



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR SEPTEMBER 25, 2018**

The written minutes are a summary of the September 25, 2018 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Shirley A. Yannich, Chair; Carol T. Baker, Member; Eileen Albillar, Member and Ruth L. Schemm, Member. Fred R. Gaines, Vice Chair was available via Skype.

Staff present was Barry P. Luber, 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. 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 an executive session was held regarding litigation.

Mr. Clemons stated during executive session it was a discussed to reach an amicable settlement for a lease with the Special Equestrian. Mr. Clemons asked the Board if they wanted him to continue to negotiate terms. All of the Board was in agreement.

RECOGNITION OF EAGLE SCOUT MICHAEL DEMARIA

Ms. Yannich asked Ms. Schemm to read Resolution 2018-R-68 recognizing Warrington resident, Michael DeMaria for achieving the rank of Eagle Scout with Troop # 172. Eagle Scout DeMaria completed his Eagle Scout Award project by organizing and coordinating restoration work to 10 Folly Road Schoolhouse.

UPDATE AND DISCUSSION OF THE PROPOSED POLICE BUILDING.

Mr. Zarko, Chair of the Ad Hoc Police Building Design Committee stated the September 13th meeting was cancelled. The next meeting date that the committee is scheduled to meet is September 27th.

Mr. Zarko stated the Request for Proposal for a construction management services company is due October 5, 2018. The final short list will be evaluated as per the Construction Management Firm Evaluation Form.

Ms. Albillar questioned what CPM means. Mr. Zarko stated Critical Path Method.

Ms. Baker asked if the bid can be lowered. Mr. Luber stated that the township has the ability to negotiate with the finalists.

PUBLIC COMMENT:

Dr. Connie Ace (1067 Folly Road) asked for an update to the truck ordinance.

Mr. Clemons responded that this issue will be mentioned under Solicitors report.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

- a. **Invoices for the Period September 12, 2018 to September 25, 2018 in the amount of \$906,575.01.**

Mr. Gaines moved, seconded by Ms. Baker to approve the invoices paid for the period September 12, 2018 to September 25, 2018 in the amount of \$906,575.01. 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 moved, seconded by Ms. Schemm to approve Consent Items A through G. All were in favor 5-0.

- a. **August 23, 2018 to Approve Minutes for Ad Hoc Police Building Design Committee meeting.**

- b. **August 28, 2018 to Approve Minutes for Board of Supervisors meeting.**

- c. **September 11, 2018 to Post Minutes for Board of Supervisors meeting.**

- d. **Consider extension to Trash Contract for Willow Knoll and Township Facilities for 2019.**

Ms. Albillar questioned who the trash hauler was for Willow Knoll and Township facilities.

Mr. Luber stated Waste Management of PA, Inc.

- e. **Consider the waiver of fees and interest for Tax Parcel # 50-017-107.**

- f. **Consider 2018/2019 Bucks County Consortium Salt Bid results and recommendations.**

- g. **Consider five percent (5%) discount for Central Bucks School District Water and Sewer Invoice.**

3. CORRESPONDENCE: None.

4. OLD BUSINESS:

- a. **Consider adoption of Ordinance to vacate a portion of Garden Avenue (advertised September 17, 2018).**

Mr. Clemons stated the Board approved the agreement to vacate a certain portion of the existing Garden Avenue at the September 11, 2018 meeting. The Ordinance was advertised on September 17, 2018. This Ordinance is part of the NTB/AutoZone plan.

Ms. Albillar motioned, seconded by Mr. Gaines to adopt the Ordinance to vacate a portion of Garden Avenue. All were in favor 5-0.

b. **Consider recommendation with AXA Advisory to provide a 457 Plan to Township Employees.**

Ms. Yannich stated this item was tabled at the September 11, 2018 Board meeting.

Mr. Clemons stated that the 457 plan is one of three 457 plans that the employee can voluntarily participate in. The form for the 457B does not interfere with the township manager's agreement. It is a different matrix how the funds are invested.

Ms. Schemm moved, seconded by Ms. Albillar to establish a third 457 Plan with AXA Advisory for Township Employees. All were in favor 5-0.

c. **Consider authorization to advertise for bids for the Upper Area (western end) Booster Station Improvements.**

Ms. Yannich stated the generator issue was discussed at staff level.

Mr. Zarko stated the booster station improvements are funded by ANG, however if a generator is included, it would not be included in the scope of work. Mr. Zarko checked for any surplus of funds and found none are available.

