



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR MARCH 23, 2010

The regular meeting of the Warrington Township Board of Supervisors was held on March 23, 2010, 7:35 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976, followed by the pledge of allegiance. The members present were as follows:

ATTENDANCE:

Rebecca A. Kiefer, Chairman; John Paul, Vice Chairman; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Paul Plotnick, Member; Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Roy Rieder, Engineer with Carroll Engineering; Michael Mrozinski, Director of Planning and Economic Development; Barbara Livrone, Executive Assistant to the Township Manager; and Vivian S. Bell, Township Treasurer.

EXECUTIVE SESSION

Mr. Casey reported that on March 9, 2010, the Board held an executive session to discuss litigation and real estate matters.

APPROVAL OF BILL LIST:

1. March 9, 2010 to March 23, 2010 - \$857,475.49

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the bill list from 3/9/10 to 3/23/10 totaling \$857,475.49. This motion passed unanimously by roll call.

APPROVAL OF MINUTES

2. February 2, 2010

Mr. Paul motioned, seconded by Mrs. Achenbach, the approval of the February 2, 2010 meeting minutes. The motion passed unanimously.

3. February 16, 2010

Mr. Paul motioned, seconded by Mrs. Achenbach, the approval of the February 16, 2010 meeting minutes. The motion passed unanimously.

4. February 23, 2010

Mr. Paul motioned, seconded by Mrs. Achenbach, to table the February 23, 2010 meeting minutes. The motion passed unanimously.

MINUTES FOR POSTING

5. March 9, 2010

Mr. Paul motioned, seconded by Mrs. Achenbach, the posting of the March 9, 2010 meeting minutes. The motion passed unanimously.

PUBLIC COMMENT

The following individuals commented on a proposal by Doylestown-based Edison Court, Inc., to establish a transitional living facility for juvenile sex offenders at 521 Easton Road:

- Mr. Thomas Hughes of 134 Redstone Drive
- Mr. Mike McGeehan of 1099 Lincoln Court
- Mrs. Janice DeVito of 1881 Walnut Avenue
- Mr. Dave Schilling of 2412 Greensward North
- Mr. Sam Rabadi of 1001 Linden Way
- Mr. Fred Oberst of 2580 Pierce Court
- Mr. Vincent Fernandez of 301 Ingleton Court
- Mr. Raj Malathker of 311 Crimson Court
- Mrs. Patricia Dallmer of 308 Crimson Court
- Mrs. Shannon Valentine of 2141 Elm Avenue
- Mr. Mark Sapp of 2418 Greensward North
- Mr. Stan Schwartzman of 604 Guildford Court

The majority of the above residents expressed concern over the prospect of this type of use being considered at this location and had questions about the process. It was explained that Township officials cannot comment, pro or con, on this issue without jeopardizing its legal position. Residents were encouraged to submit their email addresses to the township manager's office and they will be apprised if/when this matter is scheduled before the Zoning Hearing Board.

Mr. Coogan Cameron of 110 Muirfield Lane commented on the poor detour routes related PennDOT's Street Road project. Mr. Achenbach provided a brief update on his consultations with PennDOT officials on this issue. Mr. Cameron also commented on TEVA and asked for an update. It was explained that TEVA officials are currently preparing a State-mandated traffic study.

6. MANAGER'S REPORT.

Mr. Tieperman highlighted the following bulleted items in his report:

- Development Activities Update
- Storm Debriefing
- Cell Tower Concept Layout – Street Road
- Maple Avenue
- 521 Easton Road
- County Household Hazardous Waste Program
- Census Update

The Report contained two (2) consent items:

Bucks County Consortium Bids

Mr. Tieperman asked for the Board's concurrence on the following three (3) consortium bids (Attachment A):

- Sign Bid: Garden State Highway Products, Inc. (Vineland, NJ)
- Post Bid: U.S. Municipal Supply (Huntingdon, PA)
- Road Materials: Eureka Stone Quarry (Warrington, PA)

Mr. Paul motioned, seconded by Mr. Lamond, to concur with these bids. The motion passed unanimously.

