



WARRINGTON BOARD OF SUPERVISORS MINUTES FOR FEBRUARY 9, 2016

ATTENDANCE

Shirley A. Yannich, Chair; Carol T. Baker, Vice Chair (via Skype); Matthew H. Hallowell, Member and Millie A. Seliga, Member. Staff present was Barry P. Luber, Interim 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. She announced that Vice Chair Carol T. Baker was out of state and is being skyped in to attend the meeting. Ms. Yannich also mentioned that Ms. Baker had access to the agenda and all the backup materials for the February 9, 2016 Board of Supervisors meeting. Ms. Yannich announced that member Fred R. Gaines was out of the country.

PLEDGE OF ALLEGIANCE

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

EXECUTIVE SESSION REPORT: Ms. Yannich stated the Board did not hold an executive session.

SPECIAL RECOGNITION OF POLICE OFFICER RYAN MOORE: Police Chief Dan Friel introduced Ryan Moore and welcomed Mr. Moore as the newest officer of the police force. District Judge Jean Seaman administered the oath of office for Ryan Moore as a full-time Police Officer with Warrington Township.

SPECIAL RECOGNITION PRESENTATION LINDY COMMUNITIES: Mr. Hallowell presented a plaque to Alison Snyder, Community Manager of Lindy Communities. Ms. Snyder represents the Bucks County Leasing Center – Park at Westminster and Warrington Crossings. Mr. Hallowell thanked Ms. Snyder for being a Gold sponsor of the Township's 2015 Warrington Community Day event.

APPROVAL OF BILL LIST: Ms. Yannich stated a summary sheet listing the expenditures of each fund is attached to the agenda at each meeting. In order to give the public more detailed information of invoices being paid, Ms. Yannich requested a Summary of Fund Balances. This will indicate the name of the fund, budgeted amount, year-to-date amount, the remaining amount and the percentage remaining. Mr. Hallowell suggested adding the Fund number to the spreadsheet. Ms. Seliga motioned, seconded by Mr. Hallowell to adopt the Summary of Fund Balances and attach it to agenda for the public to view. By roll call vote, the motion passed 4-0.

1. **January 26, 2016 – February 9, 2016 (Paid Invoices for 2015): \$431,433.35**

Ms. Seliga motioned, seconded by Mr. Hallowell to approve the bill list from January 26, 2016 through February 9, 2016 (Paid Invoices for 2015) totaling \$431,433.35. By roll call vote, the motion passed 4-0.

2. **January 26, 2016 – February 9, 2016 (Paid Invoices for 2016): \$1,222,460.10**

Ms. Baker motioned, seconded by Ms. Seliga to approve the bill list from January 26, 2016 through February 9, 2016 (Paid Invoices for 2016) totaling \$1,222,460.10. By roll call vote, the motion passed 4-0.

APPROVAL OF MINUTES:

3. January 12, 2016

Ms. Yannich asked if there were any corrections to the minutes. With no corrections to the January 12, 2016 minutes, the minutes stand as written.

MINUTES FOR POSTING:

4. January 26, 2016

Ms. Yannich asked if there were any corrections to the minutes. With no corrections to the January 26, 2016 minutes, the minutes can be posted as received.

Mr. Hallowell requested Ms. Yannich's notes of the interviews held for the solicitor and engineer to be attached to the January 4, 2016 minutes.

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.*)

There was no public comment.

PUBLIC HEARING:

5. Consider Conditional Use for Cellco Partnership d/b/a Verizon Wireless to construct a 110-foot cellular monopole in the PI-1 zoning district located at 160 Titus Avenue. (*advertised January 19, 2016 & January 26, 2016*)

Mr. Clemons explained the proceedings of a conditional use hearing brought forth before the Board of Supervisors. A court stenographer will record the proceedings; exhibits will be presented and identified; the hearing was properly advertised; proof of publication was submitted and the property was posted. Mr. Clemons asked if anyone wanted to be a party of record, there being none, Mr. Clemons stated Nicholas Cuce, Attorney for Cellco will present his case before the Board. If a motion is made by the Board to accept the conditional use, Mr. Clemons will issue a Decision confirming the approval was granted at the next Board meeting.

Ms. Yannich stated under the Municipalities Planning Code, this is a permitted use within the zoning district with conditions.

The application of Cellco Partnership d/b/a/ Verizon Wireless requests approval to construct a 110 foot high cell tower on property located in the PI-1 Planned Industrial District at 160 Titus Avenue (Titus and Bunnell Roads) on property owned by Earthborne Property, L.P. The property is approximately six acres and existing truck storage and parts business are located on the parcel.

Mr. Clemons accepted Exhibits A-1 through A-15 to be admitted into record, as provided by Mr. Cuce.

Mr. Cuce introduced James Rogers, Site Acquisition Consultant; Andrew Peterson, P.E., Radio Frequency Engineer and Michael Cleary, P.E., Project Manager. All were sworn in to give testimony.

Mr. Rogers stated there should not be a need for EMS service on the cell tower, however, in the future Cellco will cooperate with EMS to provide capacity if the need should arise.

