



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR OCTOBER 22, 2019 - 7:00 PM**

The written minutes are a summary of the October 22, 2019 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Fred R. Gaines, Chair; Ruth L. Schemm, Vice Chair; Shirley A. Yannich, member; Carol T. Baker, member and Eileen Albillar, member.

Staff present was Barry P. Luber, Township Manager; Terry Clemons, Esq., Clemons Richter and Reiss, Township Solicitor; Thomas Zarko, P.E., CKS Engineers, Township Engineer; Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:02 P.M.

PLEDGE OF ALLEGIANCE

Mr. Gaines followed the Call to Order with a pledge to the flag.

EXECUTIVE SESSION REPORT

Mr. Gaines stated an executive session was not held.

ANNOUNCEMENTS: None

PRESENTATION

- **2013 Bond Refinancing – Chris Gibbons – Concord Public Financial Advisories**

Chris Gibbons, Concord Public Financial Advisories presented consideration of Refinance of General Obligation Bonds, Series of 2013. Under current market conditions, the Township would save approximately \$213,000 (net of all fees), which is 2.94% of refunded principal. A typical savings goal is 3% of refunded principal. Mr. Luber asked Mr. Gibbons to achieve three percent (3%) as a benchmark.

Ms. Schemm motioned, seconded by Ms. Yannich to accept the proposal of a soft three percent (3%) to refinance. All were in favor and the motion passed 5-0.

- **Distinguished Budget Presentation Award**

Mr. Luber received a Certificate of Recognition from the Governors Finance Officers Association (GFOA). Mr. Gaines stated Mr. Luber was recognized for a comprehensive budget policy and financial planning.

Mr. Luber explained the GFOA and its functions. Mr. Luber complimented Karen Palmer, Acting Finance Director for her hard work in the preparation of the 2019 budget. Mr. Palmer researched the criteria while working under the prior finance director. Ms. Palmer made application and was awarded the GFOA Certificate of Recognition for Budget Preparation. Ms. Palmer was awarded this Certificate on the first application and was present to receive the recognition.

- **Clemons Richter & Reiss, P.C. presented a check to Warrington Lions Club from the Lucky Duck Race.**

Solicitor Terry Clemons was the winner of the Warrington Lions Club "Lucky Duck Race" at Warrington Community Day. Mr. Clemons presented a check in the amount of \$300 to the Warrington Lions Club. Warrington Lions Club member James Furlong was present to receive the check.

PUBLIC COMMENT:

Joe Morrissey, Fox Lane Homes (1243 Easton Road) spoke about the temporary no parking signs along the shoulder of Stump Road. Mr. Morrissey requested for the existing Ordinance to be adjusted so that residents can park along Stump and Pickertown Roads. He also suggested reducing the speed limit to 25 mph.

Ray George (903 Stump Road) expressed the same concern.

Mary Fox (1022 Stump Road) is not in favor of parking on the road.

Leanna Fox (1022 Stump Road) stated parking on the road is a safety issue.

Susan Nordeman (909 Stump Road) said there is a need to park on the road due to extended families and people visiting.

Mr. Luber requested the township engineer to investigate the situation and report back to the Board at the next meeting.

Mr. Luber stated Dr. Eble sent an email and requested to be part of the discussion.

Nick Weremeychik (138 Morning Walk Dr) is not in favor of lights being on in the evening at Igoe Porter Wellings Park. He said that in 2009, the Board of Supervisors decided there would not be lights at this park.

Mr. Gaines stated that the lights are temporary.

Ms. Baker stated that the Board of Supervisors voted as a Board on this issue.

Mike Serban (926 Elbow Lane) expressed concerns about speeding on Elbow Lane. He requested that the current speed humps be raised to slow down drivers or install strips on Elbow Lane.

Mr. Luber said that he will work with the police department to place speed signs and track the speed of each vehicle.

PUBLIC HEARING: None

1. APPROVAL OF BILL LIST:

- a. **2019 Invoices for the Period October 9, 2019 to October 22, 2019 in the amount of \$1,611,826.52.**

Ms. Schemm motioned, seconded by Ms. Baker to approve the 2019 invoices paid for the period October 9, 2019 to October 22, 2019 in the amount of \$1,611,826.52. All were in favor and the motion passed 5-0.

