



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR AUGUST 10, 2021 - 7:00 PM**

The written minutes are a summary of the August 10, 2021 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

This meeting was 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

Supervisors: Chair Fred R. Gaines; Vice Chair Ruth Schemm; Eileen Albillar, Member; Mark E. Lomax (via Zoom), Member and William M. Connolly, Member (joined via Zoom at 7:37pm).

Staff present: Barry P. Lubber, Township Manager; Terry Clemons, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; Christian Jones, Assistant Township Manager; Jen Fielding, Executive Assistant to the Township Manager/Board Secretary.

Also present: Township's Financial Advisor, Chris Gibbons of Concord Public Financial Advisors, Inc. and Bond Counsel, Bucky Closser of the law firm, Curtin and Hefner LLP

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:04 P.M.

PLEDGE OF ALLEGIANCE

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

There were a total of 13 people who attended the meeting both in person and via Zoom.

PUBLIC COMMENT:

Dr. Mike Diorka, 2651 Fawn Lane

Dr. Diorka asked whether or not the Township has a Drone Use Policy, as he has noticed an increase in activity at Lions Pride Park. Mr. Lubber replied that the Township does not have a Drone Use Policy. At this point, tv stations use it to practice and receive their "practice hours" on their drones, as well as a few residents.

Dr. Diorka also commented that there were fireworks being set off near his neighborhood in violation of the Fireworks Ordinance. Mr. Lubber suggested that he contact the Police Department directly, as the violators must be caught in the act of using the fireworks under the Ordinance.

1. OLD BUSINESS:

a. Approve amending Exhibit "A" to Resolution providing for Conservation Easements on Wiesel Tract.

Mr. Gaines opened by saying that he did not believe the Board had discussed this item fully enough at the previous Board meeting. He had specific questions regarding the 10,000 sq ft allocated for parking. Discussion regarding impervious surfaces compared to other facilities of like-size ensued.

Mr. Connolly explained that 10,000 sq ft equals approximately 25 cars. He said that the facility could use up to 15,000 sq ft, if needed, but no more.

Ms. Schemm indicated that she felt the Board had discussed this item fully at the previous Board meeting. She does not anticipate more than four to six cars for a facility such as this Tract, based upon similar experiences at other like facilities in the Township.

Ms. Albillar stated that she felt 10,000 sq ft would be ample enough, and that parking for 25 cars would be sufficient for a facility of this size. She indicated that the aim of the Township is to preserve the land we have allocated for passive recreation, offering small facilities and parking, and that other areas could be better served as active recreation with larger facilities and parking.

Mr. Connolly requested that the Motion be read back.

Ms. Schemm made a Motion to Approve amending Exhibit "A" to the Resolution Providing for Conservation Easements on Wiesel Tract; Ms. Albillar seconded. Ms. Schemm, Ms. Albillar, Mr. Lomax and Mr. Connolly voted in favor of the Motion; Mr. Gaines voted against the Motion. The Motion passed 4-1.

b. Consider for Approval Resolution and Budget Amendment for 2021 American Rescue Plan Fund

At the previous meeting on July 27th, the Board of Supervisors authorized the use of the American Rescue Plan Fund for \$980,000 toward 2021 budget projects. The Resolution and Amendment tonight amends the 2021 adopted budget.

Ms. Albillar reiterated that all items approved had been previously allocated, except for the Philadelphia Avenue item. Mr. Luber confirmed.

Ms. Schemm made a Motion to Approve the Resolution and Budget Amendment for 2021 American Rescue Plan Fund; Ms. Albillar seconded; All in favor, the motion passed 5-0.

c. Consider Approval of Revised Clean Energy Resolution

Mr. Clemons reported that the changes suggested by Mr. Connolly at the July 27th meeting had been addressed and sent to Mr. Connolly for his review prior to tonight's meeting. Did he feel those changes had been addressed? Mr. Connolly reported that yes, his changes had been accurately addressed.

While those changes had been addressed, Mr. Gaines alternatively recommended that the Board of Supervisors work with the Planning Commission, EAC and staff to further address this Resolution for clarity, rather than passage at tonight's meeting.

Ms. Schemm asked for clarification as to what that recommendation would entail. Mr. Gaines indicated that an Ad Hoc committee would be established and tasked with creating specific Target Goals, which would ultimately be the Township Goals for clean energy.

Mr. Seth Gansman, 903 Bentley Court asked for clarification regarding specific sections within the Resolution, as stated, including the timeline for transitioning to 100% clean and renewable energy community-wide in the electricity sector by 2035 and in all energy sectors by 2050.

