

WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

MINUTES FOR FEBRUARY 26, 2008

The regular meeting of the Warrington Township Board of Supervisors was held on February 26, 2008, 7:30 p.m. at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

1. ATTENDANCE:

Paul Plotnick, Chairman; Carol Butterworth, Vice Chairman; Glenn McKay, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Rebecca A. Kiefer, Member; Timothy J. Tieperman, Township Manager; Robert Sugarman, Esq.; Michael Mrozinski, Director of Planning and Economic Development; Fred Achenbach, Facilities Coordinator; Paul Gdanski, Director of Public Works; Thomas F. Zarko, Township Engineer; Richard Lesniak, Director of Fire, Inspection and Emergency Services; Dan Hinkle, Fire Chief; and Carolyn Hanel, Director of Administrative Services/Parks and Recreation.

2. PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

3. PUBLIC COMMENT

a) Central Bucks Task Force on Aging. Frances Reaman, who resides at 200 Fiddle Leaf, said she represents Warrington Township on the Central Bucks Task Force on Aging. She said that the number of residents in Bucks County is 620,000 and noted that 16% of those people are 65 years of age or older. It is projected by 2020 that there will be 663,000 residents, and 24% of those people will be 60 years of age or older. This task force is comprised of nine municipalities in Central Bucks and was organized in 2003 to research, study, and recommend situations that affect the elderly and provides all of the information available to people – human services, health care, and transportation. She said this task force is working with township officials, police, emergency personnel and all of those services to identify senior citizens, retired and handicapped people that need these services.

Mrs. Reaman asked the township to designate a committee or task force with supervisor liaison.

4. MANAGER'S REPORT: Mr. Tieperman reviewed the manager's report which included a) Highgrove Manor; b) Eureka Park Site; c) Fire Inspections, and Emergency Services Monthly Report; d) ISO Report; e) Fire Chief's Monthly Report; and f) Other Items.

a) Highgrove Manor. Mr. Plotnick said a developer had approached him to see if the township could help them in securing financing for the Highgrove Manor project. This project involves the construction of seven condo buildings, four stories each, roughly sixteen units per building. Katz, the developer, asked if they could pay for certain fees to the township at the time when they are installed on the site. He said the developer would still pay all of his escrow deposits up front and for any increases in tapping fees, etc.

Mr. Gdanski asked if this issue could be discussed in executive session. Previously he had been talking with Mr. Zarko and had written a response to the developer on this subject and he would like to discuss it

further in executive session before the Board makes a decision. The Board was in agreement to discuss this further in executive session.

b) **Fire, Inspections, and Emergency Services Monthly Report.** Mr. Lesniak gave an overview of the activities of the Fire, Inspections, and Emergency Services Department for the month of January. He introduced the fire marshal's staff.

Mr. Lesniak reviewed the recent ISO Report that was prepared for Warrington Township.

c) **Fire Chief's Report.** Chief Hinkle gave an overview of the activities of the Fire Department for the month of January.

d) **Redstone Woods Open Space Encroachments.** Mr. Zarko said at the last meeting Mr. McKay has asked that information be provided concerning the Redstone Woods Open Space Encroachments. He said included in the Board's packets was a copy of the plan and Army Corps of Engineers permit pertaining to that development that has some information about restrictions in the open space area.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

5. **Review current status of 2008 bonding projects and consider adoption of a reimbursement Resolution.** Mr. Tieperman gave the Board an update on his February 7, 2008 memo and his conversation with our financial adviser, Randy Lawlace to understand better the financial parameters for doing early design work without official authorization. He said the financial adviser recommended that market conditions are likely to become more unstable, especially in the bond insurance markets. We may want to consider authorizing these bonds now rather than waiting until mid-summer. This was discussed with the finance committee and based on further discussions with Mr. Lawlace and recent changes in the bond insurance market the prevailing wisdom now is that it would probably not be in the township's interest to try to pursue AAA insurance on our bonds. The preferred approach would be to issue these bonds on the township's credit rating, which is a Moody's A1.

Mr. Tieperman said our recommendation is to moved forward and get a bond upgrade as well as get some of the preliminary work out of the way for the firehouse and some of the other stormwater projects and do some of the architectural, engineering, surveying, soil testing and similar costs when we're ready to go out to bid.

Mr. Tieperman said bond counsel is recommending that we move forward on passing the reimbursement resolution.

Motion – It was moved by Mr. McKay, seconded by Mr. Lamond, that the Board of Supervisors adopt the reimbursement resolution regarding 2008 bond issued as presented in our packet. This motion passed by a vote of 4-1. Mrs. Kiefer voted no.

