

Board of Supervisors Regular Meeting, August 5, 2025

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, August 5, 2025 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Taylor by telephone. Also present was Township Solicitor, Melissa Rheinstadter in for Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief Michael Hawley, Township Manager, Mr. Przychodzien, and members of the community. Supervisor, Mr. Hanaway was absent.

A moment of silence and Pledge of Allegiance was observed.

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. 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.

Public Comment on Agenda Items Only:

Kelly Sweeny thanked the Board for checking out the drain on Octorara Road.

Police Report: Chief Hawley reported for the month of July 2025, there were a total of 638 calls for service. When you take away patrol and business checks there was an actual number of 224 calls. There were 7 property damage cases, 11 incidents other departments, 5 domestics, 1 DUI crash, 1 overdose, 4 criminal arrests, 1 warrant for terroristic threats, 38 traffic citations, 25 warnings (tail lights, damaged bumper, etc). Chief Hawley stated that the 4th of July was a non-event.

Chief Hawley would like to have the Board's approval to hire present part-time officer, Craig Muir to full-time office effective August 5, 2025.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to hire part-time officer Craig Muir to full-time officer. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Chief Hawley presented Officer Craig Muir to the Board.

Township Manager Report: Mr. Przychodzien reported that Todd Bowers of the Public Works Department is recuperating well from the injury sustained in May 2025. He should be back to work after Labor Day. Work is still being done on the drain pipe on Chestnut Street as well as moving the computer equipment to the copy room. Mr. Przychodzien is still working with the Township insurance carrier to replace the guard rail on Old Mill Road from the accident on the Rt. 30 bypass and Old Mill Road, and they are proceeding to work with the trucking Company's insurance carrier. The estimate to replace the guard railing is approximately \$26,000. Still under review is the

traffic lights being installed at Washington Lane and business Route 30 by the Township traffic consultant and Township Engineer. The traffic light will be maintained by Valley Township. Mr. Przychodzien met with Senator Katie Muth on trying to obtain funds for the Octorara Bridge. The Township is waiting to hear from the two grants that were submitted for the bridge. Met with the manager of the Chic-Fil-A on Wednesday, July 30, to review the project. They will be hiring 120 people. Mr. Przychodzien hired a drain cleaning company to open the drains at the corner of Sadsbury Road and Octorara Road at a cost not to exceed \$3,000.00.

Public Works Report:

Emergency Management report: Mr. Taylor reported he has nothing to report on this month.

Westwood EMS report: For the month of July, there were 48 total responses for Sadsbury Township for: Medical 42, overdose 2, injured person 2, fall 1, vehicular 1. There were 9 responses from the Westwood Division and 39 responses from the Wagontown Division.

Keystone Valley Fire Department: The Keystone Valley Fire Department responded to 29 incidents in July 2025. The average response time from dispatch to on-scene was 7:32 minutes. The total man-hours were 63.1 hours. The total responses by Township was: Parkesburg 6, West Sadsbury 9, Highland Township 2, and Out of District 12. The EMS Division had a total of 185 responses for the month of July, 2015. There were 105 transports and 80 non-transport. The total response by municipality: Parkesburg 80, West Sadsbury 21, Highland 10, Sadsbury 51, Out of District 23. The average response time from dispatch to on-scene was 6.35 minutes.

Sadsburyville Fire Company: For the month of July 2025, the Sadsburyville Fire Company responded to 22 incidents for: accidents 8, fire alarms 5, structure fire 1, trash fire 1, assist EMS 1, gas leak 1, wires 1, chiefs notification/Knox Box 2. The municipalities: Sadsbury 13, West Sadsbury 3, Valley 2, West Caln 2, Coatesville 1, Highland 1. There were a total of 89 firefighters with an average of 4 per call. The time in service was 15.45 hours with the average of 34 minutes per call.

