



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR March 22, 2022 - 7:00 PM**

The written minutes are a summary of the March 22, 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, Michael Diorka, Member; Vanessa Maurer, Member

Staff present: Barry P. Luber, Township Manager; Vicki Kushto, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; Lee Greenberg, Director of Emergency Services; Peter Kim, Director of Finance; Ivy Ross, Chair, Environmental Advisory Council and Township Grant Writer; Jen Fielding, Executive Assistant to the Township Manager/Board Secretary.

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

There were a total of 64 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.

PLEDGE OF ALLEGIANCE

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 shared his concerns with the Rental Inspection Program. Specifically: cost too high and inspections annually is too frequent.

PRESENTATION - 2021 Annual Report – Bike and Hike Committee – Sethu Manickavel, Chair and Scott Vogin, Vice Chair

Mr. Manickavel presented the 2021 Annual Report for the Bike and Hike Committee. Highlights included: creating a mission statement and becoming more proactive in letting residents know where the trails are located and how they can be accessed. Also, better ways to identify the trails, trail markets, better indications on the trail map. They helped the Township with the grant application for the Rt. 202 trail. They worked with the Bicycle Coalition of Philadelphia to connect the Warrington trails system to the entire regional bicycle system. The Committee also began planning for a step challenge. They have many goals for 2022 and will work with their Board liaison to implement those goals.

Ms. Schemm thanked Mr. Manickavel and all the volunteers on the Bike and Hike Committee for the work they do.

PRESENTATION - Corporal Promotion Ceremony – Chief Daniel J. Friel, Judge Stacy Wertman

Chief Friel presented four officers for the Corporal Promotion Ceremony. He indicated that this is the first time the department has had the corporal ranking. The officers promoted included: Aaron Menzies Charles Krysick, John Blanchard, Alexander Moldavskiy. Judge Stacy Wertman swore the new officers in and they took photos with their families.

Ms. Kushto suspended the Board of Supervisors meeting at 7:35pm in order to conduct the Public Hearing.

PUBLIC HEARING – to consider the following Conditional Use Applications:

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.

Mr. Gaines made a Motion to accept Rachel Butch as Expert in civil engineering for the Public Hearing 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; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

Ms. Albillar made a Motion to authorize the Solicitor to prepare the Conditional Use Decision approving the conditional use application of Joseph and Rosemarie Cardamone and Brian and Kim Cardamone subject to the following conditions: compliance with CKS review letter dated December 29, 2021; compliance with the Zoning Hearing Board Decision of 2021; that Applicant seek additional relief from the Zoning Hearing Board regarding open space; compliance with the land development process; the prior Zoning Hearing Board relief will be rescinded upon recordation of the Record Plan; Ms. Schemm seconded. Voice vote: Mr. Diorka – yes; Ms. Schemm – yes; Ms. Albillar – yes; Ms. Maurer – yes; Mr. Gaines – yes. The Motion passed 5-0.

The public hearing concluded at 8:07pm.

The Board of Supervisors meeting resumed at 8:08pm.

1. NEW BUSINESS:

- a. Consider approval of Telecommunications Audit by SpyGlass of the Telecommunications services within the Township**

Mr. Kim outlined the background from a previous telecommunications audit held in 2014 that gleaned benefits to the Township related to communications services. Staff would like to recommend a current audit, at no cost to the Township, for the communication services, including: Internet, IP Phones, Cell Phones, and Cloud services.

Ms. Albillar made a Motion to approve the Telecommunications Audit by SpyGlass of the Telecommunications services within the Township; Ms. Schemm seconded.

Discussion ensued. Ms. Maurer recently met with the Communications Advisory Board as its board liaison and reported that this group is well informed, professional and has some ideas about how the Township could operate more efficiently with regard to its communications services. They were not consulted on this audit and would like to provide some suggestions and solutions.

Ms. Albillar made a Motion to table this item; Ms. Maurer seconded. All in favor, the Motion to table this item for a future meeting passed 5-0.

Action: Ms. Maurer will return to the Communications Advisory Board with this information and return to the Board of Supervisors with its recommendations.

b. Consider approval of a contract with Celebrations for Warrington fireworks on Warrington Day

Mr. Luber presented the proposed contract with Celebrations for Warrington fireworks on Warrington Day. This three-year contract helps to avoid any unforeseen increases in the future.