2. CONSENT ITEMS:

Mr. Gaines asked if any clarification was needed for the consent items as presented.

Mr. Gaines requested to table item 2c for further research.

Ms. Schemm motioned, seconded by Ms. Albillar to approve Consent Items A through K except for C. All were in favor and the motion passed 5-0. (Attachment "A")

- a. September 24, 2019 to Approve Minutes for Board of Supervisors meeting.
- b. October 8, 2019 to Post Minutes for Board of Supervisors meeting.
- c. Consider agreement with Corbett, Inc., for design of furniture and equipment for new Police Station.
- d. Consider authorization to create Assistant Township Manager Position.
- e. Authorize Separation Agreements with former WTWSD Employees transferred to NWWA.
- f. Consider for approval of Health Benefit Funding Plan for Water/Sewer Employees.
- g. Consider for approval change order for \$9,900 to form base for the smaller Kids Mountain.
- h. Consider approval to purchase musical equipment for Lions Pride Park in the amount of \$25,550.
- i. Consider amendment to 2019 Fee Schedule (Water/Sewer Inspection Fees).
- j. Consider supplemental work for Greensward South – Storm Drainage Repairs in the amount of \$9,800.00.
- k. Consider for approval a grant application in the amount of \$10,000 for a PECO Green Region Grant.

3. CORRESPONDENCE: None.

4. OLD BUSINESS:

a. **Discussion of FY 2020 Goals.**

Mr. Schemm reviewed and commented on the goals for 2020. Ms. Schemm suggested reorganizing and reducing some goals for better communication. Ms. Schemm stated she is not in favor of a community center at this time due to other projects.

Mr. Luber stated the goals will be prioritized and will be presented to the Board.

b. **Discuss Open Space & Land Preservation Committee recommendation to name "Mill Creek Preserve" and "Stump Road Preserve".**

Ms. Schemm submitted a history of the area on Stump Road. The original owner of the 170 acre parcel was John George Weisel in 1828. The Weisel Bridge was built in 1893 to cross Mill Creek and Pickertown Road. The recommendation from the Historic Commission is to name the preserve "Weisel". The recommendation from the Planning Commission is to name the preserves Mill Creek and Stump. The current 66 acres acquired by the Township is called "Mill Creek Preserve".

Ms. Schemm motioned, seconded by Ms. Albillar to name both preserves as the Mill Creek Preserve and Weisel Preserve. All were in favor and the motion passed 5-0.

c. **Consider authorization to approve a Resolution for Preliminary/Final Subdivision Plan for Grove Valley Farm (Pileggi)**

Applicant, John Pileggi and Larry Dugan, Senior Vice President, JP Orleans, were present to represent the Grove Valley Farm.

Mr. Clemons prepared a Resolution for the Preliminary/Final plans of land development as a conservation residential subdivision for TMP # 50-004-053-004, 50-004-054-001, 50-004-053 and 50-004-053-001. Mr. Clemons gave a summary of the Resolution which includes CKS review letter dated September 27, 2019 and Findings of Fact, Conclusions of Law and Decision for the Conditional Use hearing dated May 28, 2019. Mr. Clemons referenced the Bucks County Planning Commission review and a review from the Environmental Advisory Council. Mr. Clemons stated all waivers were approved.

Mr. Zarko stated a path is included in the land development connecting the open space to Grove Valley Court in a location approved by the Township.

Mr. Dugan stated sidewalks will be waived for the northern portion abutting existing residents and the entrance to the stormwater basin.

Ms. Yannich requested a fence around the basin to be included on the plan.

