



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR MARCH 27, 2018

The written minutes are a summary of the March 27, 2018 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Shirley A. Yannich, Chair; Fred R. Gaines, Vice Chair; Carol T. Baker, Member; Eileen Albillar, Member and Ruth L. Schemm, 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 and thanked the audience for attending the meeting and everyone in "cyberspace" for viewing the meeting.

Ms. Yannich reported that Agenda Item 5C (NTB/Auto Zone) will be postponed until April 17, 2018 Board meeting. The applicant was not ready to move forward at the March 27th meeting but will be scheduled until April 17th. The Township has until May 3, 2018 for a decision. Mr. Gaines moved, seconded by Ms. Baker to postpone NTB/Auto Zone to April 17, 2018 Board of Supervisors meeting. All were in favor, 5-0.

Ms. Yannich announced April 9-13th is Local Government Week. Warrington Township Board of Supervisors invite students and citizens to attend a Board of Supervisors meeting, Bike & Hike Trails Committee; Communications Advisory Board; Environmental Advisory Council, Historic Commission/Historical Society, Open Space and Land Preservation Task Force, Park and Recreation Board, Pension Board, Planning Commission, Veteran Affairs Committee and Zoning Hearing Board meetings to see first-hand how local government works.

PLEDGE OF ALLEGIANCE

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

EXECUTIVE SESSION REPORT

Ms. Yannich stated an executive session was held to discuss a personnel matter.

PRESENTATION OF ENVIRONMENTAL ADVISORY COUNCIL 2017 ANNUAL REPORT

Environmental Advisory Council (EAC) Chair, Fred Suffian presented the 2017 annual report. Supervisor Vice Chair, Fred Gaines was the EAC's liaison for 2017. Mr. Suffian reported their flagship project with Keystone Conservation Trust focuses on Return on the Environment. A Green Ribbon Landscape program workshop will be held at the Township Building on April 4, 2018 and a Native Plant Sale will take place on April 21, 2018.

A complete 2017 Annual Report will be posted to the website.

PRESENTATION OF HISTORIC COMMISSION 2017 ANNUAL REPORT

Dr. Connie Ace, Chair of the Historic Commission presented their 2017 Annual Report. Dr. Ace acknowledged the members of the commission and Supervisor Vice Chair Fred Gaines as their liaison. Supervisor Carol Baker is liaison for 2018. Dr. Ace stated their mission statement. Dr. Ace thanked the Board of Supervisors for their support and also Tom Zarko, P.E., CKS, Barry Lubber, Barbara Livrone, Roy Rieder and Public Works for their assistance.

A complete 2017 Annual Report will be posted to the website.

PUBLIC COMMENT:

Bill Evans (783 Upper State Road) stated in 2004 he granted the Township an easement in exchange for sewer tapping fees to be waived whenever he connected to public sewer.

Ms. Yannich stated the Township Solicitor will review all the documents and a report will be given at the April 17, 2018 Board meeting.

Fred Achenbach (905 Farnham Court) agreed with Mr. Evans and stated approximately 4-5 other residents did not pay a tapping fee to connect to sewer. He stated the developer paid for sewer fees for these people to connect.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

- a. **Invoices for the Period March 14, 2018 to March 27, 2018 in the amount of \$675,434.53.**

Mr. Gaines moved, seconded by Ms. Albillar to approve the invoices paid for the period March 14, 2018 to March 27, 2018 in the amount of \$675,434.53. All were in favor 5-0.

2. CONSENT ITEMS:

Ms. Yannich read each consent item asked if any clarification was needed for the consent items as presented. (Attachment "A")

Ms. Schemm noted some corrections needed to be made to the Planning Commission Joint Meeting minutes.

Mr. Lubber explained Item G noting the lease was contingent upon the Solicitor reviewing the lease.

Mr. Gaines moved, seconded by Ms. Schemm to approve Consent Items A through I. All were in favor 5-0.

- a. **February 27, 2018 to Approve Minutes for Board meeting.**
- b. **March 1, 2018 to Approve Minutes from Joint Meeting with Planning Commission.**
- c. **March 13, 2018 to post Minutes for Board meeting.**
- d. **Consider Material Stone Bid for 2018/2019.**
- e. **Consider Bid Award for Warrington Township Community Building Lobby Renovations.**
- f. **Consider request for acceptance of dedication of traffic light at Easton Road, Park Avenue and Anderson Way.**
- g. **Consider approval to enter into a lease agreement with Canon for the Administration copier.**
- h. **Consider approval of Change Order No 1 to Contract No. 16-04E (Electrical Construction) in the amount of \$5,090.00 for miscellaneous electrical modification to the Costner Well Filtration System Project.**

- i. **Consider approval of Change Order No 1 to Contract No. 16-04G (General Construction) in the amount of \$16,800.00 for Access Driveway curbing and paving modifications to the Costner Well Filtration System Project.**

3. CORRESPONDENCE:

- a. Gratitude letter from PECO dated March 12, 2018.

