



**WARRINGTON BOARD OF SUPERVISORS  
MINUTES FOR MAY 23, 2017**

**The written minutes are a summary of the May 23, 2017 Board of Supervisors meeting. For a complete dialog visit the Township's website, [www.warringtonTownship.org](http://www.warringtonTownship.org).**

**ATTENDANCE**

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

**CALL TO ORDER:** Ms. Yannich called the meeting to order at 7:03 P.M. All Board members were present. Ms. Seliga arrived at 7:10 P.M. Mr. Hallowell left the meeting at 9:37 P.M for health reasons.

**PLEDGE OF ALLEGIANCE**

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

**EXECUTIVE SESSION REPORT**

Ms. Yannich stated there was no executive session held.

**SPECIAL RECOGNITION OF WARRINGTON TOWNSHIP EMERGENCY SERVICES DURING THE FEBRUARY 9 & 10, 2017 GASOLINE TANKER ACCIDENT/LARGE FUEL SPILL.**

Mr. Yannich announced the special recognition of the Warrington Township Emergency Services during the February 9 and 10, 2017 gasoline tanker accident/large fuel spill. The departments that were dispatched during this emergency were the Warrington Fire Company #1; Warrington Ambulance Corps; Warrington Police; Warrington Township Fire Marshal; one career firefighter; Warrington Township Public Works and Warrington Township Water and Sewer Department.

Mr. Gaines read Resolution 2017-R-27 recognizing the Director of Emergency Services, Lee C. Greenberg who coordinated the event and worked as part of a team to evacuate residents from the area and supervise the clean-up efforts.

**PRESENTATION BY JOSEPH J. SZAFRAN, BUCKS COUNTY RECORDER OF DEEDS.**

Joseph J. Szafran, Bucks County Recorder of Deeds thanked the Warrington Police Department for their participation during the 2016 Tour of Honor trip to Washington DC. Mr. Szafran presented Chief of Police, Dan Friel with a plaque and expressed his gratitude to the police department.

Mr. Szafran announced a June 5<sup>th</sup> trip to Washington DC for the Vietnam Veterans and on October 2<sup>nd</sup>, a trip to Washington DC will take place for the WWII and Korean War Veterans.

**PRESENTATION BY NEW POLICE CRIMEWATCH SOCIAL MEDIA PLATFORM.**

Chief of Police Dan Friel and Officer Jessica Bloomingdale presented a new Crimewatch Social Media program. They focused on a planning committee; hiring a part-time media evidence clerk; partnering with Bensalem and Warminster Township for a community outreach program; participating in specialized training;

wearing body cameras; promoting Ben's campaign; and creating a CrimeWatch webpage and mobile app for smartphones.

### **WARRINGTON TOWNSHIP POLICE RECOGNITION CEREMONY.**

Ms. Yannich announced this was the Police Departments second annual recognition ceremony.

Chief Dan Friel presented letters of commendation; certificates of recognition and acknowledged years of service to the eligible officers. Chief Friel thanked the officers for their achievements.

### **PUBLIC COMMENT:**

- Terrance Healy (871 Mustang Road) was following up on an April 9th complaint he had with the police department.
- Dr. Connie Ace (1067 Folly Road) requested the Board of Supervisors to uphold the Zoning Hearing Board's decision on the Victory Gardens operation.
- Teresa Paone (1240 Folly Road) expressed the same comments as Dr. Ace.
- Mike McGeehan (1099 Lincoln Court) commented on the use of a phone system to notify residents of violent criminals in the area.
- Lisa Feldman (160 Stetson Drive) stated there is speeding on Stetson Drive and there are no speed limit signs.
- John McConnell (206 Trellis Drive) inquired about the status of a road study.

Mr. Clemons stated plans are being reviewed to use Bristol Road as an access.

Mr. Hallowell stated there was an article in the newspaper about Victory Gardens closing.