Ms. Yannich motioned, seconded by Ms. Baker to approve the Resolution for Preliminary/Final Plans of land development of JP Orleans and the amendment to item 3C waiving the sidewalk along the northern side. All were in favor and the motion passed 5-0.

d. **Consider approval of Findings of Fact, Conclusions of Law and Decision for the Conditional Use Hearing for the Barclay Elementary School.**

Ms. Yannich motioned, seconded by Ms. Baker to approve the Findings of Fact, Conclusions of Law and Decision for the Conditional Use Hearing for the Barclay Elementary School. All were in favor and the motion passed 5-0.

e. **Consider the adoption of the 2020 Operating Budget and Capital Budgets.**

Ms. Schemm motioned, seconded by Ms. Albillar to approve and adopt the 2020 Operating and Capital Budgets. By roll call vote, the motion passed 5-0.

Mr. Luber stated this is the earliest that the Board of Supervisors has ever adopted a budget.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS):

a. **Consider Request for Waiver of Land Development process for 1428 Easton Road, TMP # 50-027-045.**

Mr. Clemons reported there is no disturbance of land related to the proposed addition and there is no additional parking required.

Andrew Stoll, Esquire was present from the firm of Fox Rothschild.

Ms. Baker motioned, seconded by Ms. Albillar to waive the land development process for 1428 Easton Road, TMP # 50-027-045. All were in favor and the motion passed 5-0.

b. **Discuss Open Space for Audax Properties, LLC, 1520 Stuckert Road, TMP # 50-027-045.**

Gia Raffaelli, Esquire, representing the developer Audax reviewed the sketch plan for a three lot subdivision. The existing dwelling will remain. The apartment and garage will be removed. Two new building lots are being proposed. The parcel will be deed restricted and contiguous. Ms. Raffaelli wants to relocate the existing open space to the side yard and go through the land development and subdivision process.

Ms. Yannich stated the Open Space and Land Preservation Committee reviewed this plan at their August 15, 2019 meeting.

There was discussion regarding open space as it related to fee in lieu.

Mr. Gaines stated the applicant had the consent of the Board in regards to handling the open space. Mr. Gaines further stated that there was a benefit to public safety by placing the two driveways on Deer Path.

c. **Consider by-laws for Park and Recreation Board.**

Mr. Gaines spoke about the various sports organizations with the Township.

Ms. Baker suggested combining the Open Space and Land Preservation Committee, Bike and Hike Trails Committee and Environmental Advisory Council under the Park and Recreation Board.

Mr. Luber stated a Pathways meeting was held. It was suggested for a member of the Park and Recreation Board to represent the Board and attend each committee's meeting. It was also suggested for a member of each committee to attend a Park and Recreation Board meeting.

The Board of Supervisors thanked the Park and Recreation Board for creating their by-laws and suggested that the Park and Recreation Board approve their by-laws.

6. MANAGER'S REPORT:

a. **Lions Pride Park 5K Run/Walk**

Mr. Luber reported the first 5K Run/Walk to benefit the Lions Pride Park was held on Saturday, October 19, 2019. The race raised \$6800 for the new park. Mr. Luber complimented Park and Recreation Director, Andy Oles and committee member, Elizabeth Illg for organizing and coordinating the event.

b. **Police Station Update**

Mr. Luber gave an update on the construction for the new police station which is currently on schedule. The proposed completion date is the summer of 2020. Mr. Luber presented a change order for \$48,840 to Land-Tech Enterprises to undercut paving areas and replace with 2A stone due to unsuitable soils.

Ms. Baker motioned, seconded by Ms. Albillar to approve the bid price of \$48,840 with Land-Tech Enterprises. All were in favor and the motion passed 5-0.

7. DEDICATION REQUEST: None.

8. ENGINEER'S REPORT:**a. General Update:**

Mr. Zarko reported that Act 537 has been completed for the sale of the sewer system. The paving work for the Oak Creek development will start the week of October 28, 2019.

9. SOLICITOR'S REPORT:**a. Update on Tradesville Sewage Treatment Plant.**

Mr. Clemons is recommending that the Township convey an easement for the location of the Sewage Treatment Plant and expansion of the plant.

Mr. Gaines expressed concern about the plant's land being contaminated if the land is converted back to the Township.

b. Shihadeh Building Codes Appeal.