Mr. Gaines moved, seconded by Ms. Schemm to authorize the advertisement of bids for the Upper Area Booster Station Improvements. All were in favor 5-0.

d. **Consider approval of Pension Boards recommendation to consider a .8% COLA to Uniform and Non-Uniform Pension Plans.**

Ms. Yannich stated the Uniform plan was only being discussed at this meeting.

The police plan has not had a COLA since 2009. The increase in pension would take effect in 2019 and must be paid as a one-time payment with the MMO in either 2020 or 2021. The cost would be \$57,000.

Mr. Lubber stated the COLA increase would affect thirteen (13) retired members of the police department. Mr. Lubber further stated that the .8% is the COLA for this region.

Ms. Albillar motioned, seconded by Mr. Gaines to approve the Pension Boards recommendation to consider a .8% COLA to Uniform Pension Plan. Mrs. Yannich, Mrs. Albillar and Mr. Gaines approved the increase. Ms. Baker voiced objection and Ms. Schemm abstained. The motion carried but was not unanimous, 3-1-1.

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

a. **Consider authorizing the Solicitor to prepare a Resolution for Preliminary/Final Land Development approval for Premier A-2 Warrington, LLC (Self Storage Facility), TMP # 50-031-028-003 located at 2071 County Line Road.**

Steve Harris, attorney for the applicant; Justin Geonnotti, P.E., Dynamics Engineer and Scott Cooper, owner and applicant for Premier A-2 Warrington, LLC described the proposed self-storage facility located at the former Happy Tymes facility, 2071 County Line Road.

Mr. Harris stated the applicant wishes to donate 2.3 acres for open space to the Township or record the acreage as a conservation easement.

Mr. Harris will comply with CKS review letter dated September 14, 2018. The applicant will extend the walking trail along County Line Road. However, the applicant is requesting a waiver of a curb due to PennDOT road widening.

Mr. Clemons requested the township engineer to participate in discussions with PennDOT.

Mr. Zarko stated the waivers requested for frontage improvements should be deferred so that the Board of Supervisors can ask the property owner to make the improvements and note this on the plan.

The Fire Marshal approved the space between the buildings for fire truck access. Mr. Gaines questioned the fire access to Building C. Mr. Pfizenmayer stated they only need access on two sides of the building and the building will have a sprinkler system.

Ms. Yannich questioned the aesthetics of the building, the retaining wall and fence. The applicant will maintain the trail.

Mr. Clemons stated he will prepare a Resolution based on conditions mentioned at the meeting. Some of which are for the applicant to comply with the September 14th CKS review letter; donate 2.3 acres of open space or record a conservation easement; extend walking trail along County Line Road; planning module exception; PennDOT HOP, if required; Township Engineer to participate in discussions with PennDOT and grant waivers requested.

Mr. Gaines motioned, seconded by Ms. Yannich to authorize the Solicitor to prepare a Resolution for Preliminary/Final Land Development approval for Premier A-2 Warrington, LLC (Self Storage Facility), TMP # 50-031-028-003 located at 2071 County Line Road. All were in favor 5-0.

b. **Consider 2019 Minimum Municipal Obligation (MMO) for Pension Plans.**

Mr. Luber presented the 2019 MMO for both non-uniform and uniform pension plans.

Ms. Schemm questioned the administrative expense 1.5% for non-uniform and 2.1% for uniform. Mr. Luber stated these are fixed percentages as per the actuary and will research where this expense gets assessed.

Ms. Albillar questioned the plan for new hires. Mr. Luber stated the plan for any new hire is after January 1, 2014.

Ms. Baker motioned, seconded by Ms. Albillar to approve the 2019 MMO for both pension plans. All were in favor, 5-0.

c. **Consider authorization of Township Manager to seek proposals for labor counsel.**

Mr. Luber stated the township is seeking proposals for a labor counsel to help with upcoming contract negotiations and make a recommendation to the Board.

Mr. Gaines recommended requesting a law firm that specializes in police labor law and negotiates with the Police Union.

Ms. Schemm motioned, seconded by Mr. Gaines to authorize the Township Manager to seek proposals for a labor counsel. All were in favor, 5-0.

d. **Authorize Township Engineer to prepare engineering report and if warranted, Township Solicitor to prepare and advertise Ordinance establishing traffic controls along Anderson Way.**

Mr. Zarko stated the roadway was dedicated to the Township and Anderson Way has been opened to traffic. An engineering study is being sought and recommendations will be submitted to the Board to establish traffic regulations.