Planning Commission: The Planning Commission met on Wednesday July 9, 2025. Mr. Przychodzien and Mr. Jessey gave the Commission updates on items mentioned in the July Supervisors meeting.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Commons L.P. for Sadsbury Commons Phase 2 in the amount of \$9,397.58 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 L.P. for Sadsbury commons Phase 2 in the amount of \$9,397.58 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 L.P. for Sadsbury Commons Phase 3 in the amount of \$6,702.50 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 L.P. for Sadsbury Commons Phase 3 in the amount of \$6,702.50 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 Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$533.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds or Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$533.75 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 AZ Parkesburg, LLC for AutoZone Store No. 5705-3373 E. Lincoln Highway in the amount of \$112.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for AZ Parkesburg LLC for AutoZone Store No. 5705-3373 East Lincoln Highway in the amount of \$112.50 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 \$461.25 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 \$461.25 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 the completed project to Parkesburg Investors, LLC for the Taco Bell Buck Run Condominium, Unit 4

in the amount of \$14,185.63 released to owner/applicant as project is complete, for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to release the final Engineering Escrow release of funds for Parkesburg Investors, LLC, Taco Bell Buck Run Condominium in the amount of \$14,185.63 to the owner/applicant 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 Commons L P. for Sadsbury Commons Phase 2 for Pads 1F-F3, G, N, O, Landscaping and lighting in the amount of \$181,402.10 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit reduction for Sadsbury Commons, L.P. for Sadsbury Commons Phase 2, for Pads 1F-G, N& O Landscaping and Lighting in the amount of \$181,402.10 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 Parkesburg Investors, LLC for the Taco Bell, 830 Octorara Trail, Parkesburg in the amount of \$5,090.00, leaving a 0 balance, for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Parkesburg Investors, LLC for the Taco Bell, 830 Octorara Trail, Parkesburg, in the amount of \$5,090.00, leaving a 0 balance per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated that Starbucks is open and Chick-Fil-A is under way, the parking lot and cubing have been resolved. Have had no response to Phase 3 Engineer comments on the blasting plan. Mr. Porter stated that once the HOP work is completed, the traffic lights will be working. Mr. Porter has reviewed the revised plans for the signal at Business Route 30 and Washington Lane, and the plan looks satisfactory.

Solicitor Report: Ms. Rheinstadter has asked the Board to authorize advertisement of Ordinance 2025-05; Mass Gathering permits. This Ordinance is for gathering of persons over 150 at a gathering, with exceptions.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to authorize the advertising of Ordinance 2025-05; Mass Gathering Permit. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Zoning/Building Permit Report: Zoning: Issued one permit for a shed, 1 permit for a patio, and answered various Zoning phone calls. Building: Issued 3 permits for new

manufactured homes, issued 1 permit for a garage addition, issued 1 permit for a deck, issued 1 permit for furnace replacement, issued 1 permit for EV charger, issued 1 permit for oil tank replacement, issued 1 permit for a mini split AC system, issued 1 permit for a garage bump out. For the month 18 inspections were performed. Complaints: fence installed without a permit and on the property line, accumulation of trash in front yard.

Chester County Airport update: No report

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the July 2025 General fund invoices in the amount of \$277,849.14. 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. Taylor, to pay Parkesburg Free Library \$1,500.00 which is budgeted. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Jeff McClintok, from Sadsbury Commons asked the Board to approve his Subdivision Plan to separate out the Giant (Lot 8) from the Car Wash (lot 9), which is similar what was done with the rest of the project site.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve Sadsbury Commons subdivision request, subject to the Township Solicitor review. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Old Business:

Letter going out to Pine Street

Public Comment:

Rich Felice wants to know the Engineering Budget. Mr. Przychodzien stated as of July 31st the expenses are around 12% under budget.

The Flowers in the islands are gone, what is the situation. Mr. Przychodzien stated that the flowers were being overtaken by weeds. True Green sprayed the islands. Two bids were received by 2 companies to concrete the islands. 18 inches of stone, dirt and mulch need to be removed before the concrete can begin. The bids are much higher than expected.

Mr. Reynolds stated there is a budget meeting on Wednesday, August 20th.

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