



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR NOVEMBER 16, 2010

A special meeting of the Warrington Township Board of Supervisors was held on November 16, 2010, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976, followed by the pledge of allegiance. Present were:

ATTENDANCE:

John Paul, Chairperson; Gerald B. Anderson, Vice Chairperson; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Paul Plotnick, Member; Staff Present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, P.E., Township Engineer; Carolyn Hanel, Director of Administrative Services/Parks and Recreation; and Barbara Livrone, Executive Assistant to the Township Manager.

PUBLIC HEARING

1. Discuss and review the application of SHE-VISC, LLC to transfer PA Liquor License No. R-17946 LID No. 24409 from Creeden's Restaurant, Inc., T/A Emils Diner in Sellersville, Bucks County, PA to Stores 1 and 2 in the Warrington Square Shopping Center, Warrington Township, PA.

Mr. Casey introduced township exhibits 1) Application for transfer of liquor license originally filed by Mr. Brian Sheehan but the name of the owner will be SHE-VISC, LLC; 2) Copy of the legal advertisement from 11/9/10 for the public hearing; 3) List of neighbors provided by the applicant, which were notified by mail of the hearing; and 4) Location map where the establishment will be located.

Mr. Casey advised the Board that under the LCB regulations the township is required to approve a transfer within a County unless concerns arise through the hearing indicating that the transfer would adversely affect the health, safety, welfare or morals of the municipality or its residents.

Mr. Sheehan explained what he and his partner intend to do at the Warrington Square Shopping Center located at Route 152 and County Line Road. The applicant plans to open a family-style restaurant with a bar and transfer a liquor license from Sellersville to Warrington Township for the restaurant. Mr. Casey asked if the space would be leased. Mr. Casey said that a copy of his lease was submitted to the township but it was unsigned. Mr. Sheehan said he had talked to counsel who advised him that once the township approved this transfer, the lease could be signed. Mr. Casey said the township is concerned at this hearing; if, in fact, Mr. Sheehan has the legal authority without a signed lease. Mr. Sheehan said he did not. Mr. Casey requested that the property owner provide the township with a signed lease to show that SHE-VSC, LLC has the right to operate the restaurant in that center.

Mr. Anderson motioned, seconded by Mr. Lamond that the public hearing be continued to November 23, 2010. This motion passed unanimously.

2. Review and consider adoption of the Preliminary 2011 Operating and Capital Budget.

Mr. Tieperman presented the 2011 Preliminary Operating and Capital Budget. The operating budget is categorized around five (5) areas with a proposed total expenses of \$17,426,956. Specifically, 1) General Fund (\$8.3 million; 2) Water/Sewer Fund (\$5.7 million; 3) Parks and Recreation (\$1.2 million; 4) Debt Service (\$1.3 million; and 5) Special Revenue Funds (\$801,489). The majority of these funds are special purpose funds with designated revenue sources and pre-determined mill levies that will not be changing for next year.

Mr. Tieperman said the body of the presentation would focus primarily on those funds that have either been adversely impacted by current economic conditions or are subject to rising fixed costs and as such may require further service reductions, revenue enhancements, or a combination of both.

The 2011 Capital Budget consists of eight (8) major funding categories. The projected 2011 Capital spending plan is around \$5,804,429. The major cost drivers in the 2011 Budget are 1) Health Insurance increase of 7.9%; 2) Worker's Compensation of 8.0%; 3) Property/Casualty Insurance of 3% to 5%; and 4) Police Arbitration Settlement of 3.5% salary increase; and 5) Non-Union Wage Adjustments.

Mr. Tieperman suggested the Board review some cost containment initiatives such as 1) Hiring freeze; 2) Building consolidation; 3) Technology Improvements; i.e., a new finance software package; 4) Warrington Day (privatizing); 5) Swim Club (privatizing); and 6) Regionalization initiatives.

Mr. Anderson said the Board needs to review the proposed Salary and Wage Adjustments for all township employees. Mr. Tieperman was asked to prepare a spreadsheet that reflects where salary increases might be for 2011. Mr. Tieperman will change his cover letter with the 2011 Budget to reflect a range in percentages of salary increases rather than a set amount

The Board briefly discussed ways to reduce costs at the swim club facility. Mrs. Hanel was directed to do an analysis of where the township stands financially with the swim club and report back to the Board with some options at its November 23, 2010 meeting.

The Board discussed some specific revenues including the PennDOT acquisition of Township property for the Route 2020 corridor; and the outstanding Amusement Tax assessment that is the subject of litigation

Fred Achenbach, Manager of the Water and Sewer Department noted that the 2011 Water and Sewer Capital Budget is projecting an \$825,000 deficit, primarily due to reduced tapping fee revenues. This marks the second straight year that capital costs have exceeded available tapping fee revenues. However, many of these projects are not discretionary and are required to meet new environmental standards. The Water and Sewer Department is recommending the assessment of a flat-rate \$25 fee to begin generating necessary capital reserves to fund future projects.

Mr. Anderson requested the Solicitor review the lease agreement with the Equestrian Center operations.

Regarding Warrington Day, Mr. Anderson said he would not like to see a partnership with Valley Square on Warrington Day and transfer primary organizational responsibility to Valley Square personnel. Mr. Paul said he would like to work on a deficit reduction, get more people involved, and more advertisers so we can reduce the debt significantly if the township is going to run the Warrington Day program at all.

Mr. Lamond recommended that we talk to Warwick Township about the possibility of consolidating and having one fire marshal's office. This may be a cost savings to the township.

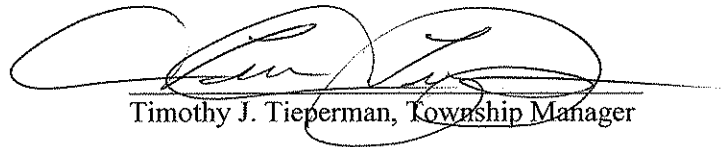
Mr. Tieperman asked if the Board wanted the 2011 Budget on the November 23, 2010 agenda. The Supervisors responded that until the 2009 audit was complete, they did not want to discuss the proposed budget at a public meeting. Mr. Casey said the budget would be posted on the website as of 11/17/10.

Mr. Plotnick motioned, seconded by Mr. Lamond that the Board authorized the township manager to advertise the 2011 Preliminary Operating and Capital Budget with the adjustments recommended by the Board. This motion passed unanimously.

ADJOURNMENT

Mr. Anderson motioned, seconded by Mr. Plotnick, to adjourn the meeting at 9:45 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager