



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR JULY 24, 2018**

The written minutes are a summary of the July 24, 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 7:00 P.M. Ms. Yannich welcomed the residents who came to the meeting and also the people watching the meeting live.

PLEDGE OF ALLEGIANCE

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

EXECUTIVE SESSION REPORT

Ms. Yannich stated there was an executive session held to discuss possible litigation.

PRESENTATION OF K-9 UNIT

Sergeant Glen Gottenberg and Officer Steve Plum presented a staff study establishing a patrol division canine unit for the Warrington Township Police Department. Sergeant Jennifer Doyle was introduced from Abington Township. Sergeant Doyle, along with trained canine, Bella spoke about the benefits of a canine unit.

Sergeant Gottenberg reported that funding for this unit will be from fundraisers and donations.

Ms. Schemm motioned, seconded by Mr. Gaines to support the Warrington Township K-9 initiative. All were in favor. Ms. Yannich asked the public and the public was in favor. The motion passed 5-0.

PRESENTATION BY PENSION COMMITTEE ON CHANGES TO NON-UNIFORM PENSION PLAN.

Pension Committee members, Joe Kirby and Kevin Peacock presented recommended changes to the non-uniform pension plan by focusing on investment gains and rate of returns. Currently the non-uniform employees contribute 1% of their salary to the pension fund. The recommended change would be to increase the employee contribution to 2% to off-set costs to the Township. Mr. Kirby noted that the police plan is funded 91%. The assumed rate of return (ARR) is 7.35% for both plans. Lowering the ARR from 7.35% to 6.75% stabilizes the closed plan and allows for more conservation investment policy.

Ms. Baker motioned, seconded by Ms. Albillar to lower the ARR to 6.75%. All were in favor 5-0.

Public Comment:

Steve Anderson asked what is the need to enrich the plan?

The Pension Committee recommends to lower the required salary calculation from five years to three years for the non-uniform pension plan. Mr. Luber stated he polled the employees to increase their deduction from 1% to 2% and 2/3 were in favor. If the salary calculation is passed, the Township will be contributing \$4,000 per year.

Ms. Albillar motioned, seconded by Mr. Gaines to reduce the salary calculation term from sixty months to thirty six months for the non-uniform employee's pension plan and increase the non-uniform employee's salary deduction from 1% to 2% effective January 1, 2019. All were in favor 5-0.

UPDATE AND DISCUSSION OF THE PROPOSED POLICE/MUNICIPAL BUILDINGS.

Ms. Yannich reported that the township entered into a contract with GKO Architects that sets the fee at 5.7% of the total construction costs. Since that time, the township decided to remove the renovations to the administration building from the scope of work. Ms. Yannich questioned if the contract had to be amended to separate the projects. Mr. Zarko stated the estimate cost of the work can be lowered and can adjust the scope of work according to the contract. Ms. Yannich suggested for the township manager to communicate with the architect after receiving the recommendations from the Ad Hoc Committee.

Mr. Zarko, Chair of the Ad Hoc Committee gave an update from their second committee meeting of July 12th. The items that the committee is recommending to the Board are the following:

- Modify the parking lot layout at the Police Building and move the new building eastward.
- Begin the preparation process for a RFP to hire a construction management firm.
- Design the access driveway to Route 611.
- Authorize the architect to start working with the Ad Hoc Committee.

Ms. Schemm requested that the new building be built on the original \$7 million budget. Ms. Schemm requested more information reaching the residents, i.e., video, website and all social media.

Mr. Clemons recommended to the Board, for a revised schematic design, based on the supervisors' recommendations to present to the architect.

Ms. Yannich stated one member of the Ad Hoc Committee represents a construction management firm and asked if this will create a conflict of interest.

Mr. Clemons stated that according to the ethics code, the Ad Hoc Committee member should recuse himself from the selection process and from any financial decisions relating to the construction management firm.

Mr. Gaines motioned, seconded by Ms. Baker to accept the recommendations made by the Ad Hoc committee at their July 12th meeting. All were in favor 5-0.

Public Comment:

John McConnell (206 Trellis Drive) asked if the construction management firm was the same as the architect.

Mr. Zarko stated this is a different type of service. The construction management firm oversees and manages the construction of the project.

A resident from Tohickon Lane asked the Committee to look at different types of materials.

