



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

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

Supervisors: Chair Fred R. Gaines; Vice Chair Eileen Albillar; Ruth Schemm, Member; Michael Diorka, Member; Vanessa Maurer, Member (*via Zoom*)

Staff present: Christian Jones, Assistant Township Manager; Terry Clemons, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; Peter Kim, Finance Director; Ivy Ross, Grant Writer; Andy Oles, Parks and Recreation Director; Lee Greenberg, Director of Emergency Services and Code Enforcement; Chief Daniel J. Friel; Jen Fielding, Executive Assistant to Township Manager/Board Secretary

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

There were a total of 21 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 to discuss the handling of the retirement of a police officer.

**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.*)

**Ilka Werner, 1238 Live Oak Lane**  
Solar panels concern

**1. OLD BUSINESS:**

- a. Consider acceptance of bid awards to below vendors for the Lions Pride Community Room project at a cost of \$1,455,422.00 as follows:**

<b>GC:</b>	<b>FW Houder</b>	<b>\$845,805.</b>
<b>PC:</b>	<b>AGH Mechanical</b>	<b>\$ 90,368.</b>
<b>MC:</b>	<b>AGH Mechanical</b>	<b>\$182,550.</b>

<b>EC:</b>	<b>S&amp;S Electrical Services</b>	<b>\$168,900.</b>
<b>Building Subtotal:</b>		<b>\$1,290,623.</b>
<b>Site:</b>	<b>Land Tech Enterprises</b>	<b>\$164,799.</b>
<b>Total:</b>		<b>\$1,455,422.</b>

Mr. Oles provided a brief summary of the work from the Community Room Task Force, including an explanation of the planned programming anticipated. Mr. Rick Weiss, Chair of the Task Force, reported that they worked with the neighbors per the request from the Board, and that Chris McCann was the Secretary and member representing the neighborhood.

Ms. Albillar and Ms. Maurer both thanked the committee for its work.

Discussion ensued regarding the \$500,000 grant and that if the Board did have to give back these funds, they could cite economic conditions. This project was several phases and the community room is the next phase. The title of this project will be the Community Room at Lions Pride Park. The room will be 2250 square feet, with an occupancy of 75 people. Ms. Ross explained that the township could build upon this grant, if the project is approved, as other funds do become available in 2023.

**Joanne Mancini**, 2747 Spring Meadow Dr.  
Warrington, PA 18976

She would like to know who will manage the community room, can the public rent the room, who will maintain and clean it. Mr. Oles replied that his staff and park stewards will manage the room; yes the public can rent the space similar to other pavilion space at Lions Pride Park and the Mary Barness Community Pool; and the cleaning service will be added to this new space.

Mr. Diorka made a Motion to accept bid awards to below vendors for the Lions Pride Community Room project at a cost of \$1,455,422.00 with additional conditions to seek additional funds to cover the costs of construction and maintenance and to prepare a budget that continues to meet the needs of the Township; Mr. Gaines seconded. Roll call vote: Mr. Diorka – yes; Ms. Albillar – yes; Ms. Schemm – yes; Ms. Maurer – no; Mr. Gaines – yes. The Motion passed 4-1.

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<b>Total:</b>		<b>\$1,455,422.</b>

Mr. Gaines made a Motion to amend the previous motion to include the site work approved for the Lions Pride Community Room; Ms. Schemm seconded. . Roll call vote: Mr. Diorka – yes; Ms. Albillar – yes; Ms. Schemm – yes; Ms. Maurer – no; Mr. Gaines – yes. The Motion passed 4-1

Mr. Gaines made a Motion to approve Land Tech for the site work for the Lions Pride Community Room in the amount of \$164,799.00; Ms. Schemm seconded. Roll call vote: Mr.

Diorka – yes; Ms. Albillar – yes; Ms. Schemm – yes; Ms. Maurer – no; Mr. Gaines – yes. The Motion passed 4-1

**a. BUDGET – Consider approval of the 2023 Operating Budget and Five-Year (2023-2027) CIP (approximately 1.5 hours on this item)**

Mr. Kim presented an updated version of the 2023 Operating Budget and Five-year CIP. He presented projections with a 1.25 mil increase with an overall 6 Mil increase over the next 5 years.

Mr. Diorka asked if the we can meet the needs of the township with a 1.25 mil increase. Mr. Gaines indicated that last year the Board addressed the need for increasing millage and that the 6 mils over 5 years is the most reasonable.

Discussion regarding the bond rating watch list. The township has been balancing its budget and operating on 2/3 of all its funds; with 1/3 used toward debt service.

The Policies identified in the budget will be updated in 2023, and on the pages currently in the budget book there will be language added to indicate as such.

Ms. Schemm made a Motion to approve the 2023 Operating Budget and Five-Year (2023-2027) CIP with the amendments as proposed this evening, including 1.5 mil increase; Mr. Gaines seconded. Roll Call vote: Mr. Diorka – yes; Ms. Schemm – yes; Ms. Albillar – yes; Ms. Maurer – yes; Mr. Gaines – yes.

**Action:** Mr. Luber will work with Debbie Goetz to get out a Press Release.

Mr. Luber thanked his staff, especially Mr. Kim, Ms. Organeck, Mr. Jones, Ms. Crews, Ms. Fielding and all Department Heads for planning and coordination to prepare this budget.

**2. NEW BUSINESS: none**

**3. SUPERVISOR COMMENTS:**

**Mr. Diorka – has found the budget process interesting**

**Ms. Schemm – none**

**Ms. Albillar – none**

**Ms. Maurer –** 1) Chief Friel provided a crime status update at the latest Rotary Club meeting and a thank you to him for that informative presentation; 2) The Rotary Club will support the Shop-with-a-Cop event on December 7<sup>th</sup>; 3) Pension Advisory Board is coming together with new members and discussion about investments and planning going well; 4) CAB met last night and cable fees are declining, the potential cell towers program was voted down by the Planning Commission, so will not be moving in that direction; 5) Article in the latest issue of

the LINK regarding electric vs gas vehicles – she would like to see both sides of issues presented in future issues.

**Mr. Gaines** – 1) Sale of BCWSA not gone away – BCATO is staying on top of this; 2) As a result of the election, State Representative Todd Polinchock lost and has been very good to Warrington Township – let’s honor him at the next meeting, as well as State Senator Maria Collett, whose district was redistricted.

- 4. MANAGER’S REPORT:** none
- 5. ENGINEER’S REPORT:** none
- 6. SOLICITOR’S REPORT:** none
- 7. CONSENT ITEMS:**

**Mr. Gaines asked if anyone would like to pull an item out.**

Ms. Albillar made a Motion to approve consent items a – e; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

- a. Consider approval of Minutes from the November 15, 2022, Board of Supervisors meeting**
- b. Consider authorizing the Twp Mgr to execute Retirement agreement with Officer Daniel Sadowski**
- c. Authorize Township Manager to execute extension with Waste Management for recycling and waste collection**
- d. Consider approval of Escrow Release No. 1 for North Wales Water Authority – 1553 Easton Road**
- e. Consider approval of Darshan Patel to the Planning Commission**

**ADJOURNMENT**

The meeting was adjourned at 9:05pm.

Respectfully Submitted



Jeannine Fielding, Board Secretary