



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR January 11, 2022 - 7:00 PM**

The written minutes are a summary of the January 11, 2022 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 Eileen Albillar; Ruth Schemm, Member (via Zoom), Michael Diorka, Member; Vanessa Maurer, Member

Staff present: Barry P. Luber, 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.

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.

There were a total of 14 people who attended both in person and via Zoom. The meeting is also "streamed" on the Warrington Township TV channel, so other interested parties are always welcome to watch the meeting using this option.

PUBLIC COMMENT *(The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.)*

Mr. Mike Kelly, 135 Muirfield Lane, Warrington, PA

Mr. Kelly had some additional questions regarding the Rental Inspection Program and types of facilities included. Mr. Gaines answered them.

EXECUTIVE SESSION – Mr. Gaines reported that there was an Executive Session this evening to discuss two items: 1) a police disciplinary issue and 2) possible litigation against a residential property with code violations.

1. NEW BUSINESS:

- a. Consider approving Resolution creating an Ad HOC Lions Pride Park Community Room Task Force**

Mr. Gaines explained the grant and how the Township acquired the \$500,000 toward the Lions Pride Park Community Room. The timeline for submitting the plan started on January 6, 2022 and the Business plan will be due June 6, 2022. Discussion ensued with the following highlights:

Mr. Diorka –

- The Community Room is a great idea; however, the process appears to be “ahead of ourselves” when it comes to planning
- Would like to see a timeline created for all future grants, whether creating an Ad Hoc committee in advance or at least have some idea of what the parameters are so when the grant is approved, we can move quickly
- Resolution – would like to change some of the wording (as reflected in the Motion)
- Can we do the project in phases – perhaps \$1m to fulfill the grant; then additional phases, as we see the need

Ms. Maurer –

- Not opposed to the Community Room; however, appears to be backwards with regard to preparation and planning
- Surprised the Ad Hoc Committee had not been created first to understand the needs of the community, other than those who have requested an interest
- What is the demand? Will it generate revenue? Will there be insurance required?
- Would like to see the parameters outlined more clearly
- Is looking forward to the Ad Hoc Committee’s recommendations, as well as would like to compare our current needs/facility to other Townships – what do their community rooms look like, who are they serving, the landscape has changed since the 1990s to the present and we must be aware of this as we serve the current needs of our residents
- We still have many current projects underway, such as DocterAdams® Park and discussions about the Mary Barness Community Pool and need to be sure to address those in addition to this new Community Room; need to plan for the future, while considering the lifecycle to sustain its use for generations

Ms. Schemm –

- Has been involved from the beginning – this is Phase IV
- Key to implementing this grant will be to follow the recently passed Dark Skies Ordinance and make sure to link a rural atmosphere to the design of the building, as well as “right sizing” the building for its location
- Looking forward to two sets of fresh eyes from Mr. Diorka and Ms. Maurer; Mr. Diorka has done this type of work before and looks forward to him using his expertise on the Committee

Ms. Albillar –

- Thanked Mr. Luber and Ms. Ross for the context provided for the benefit of the group on the history of this project
- We should be budget-conscious when making our decisions
- Would like to see the Community Room focused around education
- Discussion needs to occur regarding whether or not to rent to non-profits, for-profits – and must be careful not to be short-sighted
- We must be aware of parking issues, lighting and after-hours usage, as well as traffic

Mr. Luber –

- Answered many of the questions, including:
 - Revenue generating – yes
 - Insurance – yes

- Can do the project in phases, but must spend \$1.1 million in order to not lose the grant; construction can be over 3 years; anticipates most of the work being done in 2023
- Recreational features would be an asset – for groups we can't support because we don't have a large enough space
- Staff features would be an asset – holding the staff and volunteer luncheons in a venue within the Township for larger groups; currently, cannot support these large groups and are going outside the Township to do so
- Parking issues will be addressed
- Staff does not envision a gym nor fitness center
- The slab currently in that location will be removed

