



**BOARD OF SUPERVISORS
WARRINGTON TOWNSHIP
MINUTES FOR April 11, 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, Fred Gaines (*via Zoom*); Vice Chair, Ruth Schemm, Member; Michael Diorka, Member; Vanessa Maurer, Member; Andrew Macaulay, Member

Staff present: Barry Luber, Township Manager; Christian Jones, Assistant Township Manager; Vicki Kushto, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, Township Engineer; Jeannine Fielding, Executive Assistant to Township Manager/Board Secretary

1. **CALL TO ORDER** Mr. Gaines called the meeting to order at 7:03pm.
2. **PLEDGE OF ALLEGIANCE**

There were a total of 20 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** – Mr. Gaines reported that there was an Executive session to discuss a real estate issue.

Mr. Gaines welcomed Mr. Andrew Macaulay who was sworn in at the April 4, 2023, special meeting of the Vacancy Board to fill the seat vacated by Ms. Eileen Albillar.

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.*)

None

5. **PRESENTATION** – Check presentation in the amount of \$486,000 for Bristol Road and Easton Road Intersection Improvements Grant – Rep. Brian Munroe and Ryan Skoczylas, Chief of Staff for Senator Frank Farry.

Mr. Gaines shared some of the reasons the grant has been submitted for this intersection. He thanked Rep. Brian Munroe and Senator Farry for their assistance, as well as Anton Kuhner with McMahan & Associates for helping to obtain this grant. Rep. Munroe and Mr. Skoczylas thanked the Board and presented them with the check.

**6. CONDITIONAL USE HEARING: 807 Easton Road (Knight)
for conditional use approval for a Drive Thru and Accessory Outdoor Eating Area on both
properties (will be postponed until the May 23, 2023, Board of Supervisors meeting)**

**7. CONDITIONAL USE HEARING: 771 Easton Road (Reichle)
for conditional use approval for a Drive Thru and Accessory Outdoor Eating Area on both
properties (will be postponed until the May 23, 2023, Board of Supervisors meeting)**

For items 6 and 7. Mr. Gaines closed the regular Board of Supervisors meeting at 7:15pm. Ms. Kushto opened the Hearing at 7:16pm and noted that the Hearing for both properties would be postponed until the May 23, 2023, Board of Supervisors meeting. She closed the Hearings at 7:17pm. Mr. Gaines reopened the regular Board of Supervisors meeting at 7:18pm.

8. PUBLIC HEARING: Application of Wawa for transfer of a liquor license to 550 Easton Road (continuance of past hearing)

Ms. Kushto provided a brief history of the request to transfer the liquor license to 550 Easton Road. The Board of Supervisors requested that the Planning Commission review the application. The Planning Commission recommended that the transfer be denied.

Discussion ensued. Mr. Jones explained that the Zoning Ordinance prohibits alcohol sales at gas stations. Mr. Macaulay asked if the applicant had been given enough time to attend this meeting. Ms. Kushto indicated yes. They were told this was the last meeting they could attend to discuss this request. At the Planning Commission, they were also reminded about the meeting.

Mr. Gaines made a Motion to approve the transfer of a liquor license to 550 Easton Road; Ms. Schemm seconded. Mr. Macaulay voted against; Mr. Diorka voted against; Ms. Schemm voted against; Ms. Maurer voted against; Mr. Gaines voted against. The Motion failed.

9. OLD BUSINESS:

a. Consider approval of Resolution for Liquor License Application for Wawa

See above Motion failed.

10. NEW BUSINESS:

a. Consider revocation of Towing License for Glenn's Towing

Ms. Maurer indicated that the actions taken by Glenn's Towing would reflect insurance fraud and asked who caught the infraction. Mr. Lubber indicated that the insurance company caught the infraction due to the submission of a very large bill. Lt. Gottenberg turned the case over to the District Attorney for fraud. Ms. Maurer followed up with questions regarding how do we vet our vendors. Mr. Lubber indicated that past history, inspecting trucks, whether or not they have a salvage yard are a few of the items reviewed during the vetting process.

Ms. Kushto indicated that there is an Ordinance regarding permitting and licensing, which includes what infractions can be identified for suspensions or revocation.

Mr. Macaulay asked if the township is limited to three towing vendors, then if this one is revoked, would a license be available and how could the township not get the same vendor. Ms. Kushto indicated that she would need to review the Ordinance to determine if a vendor could reapply. Mr. Gaines indicated that Glenn's Towing had been previously suspended. Mr. Macaulay asked if they get a chance to make a defense? Mr. Lubber indicated that the operator admitted doing the action cited. Ms. Maurer indicated that it is well documented for previous violations.