Mr. Peterson stated the cell tower will be built to handle three providers and will produce revenue for the township. This cell tower will not lessen revenue from other cell towers.

Mr. Cleary explained no new impervious surface will be created at the site.

The cell tower will be designed to bend like a straw if extreme weather conditions prevail. The system has an alarm installed.

Mr. Zarko noted that the following two waivers should be granted and be entered as part of record: Fiscal Impact and Environmental Impact Assessment.

Public Comment:

Frank Shelly (1460 Easton Road) stated the application was reviewed and approved by the Planning Commission. He expressed concerns about the setbacks. The plan meets all setbacks.

Paul Borgeson (8 Woodlawn Avenue) asked about how the utilities will get to the site; how will the pole bend and the sprinkler system. Mr. Peterson stated the utilities are underground; the pole is galvanized and the cabinets are fire proofed and monitored.

Mike Kelly (135 Muirfield Lane) asked what the future holds for cell towers. Mr. Cleary responded by saying cell companies are experiencing a growing demand of network and capacity.

Ms. Yannich stated the Historic Commission viewed the application and had no recommendations.

Ms. Yannich recognized Boy Scout Troop 172 members, Michael Socci (1048 Buggywhip Drive) and Logan Blaine (2372 Greensward S). A map of the cellular tower was presented to them. Ms. Yannich stated a copy of the Decision for the Conditional Use Hearing will be mailed to both scouts.

Mr. Clemons read eight conditions to be part of the Decision. Ms. Seliga motioned, seconded by Ms. Baker and Mr. Hollowell to approve the conditional use and authorized the solicitor to prepare a Decision listing eight conditions. By roll call vote, the conditional use for Celco Partnership d/b/a Verizon Wireless to construct a 110 foot cellular monopole in the PI-1 zoning district located at 160 Titus Avenue was passed 4-0.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

6. Consider approval of Ordinance creating Bike and Hike Trails Committee (advertised February 2, 2016)

A motion was made by Ms. Seliga, seconded by Mr. Hollowell to approve an Ordinance creating the Bike and Hike Trails Committee. The motion was unanimously passed 4-0.

7. Consider approval of amendment to Ordinance 2013-O-11 to increase number of alternate Environmental Advisory Council members from four to eight (advertised February 2, 2016)

A motion was made by Ms. Baker, seconded by Ms. Seliga to approve an amendment to Ordinance 2013-O-11 to increase the number of alternate Environmental Advisory Council members from four to eight. The motion was unanimously passed 4-0.

8. Consider appointment of two applications to volunteer for Environmental Advisory Council

A motion was made by Mr. Hollowell, seconded by Ms. Seliga to appoint Robyn Weisser as an alternate member to the Environmental Advisory Council. The motion was unanimously passed 4-0.

A motion was made by Ms. Baker, seconded by Ms. Seliga to appoint Marianne Lane Noreika as an alternate member to the Environmental Advisory Council. The motion was unanimously passed 4-0.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**9. Resolution for the destruction of Tax Collector records.**

Ms. Yannich read the items scheduled for destruction and shredding in accordance with Act 428 of 1968.

Ms. Seliga motioned, seconded by Mr. Hallowell to approve a resolution for the destruction of tax collector records. The motion passed unanimously 4-0.

10. Consider authorization for advertisement of the Penn Valley Pump Water District Ordinance.

Ms. Yannich stated the Township is creating a new water district known as Penn Valley Pump Water District which consists of two tax parcels on Easton Road. One parcel is owned by Leslie J & Rosemary A Burrage and the other parcel is owned by Bochasanwsi Shree Akshar Purushottam. The new water district is creating fourteen sewer equivalent dwelling units (EDU's) with a special purpose tapping fee of \$7360.00 per EDU.

A motion was made by Ms. Baker, seconded by Ms. Seliga to advertise an Ordinance to create the Penn Valley Pump Water District. The motion passed unanimously 4-0.

11. Consider Warrington Walking Trail Change Order No. 2 and 3.

Mr. Luber explained the quantities for each change order. Change Order No. 2 in the amount of \$13,495.15 is based on the quantity of ballast. Change Order No. 3 is the final quantity adjustment for eight feet of porous paving walking trail and was fifty eight linear feet greater than the bid quantity, resulting in an increase of \$2,390.76.

A motion was made by Mr. Hallowell, seconded by Ms. Baker approve Change Order No. 2 and 3. The motion passed unanimously 4-0.

12. Discussion on appointments to advisory committee for the proposed Open Space/Recreation Plan.

Ms. Yannich reported that the township's consultant, Ann Toole is preparing the Open Space/Park and Recreation Plan. A requirement for the grant is the creation of a study committee for this plan. Ms. Yannich noted a member of the Park and Recreation Board; Environmental Advisory Council; Bike and Hike Trails Committee; Open Space and Land Preservation Task Force; one supervisor; one staff member and two residents need to be selected and appointed to the committee. Ms. Yannich directed Mr. Luber to advise each of these boards to choose a member to be appointed to this study committee. The Board chose Ms. Baker to represent the Board of Supervisors.