Barness Park Drainage Improvement – Field No. 4

Mr. Paul motioned, seconded by Mr. Lamond, to accept a proposal from Warrington-based Lentzcaping, Inc. to install drainage improvements at Barness Park for an amount not to exceed \$8,740.00. The motion passed unanimously.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

7. Consider bid award for the Palomino Farms Retention Basin Sediment Removal Project.

Board members reviewed Staff's recommendations for the Palomino Farm Retention Basin Sediment Removal Project. Eleven (11) contractors submitted bids, which were opened in late January. The bidding documents included a base bid plus three add alternates. Staff's recommendation was to award the contract with all alternates. The project primarily involves the removal of accumulated basin sediment, the utilization of BMP (Best Management Practices) and the installation of waterfowl control measures. The project also includes the rehabilitation/modification to the Grey Horse and Dapple Drive detention basins which empty into the Palomino basin.

It was noted there may be some delays as a result of some additional requirements from the Department of Environmental Protection (PADEP) and Army Corps of Engineers (ACOE).

Staff confirmed there will be a meeting with affected residents prior to the project's commencement. Mr. Ernest Montello of 1924 Appaloosa Drive addressed the Supervisors regarding the need to include Paso Fino Drive in the Township's capital planning process for future drainage work.

Mr. Paul motioned, seconded by Mr. Lamond, to award the Palomino Farms Retention Basin Sediment Removal Project – including all bid alternates – to Albert Marine Construction at the bid price of \$776, 896.75. The motion passed unanimously.

8. Consider approval for the Burke Preliminary/Final Minor Lot Line Change Plan located at Buttercup Boulevard.

Mr. Casey stated it was not appropriate for the Board to act on this matter prior to the resolution of the zoning change. He stated to do otherwise is illegal. He recommended that the Board authorize the legal advertisement for the zoning change at a future meeting and that he lot line change can be considered at the same time.

Mr. Paul motioned, seconded by Mr. Lamond, to authorize the Solicitor to prepare the necessary legal advertisement for the Burke/Horniak lot line changes on Buttercup Boulevard. The motion passed unanimously.

9. Review and consider approval of proposed construction improvements to the Special Equestrians Center, per the requirement of the lease agreement with Warrington Township.

Mr. Tieperman provided a brief overview of the Equestrian Center's plans to perform some interior renovations to enhance disabled accessibility and to retrofit the second floor area to accommodate additional office space. He stated the Center's lease requires Board's authorization on any major interior renovations.

Mr. Paul motioned, seconded by Mr. Plotnick, that the Board approve the proposed Equestrian Center renovations as required by the lease agreement. The motion passed unanimously.

10. Review and consider approval of proposed construction improvements to 2210 Shetland Drive, by the current tenant, University Sleep Services, per the requirement of the lease agreement with Warrington Township.

Mr. Tieperman explained that University Sleep Services, current tenant at 2210 Shetland Drive, is seeking a 5-year lease extension with the Township. Secondly, it is seeking authorization to proceed with planned interior renovations as illustrated in the enclosed sketch plans. These required two separate motions.

Mr. Paul motioned, seconded by Mr. Lamond, the approval of a 5-year extension. Mr. Achenbach indicated that he did consult with area real estate professionals and confirmed that the renewal rate is fair and competitive. This motion passed unanimously.

Mr. Paul motioned, seconded by Mr. Plotnick, approved the renovation plans as illustrated and authorized Staff to work with the tenant to ensure these improvements comply with the lease. The motion passed unanimously.

11. Consider approval for the use of 2008 bond monies for improvements to the Mary Barness Swim club and consider authorizing the preparation and advertisement of bids.

After Mrs. Kiefer confirmed with Mr. Tieperman that Bond Counsel had agreed this was an appropriate use, Mr. Paul motioned, second by Mr. Plotnick, to authorize the use of 2008 bond monies to perform necessary capital improvements at the Mary Barness Swim Club and to authorize the advertisement of bids. The motioned passed unanimously. (Attachment B)

12. Joint discussion with members for the Warrington Township Planning Commission regarding 2010 goals and priorities.

Representatives of the Warrington Planning Commission appeared before the Board to review its 2010 goals and priorities. It was explained that this will be the first of a series of joint discussions with the Township's advisory boards and commissions. The goal of these meetings is to have interchange of ideas among the Boards on mutual issues and to agree on strategies/timelines for implementation. Elements of these discussions can then be incorporated into the Board's 2010 policy goals.

WTPC Chairman Doug Skinner introduced fellow commissioners Shirley Yannich, Vice Chair; and Steve Tiberio, Secretary. They distributed a 1-page executive summary outlining the Commission's mission statement and 2010 goals, which were based on the 2006 Comprehensive Plan Update. Mr. Skinner reviewed its contents and fielded questions from the Supervisors. Mr. Skinner explained the most immediate need is to fill current commission vacancies. He was advised that interviews are scheduled for April 13, 2010.

