



**BOARD OF SUPERVISORS
WARRINGTON TOWNSHIP
MINUTES FOR October 25, 2022 - 6:00 PM**

The written minutes are a summary of Board of Supervisors meeting. For a complete video 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; Terry Clemons, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; Christian Jones, Assistant Township Manager; Peter Kim, Finance Director; Jen Fielding, Executive Assistant to Township Manager/Board Secretary

CALL TO ORDER: Mr. Gaines called the meeting to order at 6:01 P.M.

There were a total of 40 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.

EXECUTIVE SESSION

Mr. Gaines reported that there was an Executive Session for potential litigation with a police officer.

BUDGET WORK SESSION

Present 2023 Operating Budget & 2023 -2027 Capital Improvement Plan

Mr. Luber provided highlights of the Capital Improvement Plan. Discussion ensued regarding several Circulation Projects, including: road paving and traffic calming; Township Building Access Road to Easton Road; and trails.

In addition, Mr. Luber answered questions regarding the Public Safety Project: Fire Station 78 Design for Expansion. The \$75,000 is only for design. GKO provided their services to offer a design option, but they would have to submit a proposal to be considered as the architect for the project if the Board wishes to get competitive proposals.

Mr. Kim provided highlights of the Operating Budget for 2023. Highlights included: Closing General Fund Funding Gap – 1.5 mill real estate tax increase (including a .25 mill increase for the Fire Fund); \$700,000 use of Delaware Valley (DVIT) Trust Reserve Funds; \$600,000 use of Tax Stabilization (05)

Fund. Also recommend Two new police officers (one at full year and another officer hired in April 2023); part-time Human Resources Administrative Assistant. The Police Officers would be advance hires for anticipated retirements (the next two officers that resign, retire would not be replaced); ; New Subdivision and Land Development Ordinance (SALDO) adoption and implementation; Township communication Enhancement to include: social media, Township website, Quarterly LINK newsletter, electronic newsletter (E-Link), and public service announcement videos; continued progress toward making Warrington a more walkable community.

Discussion ensued regarding the millage requested and how much the average homeowner would pay. Mr. Luber recommended a small increase over the next few years. This scenario would be at current staffing levels. If the Township increases staff positions in 2024 or later, additional revenue would be needed to fund these positions. There is some commercial revenue expected from Lindy Community for an addition to their property and other commercial projects. The modeling provided is for a long-term forecast. Last year, the staff proposed a .7 mill increase; this year 1.25. Mr. Luber also indicated that if the Board were to front-end the millage, then the Township could catch up faster.

Ms. Albillar indicated that there is a balance between the level of service the Township provides its residents and the increase for the homeowner. Mr. Luber agreed and indicated that the staff has tried to find the sweet spot. Mr. Diorka commented that it is time to make some decisions. Ms. Maurer commented that if the Township raises taxes, the residents want to see what they are getting for their money. Ms. Albillar supports the police officers, but does not support the part-time Human Resource administrative assistant at this time. Ms. Maurer also supports the police officers. Mr. Gaines does not support the part-time Human Resource administrative assistant. Mr. Luber will remove that position from the budget. Discussion ensued regarding a police officer's salary and benefits.

Mr. Luber thanked Mr. Kim and Mr. Jones for their work in preparing the budget.

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. Please sign in.*)

Rich Alsdorf, 1591 Stuckert Road

Speeding complaint related to painting of the road. Action: Mr. Luber will review and report back to Mr. Alsdorf.

Mary Worth, 1812 Jericho Drive

Speeding complaint

Thomas Messina, 1815 Jericho Drive

Speeding complaint

Keith Hoffman, 886 Bridle Lane

Concerned about a non-resident public comment from the October 11, 2022, Board of Supervisors meeting given a 5-minute opportunity to speak.

Sharon Walbridge, 919 Partridge Place

Fully fund police officers and firefighters and ambulance.

Robert Werner, 1238 Live Oak Lane

Concerned about a non-resident public comment from the October 11, 2022, Board of Supervisors meeting given a 5-minute opportunity to speak.

Steve Conte 3482 Pond View Drive

Speeding complaint; trail concerns

Mike Kelly, 135 Muirfield Lane

Police officer funding vs. trail for Mill Creek Preserve in the budget

Jeff Kirsher, 2237 Fir Court

Speeding complaint; adding more police officers

CONDITIONAL USE HEARING: Olympus Pines LLC (Warrington Easton Car Wash) – Applicant seeks approval pursuant to Section 370-425.4.F of the Zoning Ordinance to allow an E8 Car Wash in the BZ Business Zone district on property located at 529 and 541 Easton Road. TO BE CONTINUED TO DECEMBER 13, 2022

