



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR JUNE 22, 2021 - 7:00 PM**

**The written minutes are a summary of the June 22, 2021 Board of Supervisors meeting. For a complete dialog visit the Township's website, [www.warringtontownship.org](http://www.warringtontownship.org).**

**This was the first meeting held hybrid both in person at the Township building and via Zoom link. The recorded meeting can be viewed the day after through the Township's website, [www.warringtontownship.org](http://www.warringtontownship.org)**

Supervisors: Chair Fred R. Gaines; Vice Chair Ruth Schemm; Eileen Albillar, Member; Mark E. Lomax, Member and William M. Connolly, Member.

Staff present: Barry P. Luber, Township Manager; Vicki Kushto, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; Christian Jones, Assistant Township Manager; John Marcarelli, Finance Director; Jen Fielding, Executive Assistant to the Township Manager/Board Secretary.

Also present for the Presentations: Chris Gibbons, Concord Public Finance

**CALL TO ORDER:** Mr. Gaines called the meeting to order at 7:01 P.M.

**PLEDGE OF ALLEGIANCE**

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

There were a total of 20 people who attended the June 22, 2021 Board of Supervisors meeting both in person and via Zoom.

**PUBLIC COMMENT:**

Ms. Sonia Hesmeyer, 3488 Pickertown Road spoke via Zoom.

She raised issues related to growth in Warrington Township and unchecked development being a detriment to the residents of the Township.

Mr. Gaines addressed her concerns stating that much of the development was approved by prior Boards of Supervisors and that the recent update to the Zoning Ordinance is in an effort to stem much of that growth.

Mr. Connolly addressed her concerns stating that he agreed with her description. He further stated that prior to 2016 the population of Warrington Township had doubled in 20 years. Since 2016, only two developments have been approved. The others were part of an existing 6-year-plan for development. Now, the Township requires that 70% of all land being developed must preserve open space. And if a development is approved, there are 1/3 fewer units than there used to be under prior administrations. He further stated that the new Zoning Ordinance is on the verge of passing and is intended to reduce the trend of overdevelopment. Ms. Hesmeyer thanked the Board for their consideration of this matter. Mr. Gaines encouraged Ms. Hesmeyer to remain in touch with her concerns.

**PRESENTATIONS – Potential Bond Refinancing – Chris Gibbons, Concord Public Financing**

Mr. Gaines introduced Mr. Gibbons and the concept of how Townships use bonds in order to save money. Mr. Gibbons provided the highlights of his refinancing presentation. Concord Public Financial Advisors, Inc. proposes refinancing the Township's General Obligation Bonds, Series A & B of 2012 and General Obligation Note, Series of 2016. Mr. Luber further elaborated the reason for the refinance.

The present value savings will net a projected \$185,453 savings from now until 2026 due to an anticipated reduced interest rate compared to the interest rate on the existing debt to be refunded. Additionally, a total of \$285,846 could be saved from 2026 to 2036 by reducing the interest rate cap exposure of 4% on the largest debt issue to be refinanced. The Board asked if this change would impact our bond rating. The answer was no. Discussion ensued.

Concord is requesting permission to move forward to get quotes, reach out to 20-30 banks, evaluate similar municipalities and see what the interest rate will be. Mr. Gibbons recommended a minimum savings threshold of 2% (estimated net present value savings of \$160,000) to proceed with the refinancing. This process will take between six to eight weeks. The savings will accrue over 16 years. Mr. Luber indicated that the Township would like to keep the bond at the same expiration date so as not to extend the debt payback period.

Ms. Schemm motioned to Approve the Proposal to Refinance the Township's General Obligation Bonds, Series A & B of 2012 and General Obligation Note, Series of 2016 with \$160,000 as the Floor; Mr. Lomax seconded. All in favor, the motion passed 5-0.

**PUBLIC HEARING** – to consider the following Conditional Use Applications:

Ms. Kushto opened the hearing at 7:35pm for:

Joseph and Rosemarie Cardamone and Brian and Kim Cardamone for the Cardamone Tract located at the intersection of Stump and Pickertown Roads, Warrington, PA 18976 and identified as TMP 50-4-71 and 50-4-71-1. The Application seeks approval pursuant to §370-403.E of the Zoning Ordinance, to allow 3 flag lots in a 5 lot subdivision in the RA Zoning district. **This hearing will be continued to August 24, 2021.** Ms. Kushto closed the hearing at 7:36pm.

