



**BOARD OF SUPERVISORS
WARRINGTON TOWNSHIP
MINUTES FOR January 24, 2023 - 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.

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, Eileen Albillar; Vice Chair Fred R. Gaines; Ruth Schemm, Member; Michael Diorka, Member; Vanessa Maurer, Member

Staff present: Barry Lubber, Township Manager; Christian Jones, Assistant Township Manager; Terry Clemons, Esquire, Clemons Richter Reiss, Township Solicitor; Peter Kim, Finance Director; Lee Greenberg, Director of Emergency Services and Code Enforcement; Jeannine Fielding, Executive Assistant to Township Manager/Board Secretary

1. CALL TO ORDER: Ms. Albillar called the meeting to order at 7:04 P.M.

2. PLEDGE of ALLEGIANCE

There were a total of 49 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.

3. EXECUTIVE SESSION – Ms. Albillar reported that the Board did hold an Executive Session prior to this meeting to discuss two personnel matters and one zoning appeal issue.

4. 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.*)

There was no public comment.

5. PRESENTATION of 2021 Audited Financial Statements by Zelenkofske Axelrod LLC
Ms. Sandy Reguera, CPA, and Mr. Matt XXX, CPA, presented the 2021 Audit and ensured that all statements were in accordance with GAAS and GAAP standards. They reported the township has an Unmodified, Clean audit.

Question from **Mr. Michael McGeehan**, one of Warrington Township's elected Auditors – When will the 2022 audit be complete? Mr. Kim reported that the Finance Department is attempting to complete the 2022 audit by June 30th. Mr. Lubber reported that once the 2022

audit is complete, that will get the Township caught up. Mr. Diorka asked if the audits being behind would impact any grant submissions. Mr. Kim said no. Ms. Maurer asked if the Township Auditors interacted with the Township's Finance Department and if not, then why. Mr. Luber explained that other townships use the auditors if they are smaller than Warrington Township. However, most larger townships hire a 3rd party auditor to do the audit reports. Mr. McGeehan reported that the state provides a pamphlet to follow. You are not required to be a CPA nor a Finance Manager in order to be an Auditor. Mr. Clemons did report that the elected Auditors set the pay rate for anyone doing business with the township.

For the full 2021 Financial Statement for the 2021 Audit, see the website at www.warringtontownship.org

6. **PRESENTATION – Swearing in of Kevin Serowsky, Emergency Services firefighter Lee Greenberg, Director Emergency Services and Judge Wertman**
Lee Greenberg presented Kevin Serowsky as a new firefighter for Warrington Township. He started in May, 2022 with his first shift in June, 2022. His 6-month probation period ended in December, 2022, and is now being sworn in.
7. **CONDITIONAL USE HEARING of Patriot International Foods for property located within the Warrington Crossing Shopping Center pursuant to §370-426.4.I of the Zoning Ordinance to allow an H9 Accessory Outdoor Eating Area in connection with the McAlister's Deli.**

At 7:32pm Ms. Albillar closed the business of the Board of Supervisors regular meeting.

Mr. Clemons opened the Conditional Use Hearing at 7:33pm.

Mr. Gaines made a Motion to accept the project with the conditional review package by the Township Engineer, acceptance of the Compliance Letter of January 11, 2023 and the Signage Report; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

Mr. Clemons closed the Conditional Use Hearing at 7:57pm.

Ms. Albillar reopened the Board of Supervisors regular meeting at 7:58pm.

8. OLD BUSINESS:

- a. **Report on Bucks County for the co-responders program. – Ivone Kovalsky, Community Engagement Officer, Bucks County**

Ms. Kovalsky and Katie Marseglia provided a brief presentation on the co-responders program and took questions from the Board of Supervisors.

The main goal of the program is to decrease the amount of time it takes police to respond to social services needs by connecting those people who are repeatedly calling 911 or the police to services they need. This might also include de-escalation at the scene.