Ms. Maurer made a Motion to open the Conditional Use Hearing for Olympus Pines LLC (Warrington Easton Car Wash) – Applicant seeks approval pursuant to Section 370-425.4.F of the Zoning Ordinance to allow an E8 Car Wash in the BZ Business Zone district on property located at 529 and 541 Easton Road; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

Ms. Albillar made a Motion to continue the hearing until the December 13, 2022, Board of Supervisors meeting; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

Ms. Albillar made a Motion to close the Conditional Use Hearing for Olympus Pines LLC (Warrington Easton Car Wash) – Applicant seeks approval pursuant to Section 370-425.4.F of the Zoning Ordinance to allow an E8 Car Wash in the BZ Business Zone district on property located at 529 and 541 Easton Road; Ms. Schemm seconded. Voice roll call vote: Mr. Diorka, yes; Ms. Schemm, yes; Ms. Albillar, yes; Ms. Maurer, yes; Mr. Gaines, yes. The Motion passed 5-0.

1. OLD BUSINESS:**a. Discussion of ARLE (Automated Enforcement) Program**

This item was previously tabled. Ms. Maurer made a Motion to take it off the table; Ms. Albillar seconded. All in favor, the Motion passed.

It would take four to five months to implement this program. Mr. Gaines gave a brief recap of the program. There would be no photo of the driver, only the license plate. \$100 fine; no points. Most drivers will at least slow down.

Mr. Diorka would like to understand the cost of it and is not in support of this program. He would rather see more police officers on site as a deterrent.

Ms. Schemm explained it would be used at high-use crossings.

Ms. Albillar likes the idea of the ARLE program and would like to explore it for its overall safety to the residents. She said that the police should have all the resources possible at their fingertips. Initially, she had reservations about the staff cost and would like to explore that further. She supports this program, but not for the 2023 budget cycle.

Ms. Maurer reiterated the the police cannot be everywhere and that this would provide an additional resource. She reminded everyone that this program is budget neutral and that while we were short-staffed initially when considering this project, we can always set a sunset of one year and then re-examine. She would rather see more officers on the street, but said this is another tool that the police can use in their toolbox.

Mr. Gaines agreed with Ms. Maurer and reported that if one officer were sitting at the intersection of either Rt. 611 and Street Road or Rt. 611 and Bristol Road it would only be one shift. This program is educational.

Mr. Gaines made a Motion to reinvestigate the ARLE program for Warrington Township Police Department and staff to take appropriate action with PennDOT to move it forward; Ms. Maurer seconded. A voice roll call vote: Mr. Diorka, yes; Ms. Schemm, yes; Ms. Albillar, yes; Ms. Maurer, yes; Mr. Gaines, yes. The Motion passed 5-0.

Public Comment

Jeff Kirsher, 2237 Fir Court

ARLE program at Street Road/Rt. 611 and Bristol Road/Rt. 611 would slow people down.

Mike Kelly, 135 Muirfield Lane

Yes, would be more work for the staff, and people will learn where the cameras are, and WAZE and other GPS software tell drivers where these cameras are located. Does not believe they would be effective.

Rich Alsdorf, 1591 Stuckert Road

Supports the idea of the ARLE program and thinks it will work with both residents and non-residents.

2. NEW BUSINESS:

a. Discussion of a County-sponsored Co-Responder Program between the Warrington Police Department and/or Warwick or Warminster Police Departments

Mr. Gaines presented a County-sponsored Co-Responder Program between the Warrington Police Department and/or Warwick or Warminster Police Departments in order to enable a two-person mobile social worker team to be embedded in the Police Department.

The team partners with law enforcement and serves as a liaison in addressing the social service needs of individuals contacting 911 Emergency Services.

Mr. Luber will be meeting with Chief Friel and the County in order to learn more about the details of this program.

Ms. Maurer is concerned that this program would overlap with the Crisis Intervention Team and other programs already in place. She has researched and learned that in some Townships, the counselors have a lull in their workload when there are no emergency calls and that others have been killed in the line of duty. She also commented on the for-profit company, Holy Family University, which would initiate the pilot project, but then after the two-year pilot phase the Township would be responsible for all expenses.

Mr. Diorka would like to see this program investigated and gave a shout out to Warrington Township officers who received awards in mental health arena at the recent Awards ceremony. He suggested that perhaps more training for officers in the area of mental health if the Board of Supervisors does not vote to move forward.

b. Consider authorizing Township Solicitor to prepare Resolution for Powell Minor Subdivision: 3360 Bristol Road

Mr. Zarko provided a brief overview. Ms. Albillar asked about the waivers in the Resolution, including sidewalk and environmental. Mr. Zarko indicated that the Township could choose a deferral of the waivers.

Jeff Kirsher, 2237 Fir Court

Mr. Kirsher asked about dividing the 10-acre parcel and modifications to the driveway.

Rich Alsdorf, 1591 Stuckert Road

Mr. Alsdorf asked about the Cardamone property and the sidewalk waivers.