Ms. Ivy Ross –

- Explained why the original amount was \$2.4m

Mr. Kelly –

- Asked if there would be resident representation on the Ad Hoc Committee; Mr. Luber replied that yes, there would be

Ms. Albillar made a Motion to approve the Resolution creating an Ad Hoc Lions Pride Park Community Room Task Force with changes as requested by Mr. Diorka; Ms. Maurer seconded. Ms. Albillar, Ms. Maurer, Mr. Diorka and Mr. Gaines voted in favor; Ms. Schemm abstained. The Motion passed 4-0.

b. Consider Adding Route 202 to Bradford Dam Trail, Segments B&C and Lions Pride Park Community Room to the List of Approved 2022 Capital Projects

Mr. Gaines read a statement about government spending and the options presented from the 2022 Budget (*see Addendum to Minutes)

Ms. Schemm asked to separate the two items into two Motions.

Mr. Luber provided background, including answering Ms. Maurer's question if it is the norm to pull capital projects out of the budget and then amend the budget. He indicated that this was not the norm and that this process was due to former Supervisor William Connolly's suggestion that staff pull these items from the budget until we received the grants. Shortly thereafter, we did receive the grants and now makes sense to reintroduce them to the list.

Ms. Schemm made a Motion to add Route 202 to Bradford Dam Trail, Segments B&C to the list of Approved 2022 Capital Projects; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

Mr. Gaines asked for a Motion to Consider Adding Lions Pride Park Community Room to the list of Approved 2022 Capital Projects for \$2.4 million. There was no Motion.

Ms. Schemm made a Motion to Consider Adding Lions Pride Park Community Room to the list of Approved 2022 Capital Projects for \$1 million; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

c. Consider advertising for bids for new 3-year contract for lawn contractor

Ms. Albillar made a Motion to advertise for bids for new 3-year contract for lawn contractor; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

d. Consider approval of Camp America Amended Final Site

Mr. Zarko explained this item more fully, including the amended plan to include another swimming pool and requesting waivers for certain items identified in the plan. He indicated that the Planning Commission approved all waivers except one regarding the Ultimate Right-of-Way.

Ms. Albillar made a Motion to approve Camp America's Amended Final Site; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

Next steps will be for the Board to direct the Solicitor to prepare a Resolution with the conditions outlined in the plan.

Ms. Albillar made a Motion to Direct the Solicitor to Prepare a Resolution with Conditions for Consideration at the next Board of Supervisors meeting; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

e. Consider the appointment of a Hearing Examiner for a Police matter

Mr. Luber explained that the item discussed in the Executive session would require a hearing examiner. This person should be familiar with the Police Tenure Act. The Township received three resumes of solicitors interested in being appointed. Discussion ensued.

Ms. Schemm made a Motion to accept Thomas Panzer with High Swartz as the Hearing Examiner for a Police matter; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

2. OLD BUSINESS:

a. Consider authorization to advertise the availability of 2022 Budget in the amount of \$29,500,670.

Mr. Luber reported what the new amount would be now that item 1.b. was approved. The new amount will be \$28,300,670. Ms. Fielding will amend the agenda to reflect this change.

Ms. Maurer made a Motion to advertise the availability of the 2022 Budget in the amount of \$28,300,670; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

3. SUPERVISOR COMMENTS:

Ms. Albillar – none

Ms. Maurer – none

Mr. Diorka – none

Ms. Schemm – none

Mr. Gaines – we will have Mr. Jones present a summary of the NWWA annual report at the next meeting

4. MANAGER’S REPORT:

a. Pending Zoning Hearing Board applications – Christian Jones

Mr. Jones explained the pending ZHB applications and indicated that the Zoning Officer recommends the Board of Supervisors remain neutral.

b. Discussion 2022 Goals

Mr. Luber explained the updated 2022 Goals sheet, including the recommended changes from the 2021 Board of Supervisors to: 1) eliminate items that cannot be measured 2) add new goals and 3) update a timeline for completion. Expect to see the updated version of this at the February 8, 2022 meeting. In the meantime, Supervisors are encouraged to provide Mr. Luber and Mr. Jones with any additional goals.