Ms. Albillar commented that a program like this will enable the police to get back to spending their time patrolling and on emergencies. Ms. Maurer asked about where the co-responders would be housed, and Ms. Marseglia answered that one of the three townships (Warminster, Warrington, Warwick), if they choose to participate, would most likely offer them a work space and a computer and a phone, and another one would offer them a car.

Ms. Kovalsky reiterated that this program runs during the day and the co-responders would be alerted by a 911 call or a police officer of a need for their services, and then they would respond.

Year one = free; year two = free; year three = \$100,000 or \$33,000 per township participating (if three townships participate). The townships can choose to vote to move forward with this program or it can sunset.

Mr. Diorka asked how is this program different than other social services already offered in Warrington Township? They replied that the co-responders program works on the scene and that sets them apart from other agencies. Also, this program “meets them where they are” with little to no red tape.

Mr. Gaines added that this program would reduce the time Warrington Township police officers would spend with mental health needs. Mr. Diorka recounted a recent Awards ceremony where many of the officers received awards for working in, and de-escalating, mental health issues. Ms. Kovalsky shared that yes, while the officers are doing an excellent job and have extensive training, often on-scene support can take hours with the resident and that is where the co-responder would take over so that the officer could get back on patrol. Ms. Schemm recounted an incident that required five officers to de-escalate someone with medical issues, and shared that it comes down to what are we using our officers time and resources for in the course of their workload.

Action: Board members, please send any follow up questions to Mr. Luber or Ms. Fielding. This will be on the agenda for further discussion and vote at the February 14, 2023, Board of Supervisors meeting. Mr. Luber will provide the updated Memo of Understanding as part of the backup materials.

b. Consider for approval hiring of Heritage Conservancy to hold Conservation Easements for Open Space of Weisel Preserve, Emerson Farms Preserve, Laurel Garden Development and Grove Valley Farms Development

Motion will be: Motion to approve execution of the Stewardship Services Agreement with Heritage Conservancy

Mr. Clemons provided a brief summary. Mr. Diorka would like to combine all items related to conservancy together. Ms. Schemm would like to move forward.

Ms. Lisa McCaully asked what does the contract entail? It includes a \$15,000 stewardship fee for each property.

Ms. Maurer made a Motion to approve the hiring of Heritage Conservancy to hold Conservation Easements for Open Space of Weisel Preserve, Emerson Farms Preserve, Laurel Garden Development and Grove Valley Farms Development; Mr. Gaines seconded. All in favor, the Motion passed 5-0.

9. NEW BUSINESS:

a. Consider appointment of Ad Hoc Fire station 78 Expansion Committee

Mr. Luber explained that this would be Phase I to create a committee. Mr. Greenberg shared some of the reasons the fire station needs to be expanded, including having a dedicated Emergency Operations Center for emergencies such as multiple weather events and threats, etc. Ms. Maurer commented that not only is the space an issue, but the technology. Ms. Schemm and Mr. Diorka would like to be liaisons to this committee.

Mr. Gaines made a Motion to appoint an Ad Hoc Fire Station 78 Expansion Committee; Ms. Maurer seconded. All in favor 5-0, the Motion passed.

b. Consider Naming Rights for the Community Room at Lions Pride Park

Mr. Luber provided a brief explanation of conversations he has had recently with entities who might be interested in naming rights for the Community Room at Lions Pride Park.

Mr. Gaines made a Motion to approve naming rights for the Community Room at Lions Pride Park; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

10. SUPERVISOR COMMENTS:

Mr. Diorka – 1) Vacancy Board Mr. Thom Mangan will make the tie vote if there is a vacancy on the Board; 2) Committee Congress with all Chairs will meet this spring - Action: Mr. Luber will coordinate with his staff and the Board; 3) Comprehensive Plan survey on the website – please be sure this is listed; 4) New State Senator and Representative – working with them to understand the needs of Warrington Township, including: PennDOT, grants, would suggest an invitation to connect. Action: Mr. Luber indicated that he does have meetings scheduled with them and will report back to the Board.

