



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR APRIL 17, 2018

The written minutes are a summary of the April 17, 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. Lubert, 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 7:01 P.M and thanked the audience for attending the meeting and everyone in "cyberspace" for viewing the meeting.

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 possible litigation.

PRESENTATION OF GIRL SCOUT GOLD AWARD CHRISTINA LYONS

Ms. Yannich acknowledged Ms. Christina Lyons, a Warrington resident for achieving the Girl Scout Gold Award. Ms. Albillar read Proclamation Resolution 2018-R-30 and presented the Proclamation Resolution to Ms. Lyons.

PRESENTATION OF COMMUNICATIONS ADVISORY BOARD 2017 ANNUAL REPORT

Ms. Yannich thanked the Communications Advisory Board (CAB) for their work and also staff liaison, Christian Jones. Chair, Steven Filipe and Vice Chair Jim Calore presented the CAB's 2017 annual report focusing on social media; video capture platform; goals and objectives. The 2017 Annual Report will be posted to the website.

Public Comment:

Dr. Connie Ace (1067 Folly Road) asked why internet access is blocked at the Township Building. Mr. Lubert will look into the issue.

PRESENTATION OF NEW POLICE STATION AND RENOVATIONS TO TOWNSHIP BUILDING

Representing the architectural firm, GKO were P. Michael O'Rourke, AIA, Principal; Sandra L. Szabo, RA, LEED, AP BD+C, Project Manager and Dan Redstone, Public Safety Consultant. They presented the schematic design for the new Police Building and design and renovations to the existing Township Building, plus a budget schedule. The Township recently purchased a contiguous property which will be used for open space, parking and stormwater retention. Also presented was increased security at the reception area in the existing Township Building.

Ms. Schemm expressed an interest in open space for the property, along with a service memorial with bench seating and a community garden.

Mr. Gaines expressed a desire to contact PECO for solar funding to provide solar energy to the new building.

The hard and soft costs for the budget were discussed, with project cost of approximately \$11,000,000. Bid alternatives could be added to the base project and potential enhancements to the project scope of work. Mr. Luber gave a summary of debt service to finance the project which would be \$10,000,000 over twenty five years. Ms. Albillar questioned the utility costs for the new building.

Ms. Szabo presented the project schedule from 2018-2020.

Public Comment

Jim Calore (2436 Greensward North) suggested to move all video equipment to the downstairs of the Township Building. It would be better to optimize electric power with solar power for both buildings.

Donna Sempowski (2841 Bristol Road) stated the glass enclosure for the new police building creates a lot of space to heat and cool. The Township could focus on being "green" by adding LED and green roof tops. The current Township Building needs more public parking spaces.

Frank Ganther (919 Chatfield Road) is concerned about flooding issues due to construction of new building; privacy issues; and making the Township building larger. CKS Engineers will address the stormwater management issues. Mr. Luber stated a study to expand the existing Township building and to look at other facilities to use began in 2009. Ms. Yannich stated on July 17, 2017, a report examined all alternatives.

Jackie Sellecchia (2340 Lower Barness Road) expressed concerns about removing the ballfield, traffic and privacy. Ms. Yannich stated a land development application will be reviewed at a future Planning Commission meeting. Mr. Luber reported baseball will be moved to Barness Park and the walking trail will be moved.

Connie Pappler (912 Chatfield Road) expressed concerns about lights, noise and buffer.

Dr. Connie Ace (1067 Folly Road) stated the storage space at the Township Building should have a controlled temperature.

Stephanie Smith (2385 Lower Barness Road) was concerned about traffic on Lower Barness Road and suggested adding speed bumps to Lower Barness.

PUBLIC COMMENT:

Dr. Connie Ace (1067 Folly Road) had photos of the March 28th accident involving a Victory Gardens truck at the intersection of Pickertown and Folly Roads. Ms. Yannich stated Victory Gardens has taken the Township to Court over the Truck Ordinance.

John McConnell (206 Trellis Drive) expressed concern about the safety of the Pickertown/Folly Roads intersection. Mr. McConnell also stated that Victory Gardens is continuing operation on Sundays. Mr. Zarko said once a month the height of the piles is inspected by CKS Engineers. Ms. Yannich directed Mr. Luber to check the operation once a month on a staff level.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

- a. **Invoices for the Period March 28, 2018 to April 17, 2018 in the amount of \$ 2,084,265.29**

Mr. Gaines moved, seconded by Ms. Baker to approve the invoices paid for the period March 28, 2018 to April 17, 2018 in the amount of \$ 2,084,265.29. All were in favor 5-0.