Ms. Yannich stated PECO wrote a thank you letter to the Township for our support and coordinating our efforts with PECO during the winter storms Riley and Quinn.

4. OLD BUSINESS:

- a. **1st Board of Supervisors Open House – Saturday, April 21, 2018 – 9:00 to noon (advertised March 21, 2018)**

Ms. Yannich stated the Township will show renderings of the new Police Building and Lions Pride Park. The Open House is a meet and greet with the Supervisors and other members of the Township's Volunteer Committees. The Veterans Affairs Committee and the Warrington Lions Club will be present.

- b. **Consider appeal of the Geerling Florist, Inc., case to the Commonwealth Court.**

Mr. Clemons reported the Board of Supervisors has until April 4th to appeal to the Commonwealth Court. The cost to file to the Court is approximately \$500. To prepare a brief and appear at the Court will be approximately \$5,000.

Ms. Yannich explained the cluster development using TDR's.

Mr. Gaines agreed to file an appeal and requested to review the brief.

Ms. Albillar stated open space generates economic activity and agreed to support the appeal.

Mr. Clemons stated the number of TDR's must be provided at the time the plan is recorded and will discuss this with the applicant's attorney.

Ms. Schemm said open space is not available to the public with this subdivision.

Public Comment:

Vince Evans (706 Barrington Court) stated the applicant's attorney discussed with the Planning Commission that they do not have more than 35 TDR's.

Herb Rubenstein (907 Farnham Court) asked if the developer is stopped, can the developer ask for a bond against the Township.

Mr. Clemons said he wants to work with the developer amicably.

Ms. Schemm moved, seconded by Mr. Gaines to file an appeal with the Commonwealth Court. By Roll Call vote, all were in favor 5-0.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS):**a. Consider approval of updated Employee Handbook**

Human Resources Manager, Leslie Frescatore reported on updates made to the Harassment/Sexual Harassment and Workers Compensation sections of the employee handbook.

Mr. Clemons requested an addition to the Harassment/Sexual Harassment section. "The complainant will be informed of the resolution once the investigation has been concluded."

Ms. Baker moved, seconded by Mr. Gaines to approve the updates to the two sections (Harassment/Sexual Harassment and Workers Compensation) of the Employee Handbook. All were in favor 5-0.

b. Consider adoption of Resolution to apply for DCNR Grant for Twin Oaks Pond.

Mr. Luber stated a Resolution is required by the State to apply for a grant.

Ms. Schemm moved, seconded by Mr. Gaines to approve a Resolution to apply for the DCNR Grant for the Twin Oaks Pond project. All were in favor 5-0.

c. Consideration of preliminary/final plans for Wright Partners, NTB/Autozone, 500 Easton Road, TMP # 50-031-004 and 50-031-008.

Ms. Yannich stated this will be added to the April 17, 2018 Board of Supervisors agenda.

d. Consider adoption of Resolution for acquisition of 2332 Lower Barnes Road, TMP # 50-026-024.

Mr. Luber explained the purchase of acquiring 2332 Lower Barnes Road. This purchase will allow the expansion of the new police building's parking area, provide stormwater management and offer open space. The appraisal was \$260,000 in accordance with Township Code. Mr. Gaines suggested a garden, to be planted by the Environmental Advisory Council, be named after the owner Peacock and the first owner Haar. Mr. Clemons stated the Resolution is written that the acquisition of the property may be made by condemnation or purchase in lieu of condemnation, thus saving \$5400 in tax paper monies.

Mr. Gaines moved, seconded by Ms. Baker to adopt the Resolution for acquisition of 2332 Lower Barnes Road, TMP # 50-026-024. All were in favor 5-0.

e. Consider Agreement of Sale for 2332 Lower Barnes Road, TMP # 50-026-024.

Mr. Clemons reported on the terms of the sale and purchase price as \$260,000. The date of closing is on or before April 30, 2018.