Ms. Schemm - 1) Bucks County HUB is a service to better assist residents to resources and services with a real voice answering the phone Action: Mr. Luber will include on the website; 2) Thanked Public Works for their quick work in taking down the old building at Lions Pride Park where the Community Room will be built.

Mr. Gaines – 1) Bike and Hike Committee has many activities planned this season – look in the eLink and the Quarterly LINK newsletter; 2) BCATO February 25th for Supervisors to attend; 3) PSATS – Township flags – asked if any of the Supervisors were interested in carrying the flag.

Ms. Maurer - 1) Also thanked Public Works for removing the old building at Lions Pride Park; 2) Speeding issues raised by neighbors – would like to see the report provided by the Police Department posted and at the February 14, 2023 meeting the members of the Ad Hoc Calming Committee will be identified.

Ms. Albillar - none at this time

11. MANAGER'S REPORT:

a. Swagit Productions

Mr. Luber thanked the production team, Swagit Productions, who manages all Board of Supervisor and Planning Commission meetings, including: moving agenda items around and making sure all labeling and video feeds match up.

b. Discussion and Approval of 2023 Goals

Mr. Lubber and Mr. Jones provided a brief summary of the 2023 Goals, previously presented to the Board of Supervisors. Ms. Albillar asked if the contract for the new website vendor is out to bid yet? Mr. Lubber indicated that these are professional services and would not be going out to bid. And, it was requested that all leadership training and other trainings be tracked and recorded in personnel files for staff.

Ms. Schemm made a Motion to approve the 2023 Goals; Ms. Maurer seconded. Ms. Schemm voted yes; Mr. Diorka voted yes; Ms. Maurer voted yes; Ms. Albillar voted yes; Mr. Gaines abstained since he was unable to view the materials. The Motion passed 4-0.

c. Solar Panel Update

Mr. Lubber provided an update on the solar panel project. He and a team met with Exact Solar to review boxes, inverter. Exact Solar, for the fee of \$150 is going to determine why the panels did not produce electricity for 10 days in December.

d. DART Survey

Mr. Lubber reported that the survey for the DART bus to operate in Warrington Township will go out via the website, social media, the eLink and the Quarterly LINK newsletter.

12. CONSENT ITEMS:

Ms. Albillar asked if anyone would like to pull an item out for discussion. Ms. Albillar pulled out item j for discussion.

Ms. Maurer made a Motion to Consider authorization for Township Solicitor to prepare a Resolution approving/denying Amended Final Land Development Plan for McAllister's Deli; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

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

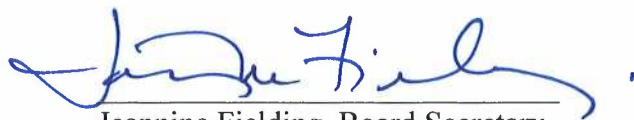
- a. Consider approval of Board of Supervisor Minutes from the Reorganization Meeting on January 3, 2023
- b. Consider approval of Board of Supervisor Minutes from the January 10, 2023 meeting
- c. Consider approval of Board of Supervisor Minutes from the Special Meeting on January 17, 2023
- d. Consider approval of the Bill List for 2022 invoices and January 11, 2023 to January 24, 2023 in the amounts of \$1,782,221.74 and \$1,153,631.59
- e. Consider adoption of an Amendment to the Street Tree Ordinance
- f. Consider adoption of the ARLE Ordinance
- g. Consider authorization to advertise the bidding of the Pond to Wetland Conversion project

- h. Consider approval of Bonnie Stetson to the EAC and the Open Space and Land Preservation committee as an alternate member
- i. Consider Authorization to Advertise for Bids; 2023 Storm Sewer Repair/Relining Project
- j. Consider authorization for Township Solicitor to prepare a Resolution approving/denying Amended Final Land Development Plan for McAllister's Deli

ADJOURNMENT

The meeting was adjourned at 9:13pm.

Respectfully Submitted



Jeannine Fielding, Board Secretary