2. CONSENT ITEMS:

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

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

- a. March 13, 2018 to Approve Minutes for Board meeting. Ms. Baker abstained.
- b. March 27, 2018 to Post Minutes for Board meeting.
- c. Consider appointment of Ted Cicci as a member of the Open Space and Land Preservation Committee.
- d. Consider Change to Pay Classification System.
- e. Consider accepting dedication of water and sewer facilities to Lamplighter Village Phase IV.
- f. Consider acceptance of extension letter for Wright Partners, NTB/Auto Zone – 500 Easton Road, TMP # 50-031-004 and 50-031-008.

3. CORRESPONDENCE:

- a. PennDOT letter dated March 30, 2018 regarding 2017 Automated Red Light Enforcement (ARLE) Funding Program Application.

Ms. Yannich stated a letter was received by the Township dated March 30, 2018 informing the Township that the funding grant applied for was denied for the 2017 ARLE program.

4. OLD BUSINESS:

- a. Discussion of 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. Ms. Yannich said this is not a meeting. Ms. Yannich announced that the Environmental Advisory Council will be hosting a Plant Sale in front of the Township Building the same day starting at 11:00 am.

- b. Consider authorizing Solicitor to prepare a Resolution for the approval of a Preliminary/Final Land Development Plan for 1800 Street Road, LLC, TMP # 50-035-025.

Steve Harris, the attorney for the applicant, Nolan Capital stated a 3-story storage facility is being proposed. Also present was Liam Cleary, representing a landscape architect and Larry Byrne, Engineer. Mr. Harris noted one of the settlement stipulation requirements resulted in a large amount of landscape. Mr. Zarko stated the applicant will comply with the Ordinance for supplemental plantings along Street Road and the frontage of Costner Avenue. Mr. Harris said a sidewalk will be installed without curbing.

Ms. Yannich reviewed the draft minutes of the April 5th Planning Commission meeting and the Bucks County Planning Commission review letter. Ms. Yannich requested that the applicant follow the advice of both Planning Commissions.

It was agreed by the applicant to defer curbing but place it on the plan. If a problem arose later, the curb can be installed. It was also agreed to accept the CKS review letter dated March 29, 2018.

Mr. Gaines moved, seconded by Ms. Baker to authorize the Solicitor to prepare a Resolution for the approval of a Preliminary/Final Land Development Plan for 1800 Street Road, LLC, TMP # 50-035-025. All were in favor 5-0.

c. **Consider authorizing Solicitor to prepare an Ordinance and advertise a zoning amendment for Eble tract – 922 Stump Road, TMP # 50-004-021.**

Ms. Yannich gave background information on the re-zoning of the Eble tract located at 922 Stump Road. It is a 9.2 acre tract located at the intersection of Stump Road; zoned RA and contains an existing barn and dwelling both of which will be preserved.

Mr. Gaines moved, seconded by Ms. Baker to authorize the Solicitor to prepare an Ordinance and advertise a zoning amendment for the Eble tract – 922 Stump Road, TMP # 50-004-021. All were in favor 5-0.

Public Comment:

Dr. Connie Ace (1067 Folly Road) supports the Eble plan to protect both historic structures.

d. **Discussion of Evans (783 Upper State Road) sewer tapping fee.**

Ms. Yannich gave background information for a request made by William Evans, owner of 783 Upper State Road to waive his sewer tapping fee. After discussion by the Board, it was agreed upon to waive the sewer tapping fee in exchange for Mr. Evans granting the Township an easement to run sanitary sewer through his property.

Mr. Gaines moved, seconded by Ms. Baker to waive the sewer tapping fee for William Evans residing at 783 Upper State Road. 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 employee handbook. Ms. Frescatore is in the process of updating the entire handbook.

Ms. Albillar questioned the resolution of the claimant on page 4 of the handbook.

Ms. Schemm moved, seconded by Ms. Baker to approve the updates to the Employee Handbook. All were in favor 5-0.

b. **Consider to appoint members to serve on an Ad Hoc Zoning Ordinance Committee.**

The following members were appointed to serve on an Ad Hoc Zoning Ordinance Committee:

- Board of Supervisors: Fred R. Gaines and Carol T. Baker
- Planning Commission: Herb Rubenstein and Bill Connolly

- Zoning Hearing Board: Frank Shelly and Dennis Gordon
- Township Staff: Barry Lubber, Roy Rieder and Tom Zarko, P.E., CKS Engineers, Inc.