13. Consider establishing a Trail Studies Committee.

Ms. Yannich stated a Trail Studies Committee is needed for the Open Space/Park and Recreation Plan. Ms. Yannich appointed Fred R. Gaines to represent the Board of Supervisors. The Bike and Hike Trails Committee will be appointed to this committee along with Chris Peterson, P.E., Carroll Engineering Corporation. Ms. Yannich directed Mr. Luber to follow up with Mr. Peterson and confirm his appointment.

14. Discussion on Permanent Finance Committee.

Ms. Yannich stated the chair of the township auditors suggested re-establishing this committee. This committee was created by Resolution in 2007 and amended by Resolution in 2010. The purpose of this committee was to make recommendations to the Township Manager and to the Board of Supervisors on all municipal finance matters. Ms. Seliga reported that this committee's last recorded minutes were from October 2010 and that the committee disbanded in 2011.

Ms. Seliga motioned, seconded by Mr. Hallowell to table the re-establishment of the Permanent Finance Committee. The motion passed unanimously 4-0.

15. MANAGER'S REPORT:

a. **Consider Field Maintenance Agreement for Warrington Baseball/Connie Mack.**

Mr. Luber reported that the Park and Recreation Board approved this field maintenance agreement with Warrington Baseball/Connie Mack. Ms. Seliga motioned, seconded by Ms. Baker to approve the field maintenance agreement between Warrington Township and Warrington Baseball/Connie Mack. The motion passed unanimously 4-0.

16. ENGINEER'S REPORT:

a. **General Updates**

Mr. Zarko reported that he completed the engineering transition process and noted it was a smooth transition. There have been minimal site visitations due to the weather. Mr. Zarko is working with Mr. Luber on the men's room renovation project proposal at the Mary Barness Swim Club. Lastly, a pre-construction meeting has been scheduled for the M&M Storage project.

b. **WD-2 Update – PennDOT**

Mr. Zarko reported that he spoke to PennDOT representatives to discuss the concerns of the property owners along County Line Road that are impacted by the impending construction of the County Line Road Improvement Project. Mr. Zarko is requesting supplemental buffer landscaping installed by PennDOT and prepare an agreement with the residents that the property owner maintains the additional buffer landscaping.

Residents Paul Borgeson (8 Woodlawn Ave) and Mike Kelly (3460 County Line Rd) commented about the need for additional landscape to buffer the traffic noise.

Ms. Seliga approved the proposed letter to be signed by Ms. Yannich and mailed to PennDOT. If PennDOT agrees, then a recommendation will be brought forth with the affected residents regarding a maintenance agreement.

17. SOLICITOR'S REPORT:

a. **General Updates**

Mr. Clemons reported on the following seven items: Loop Road Condemnation, Water Tank Painting at Orchard Hill; Warrington Fellowship Church Conditional Use Hearing scheduled for February 23, 2016; abolishment of the Planning Department scheduled for February 23rd; Willow Knoll ownership of parking area and scheduling a meeting with the residents; researching the tax exempt status for the Warrington Cares Employee Charity and noting the excellent expenditure and revenue records kept by the committee (complimenting Barry Luber and Christian Jones), and adjusting the By-Laws for the committee; lastly, easements for RHH property on Route 611.

18. ESCROW AND MAINTENANCE BOND RELEASES: None

19. EXTENSION REQUESTS: None

20. DEDICATION REQUESTS: None**SUPERVISOR COMMENTS:**

Ms. Yannich thanked Planning Commission members Rich Rycharski and Nancy Beresovoy and staff Barbara Livrone for their time and hard work preparing a survey to be included in the Spring newsletter. The survey will assist the Township's elected officials in managing growth as Warrington continues to transition to a suburban community. The feedback submitted will have a major impact on the 10-year comprehensive plan that the Planning Commission is responsible for developing. Ms. Yannich noted that this will be a tri-fold survey and taxpayer monies will not spent to mail back the survey.

On behalf of the Board, Ms. Yannich wants to recognize all residents who volunteer their time and dedicate themselves by serving the township on various boards, commissions, committees, councils and task forces. She suggested hosting a Volunteer Appreciation Luncheon which is an annual event to be held in the Bucks Ballroom of the Homewood Suites. This is going to be a Gala event including present volunteers and past volunteers spanning over a three year time period and their spouses. Ms. Seliga suggested holding the event on Sunday, April 24, 2016. Save the Date flyers will be sent followed by invitations.

Ms. Yannich also reported that when Terry Clemons, Esq. and Tom Zarko, P.E. submitted their January invoice to the township, and many of the services performed listed on their invoices were not charged to the township. Ms. Yannich thanked Mr. Clemons and Mr. Zarko for not charging the Warrington residents.

ADJOURNMENT

There being no further business Ms. Seliga motioned, seconded by Mr. Hallowell, to adjourn the meeting at 10:03 p.m. The motion passed unanimously 4-0.

Respectfully Submitted By:



Barry P. Lubber, Interim Township Manager