- The following residents commented on the excessive truck traffic from Victory Gardens:
  - Jim Hills (1217 Folly Road)
  - Janet Blanchard (960 Folly Road)
  - Brian Hills (1217 Folly Road)
  - Antonio Verrillo (1243 Folly Road)
  - Frank Ace (1067 Folly Road)
  - Rod Washburn (1276 Folly Road)
  - Joan Washburn (1276 Folly Road)

Ms. Yannich stated a concern for the truck traffic on Folly Road. Mr. Clemons reported that a discussion will be held during Executive Session on May 25<sup>th</sup> relating to the Ordinance and appeal litigation. The decision will be reported at the June 13, 2017 Board of Supervisors meeting.

- Bruce Crawford (872 Rodgers Avenue) commented on the Palomino sewer replacement project and some items that needed to be addressed relating to his sidewalk and driveway.

Mr. Zarko will contact the inspector for the project and follow-up with the resident.

**PUBLIC HEARING:** None.

**1. APPROVAL OF BILL LIST:**a. **May 9, 2017 – May 23, 2017: \$1,022,783.95**

Ms. Seliga questioned some expense items on the bill list. After receiving the answers, Ms. Seliga motioned, seconded by Mr. Gaines to approve the bill list from May 9, 2017 through May 23, 2017 totaling \$1,022,783.95. By roll call vote, the motion passed 5-0.

**2. CONSENT ITEMS:**

Ms. Yannich read the consent items as presented. Mr. Gaines motioned, seconded by Ms. Baker to approve Consent Items A through D, G, and I through J. Ms. Seliga requested a further explanation of Consent Items E, F and H. All were in favor.

a. **April 18, 2017 Approval of Minutes.**b. **May 4, 2017 Joint meeting with Planning Commission to Post Minutes.**c. **May 9, 2017 to Post Minutes.**d. **Consider approval of a Resolution for a grant application to DCED for Greenways, Trails, and Recreation Program (GTRP).**e. **Consider approval of a bid award for Water Tank Painting Project.**

Ms. Seliga asked for an update on the settlement agreement relating to three cell tower companies removing their apparatus from the Orchard Hill water storage tank.

Mr. Clemons stated the issue had been resolved with Sprint to remove their equipment. In order to avoid litigation, T-Mobile and Verizon each agreed to pay \$12,500.

Mr. Gaines motioned, seconded by Ms. Seliga to award the bid contract to Horizon Brothers Painting Corporation of Howell, Michigan in the amount of \$701,000 for all three tanks and lettering on the Shetland water tank. After discussion, black was the agreed upon color for the Shetland water tank. All were in favor and the motion passed 5-0.

**Public Comment:**

Mike Kelly (135 Muirfield Lane) asked why the township has water tanks.

Mr. Clemons stated water tanks are used to store water purchased by NWWA.

f. **Consider motion to Approve Settlement Agreement with T-Mobile and Cellco (Verizon) regarding removal of equipment during painting of Orchard Hill Water Tower.**

An agreement between Omnipoint Communications and the Township settled the removal and relocation of their equipment so that the Township can facilitate painting of the Orchard Hill Water Tower located at 1469 Stuckert Road.

Ms. Baker motioned, seconded by Mr. Hollowell to approve the settlement agreement with T-Mobile and Cellco (Verizon) regarding the removal of equipment during the painting of the Orchard Hill Water Tower. All were in favor and the motion passed 5-0.

g. **Consider approval for the police department to apply for a grant through the Department of Justice Office of Community Affairs for the 2017 COPS Hiring Program.**

h. **Consider approval of hiring Swim Club staff.**

Ms. Seliga requested an explanation of overall savings for the Township to manage the Mary Barness Swim and Tennis Club during the 2017 summer season verses contracting with the former American Pool Management Company.

Mr. Luber stated the Township would save money by taking over the operation of the swim club and presented the recommended pay scale for the swim club staff.

Mr. Gaines motioned, seconded by Mr. Hallowell to approve the rate of pay for the 2017 Swim Club season. All were in favor and the motion passed 5-0.

i. **Consider approval to appoint L. Scott Vogin as a volunteer to the Bike and Hike Trails Committee.**

j. **Consider Denial of Dedication Request for MM Storage Land Development.**

3. **CORRESPONDENCE:** None.