To answer Mr. Gansman's question and provide support for Mr. Gaines' recommendation, Mr. Connolly indicated that within the Resolution, as stated, there is not enough clarity regarding the expectations of the Township versus the citizens with regards to the transition to 100% clean and

renewable energy community-wide in the electricity sector by 2035 and in all energy sectors by 2050 and should therefore be further researched and evaluated prior to adoption.

Further discussion ensued.

Ms. Schemm made a Motion to table the approval of the Revised Clean Energy Resolution until Mr. Clemons could provide a clean draft with the Ad Hoc Committee specifications included; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

d. Status of Township Goals

Mr. Jones presented a PowerPoint summary of the most recently completed Township Goals, including: the Police Department accreditation; Police Department building; updating the previous Police Department building now for Administrative purposes, including a new medium-sized conference room; making Warrington Township a more walkable community; adoption of the Fireworks Ordinance; and a greater presence on social media highlighting strengths of the Township to the residents through relatable videos with Mr. Luber and Ms. Jackie Wilson, Communications Manager, as well as Chief Dan Friel, Warrington Police Department.

He also highlighted several goals, which are nearly complete, including: the Zoning Ordinance and updated Zoning map; and the new access road connecting the Police Station to Shetland Drive.

Ms. Schemm commented that the community really appreciates the updated trail system. Mr. Gaines further commented that the Mary Barnes Community Pool has had a true transformation over the past year when it previously faced many difficult challenges.

Mr. Gaines requested that the Township Goals spreadsheet be updated to reflect Target Dates for the remaining goals. Mr. Luber and Mr. Jones will make that change.

e. Consider Increase Life Insurance for Non-Union Employees

Mr. Luber explained that the life insurance for non-union employees had not been updated in the past 25 years. Normally, this request would come during budget season, but the current contract requires a decision by September 30, 2021 in order to make it effective for October 1, 2021 for those employees.

Ms. Albillar made a Motion to increase life insurance for non-union employees; Mr. Lomax seconded. All in favor, the Motion passed 5-0.

2. NEW BUSINESS:

a. Consider approval of Ordinance Authorizing Incurring \$7,153,000 of debt to retire higher interest rate debt and for such other purposes as stated in the Ordinance

Mr. Gibbons recounted the information provided at the June 22nd meeting regarding the refinance of the Township's debt. Tonight's agenda item is to approve the Ordinance authorizing the refinance.

Mr. Gansman asked for clarification regarding the wording of the agenda item. Mr. Gibbons clarified the wording of the agenda item, and the Motion will reflect the clarification.

Mr. Lomax motioned to approve the Ordinance Authorizing Incurring \$7,153,000 of debt through the issuance of a General Obligation Note to refinance higher interest rate debt and for such other purposes as stated in the Ordinance; Ms. Schemm seconded. All in favor, the motion passed 5-0.

Mr. Closser reported that Settlement date is expected for September 14th.

3. **SUPERVISOR COMMENTS:**

Mr. Lomax – none

Mr. Connolly – none

Ms. Albillar – none

Ms. Schemm

- Public Works replaced seven inlet tops on Kansas Road, as well as reconstruction of an inlet base. They are currently working on reconstruction of another base and will be moving to Redstone Drive once Kansas Road is complete.
- Public Works spruced up around the garden parallel to the path behind the Police building by outlining it with river rock.
- Public Works graded off the leftover stockpile of dirt from Lions Pride construction. A bulldozer was rented, and the dirt was blended into the footprint of the stockpile.

Mr. Gaines – The Volunteer Appreciation Luncheon has been scheduled for Saturday, October 23rd from 1:00pm to 4:00pm at Giuseppe’s Restaurant in Warminster, PA. Mr. Gaines asked the Board if including some volunteers who might have dropped out due to Covid in late 2020/early 2021 could be included. The Board agreed to include any volunteer who actively participated in the Township from June 1, 2020 to July 30, 2021. Ms. Fielding will send out a Save the Date to all volunteers.

4. **MANAGER’S REPORT:**

- a. Mr. Luber reported that he, Mr. Jones, Mr. Rieder, Mr. Zarko, Ms. Kushto, Acting Chief Meditz, and Lt. Gottenberg met with representatives from the **Willow Knoll Parking Association** to discuss the status of parking and traffic within the Willow Knoll Development. After discussion, it was determined that the Police would be enforcing applicable State Law as it pertains to the Township-owned parking spaces and Township roads within the neighborhood. Mr. Zarko and Mr. Luber will be looking into whether existing “No Parking” signs are appropriately placed and whether there is a need for additional signs. Additionally, the Police will be posting a speed-monitoring sign on Lisa Drive to determine whether there is a speeding issue as alleged by the representatives of the Parking Association.