6. **Review executive summary on Comcast franchise renewal and consider setting a public hearing date for adoption.** Mr. Tieperman reported that we've been having meetings with a few other committees – Warwick and Newtown Townships and Doylestown and Newtown Townships to retain the services of Daniel Cohen, who is a cable attorney out of Pittsburgh who has been working with us on the renegotiation of our franchise agreement. He would like the Cable Advisory Board to have the courtesy to review this document. He recommended having the public hearing on the franchise agreement at the March 25 meeting.

Motion – It was moved by Mr. McKay, seconded by Mrs. Butterworth, that the Board of Supervisors schedule a public hearing for March 25 for the Comcast franchise renewal agreement and set up advertising for that hearing. This motion passed by a vote of 5-0.

7. **Disposition of bids for the leasing of concession operations at Swim Club.** Mrs. Hanel reported that she had contacted some people who were interested in submitting bids for leasing the concession operation at the Swim Club.

8. **Review recommendations on free pool comps at Swim Club.** Mrs. Hanel reported that in previous years members of the Township volunteer boards and commissions were extended complimentary memberships to the Mary Barnes Tennis and Swim Club. In 2007 the complimentary memberships were discontinued. Several board and commission members questioned the change in policy and the Board of Supervisors asked the Park and Recreation Board to review the issue and make a recommendation to the Board of Supervisors.

Mrs. Hanel said the Park and Recreation Board noted that most board and commission members were not aware of the complimentary membership policy. At their October 25, 2007 meeting the Park and Recreation Board recommended 3-0 (with 2 members who are Swim Club members abstaining) that the Board of Supervisors offer a credit equal to one single membership (\$205.00/\$60.00 for seniors) to all volunteers serving on Township boards and commissions.

Mrs. Hanel said staff respectfully does not agree with the Park and Recreation Board recommendation. The Swim Club Fund carried a deficit of \$122,000 into 2008 and it seems inappropriate to extend complimentary memberships when the club is operating in a deficit.

Mr. McKay commented as a supervisor that he agrees that the township has a lot of talented volunteers who give a lot of their time but they are doing it as volunteers. He feels that recognition is an important part for volunteers to know that they are appreciated but recognition and compensation are two different things. He feels that we should definitely strive to recognize our volunteers as often as possible but he doesn't believe that compensation is the way to do it.

Mr. Plotnick said since there is presently no written policy the general consensus of the Board was that we don't extend swim club memberships to volunteers. Mrs. Kiefer asked staff to take a look at the possibility of the types of recognition that the township can give to volunteers. Mrs. Butterworth agreed and asked if the staff could put together some policy recognition for volunteers on the different boards that serve the township.

9. **Review rental options for temporary office facility at Tradesville Treatment Plant.** Mr. Plotnick said the current trailer that is used at the Tradesville Treatment Plant is in very bad disrepair. There is a new officer trailer that they would like to rent for thirty-six (36) months at \$370/month. The trailer would be brand new and modified to the departmental requirements.

Motion – It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors authorize what was allotted in the 2008 Water and Sewer Capital Budget for the Tradesville Treatment Plant. This motion passed by a vote of 5-0.

Motion – It was moved by Mrs. Kiefer, seconded by Mr. Lamond, that the Board of Supervisors authorize the township manager through the Park and Recreation Department to take care of the trailer rentals for infirmary and bathroom facilities and office facilities for use at Twin Oaks for this summer and determine what the township wants to do in the future. This motion passed by a vote of 5-0.

10. **Consider adoption of a Resolution to participate in a cooperative purchasing contract with the City of Harrisburg.** Mr. Gdanski reported that he would like the supervisors to adopt a resolution to participate in a cooperative purchase contract with the City of Harrisburg. It helps provides us with the opportunity to purchase vehicles and equipment at a fair price.

Motion – It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors consider adopting a resolution to participate in a cooperative purchasing contract with the City of Harrisburg. This motion passed by a vote of 5-0.

11. **Discuss with Fire Marshal new proactive procedures regarding fire inspections.** Mr. Lesniak reviewed some of the new proactive procedures for doing fire inspections in the township. He asked for some clarification from the Board on the following previous inspection practices: 1) Notice of approximately 30-days is given to property/business owners prior to the initiation of fire safety inspections. He believes that inspectors should have the ability to make unannounced inspections, where appropriate to identify safety issues during “normal” business operations. This would allow inspectors to work with owners/occupants to educate and change behaviors in order to make each business safer; 2) Previously safety inspections have been scheduled based on use and occupancy dates rather than by geographic location. It is his recommendation that inspections should be scheduled based on geographic region to ensure businesses are not overlooked and time is not wasted from one location to another; and 3) The safety inspection program is subsidized by charging a fee, based on square footage, to each business inspected. Fees are not charged to Township-owned and Central Bucks School District properties. Clarification is needed as to whether fees should be charged to religious occupancies.