Ms. Albillar would like clarification on the Intermunicipal agreements item. Mr. Luber explained the Intermunicipal agreements.

Mr. Diorka would like to ask that the Chairs of Committees be provided greater direction for compiling their Annual Reports, perhaps given a template.

c. Quarterly Financial Statements

Mr. Luber indicated that moving forward, Mr. Kim will provide quarterly financial statements to the Board of Supervisors.

5. ENGINEER’S REPORT:

Mr. Zarko provided a brief summary of current projects.

6. SOLICITOR’S REPORT:

a. Consider appointment of Township representatives to meet with representatives of Land Trusts to consider an agreement to act as Holder of Township Conservation Easements.

Mr. Clemons explained the reason for this item and his recommendations. He recommends two Supervisors and one representative from Open Space. This will be Ms. Schemm, Mr. Diorka and Ms. Ross. Mr. Luber will be available, as needed.

Mr. Kelly asked a follow up question regarding whether or not a resident could be included. Mr. Clemons indicated that this appointment would only be for those previously identified above.

Ms. Albillar made a Motion to appoint Township representatives, Ms. Schemm, Mr. Diorka and Ms. Ross, to meet with representatives of Land Trusts to consider an

agreement to act as Holder of Township Conservation Easement; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

b. Consider authorizing Solicitor to institute Injunction Action to enforce Code Violations

Mr. Clemons explained that since September, there have been substantial code violations at the property discussed in Executive session; the Code Officer has been ignored; and he would like to recommend an injunction in order to rectify the situation.

Mr. Diorka made a Motion to Authorize the Solicitor to institute Injunction Action to enforce Code Violations against said property; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

7. APPROVAL OF BILL LIST:

a. Invoices for the period December 28 to December 31, 2021 in the amount of \$488,129.63 and Invoices for the period January 1 to January 11, 2022 in the amount of \$158,557.13.

Mr. Luber indicated that for the next few cycles there would be two Bill Lists to reflect any invoices from 2021 that are coming in late.

Ms. Schemm made a Motion to approve the Invoices for the period December 28 to December 31, 2021 in the amount of \$488,129.63 and Invoices for the period January 1 to January 11, 2022 in the amount of \$158,557.13; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

8. CONSENT ITEMS:

Mr. Gaines asked if there were any items to be pulled out from the Consent Agenda. Ms. Albillar would like to pull out item c.

- a. Consider Approval of the Minutes from the December 14, 2021 Board of Supervisors meeting**
- b. Consider Approval of the Minutes from the Jan 3, 2022 Reorganization meeting**
- c. Consider contract with GKO Architects, LLC in the amount of \$23,500 for Architectural and Construction Management Services for Façade improvements to Township Building**

Ms. Albillar made a Motion to approve the Consent Agenda items a-b; Ms. Schemm seconded. All in favor, the Motion passed 5-0.


Ms. Albillar asked for clarification of costs for item c. Discussion ensued with questions from Mr. Diorka and Mr. Gaines regarding this contract. Mr. Luber answered the questions and agreed to follow up on additional questions with the contractor.

Ms. Maurer made a Motion to approve item c. of the Consent Agenda; Ms. Schemm seconded. Mr. Gaines, Ms. Albillar, Ms. Schemm and Ms. Maurer voted in favor; Mr. Diorka abstained. The Motion passed 4-0.

ADJOURNMENT

The meeting was adjourned at 9:35pm.

Respectfully submitted By,

A handwritten signature in blue ink, appearing to read "Jeannine Fielding", written over a horizontal line.

Jeannine Fielding, Board Secretary