Mr. Gaines moved, seconded by Ms. Albillar to the Agreement of Sale for 2332 Lower Barnes Road, TMP # 50-026-024. All were in favor 5-0.

f. Consider adoption of Resolution designating April as "Pennsylvania 811 Safe Digging Month".

Ms. Yannich stated Pennsylvania's One Call System is 811. Before any digging occurs, the resident or contactor needs to call 811. Pennsylvania is recognizing April as "Pennsylvania 811 Safe Digging Month".

Mr. Gaines moved, seconded by Ms. Schemm to approve and adopt the Resolution designating April as "Pennsylvania 811 Safe Digging Month". All were in favor 5-0.

6. MANAGER'S REPORT:

a. Consider approval to contract with Viridian Landscape Studio for the design of Lion's Pride Park.

Mr. Luber described Phase I of Lion's Pride Park project. A DCNR grant was awarded to the Township in the amount of \$250,000 to help fund the conversion of Twin Oaks Day Camp to Lion's Pride Park. Landscape architect, Viridian Landscape Studio submitted a proposal in the amount of \$55,000. CKS estimates their costs at \$65,000 for surveying, design, and bidding and construction management.

Mr. Gaines expressed concern that more companies should be interviewed.

Mr. Luber stated Viridian was before the Board previously and was hired to design the concept plan. Additionally, DCNR already approved the grant.

Ms. Schemm moved, seconded by Ms. Baker to approve the contract with Viridian Landscape Studio for the design of Lion's Pride Park. All were in favor, except Mr. Gaines. The vote was 4-1.

b. Shredding Event scheduled for April 28th

Mr. Luber reported that State Representative Kathy Watson contacted the Township to partner with other municipalities within the 144th district on an upcoming shredding event scheduled for April 28th at Central Bucks High School South. State Representative Watson is requesting a \$250 contribution to sponsor the event. This event will be free to its residents.

Mr. Gaines moved, seconded by Ms. Albillar to contribute \$250 and support the April 28th shredding event. All were in favor 5-0.

7. ENGINEER'S REPORT:

a. General Update:

Mr. Zarko highlighted his March report with the following:

- Penn Vest Grant Application for the GAC Filtration Wells 4, 5, 8 and 11.
- Water Storage Tank Painting project.
- 2018 Road Improvement Program – bids will be received May 2nd. Recommendation of bid award will be presented at the May 8th Board of Supervisors meeting. Mr. Gaines requested a press release of the 2018 Road Improvement Program be forwarded to the Intelligencer and Bucks County Herald and posted to the website.

Ms. Yannich questioned deadlines on some of land development projects (i.e., Stone Manor apartments (611 and Kelly Road) were still on the report when the plans were recorded February 23, 2016. Mr. Zarko stated construction has not started but will research projects prior to his engineering firm being hired by the Township.

Ms. Yannich also questioned Gateway Square (Bristol Road). Mr. Zarko said the preliminary/final was received but has not satisfied conditions of approval.

Ms. Yannich asked Mr. Zarko to make sure the Township isn't missing any deadlines.

8. SOLICITOR'S REPORT:

a. Hampton Inn notice of liquor license application.

Mr. Clemons reported the Pennsylvania Liquor Control Board sent the Township a notice the Hampton Inn (201 Metro Drive) applied for a liquor license.

b. Peterson – Bristol Road.

Mr. Clemons stated the Board of View awarded \$14,000 to the Petersons.

c. EWB Real Estate LLC – Amendment to Access Easement Agreement. This agreement is to access the property for the Costner Water Tank.

Mr. Gaines moved, seconded by Ms. Baker for the Chair of the Board of Supervisors, Shirley A. Yannich to execute the amendment to access easement agreement for EWB Real Estate LLC. All were in favor 5-0.

Ms. Yannich suggested sending a copy of the draft Ordinance to John Pileggi.

SUPERVISOR COMMENTS:

Mr. Gaines announced Chief of Police, Dan Friel instituted an on-line registry to catalogue homes and businesses that have security cameras to assist the police department with criminal investigations. The registry is accessed through the Bucks County Crimewatch website.

Mr. Gaines stated the Historic Commission is in dialog with Doylestown Township to discuss a regional Historic Commission. Doylestown Borough will also be included.

Mr. Gaines reported that the Environmental Advisory Council received a grant from the Bucks County Conservation District in the amount of \$5,000 for the Sarah's Lane Detention Basin.

Ms. Albillar reported job applications for the Police Department are on-line.

Ms. Albillar was contacted by a Barness Road resident who was concerned about delivery trucks and the speed limit should be enforced on Barness Road. Mr. Luber will notify the Police Department.