4. **OLD BUSINESS:**

a. **Water Supply Update.**

Ms. Yannich reported on a meeting with PENNVEST and PA DEP to discuss additional funding for the GAC Filtration systems on wells below the Health Advisory Limit. The township will be seeking a grant application through the legislative process with PENNVEST.

b. **Consider approval of Traffic Calming Measures on Bradley Road.**

Ms. Yannich asked Mr. Zarko to report on delineators for Bradley Road.

Mr. Zarko presented a choker layout for Bradley Road to provide traffic calming measures along Bradley Road. He recommended installing two delineators at approximately \$1400 on the gravel portion.

Mr. Gaines motioned, seconded by Ms. Baker to approve the traffic calming measures on Bradley Road. All were in favor and the motion passed 5-0.

**Public Comment:**

Chris McCann (3148 Fox Drive) thanked the Board of Supervisors, CKS Engineers and staff for the hard work they put forth to resolve the Bradley Road issue.

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

a. **Consider approval of right-of-way acquisition for a trail on Street Road.**

Mr. Clemons gave background information for the Township to acquire a right-of-way over a portion of property located on Street Road (TMP # 50-020-030) to construct a trail connecting portions of the Township's trail system. The Township obtained two appraisals and the owner of the property agreed to accept a cash payment representing the average of the two appraisals in the amount of \$14,324.00. This amount will be paid from open space funds.

Mr. Gaines stated the Planning Commission will coordinate activities with the other committees for trails within the development.

Ms. Seliga motioned, seconded by Mr. Gaines to approve the Resolution for the right-of-way purchase in the amount of \$14,324.00. All were in favor and the motion passed 5-0.

b. **Consider authorization to advertise amendments to the Property Maintenance Code Ordinance.**

Ms. Yannich stated the amendment to Chapter 5, Part 4 of the Code of Ordinance replaces the 2003 International Property Maintenance Code with the 2015 International Property Maintenance Code.

Ms. Baker motioned, seconded by Mr. Gaines to authorize the advertisement of amendments to the Property Maintenance Code Ordinance. All were in favor and the motion passed 5-0.

c. **Consider authorization to advertise amendments to the Use and Occupancy Certificate Ordinance.**

Ms. Yannich stated the amendment to Chapter 4, Part 3 of the Code of Ordinance replaces the requirements for the issuance of occupancy certificates upon the sale or lease of a building.

Ms. Yannich motioned, seconded by Ms. Seliga to authorize the advertisement of amendments to the Use and Occupancy Certificate Ordinance. All were in favor and the motion passed 5-0.

d. **Consider authorization to enter into a Memorandum of Understanding between Warrington Township and PennDOT for a timing adjustment to a traffic light at the intersection of Lower State and Pickertown Roads.**

Ms. Yannich reported staff met with PennDOT regarding a traffic signal retiming at the intersection of Lower State and Pickertown Roads. Mr. Zarko stated there are three traffic signals that will be included in this project: Lower State and Street Roads; Lower State and Pickertown Roads and Lower State and Bellflower Blvd. Mr. Zarko recommends for the Township to enter in the MOU with PennDOT and have the changes completed before school closes for the summer. Mr. Zarko further stated this project will be at no expense to the Township.

Mr. Gaines motioned, seconded by Ms. Baker to enter into a Memorandum of Understanding between Warrington Township and PennDOT for a timing adjustment to the traffic lights at the intersections of Lower State Road (SR 3003). All were in favor and the motion passed 4-0.

6. **MANAGER'S REPORT:**

a. **Consider approval of agreement with Donovan Architects to update the 2007 Police and Administration Building space/needs study at a cost not to exceed \$2500.00.**

Mr. Luber reported Donovan Architects, who was the original architect for the Township Building, was requested to submit a proposal to update the 2007 assessment needs for all township facilities.

Mr. Gaines asked if Donovan Architect could research grant opportunities for the new building. Mr. Gaines also questioned utilities cost.

**Public Comment:**

Mike McGeehan (1099 Lincoln Court) questioned the \$2500 fee.

Ms. Baker motioned, seconded by Ms. Seliga to approve the agreement with Donovan Architects to update the 2007 Police and Administration Building space/needs study at a cost not to exceed \$2500.00. All were in favor and the motion passed 4-0.