Ms. Maurer made a Motion to revoke the towing license for Glenn's Towing; Ms. Schemm seconded. Mr. Macaulay voted in favor; Mr. Diorka voted in favor; Ms. Maurer voted in favor; Ms. Schemm voted in favor; Mr. Gaines voted in favor. The Motion passed 5-0.

b. Consider a donation in honor of Officer Stephen C. Plum, Jr. to pay for the engraving of the names of these heroes on the National Law Enforcement Officer's Memorial

Mr. Gaines explained that the National Law Enforcement Officer's Memorial organization has solicited \$1,000 to offset the costs in order to add Officer Stephen C. Plum, Jr.'s name to the memorial.

Ms. Maurer made a Motion to contribute \$1,000 to the National Law Enforcement Officer's Memorial to pay for the engraving of Officer Stephen C. Plum, Jr.; Mr. Diorka Seconded. All in favor, the Motion passed 5-0.

c. Consider approving a Supervisor to the Master Plan Ad Hoc Committee

Mr. Diorka has been involved with this committee and was asked if he would serve. He agreed.

Mr. Gaines made a Motion to appoint Supervisor Michael Diorka to the Master Plan Ad Hoc Committee; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

d. Discussion and consideration of PSATS resolutions

Mr. Gaines explained that of the resolutions being considered at PSATS during the annual conference being held April 23 to April 26, 2023, seven are for Bucks County. He asked if the Board took exception to any of them. Mr. Diorka, as the voting delegate, wanted to address 23-33 and 23-34 regarding water and sewer. PSATS are opposed to these resolutions, which state:

23-33 RESOLVED, That PSATS seek legislation to require for-profit privately operated water and sewer utility companies to comply with the same mandates as municipally owned systems not operating for profit regarding capital plans, environmental compliance, and similar such mandates.

BUCKS COUNTY OPPOSE

REASON FOR ACTION: The committee felt that this resolution was not addressing a township issue.

23-34 RESOLVED, That PSATS seek legislation to require that a municipality served by a municipal authority approve the sale of the authority's assets to a private entity.

BUCKS COUNTY OPPOSE

REASON FOR ACTION: The committee felt that this was not a township issue as municipal authorities are independent and determine their own processes.

Mr. Gaines will be voting as a delegate for Bucks County Association of Township Officials (BCATO). Mr. Diorka will make a statement regarding how they impact Warrington Township by opposing these two resolutions. Ms. Schemm noted that we know examples of private ownership in neighboring townships and want to state on the record that it would be bad for Warrington Township. Ms. Maurer commented that it is hard to compare Warrington Township to other townships because they are so small. Ms. Schemm thanked Mr. Diorka for representing the township as a delegate.

e. Consider the appointment of two Supervisors to the Police collective bargaining negotiation team.

Mr. Luber outlined some of the responsibilities and time commitment. He clarified that the Police Department is slightly over 50% of the township's operating budget and with an additional \$1million in benefits it is closer to 60%. Ms. Schemm indicated that counsel will be present. Mr. Diorka asked if the information shared in the meetings can be shared at a public meeting. Mr. Luber indicated that the information can be discussed in an Executive Session, if the Board so desires. He also indicated that in previous negotiations everything was amicable with the PBA and the township.

Mr. Macaulay made a Motion to appoint Mr. Fred Gaines and Ms. Vanessa Maurer to the Police collective bargaining negotiation team; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

11. SUPERVISOR COMMENTS:

Mr. Macaulay – 1) Intends to help the township continue to help with the quality of life for the citizens and businesses; 2) Is available to meet on most days, other than Wednesdays; 3) Special Equestrians will be hosting a fundraiser on Monday, April 24th and encouraged his fellow Supervisors and residents to support this worthwhile cause.

Mr. Diorka – 1) With regard to more effective and efficient meetings, would like to know where we stand. Recommends workshop meetings once/month and then voting meetings once/month; Action: Mr. Luber will take that into consideration when creating future agendas 2) Discussion about the Annual Report and including the Supervisors names on the Chair's message to reflect that the message is coming from all the Supervisors; Action: Ms. Fielding will send the Chair's message to the Supervisors; 3) Committee Congress update; Action: Mr. Luber will draft an agenda and prepare for the next Board of Supervisors meeting and Ms. Fielding will coordinate with those who plan to attend, as well as advertise the meeting.