PUBLIC COMMENT:

Kathleen Mohan-Kovak (126 Admiral Lane) Warrington Pointe development. Storm pipe installed on private property is now causing flooding, erosion and creating stagnant water. In 2016, an easement was signed by the developer, Pulte Homes. Ms. Mohan-Kovak is requesting that the water be diverted.

Yan Qi (1746 Beacon Lane) expressed the same concerns.

PUBLIC HEARING:

- An Amendment to the Comprehensive Plan addressing the zoning amendments in the proposed Ordinance to be approved by Resolution.
- An Ordinance amending the Township Zoning Ordinance to amend the zoning map to rezone approximately 27.697 acres consisting of Parcel 50-4-92 and a portion of Parcel 50-4-85 located at the corner of Limekiln Pike, County Line Road and Lower State Road from PRD-Planned Residential District to C-1 Commercial District and approximately 30.949 acres consisting of Parcel 50-4-90 and portions of Parcels 50-4-89 and 50-4-85 from PI-2 Planned Industrial to PRD-Planned Residential Development and Parcel 50-4-94 from RA-Residential Agricultural to PRD-Planned Residential District (*advertised July 9, 2018 and July 16, 2018*)

Ms. Yannich opened the public hearing at 8:42 PM. Representing Eureka Stone Quarry was Alice Meehan and attorney, Steve Harris.

Mr. Clemons entered into record the following Exhibits:

- T1 – Proof of Publication
- T2 – Sample letter to residents and affidavit of mailing
- T3 – Affidavit of posting (6 signs)

Mr. Clemons stated the public hearing is to approve the zoning amendment to allow certain properties to be rezoned. He asked for Parties of Record and stated that the parties can appeal the Board's decision.

Parties of Record

David Eastburn, Gro N Sell (305 Lower State Road)

Steve Harris, Esquire, displayed a map of the area representing 27.697 acres of land located at the corner of Limekiln Pike, County Line Road and Lower State Road. Mr. Harris stated the Planning Commission recommended that the rezoning be granted and to amend the Zoning Ordinance.

Mr. Eastburn does not want development to come close to his parcel due to his business being an agricultural use.

Mr. Harris stated there will be strict buffer requirements.

Public Comment:

Seth Gansman (903 Bentley Court) asked if the land was owned by Eureka Stone Quarry and if the land backs up to Geerlings. He also asked for an explanation of C1 district.

Mr. Gaines stated the zoning ordinance has been modified to prevent any "big box" businesses.

Mr. Gaines motioned, seconded by Ms. Schemm to close the hearing at 9:03 PM. All were in favor 5-0.

1. APPROVAL OF BILL LIST:**a. Invoices for the Period July 11, 2018 to July 24, 2018 in the amount of \$1,205,448.76.**

Mr. Gaines moved, seconded by Ms. Albillar to approve the invoices paid for the period July 11, 2018 to July 24, 2018 in the amount of \$1,205,448.76. All were in favor 5-0. Mr. Luber noted there was a correction to the CKS Invoice 18-1250. The description should be Mill Creek Open Space. 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")

- Mr. Gaines questioned Item E.

Ms. Albillar moved, seconded by Ms. Baker to approve Consent Items A through J, excluding E. All were in favor 5-0.

- a. June 19, 2018 to Approve Minutes for Special Board meeting.
- b. June 26, 2018 to Approve Minutes for Board meeting.
- c. June 28, 2018 to Approve Minutes for Special Board meeting.
- d. July 10, 2018 to Post Minutes for Board meeting.
- e. Consider bid award for Spring Brook and Warrington Oaks Sewage Pumping Station Improvement Project (advertised June 7 & June 11, 2018).

Mr. Gaines questioned the items that were not included in the scope of work.

Mr. Zarko stated a structure to house the updated controls needed to be added; along with the coating of the valve pit and wet well; addition of a concrete pad; upgrade mechanical systems; increase PECO electrical supply; addition of flow meter and bypass pumping.

Mr. Gaines motioned, seconded by Ms. Schemm to award the bid to Blooming Glen Contractors in the amount of \$945,865. All were in favor, 5-0.