Ms. Kushto opened the hearing at 7:36pm for:

Warrington Easton, LLC for property located at 532, 538 and 550 Easton Road, Warrington, PA 18976 and identified as TMPs 50-31-6, 50-31-6-1, 50-31-7. The Application seeks approval pursuant to §370-2104(A) of the Zoning Ordinance, to demolish the existing Wawa and construct a new 5,585 square feet Wawa with 6 fuel dispensing facilities, in the C-2 Commercial Zoning district. **The hearing will be continued to July 13, 2021.** Ms. Kushto closed the hearing at 7:37pm.

Ms. Kushto opened the hearing at 7:37pm for:

Walnut Creek Acquisitions, LP for property known as Laurel Crossing located at 3501 County Line Road, Warrington, PA 18976 and identified as TMP 50-4-67. The Application seeks approval pursuant to §370-403(A) of the Zoning Ordinance to construct a Conservation Residential Development consisting of 22 single-family detached dwelling units in the R-A Residential Agricultural District. **The hearing will be continued to July 27, 2021.** Ms. Kushto closed the hearing at 7:38pm.

Discussion:

A resident via Zoom wanted to comment on the hearing for Warrington Easton, LLC. Ms. Kushto invited the resident to attend the night of the rescheduled hearing on July 13<sup>th</sup> either in person or via Zoom.

Mr. Mike Kelly, 135 Deerfield Lane asked about ways to learn about the updates to Conditional Use Hearings. He asked if the Township was required to let neighbors know that the hearing had been postponed.

Ms. Kushto indicated that the Township is not legally obligated to do so. Mr. Connolly reported that in other Townships there is often a list of interested parties. Mr. Luber also reported that the Agenda was posted to the website on Friday, June 17<sup>th</sup> by 4:00pm with the postponement included on the Agenda.

Mr. Luber will further research ways for residents to connect with the Township regarding questions related to upcoming Conditional Use Hearings.

### 1. **OLD BUSINESS:**

#### a. Consider whether the Board of Supervisors will return to in person meetings

Mr. Gaines indicated that the Governor's emergency Declaration is over and that 2<sup>nd</sup> Class Townships must now return to public meetings.

Mr. Connolly made a motion that the Board of Supervisors will return to in person meetings with online participation available via Zoom; Mr. Lomax seconded. All in favor, the motion passed 5-0.

#### b. Preliminary/Final Plan Approval Resolution for North Wales Water Authority, 1553 Easton Road.

Ms. Kushto indicated that she updated the Resolution and provided the Board of Supervisors with an in-track changed copy, as well as a clean copy. The changes were made at the request of the NWWA solicitor. Discussion regarding changes ensued.

Ms. Albillar asked questions regarding updated #11; Ms. Schemm asked questions regarding updated #8; Mr. Connolly asked questions regarding updated #7. Ms. Kushto answered all questions.

Mr. Lomax made a motion to approve the Resolution, as amended, for North Wales Water Authority, 1553 Easton Road; Ms. Schemm seconded. All in favor, the motion passed 5-0.

### 2. **NEW BUSINESS:**

#### a. Consider for approval termination of Police Officer Eric Sanford

Mr. Gaines made a Motion to terminate the employment of Officer Eric Sanford following the recommendation of the Chief of Police and investigation by the Board of Supervisors.

#### Discussion:

Mr. Lomax indicated that Officer Sanford was told on June 2, 2021 that he had the right to a Police Tenure Act hearing which would have been an evidentiary hearing with counsel present. He had until June 7, 2021 to request a hearing. Officer Sanford did not request a hearing and therefore, waived his right to a hearing.

Ms. Albillar made a Motion to Table this item or abstain from the vote. There was no second. With no second, Ms. Kushto indicated that the motion to table failed for lack of a second and the Board of Supervisors could move forward with the original Motion.