**7. ENGINEER'S REPORT:**

a. **General Update:**

Mr. Zarko highlighted the Valley Road culvert project; Valley Road Pump Station Upgrade; Road Improvement Project (bids are due June 1) and the speed limit signs on Bradley Road.

**8. SOLICITOR'S REPORT:**

a. **Select date for CU hearings for Murphy Tract.**

Mr. Clemons requested for the Board of Supervisors to select a hearing date separate from a regular Board meeting. After discussion, the Board agreed to June 16, if this date is agreeable to the applicant. Or an extension to July 18 maybe granted.

**Public Comment:**

Seth Gansman (903 Bentley Court) questioned the number of TDR's for the Murphy tract.

b. **Consider approval for Resolution accepting Dedication Documents and Agreement for Warrington Meadows.**

Mr. Clemons explained the Resolution accepting dedication of public improvements for the Warrington Meadows development. A title insurance policy; maintenance bond and site improvement bond were all provided by the applicant. A declaration of covenant and restriction for Lot # 22 was provided. An agreement regarding Parcel 4 containing a stormwater basin will not be dedicated to the Township until it is converted to a detention basin and all the landscape plants have been installed.

Ms. Baker motioned, seconded by Ms. Seliga to approve a Resolution accepting dedication documents and agreement for Warrington Meadows. All were in favor and the motion passed 4-0.

Mr. Clemons explained a second Resolution was prepared to accept Tyler Way as a public road and dedicated to the Township. Tyler Way will be placed on the Liquid Fuels list.

Ms. Seliga motioned, seconded by Mr. Gaines to approve a Resolution accepting Tyler Way as a public road within the Warrington Meadows development. All were in favor and the motion passed 4-0.

**9. EXTENSION REQUESTS:** None.

**10. DEDICATION REQUESTS:** None.

**SUPERVISOR COMMENTS:**

Ms. Yannich stated she taught students about cluster zoning and showed them the effects of this type of zoning referencing the Warrington Meadows and Oak Creek developments.

Ms. Yannich stated she will provide minutes from the recent field trip to the Bucks County 911 Center. These minutes will be provided at the June 13<sup>th</sup> regular Board meeting.

Ms. Yannich questioned, in the event of an emergency, where would FEMA place their trailers within Warrington Township.

Mr. Gaines answered Mr. Gansman's question relating to the Murphy Tract which is 7.94 acres located at 2934 Bristol Road.

Mr. Gaines stated both the Bike and Hike Trails Committee and the Environmental Advisory Council addressed a signage issue within the Township. Both committees noted the signs are not consistent and would like to recommend a standard sign for Warrington Township.

Ms. Baker stated both the Open Space Committee and the Environmental Advisory Council would like to use the 1.1+ grant to purchase the recommended open space parcel.

Ms. Baker reported through the Police Department, Chief Friel has instituted a program to give out free gun locks to residents. This program is part of a county wide program.

Ms. Seliga reported that four supervisors toured the Bucks County 911 center.

Ms. Seliga announced that the Veteran Affairs Committee is holding their annual Memorial Day ceremony at the Igoe Porter Wellings Memorial Field on Saturday, May 27 starting at 11:00 a.m.

Mr. Luber announced the Environmental Advisory Council held their annual Community Day on May 20<sup>th</sup>. Mr. Luber complimented Mike Kelly, John McConnell, Mark Rucko and 100 volunteers for all of their hard work. Bird and bat houses were also built during the event and a great deal of clean-up took place. A lot of food was donated (i.e., Walmart) and mulch was donated by Victory Gardens.

Mr. Luber also reported that six names have been engraved on the Veteran Affairs Committee Memorial Wall. These names will be recognized at the May 27<sup>th</sup> Memorial Day ceremony to be held at Igoe Porter Wellings Memorial Park.

#### **ADJOURNMENT**

There being no further business, Mr. Gaines motioned, seconded by Ms. Seliga to adjourn the meeting at 10:24 PM.

Respectfully Submitted By:

  
Barbara J. Livrone, Board Secretary