Ms. Yannich emphasized the need to promote, develop and adopt ordinances that encourage the use of alternative energy sources. It was suggested that the Township explore an LEED Commission, perhaps involving a joint collaboration between the WTPC and Environmental Advisory Committee.

EXTENSION REQUESTS:**13. Consideration of Extension Request for the recording of plans for Pleasantville United Church of Christ Final Land Development Plans.**

Mr. Paul motioned, seconded by Mr. Plotnick, to authorize an extension of time to April 30, 2010 for the Pleasantville United Church of Christ to file its final land development plans. The motion passed unanimously.

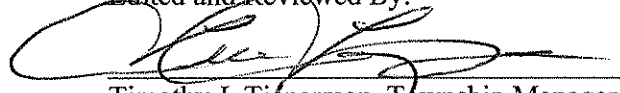
SUPERVISORS COMMENTS:

In conclusion all Supervisors were asked to prepare and submit a listing of their preferred goals and submit them to Mr. Tieperman, who will consolidate and categorize them for discussion at a future Board meeting.

ADJOURNMENT

Mr. Paul motioned, seconded by Mr. Lamond, to adjourn the meeting at 9:50 p.m. The motion passed unanimously.


Edited and Reviewed By:



Timothy J. Tieperman, Township Manager

Warrington Twp Dept of Public Works

Memo

To: Tim Tieperman, Manager
From: Carl Sames, Public Works Foreman 
Date: March 18, 2010
Re: 2010-2011 Bucks County Consortium Sign Materials & Post Bid

After reviewing the results for the 2010-2011 sign and post bid, I recommend the following:

The signs and sign materials should be awarded to Garden State Highway Products Inc. The sign posts should be awarded to US Municipal Supply.

My findings in the results of the bid show Garden State Highway Products Inc. having the majority of the lowest cost for the sign and sign materials. Due to Garden State Highway Products Inc. not carrying the quick punch posts, which Warrington Township uses, I recommend purchasing these from US Municipal Supply which has the lowest cost for these posts.

The copies of the complete bid spreadsheet are available for your review.

If you have any questions please call.

Warrington Twp Dept. of Public Works

Memo

TO: Tim Tieperman, Manager
FROM: Carl Sames, Public Works Foreman *CS*
DATE: March 18, 2010
RE: 2010 Bucks County Consortium Road Material Bid

After receiving, the 2010 Consortium Road Material Bid Package from New Britain Township on Wednesday, February 24, 2010, I recommend the following:

In my findings, I would like to bring to your attention that currently there are fifty-five (55) different types of road materials on the 2010 Bucks County Consortium Bid for road materials. As many materials that are available I believe it is important to choose a bidder who is local and cost effective for our budget. With that, Eureka Stone Quarry is not our lowest bidder for the products that were on the bid specification; however, as Eureka Stone Quarry is local this will accomplish two objectives at one time:

1. The close proximity of the business to the Public Works Department eliminates shipping costs.
2. Travel time is also saved.

These two factors alone make up the difference in price between various materials and products from other companies.

I recommend awarding the 2010 Road Material Bid to Eureka Stone Quarry.

If you have any questions please call.



MEMO

Warrington Township
852 Easton Road
Warrington PA 18976
(215) 343-9350

MEMO TO: Board of Supervisors

FROM: Carolyn Hanel, CPRP *Carolyn*
Director of Admin. Services/Parks and Recreation

RE: Swim Club Repairs

DATE: March 18, 2010

At the end of the 2009 season, it became apparent that several repairs were needed on the pools at the Mary Barnes Tennis and Swim Club.

1. Replastering of the large pool. Cost estimate \$51,832
2. Replacement of the filter system on the family pool. Cost estimate \$46,585.
3. Replacement of the filter system on the baby pool. Cost estimate \$17,118.

These repairs were originally proposed as part of the 2010 operating budget for the Swim Club, but staff is suggesting utilizing 2008 bond funds for the repairs. The applicability of the bond funds for this purpose was verified by bond counsel. At their January 28, 2010 meeting, the Park and Recreation board unanimously recommended that the Board of Supervisors authorize using the bond funds for the repairs

At this time we are seeking authorization to advertise these repair projects for competitive bid. Because the filters take up to 8 weeks for delivery, it is imperative that we move quickly in order for the repairs to be completed by the Memorial Day opening of the Swim Club.