Mr. Clemons reported that Mr. Shihadeh has appealed to the Building Codes Appeal Board regarding the requirement to provide a 20 foot wide fire access. The attorney for the appeal, John VanLuvanee has requested the matter not be heard until December. Therefore, Mr. Clemons stated no action is required at this time from the Board of Supervisors. At a future meeting, the Board of Supervisors will determine whether to take a position.

c. Valley Gate

Mr. Clemons stated a proposal was received from Valley Gate to address three stormwater issues in Warrington Pointe. Mr. Clemons requested an executive session to proceed and then meet with the homeowners association. The executive session was decided for October 24, 2019.

SUPERVISOR COMMENTS:

Ms. Albillar reported on the Police Department's "Pasta with Paws" that was held on October 19, 2019.

Ms. Albillar commended Station 78 for their assessment and assistance with a fall victim.

Ms. Baker stated the Park and Recreation Board have a vacancy. The Park and Recreation Board are working on a trail map.

Ms. Baker announced that NWWA donated \$150,000 towards Lions Pride Park.

Ms. Baker stated the Park and Recreation Board discussed increasing the roster fees for all sports organizations.

Ms. Yannich stated on Facebook, twenty three (23) municipalities received awards for DUI-Top Gun. Three (3) of the twenty three (23) were from Bucks County. Warrington Township received two (2) of the three (3) Bucks County awards.

Ms. Yannich announced that Lt. Gottenberg is taking Officer Menzies and Officer Crescenzo to Pittsburgh on October 24th to receive their DUI- Top Gun awards. This will be Officers Menzies third award and Officer Crescenzo's first.

Ms. Yannich attended Pasta with Paws fundraiser and said 100 people were in attendance and approximately \$4,000 was raised.

Ms. Yannich stated the wrap-up meeting for Warrington Community Day will be held at the end of October.


Ms. Schemm stated police contract negotiations are still on-going.

Ms. Schemm attended the Pasta to Paws event.

ADJOURNMENT

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

Respectfully Submitted By:



Barbara J. Livrone, Board Secretary

Attachment "A"

Consent Agenda – October 22, 2019

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. **September 24, 2019 to Approve Minutes for Board of Supervisors meeting.**
- b. **October 8, 2019 to Post Minutes for Board of Supervisors meeting.**
- c. **Consider agreement with Corbett, Inc., for design of furniture and equipment for new Police Station.**

Three quotes were received and the lowest quote was EFS who will provide the furniture and shelving needs for the new police station.

- d. **Consider authorization to create Assistant Township Manager Position.**

This creates the new Assistant Township Manager position.

- e. **Authorize Separation Agreements with former WTWSD Employees transferred to NWWA.**

These are separation agreements between former Warrington Township Water and Sewer Department employees that are now employed at North Wales Water Authority and the Township.

- f. **Consider for approval of Health Benefit Funding Plan for Water/Sewer Employees.**

This authorizes a plan to create a Trust which shall disburse non-taxable funds to former WTWSD employees for the increased health care costs at NWWA for 5 years.

- g. **Consider for approval change order for \$9,900 to form base for the smaller Kids Mountain.**

This reflects an increased cost in the Kids Mountain project due to additional work that is needed in the amount of \$9,900.

- h. **Consider approval to purchase musical equipment for Lions Pride Park in the amount of \$25,550.**

This is to purchase a variety of percussion-type instruments to be installed at Lions Pride Park in the amount of \$25,550.

- i. **Consider amendment to 2019 Fee Schedule (Water/Sewer Inspection Fees).**

This cleans up language in the Fee Schedule to reflect the original intent behind the previous changes to the Water and Sewer Inspection Fees.

- j. **Consider supplemental work for Greensward South – Storm Drainage Repairs in the amount of \$9,800.00.**

This is to approve Culvert Floor repairs by Passerini & Sons, Inc. on Greensward South in the amount of \$9,800.

- k. **Consider for approval a grant application in the amount of \$10,000 for a PECO Green Region Grant.**

The Resolution and grant is an application to the 2019 PECO Green Region Open Space Program to build a Nature and Educational Boardwalk and Observation Deck in Lions Pride Park.

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