Ms. Maurer made a Motion to approve the contract with Celebrations for Warrington Fireworks on Warrington Day; Ms. Albillar seconded; Ms. Maurer, Ms. Albillar, Mr. Gaines and Mr. Diorka voted in favor; Ms. Schemm voted against; the Motion passed 4-1.

c. Consider Lowering the assumed rate of return for Police Pension Plan

Mr. Kim presented information regarding the rate of return for the Police Pension Plan.

Currently, the assumed rate of return for the Police Defined Benefit Pension Plan is 7.10%. at the 7.10% rate, the plan is 90.8% funded. A change in the assumed rate of return impacts the funding level for the plan. Because a 7.10% rate of return could be difficult to achieve in the current market conditions, lowering the assumed rate of return to 6.75% could be more realistically achieved and provide more accurate actuarial projects for the plan. And, this works toward a 100% funding level (depending on investment results). Based on the actuarial study results, the change will result in an increase in the required Minimum Municipal Obligation (MMO) by approximately \$155,000. The final MMO will be depending upon the actual investment results. The increase in the MMO would be implemented in the 2024 budget year.

Ms. Maurer indicated that these changes reflect a more realistic projection.

Ms. Albillar made a Motion to lower the assumed rate of return for the Police Pension Plan from 7.1% to 6.75%; Ms. Maurer seconded. A voice vote: Mr. Diorka in favor; Ms. Schemm in favor; Ms. Albillar in favor; Ms. Maurer in favor; Mr. Gaines in favor. The Motion passed 5-0.

d. Consider Changing asset allocation for Police Pension Plan

Mr. Kim presented information regarding the change in asset allocation for the Police Pension Plan.

The Pension Committee recently reviewed the current allocation and several asset allocation options provided by Marquette Associates. Under the current market conditions, the Committee recommends the following asset allocation changes:

	Current	Proposed
U.S. Equity	32%	29%
Non- U.S. Equity	16%	14%
Global Equity	20%	20%
Total Equity	68%	63%
Defensive Equity	5%	5%
Real Estate	7%	7%
Cash	2%	2%
Intermediate Govt/Credit	18%	23%
Fixed Income	20%	25%
Total	100%	100%

Ms. Albillar made a Motion to change the asset allocation for the Police Pension Plan as identified; Ms. Schemm seconded. Voice vote: Mr. Diorka in favor; Ms. Schemm in favor; Ms. Albillar in favor; Ms. Maurer in favor; Mr. Gaines in favor. The Motion passed 5-0.

e. Consider a COLA for Police retirees for the year 2022

Mr. Kim presented information regarding a proposed COLA increase of 1.0% retroactive to January 1, 2022, to both the Police pension Plans (PPP) and Non-Uniform Pension Plans (NUPP).

The Pension Committee reviewed the Collective Bargaining Agreement, which does not include a provision for an automatic cost of living increase (COLA). They voted (4-3) to recommend to the Board of Supervisors that this one-time payment in 2023 or 2024 of \$105,000 be approved.

The last two COLA increases for both police and non-uniform officers were in 2019 (0.8%) and in 2020 (1.0%).

Ms. Maurer made a Motion to approve an increase of 1.0% retroactive to January 1, 2022, to both the Police pension Plans (PPP) and Non-Uniform Pension Plans (NUPP); Ms. Albillar seconded.

Discussion ensued.

Ms. Maurer indicated that since the two entities operate differently and one group has a vote at the table (officers) and one group does not have a vote at the table (non-uniform), there should be further discussion.

Sgt. Kenneth Hawthorne, member of the Pension Advisory Board, shared his support for the 1.0% COLA increase. He thanked members of the Advisory Board, including its Chair, Joseph Kirby and Vice Chair, Michael Simone, for their years of leadership on this board.

Ms. Maurer is opposed to automatic COLAs and would like to be mindful of precedents set in this regard. She did some research with other Townships to ask how they handle this issue. She would like to discuss further and be more creative with our pension plans for police officers and non-uniformed employees.

Ms. Kushto will review the Collective Bargaining Agreement.

Ms. Maurer made a Motion to table this item; Ms. Schemm seconded. All in favor, the Motion to table this item passed 5-0.

Action: Ms. Maurer will meet with Mr. Gaines, Mr. Luber, Mr. Kim and present additional information to the Board of Supervisors two meetings from now.

f. Consider approval of Resolution for DCNR grant application for Meadow Development at the Mill Creek Preserve

Ms. Ross provided background information regarding the 2018 purchase of Mill Creek Preserve, which was funded through Land, Water and Conservation Funds, the Bucks County Open Space Program, and Township Open Space monies in the amount of \$1m. Farming had to cease by April, 2022, at the preserve, as a stipulation of the Land, Water and Conservation funding.

