



**WARRINGTON BOARD OF SUPERVISORS  
MINUTES FOR MARCH 8, 2016  
And  
WORK SESSION**

**ATTENDANCE**

Shirley A. Yannich, Chair; Carol T. Baker, Vice Chair; Matthew H. Hallowell, Member; Millie A. Seliga, Member and Fred R. Gaines, Member. Staff present was Barry P. Luber, Interim Township Manager/Assistant Township Manager/CFO/Board Treasurer; Terry W. Clemons, Esq., Township Solicitor, Thomas Zarko, P.E., CKS Engineers, Township Engineer and Barbara Livrone, Executive Assistant to the Township Manager/Board Secretary.

**CALL TO ORDER:** Ms. Yannich opened the meeting at 7:30 P.M. and announced that following the regular meeting would be a work session.

**PLEDGE OF ALLEGIANCE**

Ms. Yannich followed the Call to Order with a pledge to the flag.

**EXECUTIVE SESSION REPORT:** Ms. Yannich stated the Board discussed real estate and an employee issues.

**SPECIAL RECOGNITION WARRINGTON COMMUNITY DAY - PECO:** Mr. Hallowell presented a plaque to Theodore D. Dorand, External Affairs Manager, Bucks County. Mr. Hallowell thanked Mr. Dorand and PECO for being a Gold sponsor of the Township's 2015 Warrington Community Day event. Mr. Dorand expressed his appreciation to the Township and thanked the Township's personnel for their cooperation with PECO during storms and other weather events.

**PRESENTATION BY EMERGENCY MANAGEMENT REGARDING EMERGENCY PREPAREDNESS.**

Chief Dan Friel, Lt. Robert Meditz, EMS Director Lee Greenberg and Public Works Director, Joe Knox made a presentation about the township's emergency preparedness in time of a crisis. EMS Director Lee Greenberg reported the Department of EMS is made up of the Police Department, Fire Department, Ambulance Corps and the Code and Emergency Services Department. Chief Dan Friel provided a report on behalf of the Police Department and also presented the Board with a video on the threat of an active shooter. Mr. Knox stated the role of the Public Works Department is to provide equipment to the EMS Department (i.e., heavy equipment, barricades, etc.). In conclusion, Mr. Greenberg stated a formal emergency management "call out" is reserved for major incidents that cannot be handled by normal means.

**APPROVAL OF BILL LIST:**

**1. February 23, 2016 – March 8, 2016: \$747,518.39**

Ms. Baker motioned, seconded by Mr. Hallowell to approve the bill list from February 23, 2016 through March 9, 2016 totaling \$747,518.39. By roll call vote, the motion passed 5-0.

**APPROVAL OF MINUTES:****2. February 9, 2016**

Ms. Yannich asked if there were any corrections to the minutes. With no corrections to the February 9, 2016 minutes, the minutes stand as approved. Ms. Yannich mentioned that Mr. Gaines was not present at the February 9, 2016 meeting and Ms. Baker viewed the meeting via Skype.

**MINUTES FOR POSTING:****3. February 23, 2016**

Ms. Yannich noted a correction to the minutes. The February 23, 2016 minutes can be posted and stand as corrected. Ms. Yannich noted all the supervisors in attendance including Ms. Baker (via Skype).

**PUBLIC COMMENT** (*The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.*)

Closure of Park Road

Ms. Yannich reported the township's engineer is still reviewing the Park Road issue. Park Road will be listed as an agenda item at the March 22, 2016 Board of Supervisors meeting. Following the meeting, this item will be referred to the April 7, 2016 Planning Commission. The Planning Commission will discuss the Park Road issue.

Richard O'Rourke (2846 Highland Avenue) submitted a petition to the Board requesting the Board to open up Park Road to Route 611. He noted that a great deal of high school students at Central Bucks High School South drive and asked if the school could curtail the students from driving to school. This would alleviate some of the traffic using Park Road.

Sarah Finn (2820 Highland Avenue or Road) asked if improvements could be made to Park Road and re-open the road.

Emily Fry (1276 School Lane) requested the Board to continue keeping Park Road closed for safety reasons.

Mike Kelly (135 Muirfield Lane) spoke about this issue and it being referred to the Planning Commission.

A resident from Highland Avenue stated the traffic study should be completed when the traffic light gets installed.

Mark Caldwell (2834 Highland Road) requested Highland to be renamed either Avenue or Road. Ms. Devito (1881 Walnut Avenue) stated when this development was recorded, the plans were recorded with Avenue and the developer changed some of the addresses to Road. She recommended for the residents to view the plans at the Board of Assessment.

Charles Corman (2846 Pickertown Road) commented on the re-opening of Park Road.