Mr. Lomax seconded the original Motion. Mr. Gaines, Mr. Lomax, Mr. Connolly, Ms. Schemm were in favor; Ms. Albillar abstained; the Motion passed 4-0.

### 3. **SUPERVISOR COMMENTS:**

**Mr. Lomax** – Thanked Ms. Fielding and Mr. Jones for the connectivity of this in person and hybrid meeting.

**Mr. Connolly** – Indicated that he was pleased to be meeting in person.

**Ms. Schemm** – Congratulated the Public Works Department on their recent Commendation for providing services above and beyond to save the Township significant taxpayer dollars in the recent upgrade of the Administration building and other work they do consistently around the Township.

**Ms. Albillar** – Reported that on Thursday June 17<sup>th</sup> the on duty Department of Emergency Services Members conducted their Rapid Intervention Team Level 1 Practical skills and tests. The whole crew passed. The crew practiced skills, such as: performing a blind face-piece transfer on a downed firefighter, removing a firefighter from a hole in the floor, removing trapped firefighters from a confined area in a burning building, just to name a few.

**Mr. Gaines** – Reported that Mr. Lee Greenberg recently completed his hazardous waste training.

**4. MANAGER’S REPORT:**

Mr. Luber showed a PowerPoint about DocterAdams Community Park and explained the connection this park has to Willow Knoll community where he grew up in Warrington Township. The PowerPoint included a video of what the park will include. In keeping with the NFL Play 60 model, this park will have challenge courses and a 40-yard-dash where residents of all ages can test themselves physically.

Mr. Luber further reported that the project now has \$420,000 of \$550,000 committed, including a donor yet to be named with a recent \$50,000 donation. Josh Adams is committed to making up the difference.

Mr. Connolly commented that Josh went back to complete his degree at Notre Dame. Mr. Luber will continue to keep the Board of Supervisors abreast of next steps for the park. The Groundbreaking is scheduled for July 21<sup>st</sup> at 11:00am.

**5. ENGINEER’S REPORT:** None

**6. SOLICITOR’S REPORT:**

Ms. Kushto presented three applications from the Zoning Hearing Board:

ZHB 21-11 Rathmore, 56 Woodlawn Avenue, request for special exception to expand a non-conforming structure on a non-conforming lot.

ZHB 21-12 Dunn, 3388 Pin Oak Lane. This application is install a deck over a porch that will cause an increase in impervious surface coverage. The property currently has 16.54% which will be increased to 20.12%. They will be removing an existing deck and installing a new deck with a roof.

ZHB 21-13 Imszennik, 1549 Hidden Court, variance for impervious cover to construct a roof over a deck.

The Board had no comments.

**7. APPROVAL OF BILL LIST:**

a. 2021 Invoices for the period June 9, 2021, to June 22, 2021 in the amount of \$494,019.46.

Mr. Gaines commented that there appeared to be a duplicate entry. Mr. Luber will work with the Finance Department. He indicated that sometimes an invoice is split between departments and that is perhaps what happened.

Mr. Connolly made a motion to approve the 2021 Invoices for the period June 9, 2021, to June 22, 2021 in the amount of \$494,019.46; Ms. Albillar seconded. All in favor, the motion passed 5-0.

**8. CONSENT ITEMS:**

Mr. Gaines asked if any clarification was needed for the consent items as presented. There were none.

Ms. Schemm made a Motion to approve the Consent Items a – e; Mr. Lomax seconded. All in favor, the motion passed 5-0.

- a. June 8, 2021 to approve Minutes for Board of Supervisors meeting
- b. Consider for approval sub-recipient agreement with the County of Bucks for a CDBG grant in the amount of \$90,000
- c. Consider appointment of Lt. Robert Meditz to Acting Police Chief until Chief Daniel Friel returns from his absence
- d. Consider Certificate of Completion #1-Final for Valley Gate-Hotel in the amount of \$48,306.50
- e. Request for Authorization to Advertise for Bids for the DocterAdams Community Park (previously known as Willow Knoll Park)

**ADJOURNMENT**

There being no further business, Mr. Lomax motioned, Mr. Connolly seconded to adjourn the meeting at 8:15pm.

Respectfully submitted By,



Jen Fielding, Board Secretary