The farmer has completed farming at this location and left the fields in the condition appropriate for the next step, which is the conversion to meadows. Ms. Ross would like to submit a grant to the Department of Conservation and Natural Resources in the amount of \$255,000 with a 50% match from the Township.

Discussion ensued regarding timeline; what would happen if we did not apply for this grant right now; reforestation costs vs. meadows; other projects for 2023 and funding for those projects.

Mr. Luber reiterated that Warrington is a growing Township and that some projects are perpetual; others are short-term. The funding for this would come from the Open Space Fund. Mr. Diorka would like to understand the maintenance costs for this project. Ms. Ross reported that we will have more information this summer from Natural Lands regarding maintenance costs.

Mr. Suffian, Chair of the Open Space Committee provided additional comments via Zoom in support of the grant application.

Ms. Albillar made a Motion to approve the Resolution for DCNR grant application for Meadow Development at the Mill Creek Preserve; Ms. Schemm seconded. Voice vote: Mr. Diorka in favor; Ms. Schemm in favor; Ms. Albillar in favor; Ms. Maurer in favor; Mr. Gaines in favor. All in favor, the Motion passed 5-0.

2. OLD BUSINESS

Mr. Gaines asked that we consider items 2.a-d as Consent.

- a. **Consider approval of use of Utility Proceeds Funds in the amount of \$460,000 and Fire Apparatus Fund in the amount of \$750,000 to pay for Ladder Truck Financing**
- b. **Consider authorization to prepare and advertise an Ordinance to recognize the Warrington Township Department of Emergency Services as its entity providing fire and rescue services to Warrington Township**
- c. **Consider for approval Resolution for PEMA loan for Ladder Truck**
- d. **Consider authorization to advertise the intention to apply for a PEMA Loan in the amount of \$350,000 from the Fire and Emergency Medical Services Loan Program administered by the Office of the State Fire Commissioner**

Mr. Luber presented information on Fire Apparatus Financing, including: 2022 costs for the aerial ladder for \$1.7m funding source options; Current Fire Vehicles, Long-term Replacement Schedule; Current Financing & Future Apparatus Requirement.

The options for the aerial ladder truck include: **(agenda item a. should have stated Utility Proceeds Funds in the amount of \$560,000 and Fire Apparatus Fund in the amount of \$650,000)*

PEMA / Bank Loan	\$ 350,000
Fire Apparatus Bank Account	\$ 650,000
Sale of Ladder Truck	\$ 140,000
Utility Proceeds Fund	<u>\$ 560,000</u>
Total Cost	\$ 1,700,000

Staff recommends the Board of Supervisors consider authorization to use the funding plan referenced above to advertise, Debt (Lease) finance (PEMA or Bank Loan) and use Ladder Truck Sale proceeds, Fire Apparatus Fund, and the Utility Proceed Fund to procure and replace the current Fire Ladder Truck.

Further discussion ensued regarding long-term apparatus planning, including: reviewing the plan every 5 years and a possible referendum for a tax increase for emergency vehicles. Ms. Kushto reiterated that the Township can increase taxes up to 3 mils without a referendum. The timeline for a referendum would included: authorization to advertise, updating the Ordinance, and posting 13 weeks prior to the election. Mr. Gaines suggested that the referendum could be for general public safety and not just emergency vehicles. Ms. Maurer compared Warrington Township to other townships and Warrington’s mils is one of the highest in Bucks County with 1/3 of our millage going to Debt Service.

Mr. Gaines made a Motion to accept items a-d *(agenda item a. should have stated Utility Proceeds Funds in the amount of \$560,000 and Fire Apparatus Fund in the amount of \$650,000) ** (agenda item c. should have read Consider for approval Resolution for PEMA loan for Ladder Truck/or borrow (lease \$350,000 from Santander bank); Ms. Maurer seconded. All in favor, the Motion passed 5-0.

Ms. Schemm thanked everyone who worked on this project.

e. Discussion and Presentation to increase earned income tax for open space fund

Mr. Luber presented information regarding the Act 153 Open Space Lands Act and the referendum process for including additional funding for open space on the November ballot.

Questions included: What is the vision for passive vs active open space; size of parcels and number of acres remaining (200 acres); Transfer Development Right (TDR); improving the land we already own; cost of maintenance.