Mike McGeehan (1099 Lincoln Court) feared someone falling into the eastern branch of the Little Neshaminy Creek that was covered with ice. Mr. McGeehan also noted the traffic backup on the shoulder of 611 entering Pete's Car Wash. Ms. Yannich directed the township engineer to research the ownership of the creek. Ms. Yannich also referred the traffic back up issue to Ms. Seliga, who is the liaison to the Police Department.

Angela Marshall (2201 Lisa Drive) questioned the outcome of the Willow Knoll parking issue. Ms. Marshall also mentioned the retention basin is full of trash and the basin is not fenced off. Ms. Yannich stated that she will meet with Ms. Marshall and the residents before making a public statement. Mr. Clemons stated he is reviewing acquired easements from 1985.

Bob Clark (1277 Lisa Drive) stated there are two businesses operating on Lisa Drive, thus creating a lot of excess cars parking on Lisa. A Barber Shop and a Cleaning business are operating out of homes. Ms. Yannich requested for the zoning officer to check the zoning ordinance relating to home occupations.

**PUBLIC HEARING:** None

**DECISIONS:**

**4. Consider approval of Decision for Conditional Use for Warrington Fellowship Church.**

Ms. Yannich stated the conditional use hearing was heard at the supervisors meeting on February 23, 2016. She stated the solicitor prepared a Decision. Ms. Seliga motioned, seconded by Mr. Gaines to accept the Decision for the Conditional Use for Warrington Fellowship Church, located at 2233 Bristol Road to construct a 213 square foot addition. The motion was unanimously passed 5-0.

**5. Consider approval of Ordinance creating the Penn Valley Pump Water District. (advertised February 26, 2016)**

This Ordinance will establish the Penn Valley Pump Water District comprising of tax map parcel numbers 50-010-106 and 50-010-106-001 located at 998 Easton Road and establish a water special purpose tapping fee of \$7,360.00 for each property. Mr. Hollowell motioned, seconded by Ms. Baker to approve this Ordinance creating the Penn Valley Pump Water District. By roll call vote, this motion passed 4-1, with Mr. Gaines abstaining from the vote.

**6. Consider approval of Resolution authorizing Interim Township Manager to execute the PennDOT application for traffic signal at Fox Nursing Home on Bristol Road.**

Mr. Zarko reported the new driveways at Barness Park necessitate the relocation of an existing flashing warning device pole along the frontage. PennDOT required the township to update the Flashing Warning Design Permit. TE-160 application for traffic signal requires the township to execute the application. Additionally, PennDOT requires the township to execute a Resolution naming the township official to be authorized to sign the application. Mr. Hollowell motioned, seconded by Ms. Seliga to authorize the Chair of the Supervisor to execute the application. The motion passed unanimously 5-0.

**OLD BUSINESS (ACTION/DISCUSSION ITEMS):**

**7. Consider approval to move forward with Johnson Controls investment grade audit for the LED Streetlight Project.**

Mr. Paul Napoli, Energy Solutions Account Executive and Dipesh Pandya, VP of Operations & Technology were present at the Board meeting to discuss the investment grade audit for the township. Mr. Napoli met with Mr. Lubber, Mr. Rieder, Ms. Baker and Ms. Seliga to discuss the audit. Some changes were made and were being presented to the Board.

Mark Ruckno (2284 Herblew Road) questioned LED lighting.

After discussion, Mr. Hallowell suggested the project to go back to the Committee, comprising of Ms. Seliga and Ms. Baker and present their findings at the March 22<sup>nd</sup> Board of Supervisors meeting.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):**

**8. Consider acceptance of Deeds of Dedication associated with 2105 Bristol Road Minor Subdivision.**

Mr. Zarko reported three Deeds of Dedication for the 2105 Bristol Road minor subdivision were being considered to be recorded to Warrington Township. Tax Map Parcel # 50-038-002 from Kristiansens Management Company, Inc, comprising of .01854 acres of land; Tax Map Parcel # 50-038-003 from Joanne M. Strickler, comprising of 0.2163 acres of land on Guinea side of Bristol Road and Tax Map Parcel # 50-038-003 from Joanne M. Strickler, comprising of 0.1632 acres of land on Bristol Road. All Deeds were submitted with their own clean title report.

A motion was made by Mr. Hallowell, seconded by Mr. Gaines to approve the three Deeds of Dedication for the 2105 Bristol Road Minor Subdivision. The motion was unanimously passed 5-0.

**9. MANAGER'S REPORT:**

**a. Consider bid award for 2016 Lawn Maintenance Bid. (Bid Opening February 25<sup>th</sup>)**

Mr. Luber reported the bids for the 2016 Lawn Maintenance Contract were opened on February 25, 2016. Six firms presented bids. Of those five firms, two bids were incomplete because the contractors did not bid on all line items. The low bidder was M&M Landscaping, LLC at \$99,929.74. This company previously won the lawn maintenance contract and performed in a satisfactory manner. The solicitor has reviewed the documents associated with the bid and found them to be satisfactory.

