B in the amount of \$1,045.00 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 is working on the bid package for work on the Octorara Bridge. The Starbucks in Sadsbury Park has wrapped up the site work and should be ready by the end of the month. Chick-fil-a should have pad delivered by May. Mr. Porter is

working with their Engineers. Phase 2 will have Chase Bank. Phase 3, Target is working on Storm Water Management and there will be a follow-up meeting with the Conservation District. There might have to be some blasting because of rocks. For the month of February, Lincoln Crest added one pad site and 1 Sanitary Sewer. Taco Bell is up and running. Autozone is working on a grading permit. A new construction at 28 Lincoln Avenue should start construction this week. There will be a pre-construction meeting.

Mr. Porter stated there was an evaluation of the storm sewer on Chestnut Street. The pipe located at the rear of the property to Old Wilmington Road. The pipe was installed on the property in the 1980's and is in excellent condition. The Public Works can excavate and repair the pipe should resolve the sinkhole issue. There are a couple connections to properties to the north and properties to the west that seem to be illicit connections. Another inlet was found at the rear of 13 Chestnut Street where pipe is buried. Have the Public Works Department put plywood over it.

Solicitor Report: Mr. O'Keefe stated he only has one item on his report this evening. He would like permission from the Board to authorize advertisement of Zoning Ordinance Amendment for Senior Apartments. He would like to have the hearing for this amendment at the April meeting.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize Mr. O'Keefe to advertise the Zoning Ordinance Amendment for Senior Apartments and set the hearing for the April Board of Supervisors meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Building/Zoning Report: Zoning: Mr. Kowalski answered various phone calls and issued 1 permit for a shed. Building: Mr. Kowalski issued 1 permit to replace furnace and air conditioner, 1 permit to replace a boiler, 1 permit for manufactured home, 1 permit for a temporary construction trailer, 4 permits for generators, 1 permit for a new garage, 1 sign permit for Lincoln Crest mobile home park. Mr. Kowalski performed 14 inspections for the month of February.

Chester County Airport Update: Mr. Roberts stated the Airport Authority met today.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to pay the February 2025 General Fund invoices in the amount of \$301,127.22. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

The Fire Marshall proposed that Sadsbury Commons put a police sub-station at the Shopping Center. A good location would be between Target and the Giant.

Traffic at Washington Lane and Route 30 will be under construction at Valley Township at the end of Waverly Blvd.

Old Business:

Chief Hawley reported the Township was entirely quiet on the evening after the Super Bowl.

Public Comment:

Michelle Falcone asked if there was an update on the Rt. 82 bridge. Construction was started a couple days ago.

Michelle Falcone stated it is dangerous coming out of CVS to make a left turn. Mr. Reynolds stated there is actually no solution for that. Mr. Porter stated that PennDOT likes to have road openings at the same point where businesses are on the opposite sides of the highway.

Shaun Patterson asked if there will be a pharmacy in the new Giant and when will they break ground. Mr. Reynolds stated it is unknown at this time on either question.

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,

Linda Shank
Secretary