- f. Consider bid award for to building demolition at 2332 Lower Barness Road (advertised June 15 & June 19, 2018).
- g. Consider Change Order # 1 in the amount of \$19,274.95 to Fire Protection Construction Contract for Warrington Township Community Building.
- h. Authorize submission of Penn Vest Grant Application and associated documentation for Wells 4, 5, 8 and 11 Groundwater Treatment Systems.
- i. Consider Resolution to modify the 2018 Fee Schedule for 2nd Shutoff Notice Postings for Water and Sewer customers.
- j. Consider letter to Oppose Senate Bill 1099.
- k. Confirm extension of time to act on Webb subdivision.

Ms. Yannich requested Mr. Lubber to follow-up with the Webb extension.

3. CORRESPONDENCE:

- a. Bucks County Tour of Honor request for donation to honor our Veterans.

Mr. Gaines stated this program is not part of Bucks County Recorder of Deeds. Ms. Yannich requested more information and to postpone this item until the next meeting.

4. OLD BUSINESS:

- a. **Consider approval of Resolution to amend the Comprehensive Plan addressing zoning amendments.**

Mr. Gaines moved, seconded by Ms. Albillar to amend the Comprehensive Plan addressing zoning amendments by Resolution. All were in favor 5-0.

- b. **Consider approval of Ordinance to re-zoning of 27.697 acres Eureka Stone Quarry at the corner of Limekiln Pike, Lower State & County Line Roads (advertised July 9, 2018 and July 16, 2018).**

Mr. Gaines moved, seconded by Ms. Schemm to approve the Ordinance to re-zone 27.697 acres of Eureka Stone Quarry at the corner of Limekiln Pike, Lower State & County Line Roads. All were in favor 5-0.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS):

- a. **Review Sketch Plan for Sloane Automotive Group, TMP # 50-032-051, Easton & Street Roads.**

Julie Von Spreckelsen, Esquire, Eastburn and Gray, PC (attorney for applicant) presented a sketch plan to the Board for the redevelopment of the former gas station located at the intersection of Easton Road and Street Road. Proposed are two luxury dealerships – Porsche and Audi. Both are currently located in Doylestown Township. Also in attendance was Eric Clase, P.E., Gilmore & Associates.

The applicant, David Sloane gave a history of the company. Mr. Sloane is seeking guidance from the Board for use of this 13 acre parcel emphasizing a low impact on traffic.

Ms. Yannich stated the use would be determined by the Zoning Hearing Board. She also stated that if a retail use would develop on this parcel, it would create a lot more traffic.

Ms. Baker noted that Warrington Township is in the process of revamping the zoning ordinance and is working with the Bucks County Planning Commission. This should be completed in approximately twelve months.

Mr. Gaines stated the sketch plan does not conform to zoning overlay.

Public Comment:

Seth Gansman (903 Bentley Court) asked what the size of the buildings is being proposed.

Mr. Clase stated the respective buildings are 20,000 and 30,000 square feet and would be placed in the back of the parcel.

Rich Alsdorf (1591 Stuckert Road) asked if their current property is being leased from Holberts.

Mr. Clase stated it was and that Mr. Sloane would like to construct two new buildings at Street Road and 611 and still operate in Doylestown Township until construction has been completed and then move in.

Ms. Albillar stated the proposed sketch plan does not fit in with the vision of the Comprehensive Plan.

b. **Consider changing cell service providers to AT&T.**

Due to poor service, Staff is recommending to switch cell service from Sprint to AT&T. The price is comparable to Sprint and since the Township is a governmental entity, the Township does not need to execute a contract with AT&T.

Mr. Gaines motioned, seconded by Ms. Albillar to approve the change in cell service providers from Sprint to AT&T. All were in favor 5-0.

c. **Consider approval of revisions made to Employee Personnel Manual.**

Human Resources Manager, Leslie Frescatore presented the following revisions to the Employee Personnel Manual:

- Conflicts of Interest
- Confidentiality
- Employee Relationship (revised to meet Federal laws)

Mr. Gaines motioned, seconded by Ms. Baker to approve to revisions to the Employee Personnel Manual. All were in favor 5-0.

d. **Consider criteria for "Meet the Supervisors".**

Ms. Yannich tabled this item until the August 14th meeting.

e. **Discuss Dilapidated Building and Debris.**

Richard Alsdorf (1591 Stuckert Road) presented the Board with pictures of debris and a dilapidated building on his neighbor's property. Mr. Alsdorf states this is a safety issue.