Mr. Hallowell motioned, seconded by Ms. Seliga to award the 2016 Lawn Maintenance Contract to M&M Landscaping, LLC at \$99,929.74. By roll call vote, the motion was passed 5-0.

**b. Consider approval of Field Maintenance Agreement for Warrington-Warwick Softball Organization.**

Mr. Luber reported the Park and Recreation Board approved the Field Maintenance Agreement between the Township and Warrington-Warwick Softball Organization.

Ms. Baker motioned, seconded by Mr. Hallowell to approve the Field Maintenance Agreement with Warrington-Warwick Softball Organization and Warrington Township. The motion passed unanimously 5-0.

**10. ENGINEER'S REPORT:**

Mr. Zarko along with township staff took a road tour of the township's roads for the paving program. A schedule of the paving program will be recommended to the Board at the first meeting in May.

**11. SOLICITOR'S REPORT:** None.

**12. ESCROW AND MAINTENANCE BOND RELEASES:** None

**13. EXTENSION REQUESTS:** None

**20. DEDICATION REQUESTS:** None

**SUPERVISOR COMMENTS:**

Mr. Gaines noted there were two conditional uses last year for two different churches. Both applicants incurred expenses and felt these uses were de minimis. Mr. Gaines stated these de minimis uses demonstrate certain aspects in the existing code should be reviewed.

Ms. Yannich noted that the regular scheduled Board of Supervisors meeting of April 26, 2016 is the same date that District 1 is voting at the township building. A decision will have to be made to find another venue to hold the meeting or cancel the meeting.

Ms. Seliga asked Mr. Zarko if he had received a response back from PennDOT regarding the barriers on County Line Road. Mr. Zarko said he has not received communication back from PennDOT on this issue but would keep the Board apprised.

Ms. Yannich listed the following Board liaisons to each committee. She noted questions from the public should be directed each of the departments liaisons.

Ms. Yannich – Board of Directors – Warrington Cares Employee Charity  
 Mr. Hollowell – Public Works Department with includes the Parks and Recreation Department.  
 Mr. Gaines – Water and Sewer Department  
 Ms. Seliga – Police Department  
 Ms. Baker – EMS

Mr. Gaines – Bike and Hike Trails Committee  
 Ms. Yannich – Communications Advisory Board  
 Mr. Gaines and Ms. Yannich – Environmental Advisory Council  
 Ms. Seliga – Historic Commission and Historical Society  
 Ms. Yannich – Open Space and Land Use Preservation Task Force  
 Mr. Gaines – Planning Commission as a non-voting member  
 Mr. Hollowell – Park and Recreation Board  
 Ms. Yannich – Pension Board  
 Ms. Yannich – Veteran Affairs Committee  
 Ms. Baker – Warrington Day Committee

Ms. Yannich stated a liaison does not need to be assigned to the Building Code Appeals Board or to the Zoning Hearing Board.

Ms. Baker – Study Committee for Parks, Recreation and Open Space  
 Mr. Gaines – Study Committee for Trails. Mr. Gaines questioned how this Trails Study Committee was different from the Bike and Hike Trails Committee.

Mr. Hollowell – Board of Directors for Special Equestrian

Ms. Seliga – Fire Company  
 Mr. Gaines – Ambulance Corps

Ms. Yannich handed out the March and April calendar. She noted the Bucks County Planning Commission (BCPC) made a proposal to prepare the township's Comprehensive Plan to the Township's Planning Commission. The BCPC is presenting their proposal to the Board of Supervisors at their March 22, 2016 meeting. The Board of Supervisors will be holding a joint meeting with the township's Planning Commission on April 7<sup>th</sup> for a recommendation. This meeting will start at 7:00 PM and will be advertised. A decision to hire the BCPC will be made at the April 12, 2016 Board of Supervisors meeting.



**WORK SESSION – POWER POINT PRESENTATION**

The work session began at 10:00 PM. Mr. Lubber discussed five topics with the Board:

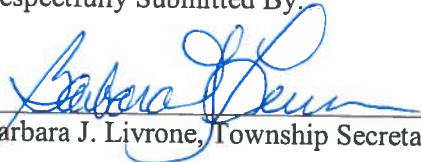
- Employee of the Year Program
- Parks and Recreation – Request so Equipment/Services
- Special Equestrian Center
- Capital Project Financing
- Barness Park Parking Lot – Loan from Open Space Fund

Mr. Gaines requested Ms. Livrone to contact Denise Quirk, Director of the Special Equestrian and inform Ms. Quirk that Mr. Hallowell will join their Board of Directors as per the Lease Agreement.

**ADJOURNMENT**

There being no further business Ms. Yannich motioned, seconded by Ms. Baker, to adjourn the meeting at 10:35 p.m. The motion passed unanimously 5-0.

Respectfully Submitted By:

  
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Barbara J. Livrone, Township Secretary