Ms. Baker stated the Park and Recreation Board, Environmental Advisory Council, Bike and Hike Trails Committee, Open Space and Land Preservation Committee and the Planning Commission met to discuss the Park and Recreation Open Space Plan with Ryan Walker from Natural Lands Trust. The Plan is a guide for the next ten years. The Plan is inclusive for all ages. It was recommended to hire a director to coordinate the Township parks. One item in the plan was not covered thoroughly and needs to be addressed is open space.

Ms. Schemm stated a final draft of the Park and Recreation Open Space Plan will be presented to the Park and Recreation Board.

Ms. Schemm stated the Police Department held a "Threats to House of Worship" work session that was attended by Mr. Gaines, Ms. Yannich and herself. Sergeants Hawthorn and Fuller and Officer Bell were on hand to present the work session.

Ms. Yannich reported that Mr. Gaines is an alternate on the Planning Commission, there is not a need to have a Board of Supervisor liaison assigned to the Planning Commission.

Ms. Yannich attended a meeting held by Doylestown Township on a proposed 41 dwelling development at the corner of Lower State Road and Bristol Road.

Ms. Yannich complimented each Township Department's submission of their 2017 Annual Report which appeared in the Spring Link. She stated these annual reports show the residents what their tax dollars goes towards. Ms. Yannich would like to see the Spring Link submitted to PSATS for an award.

Public Comment:

Dr. Connie Ace (1067 Folly Road) as Chair of the Historic Commission wanted to remind the Board the referendum to fund open space goes to the following four commitments:

- Trails
- Parks
- Open Space
- Historic Preservation

Dr. Ace stated that she did not review an historic preservation in the Park and Recreation Open Space Plan.

ADJOURNMENT

There being no further business, Mr. Gaines moved, seconded by Ms. Schemm to adjourn the meeting at 9:30 PM.

Respectfully Submitted By:



Barbara J. Livrone, Board Secretary

ATTACHMENT "A"

Consent Agenda – March 27, 2018

Attached to the agenda and on the Township's website is a supplement to the agenda which contains a heading and brief description for each item listed under the Consent agenda. As in the past, any Board member can ask to remove an item from consent and have it discussed independently.

- a. February 27, 2018 to Approve Minutes for Board meeting.
- c. March 1, 2018 to Approve Joint Meeting with Planning Commission minutes.
- c. March 13, 2018 to post Minutes for Board meeting.
- d. Consider Material Stone Bid for 2018/2019.

The Bucks County Consortium of Municipalities bids out various stone and related materials on behalf of Municipalities. Bids are being awarded to:

- 1/4 " Stone - Eureka Stone Quarry - \$15 ton
- No. 2B 3/4" - Eureka Stone Quarry stone - \$10.50 ton
- Super Pave 25.0 mm Binder - \$39.75 ton
- No. 2A Stone mix - \$8 ton

- e. Consider Bid Award for Warrington Township Community Building Lobby Renovations.

This is to award four contracts for work to be completed at 3400 Pickertown Road. This former township office will be rented to a private school. The work includes making the facility ADA compliant and Fire Safety.

- General Construction - \$99,152.00 Walter Brucker & Co., Inc.
- Electrical Construction \$16,964.00 MJF Electrical Contracting, Inc.
- Plumbing Construction \$7,480.00 Fisher Mechanical
- Fire Protection - \$37,950.00 CMI Fire Sprinkler Corp.

- f. Consider request for acceptance of dedication of traffic light at Easton Road, Park Avenue and Anderson Way.

The Township will now take over maintenance and operations of this traffic signal.

- g. Consider approval to enter into a lease agreement with Canon for the Administration copier.

This is a 60 month lease for a copier for administration with Cannon at a cost of \$399 per month.

- h. Consider approval of Change Order No. 1 (1) to Contract No. 16-04E (Electrical Construction) in the amount of \$5,090.00 for miscellaneous electrical modifications to the Costner Well Filtration System Project.

For providing a 120 volt feed; an MCC breaker Bucket; installing 6 120 volt throw control relays; and a motor protection filter.

- i. Consider approval of Change Order No. 1 (1) to Contract No. 16-04G (General Construction) in the amount of \$16,800.00 for Access Driveway curbing and paving modifications to the Costner Well Filtration System Project.

This is to change the curbing and grading at the property line to facilitate adequate access to the adjoining property.

I would now ask for a motion to approve items **A through I** on the Consent agenda.