Mr. Luber reported that three township employees plus the township engineer went to the property and concluded that there are no structural issues. The brush piles and wall are not in violation of the township ordinance.

Ms. Yannich stated this is an issue between property owners. She requested for the Director of Codes to research the International Property Code regarding brush piles.

Mr. Clemons stated this is a private nuisance right which can be abated.

6. MANAGER'S REPORT:

a. **Discussion of the Homestead Property Exemption.**

Director of Finance, Cassandra Williams presented the Homestead Property Exclusion Program Act to the Board. The application is filed by the property owner for exemption and is sent to the County Board of Assessment for approval. This program permits municipalities to exclude a fixed dollar amount of the assessed value of each homestead property in the municipality and will be considered during the 2019 budget process.

7. DEDICATION REQUEST: None

8. ENGINEER'S REPORT:

a. General Update:

Mr. Zarko stated the monthly report is included in the Board's packet.

b. Consider authorization to implement Easton Road/Paul Valley Road/Titus Avenue Signalization Modifications.

Mr. Zarko stated complaints by area residents have been received relating to this intersection. A traffic engineering study was completed and submitted to PennDOT for review. PennDOT will approve the signalization modification requested by the Township. The modifications will cost \$16,663.00.

Ms. Schemm motioned, seconded by Mr. Gaines to authorization the implementation of the Easton Road/Paul Valley Road/Titus Avenue signalization modifications at a cost of \$16,663.00. All were in favor 5-0.

9. SOLICITOR'S REPORT: None.

SUPERVISOR COMMENTS:

Ms. Schemm stated that resident Brian McGillian tried to use the tennis courts but the gates were locked. Mr. Luber said the tennis courts are part of the swim club membership fees. Within a short distance of the swim club are tennis and basketball courts for the residents to use. Ms. Yannich suggested bringing up this issue at a Park and Recreation meeting.


Mr. Gaines requested a breakdown of all costs for the swim club.

Mr. Gaines also noted that on July 25, EPA is hosting a public meeting at the Hatboro Horsham High School relating to water issues.

ADJOURNMENT

There being no further business, Mr. Gaines moved, seconded by Ms. Albillar to adjourn the meeting at 11:10 PM.

Respectfully Submitted By:



Barbara J. Livrone, Board Secretary

ATTACHMENT "A"

Consent Agenda – July 24, 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. **June 19, 2018 to Approve Minutes for Special Board meeting.**
- b. **June 26, 2018 to Approve Minutes for Board meeting.**
- c. **June 28, 2018 to Approve Minutes for Special Board meeting.**
- d. **July 10, 2018 to Post Minutes for Board meeting.**
- e. **Consider bid award for Spring Brook and Warrington Oaks Sewage Pumping Station Improvement Project (advertised June 7 & June 11, 2018).**

This item is to award a contract in the amount of \$945,865 to Blooming Glen Contractors for the replacement of sewage pumps and other equipment at the Spring Brook and Warrington Oaks Pump Stations.

- f. **Consider bid award to building demolition at 2332 Lower Barness Road. (advertised June 15 & June 19, 2018).**

This item is to award a contract to Stonewood Contracting, in the amount of \$20,000 to demolish the house at 2332 Lower Barness Rd. (next to the Township property).

- g. **Consider Change Order # 1 in the amount of \$19,274.95 to Fire Protection Construction Contract for Warrington Township Community Building.**

This change order to CMI Fire Sprinkler Corp. is to add fire protection for the attic at 3400 Pickertown Rd. This attic was on any plans and recently discovered after the project was bid and contracts awarded.

- h. **Authorize submission of PennVest Grant Application and associated documentation for Wells #'s 4, 5, 8 and 11 Groundwater Treatment Systems.**

IF awarded, this grant will provide funding to put filtration systems on the above mentioned wells to ensure that the water levels if PFOA and PFOS are non-detect.

- i. **Consider Resolution to modify the 2018 Fee Schedule for 2nd Shutoff Notice Postings for Water and Sewer customers.**

This change raises the water "Shutoff Notice" fee from \$25 to \$50.

j. **Consider Letter of Support for Senate Bill 1099.**

This letter will oppose Senate bill 1099 which would take the collection of the Earned Income Tax (and other local taxes) away from local tax collectors who are doing are providing a valuable constituent service.

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