Action: Mr. Luber will present this to the Open Space and Land Preservation Committee for further discussion and proposal to the Board of Supervisors at an upcoming meeting.

3. SUPERVISOR COMMENTS:

Mr. Diorka –

- The Community Room Task Force has resumed meetings. This week, the discussion will be about finishes. Mr. Diorka thanked Mr. Oles and Mr. Weiss for their leadership on this committee.
- The Mary Barness Community Pool Steering Committee will resume and has three new members (under Consent). The first meeting will focus on site review, an upcoming Open House, and shade structures. The membership has doubled since last year, now including seniors and families.
- He visited the 911 Call Center in Warminster where all emergency calls for the county are dispatched and encourages others to visit.

Ms. Schemm – None at this time

Ms. Albillar – None at this time

Ms. Maurer –

- Met with the Communications Advisory Board as its Board liaison. They are excited about their Mission and goals for 2022. A new public access channel will be available shortly.
- She reiterated the Autism Awareness Day that the Department of Emergency Services conducted at Tamanend Middle School and thanked them for their service.
- The Rental Inspection Program has started ahead of schedule with two dozen inspections thus far. Both landlords and residents asked to begin.

Mr. Gaines –

- Reiterated that the inspections have done exactly what the Township staff expected and the inspector found violations consistent with properties that haven't been inspected before. There was a bathroom that was completed without permits.
- Reminded residents the importance of displaying addresses in a visible location for emergency services to locate a residence.

Ms. Schemm –

- Added that when the residents came to the Public Meeting on March 8, 2022, one resident mentioned that if we had had the Rental Inspection Program in place previously it would have alleviated a problem she was having with her landlord.

4. MANAGER'S REPORT:

Mr. Lubber read a supportive letter from a resident whose student attended the Autism Awareness Day at Tamanend Middle School sponsored by the Department of Emergency Services. (*attached*)

5. ENGINEER'S REPORT:

- Mr. Zarko highlighted the Township Building Access Driveway project set to be authorized for advertisement if the Board approves it this evening. This driveway will enable the police to exit the municipal complex more effectively, as well as Township employees. He anticipates presenting a final contractor to the Board of Supervisors in May.
- PennDOT and County Line Road improvements project is set to begin April 11, 2022. Mr. Gaines asked if any representatives from PennDOT would be coming to speak with the Board and residents regarding this project. Mr. Zarko will follow up. Mr. Gaines indicated that if the Board needed to hold a special meeting just for this purpose, then we would advertise.
- Mr. Gaines asked for an update on the Lower State Road and County Line Road traffic light shutter project and whether we had heard back from the Montgomery County Township Board of Supervisors. Mr. Zarko indicated that his office has not heard back yet. Mr. Gaines will contact them.
- Mr. Diorka had a question regarding bent signs on Township roads. Mr. Gaines asked him to check with Mr. Lubber who would be in touch with Public Works to address.

6. SOLICITOR'S REPORT: None at this time

7. APPROVAL OF BILL LIST:

- a. **Consider approval of invoices for the period from March 9 to March 22, 2022 in the amount of \$741,508.17.**

Ms. Albillar made a Motion to approve the invoices for the period from March 9 to March 22, 2022 in the amount of \$741,508.17; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

8. CONSENT ITEMS:

Mr. Gaines asked if anyone wanted to pull an item out for discussion.

- a. **Consider approval of Minutes from March 8, 2022, Board of Supervisors meeting**

- b. Consider approval of Lise Anne Dietz to the Parks and Recreation Board**
- c. Consider approval of Nancy Albacker, Robin Leddington, Kristine Hershman to the Barnes Swim Club Advisory Committee**
- d. Consider authorization for advertisement to bid the Township Building Access Driveway to Easton Rd. project**

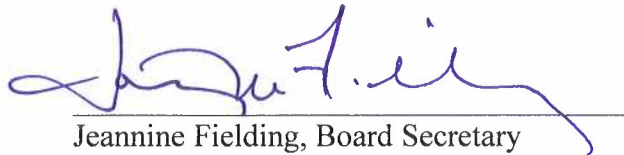
Ms. Albillar made a Motion to accept the Consent Agenda items a-d; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

Action: Ms. Schemm would like Ms. Fielding to bring any amended Minutes back to the Board of Supervisors for final approval before posting.

ADJOURNMENT

The meeting was adjourned at 10:25pm.

Respectfully submitted By,



Jeannine Fielding, Board Secretary