Police conducted an enforcement detail on August 5th, two warnings, 3 parking tickets and 3 traffic citations (2 stop sign violations/1 parking prohibited) were issued.

This discussion helped to illuminate “who is doing what” with regard to the Parking Association for Willow Knoll and the Township. Their representative indicated that they would like to make their Parking Association more like a Homeowners Association and plans are “in the works.” Mr. Clemons thanked Mr. Luber for moving this forward. Mr. Gaines thanked Mr. Clemons and Clemons, Richter for moving this forward, as well.

- b. Mr. Luber provided an update with regard to the **County Line Road speeding concerns** raised at the previous two Board of Supervisors meetings. He showed a PowerPoint slide with an electronic sign borrowed from Bucks County Emergency Management. The sign reads: Slow Down; Watch for Turning Traffic. The sign will be on loan for two weeks.

In addition, Mr. Luber reported that PennDOT is working on its speed study. And, Mr. Zarko is working with the Traffic Engineer to gain Police Department crash data for the high incident areas on County Line Road. Further information will be shared at future meetings.

c. Mr. Lubber reported that the **Volunteer of the Year Award** nominations will now be moving forward after the hiatus in 2020 due to the Covid-19 shutdown of programs. Mr. Jones will send out the nomination forms to all Committees and Boards tomorrow. They are due back no later than August 20th.

d. The **Road Paving program** will begin either August 16 or August 23. Upper State Road is included in this project for 2021. Mr. Lubber will notify the Central Bucks School District of all roads included in the project.

Mr. Gaines requested that Mr. Zarko work to push the road paving projects to earlier in the year in order to avoid the start of school. Mr. Zarko indicated that he would attempt to do so in the future; however, the pre-concrete work often required by residents prior to the start of the paving program must be completed and the Township, while requesting expeditious work, must wait for that pre-concrete work to be completed.

e. Mr. Lubber reported that **Scarlet Trail** was repaved.

f. Ms. Albillar asked about the status of **Pickertown Road**. Mr. Lubber indicated that Mr. Zarko is working with them and anticipates opening most likely by August 23rd.

5. ENGINEER'S REPORT:

- a. Willow Knoll Basin – mowed due to some invasive weeds
- b. Complaint regarding The Pathways at Warrington lighting issues. Worked with management to resolve.
- c. Mr. Gaines asked about the Easton Road and Bristol Road update. Mr. Zarko reported that the Bucks County Planning Commission, PennDOT are in favor of the concept plans endorsed by the Board of Supervisors in March. He further stated that McMahon Associates, Inc. will now work with two property owners regarding Supplemental Right-of-Way acquisition plans. He will keep the Board of Supervisors apprised of these discussions.
- d. Mr. Lubber asked about 2539 Bristol Road – without a sidewalk – Mr. Zarko will look into this and provide an update to the Board.

6. SOLICITOR'S REPORT:

- a. **WT ZHB 21-18 Vabishchevich**

Mr. Clemons presented the above application, which includes an addition and a 2nd floor. Mr. Jones provided additional clarification regarding the application. This was for informational purposes only. No further action required.

7. APPROVAL OF BILL LIST:

2021 Invoices for the period July 28, 2021, to August 10, 2021 in the amount of \$924,282.31.

Ms. Albillar motioned to approve the invoices for the period July 28, 2021, to August 10, 2021 in the amount of \$924,282.3; Ms. Schemm 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.

Ms. Schemm made a Motion to accept the Consent agenda items a through d; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

- a. Approval of Minutes from July 27, 2021 Board of Supervisors Meeting
- b. Consider for Approval Certificate of Completion #7 – Sandstone – The Enclave at Warrington in the amount of \$36,114.00.
- c. Consider for Approval Certificate of Completion #10 – Grove Valley Farm in the amount of \$24,222.00.
- d. Consider for Approval Resolution for KEYSTONE COMMUNITIES PROGRAM grant of \$50,000.00 from the Commonwealth Financing Authority to be used for the construction of the DocterAdams® Community Park.

ADJOURNMENT

There being no further business, Mr. Lomax motioned, Ms. Albillar seconded to adjourn the meeting at 8:30pm.

Respectfully submitted By,



Jeannine Fielding, Board Secretary