The fire marshal was instructed to bring back to the Board a recommended fee schedule.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

12. **To consider the following escrow releases:**

Development Name	Release #	Amount
Fox Subacute	2	\$ 52,309.00
175 Titus Avenue	3	\$ 8,129.35
Meridian of Valley Square	10	\$167,769.85

Motion - It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors approved the escrow release for Fox Subacute, Release #2 in the amount of \$52,309.00. This motion passed by a vote of 5-0.

Motion - It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors approved the escrow release for 175 Titus Avenue, Release #3 in the amount of \$8,129.35. This motion passed by a vote of 5-0.

Motion - It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors approved the escrow release for Meridian of Valley Square, Release #10 in the amount of \$167,769.85. This motion passed by a vote of 5-0.

13. **To consider the following extension requests:**

a) **St. John Neumann**

Motion - It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors approved the extension request for St. John Neumann until June 30, 2008. This motion passed by a vote of 5-0.

b) Valley Square Phase I

Motion - It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors approved the extension request for Valley Square Phase I. This motion passed by a vote of 4-1. Mr. Lamond abstained.

14. To consider the following dedication requests:

a) Happy Tymes

Motion - It was moved by Mr. McKay, seconded by Mrs. Butterworth, that the Board of Supervisors adopted the resolution for denial of dedication of public improvements for Happy Tymes Fun Center. This motion passed by a vote of 5-0.

CONSENT AGENDA:

15. Consider adoption of a resolution amending the Veterans Affairs Committee charge and appointing members to the Committee. Mrs. Hanel said she drafted a resolution to allow alternate members on the Veterans' Affairs Committee. There are currently three residents interested in membership on this committee but only one vacancy. In lieu of choosing only one person, allowing alternate members would encourage involvement by veterans from Warrington, which would enhance the committee.

Staff suggests that the Board of Supervisors defer any further appointments to the Veterans' Affairs Committee until (1) We have a consensus from the current committee members regarding the membership of these gentlemen, and (2) Until Mr. Fels has attended a committee meeting.

Motion – It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors approved a resolution of the Warrington Township Board of Supervisors allowing alternate membership to the Veterans' Affairs Committee and (1) under Committee Establishment the Board of Supervisors should be changed to one supervisor shall serve as non-voting liaisons to the Committee. This motion passed by a vote of 5-0.

Motion – It was moved by Mr. McKay, seconded by Mr. Lamond, that the Board of Supervisors recommended the appointment of Gerald Regan as a member of the Veterans Affairs Committee for a two-year term and Walter Shevehik and Joseph Fels as the two alternates for a one year term. This motion passed by a vote of 5-0.

16. Consider appointment of two members to the Environmental Advisory Committee. Mr. Gdanski reported that there are two vacancies on the Environmental Advisory Committee and he would like to fill those vacancies with a husband and wife. This couple has expressed an interest in serving on the Warrington Environmental Advisory Committee.

Motion – It was moved by Mrs. Kiefer, seconded by Mr. McKay, that the Board of Supervisors recommended that Nicholas and Adele Weremeychik be appointed to the Environmental Advisory

Committee for the remaining terms of Fred Gaines and Fred Achenbach. This motion passed by a vote of 5-0.

17. **Approve PennDOT Street Sweeping Contract.** Mr. Gdanski reported that would like to have the Board pass a resolution for the PennDOT street sweeping contract for a term of one year.

Motion – It was moved by Mrs. Kiefer, seconded by Mrs. Butterworth, that the Board of Supervisors approve the PennDot Street Sweeping Contract. This motion passed by a vote of 5-0.

18. **APPROVAL OF BILL LIST: 2/12/08 TO 2/26/08**

Motion – It was moved by Mr. Plotnick, seconded by Mr. McKay, that the Board of Supervisors voted to approve the bill list from 2/12/08 to 2/26/08 in the amount of \$640,556.91. This motion passed by a roll call vote of 5 years.

19. **APPROVAL OF MINUTES**

a) **January 22, 2008**

Motion – It was moved by Mrs. Butterworth, seconded by Mr. Lamond, that the Board of Supervisors voted to approve the minutes of the January 22, 2008 meeting. This motion passed by a vote of 4-1. Mr. McKay abstained.


20. **MINUTES FOR POSTING**

a) **February 5, 2008**

Motion – It was moved by Mrs. Butterworth, seconded by Mr. Lamond, that the Board of Supervisors voted to post the minutes of the February 5, 2008 meeting. This motion passed by a vote of 5-0.

21. **ADJOURNMENT**

Motion – It was moved by Mrs. Butterworth, seconded by Mr. Lamond, that the Board of Supervisors voted to adjourn the meeting at 10:15 p.m. This motion passed by a vote of 5-0.


Timothy J. Tieperman
Township Manager

5/6/2008
Date