Ms. Maurer made a Motion to approve authorizing Township Solicitor to prepare Resolution for Powell Minor Subdivision: 3360 Bristol Road; subject to 1) compliance with the Planning Commission review of 4/21/22; 2) compliance with CKS lewtter 10/20/22; 3) approval of three of the four waivers with the sidewalk waiver deferred; 4) additional property would have a deed restriction against any future subdivision; Ms. Albillar seconded. Voice roll call vote: Mr. Diorka, yes; Ms. Schemm, no; Ms. Albillar, yes; Ms. Maurer, yes; Mr. Gaines, yes. The Motion passed 4-1.

c. Discussion of more effective and efficient Board meetings.

Mr. Gaines outlined some of the highlights from a recent Board retreat regarding effective and efficient Board meetings. Action: Mr. Luber asked the Board to send him their additional comments and questions and he will address at a future Board meeting.

d. Discussion of sidewalk requirements

Mr. Gaines introduced the idea of sidewalk requirements and changes that could be made by landowners and/or builders. The staff would prepare a Resolution that would

implement a system of sidewalks or pedestrian walkways along all arterial, collector, primary, secondary and residential streets in Warrington Township.

Mr. Diorka indicated that certain areas have no sidewalks. Ms. Schemm asked to be careful – if land owners with large parcels were required to pay for sidewalks, they might be inclined to sell to a developer. Ms. Maurer indicated that the developers made a good profit from the houses built in Warrington Township and would like to see consistency in building sidewalks, as well as the costs being shared by the developers.

Ms. Maurer reported that the DART bus will be traveling to Warrington Township as of October 19th and this could provide some relief. (see addendum to Minutes)

The Board determined that in the future, developers would pay more and do currently pay; homeowners would be determined on a case-by-case basis.

e. Consider approval of the waiver of the final application fee for Cardamone Property

Ms. Kushto reported that the applicant would like to address at the November 15, 2022, Board of Supervisors meeting.

Ms. Albillar made a Motion to table the approval of the waiver of the final application fee for Cardamone Property; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

3. SUPERVISOR COMMENTS:

Mr. Diorka - 1) Community Pool Steering Committee will meet at 5:30pm this week, then will take a hiatus until January. Mr. Oles will report out on the Feasibility Study and end of year report will be provided to the Board of Supervisors; 2) Mr. Oles spoke at the Rotary Club and provided a vision for where we are going with the pool.

Ms. Schemm – 1) EAC and Open Space will have a tree planting on October 30th at 10:00am at Willow Knoll Detention basin; 2) Resident reached out to her having moved to Warrington Township for its open space – will send public health article.

Ms. Albillar - 1) First meeting of the Master Plan Ad Hoc Committee will be held on October 30th. They will review applications for the At-Large members. Anyone can send Ms. Fielding their resume and letter of interest.

Ms. Maurer - 1) The Governor has a bill authored by Rep. Todd Polinchock is anticipated to be signed by the Governor to honor Officer Stephen C. Plum, Jr. and William Bell Sr. with memorial highways on two sections of Easton Road; 2) DART bus will be scheduled to begin in January, 2023 from Doylestown to Warrington at County Line Road and Valley Square; 3) Thanked Rep. Polinchock for supporting both of these initiatives.

Action: Mr. Luber will work with staff to create a ceremony and Press Release regarding this honor.

Mr. Gaines – none at this time

4. MANAGER'S REPORT: none at this time

- 5. **ENGINEER'S REPORT:** none at this time
- 6. **SOLICITOR'S REPORT:** none at this time
- 7. **CONSENT ITEMS:**

Mr. Gaines asked if anyone would like to pull an item out of the Consent agenda. There being none, Ms. Albillar made a Motion to accept the Consent items a-h; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

- a. **Consider approval of the Minutes from the Board of Supervisors meeting October 11, 2022**
- b. **Consider approval of invoices for the period from October 12, 2022 to October 25, 2022 in the amount of \$787,767.75**
- c. **Consider agreement with Eastburn and Gray to investigate a personnel issue**
- d. **Consider approval of Escrow Release No. 2 for Eble Tract subdivision**
- e. **Consider approval of Escrow Release No. 9 for Sandstone – the Enclave at Warrington**
- f. **Consider approving Ordinance amending the provisions for the Communications Advisory Board, Historic Commission, Open Space and Land Preservation Committee, Parks and Recreation Board, Pension Committee and Veteran's Affairs Committee**
- g. **Consider approval of Linda Raneri to the Swim Club Advisory Committee**
- h. **Consider approval of Escrow Release No 15 for Grove Valley Farm**

ADJOURNMENT

The meeting was adjourned at 9:10pm.

Respectfully Submitted


Jeannine Fielding, Board Secretary