Ms. Schemm moved, seconded by Ms. Albillar to approve the above listed members to serve on the Ad Hoc Zoning Ordinance Committee. All were in favor 5-0.

c. **Discussion of 2018 Proposed PSATS Resolutions.**

Ms. Yannich stated PSATS is the Township's lobbying group in Harrisburg. Ms. Baker is the voting delegate representing Warrington Township at the PSATS 96th annual conference.

d. **Discussion of staffing plan for Finance Department.**

Ms. Yannich reported a part-time accounting staff employee is leaving and another part-time accounting employee was hired in the finance department. The finance department wants to merge both part-time positions into one full time accounting position.

Ms. Albillar requested Mr. Lubber to post the position internally.

Ms. Schemm moved, seconded by Mr. Gaines to approve the accounting staffing plan for the Finance Department. All were in favor 5-0.

6. MANAGER'S REPORT:

a. **State Representative Kathy Watson partnered with Warrington and Hilltown Townships to host a free shredder event on April 28th.**

Mr. Lubber reported that State Representative Kathy Watson partnered with Warrington and Hilltown Townships to host a free shredder event on Saturday, April 28 from 10:00 am to noon located at Central Bucks High School South. This event will be free to its residents.

b. **Consider Purchasing policy.**

Mr. Lubber presented an update to the Purchasing Policy Manual by incorporating the current bid amounts and the Board of Supervisors approval.

7. ENGINEER'S REPORT:

a. **General Update:**

Mr. Zarko reported that bids will be received May 2nd for the 2018 Road Improvement Program – bids will be received May 2nd and a recommendation of bid award will be presented at the May 8th Board of Supervisors meeting.

Mr. Zarko also stated the Township ran into an issue at the Swim Club Project, which is currently under construction.

8. SOLICITOR'S REPORT:

a. **Discussion of appeal for Geerling Florist, Inc, Case to the Commonwealth Court.**

Mr. Clemons reported the Commonwealth Court only required 19 TDR's for the Geerling Tract. A resolution will be presented at the May 8th Board of Supervisors meeting indicating the developer, Toll will record 19 TDRs and deliver the other 16 TDRs to Clemons Richter and Reiss to be held in escrow.

- b. Zoning Hearing Board – WT 18-04 Partyka, 515 Cornell Drive, request for variance to allow 36.6 percent impervious cover when 30 percent is allowed.

Mr. Clemons stated the Board of Supervisors does not need to take a position on this hearing.

- c. Zoning Hearing Board – WT 18-07 Mallon, 1539 Deer Path Circle, request for variance to allow 30.9 percent impervious cover where 25 percent is allowed.

Mr. Clemons stated the Board of Supervisors does not need to take a position on this hearing.

Mr. Clemons reported Gloria Dei was granted an extended time on the plan.

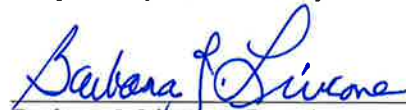
SUPERVISOR COMMENTS:

Ms. Yannich reviewed the workshop agenda for the PSATS 96th Conference.

ADJOURNMENT

There being no further business, Ms. Baker moved, seconded by Ms. Yannich to adjourn the meeting at 10:29 PM.

Respectfully Submitted By:



Barbara J. Livone, Board Secretary

ATTACHMENT "A"

Consent Agenda – April 17, 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. March 13, 2018 to Approve Minutes for Board meeting.
- b. March 27, 2018 to post Minutes for Board meeting.
- c. Consider appointment of Ted Cicci as a member to the Open Space and Land Preservation Committee.
- d. Consider Change to Pay Classification System.

Change to On-Call personnel pay classification.

- e. Consider accepting dedication of water and sewer facilities for Lamplighter Village Phase IV.

Maintenance Bond was provided representing fifteen percent of the cost of constructing the public improvements and in a form approved by the Township Solicitor as financial security to assure that there are no structural defects in the public improvements which are detected during a period of eighteen months from the date of Resolution, April 17, 2018.

- f. Consider acceptance of extension letter for Wright Partners, NTB/Auto Zone – 500 Easton Road, TMP # 50-031-004 and 50-031-008.

The applicant waives its right to receive a decision upon its application within ninety days as mandated by Section 508 of the PA MPC. Revised plans filed and to be reviewed by township engineer.

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