Ms. Schemm – Open Space and Land Preservation committee will begin its lecture series on Environmental Advocacy 101 with Tim Hayes at 7:00pm prior to each Open Space committee meeting for the remainder of the year. This will be hybrid. You can find the link on the calendar on the website.

Ms. Maurer - 1) EAC Live Staking event was very successful and was a pleasure seeing different municipalities and agencies working together; 2) Traffic Calming Meeting – four Supervisors attended and heard complaints – wants the residents to know that we hear you; 3) Welcomed Mr. Macaulay.

Mr. Gaines - 1) Gaps in sidewalks around the township – would like Mr. Luber to look into it and work with PennDOT; Action: Mr. Luber will identify where the gaps are and work with PennDOT and Public Works; 2) Bike and Hike Committee will be hosting a Learn to Fish Day on April 29th from 9:00am to 11:00am. Adults require a license.

12. MANAGER'S REPORT:

a. PSATS Communication Award

Warrington Township was awarded third place in the Communications Contest for its submission entitled, "Warrington Community Day Save the Date Video"

b. Capital Projects

Mr. Luber provided updates on the: Access Driveway, Lindy Community Center, Route 202 to Bradford Dam Trail (expects a Groundbreaking ceremony soon).

c. Legacy Oaks

Public Works finished at Legacy Oaks. Action: Ms. Schemm will reach out.

d. Website

There is a temporary pop-up on the website to encourage residents to sign up for the E-Link newsletter.

e. DART bus

The DART bus will be coming to Warrington Township soon. He outlined two of the tentative routes being considered. He has asked them to reconsider including the center of Doylestown on the route – which had been cut due to time limits. He also indicated that SEPTA might honor DART users.

13. ENGINEER'S REPORT:

- a. Consider Award of Contract for Base Bid Work plus Alternate/Add-On No 1. Award to James D. Morrissey, Inc. for the 2023 Roadway Improvement Program in the amount of \$1,238,090.00**

Mr. Zarko answered questions regarding the base bid work plus alternate/add-on for this project. This project will take six to eight weeks to get the bond, insurance and pre-construction meeting and will be completed within 90 days. Action: Mr. Luber will work with staff to promote on social media, reverse 911 and the website the order of paving, once identified, as well as a Press Release to local media outlets.

Ms. Schemm made a Motion to Award of Contract for Base Bid Work plus Alternate/Add-On No 1. Award to James D. Morrissey, Inc. for the 2023 Roadway Improvement Program in the amount of \$1,238,090.00; Ms. Maurer seconded. Mr. Diorka voted to approve; Ms. Schemm voted to approve; Ms. Maurer voted to approve; Mr. Gaines voted to approve; Mr. Macaulay abstained due to not being informed enough to form an opinion on this item. The Motion passed 4-0 with 1 abstention.

14. CONSENT ITEMS:

Mr. Gaines asked if anyone would like to pull any items out. Ms. Maurer would like to pull out items a and b. She had changes for these Minutes. Mr. Luber and Ms. Kushto outlined that Minutes are a summary of the discussion and not a transcript. If asked to reflect something in the Minutes, then it should be included.

- a. Consider approval of Minutes from the March 28, 2023, Board of Supervisors meeting**
- b. Consider approval of Minutes from the April 4, 2023, Vacancy Board meeting**
- c. Consider approval of the Bill List for March 29, 2023 to April 11, 2023 in the amount of \$842,258.36**
- d. Consider release of 18-monthly maintenance security for the 2346 West Street Road Minor Subdivision in the amount of \$1,132.50**

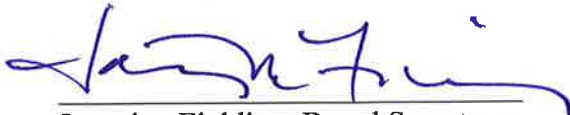
Ms. Maurer made a Motion to Table items a and b; Mr. Diorka seconded. All in favor, the Motion passed. Action: Ms. Maurer will provide amended Minutes for the May 9, 2023, Board of Supervisors meeting.

Ms. Maurer made a Motion to approve items c and d; Ms. Schemm seconded. All in favor, the Motion passed.

ADJOURNMENT

The meeting was adjourned at 8:45pm.

Respectfully Submitted


Jeannine Fielding, Board Secretary