Ms. Baker motioned, seconded by Mr. Gaines to authorize the Township Engineer to prepare an engineering report and if warranted, Township Solicitor to prepare and advertise Ordinance establishing traffic controls along Anderson Way. All were in favor 5-0.

Public Comment:

John McConnell (206 Trellis Drive) stated currently there are no speed limit signs posted on Anderson Way.

e. **Consider revisions to Employee Handbook.**

Human Resources Manager, Ms. Frescatore presented revisions to the employee handbook as of September 2018. Ms. Yannich complimented Ms. Frescatore for all of her work to update and revise the employee handbook.

Ms. Baker motioned, seconded by Ms. Schemm to approve the September 2018 revisions to the Employee Handbook. All were in favor, 5-0.

6. MANAGER'S REPORT:

a. **Wrap-up of Warrington Community Day.**

Mr. Luber reported the 2019 Warrington Community Day was the busiest and best day ever. He displayed pictures of the event. The Upper Nike Park parking lot was full and spilled over to Twin Oaks parking area. Mr. Luber complimented Mrs. Barbara Livrone and Mrs. Jeanine Winslow for coordinating and organizing the event.

7. DEDICATION REQUEST: None.

8. ENGINEER'S REPORT:

a. **General Update**

Mr. Zarko stated the township received a \$100,000 small water and sewer grant from DCED for the Warrington Oaks Pump Station.

Mr. Zarko stated he has received drainage complaints. He is identifying the problems and developing solutions.

9. SOLICITOR'S REPORT:

Mr. Clemons stated a violation hearing at the district court indicated that the Garges' are liable for creating a nuisance by Victory Gardens. Mr. Clemons is waiting for a revised report and an order for the case to be listed on the trail list. The road study is being completed and looking for a reasonable alternative.

Public Comment:

Dr. Connie Ace (1067 Folly Road) suggested there should be a check point for trucks at the Folly and Pickertown Roads intersection.

SUPERVISOR COMMENTS:

Mr. Gaines stated the police department has been experiencing sewer gases that are leaking into the basement at the township building. The detectives from the police department were relocated to the public works building.

Ms. Albillar thanked the public works department for preparing the parks in pristine condition for Warrington Community Day. The Bike and Hike Trails Committee hosted their annual fishing derby. Thirty (30) children caught seventy five (75) fish. Ms. Albillar thanked the Bike and Hike Trails Committee for the Fishing Derby and for hosting their annual Family Walk. Walmart donated the fishing rods.

Ms. Yannich thanked Mrs. Barbara Livrone and Mrs. Jeanine Winslow for all of their hard work to make Warrington Community Day a success.

Ms. Yannich stated the police department found a teenager that was lost and acknowledged the department.

ADJOURNMENT

There being no further business, Mr. Gaines moved, seconded by Ms. Yannich to adjourn the meeting at 8:31 PM.

Respectfully Submitted By:


Barbara J. Livrone, Board Secretary

ATTACHMENT "A"

Consent Agenda – September 25, 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. **August 23, 2018 to Approve Minutes for Ad Hoc Police Building Design Committee.**
- b. **August 28, 2018 to Approve Minutes for Board of Supervisors meeting.**
- c. **September 11, 2018 to Post Minutes for Board of Supervisors meeting.**
- d. **Consider extension to Trash Contract for Willow Knoll and Township Facilities for 2019.**
This would be the second and final extension of our contract with Waste Management to collect trash from Township facilities and Willow Knoll.
- e. **Consider the waiver of fees and interest for tax parcel 50-017-107.**
This would waive fees and interest on unpaid taxes for this parcel. There were errors at the County and local tax collection level that caused these fees to be incurred. Therefore, the County is seeking the Township's approval for this waiver.
- f. **Consider 2018/2019 Bucks County Consortium Salt Bid results and recommendations.**
The Township participates in a group bid through the Bucks County Consortium for annual salt needs. This is to go ahead with Morton Salt, Inc. for the upcoming season's salt needs.
- g. **Consider five percent discount for Central Bucks School District Water and Sewer Invoice.**
This is the settlement of an invoice for previously under-billed sewer usage at CB South. The amount to be paid by CBSD would be \$79,325 under this settlement.

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