



**WARRINGTON BOARD OF SUPERVISORS
MINUTES FOR SEPTEMBER 8, 2015**

ATTENDANCE

Gerald B. Anderson, Chairperson; John R. Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Shirley A. Yannich, Member; Matthew H. Hallowell, Member. Staff present was James J. Miller, Interim Township Manager; William H.R. Casey, Esq., Township Solicitor, Thomas A. Gockowski, Township Engineer, Barry F. Luber, Chief Financial Officer and Barbara Livrone, Executive Assistant to the Township Manager.

PLEDGE OF ALLEGIANCE

Chairperson Anderson opened the meeting and asked for a moment of silence, followed by a pledge to the flag.

EXECUTIVE SESSION REPORT: Mr. Anderson stated there was no executive session.

APPROVAL OF BILL LIST:

1. **August 25, 2015 – September 8, 2015: \$ 670,903.73**

Mrs. Achenbach questioned an invoice for the DPW bldg. and was told that it was covered under retainage. Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from August 25, 2015 through September 8, 2015 totaling \$ 670,903.73. By roll call vote, the motion passed unanimously 5-0.

APPROVAL OF MINUTES:

2. **July 28, 2015**

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the July 28, 2015 Meeting Minutes. Mrs. Achenbach abstained. The motion passed unanimously 4-0.

MINUTES FOR POSTING:

3. **August 25, 2015**

Mr. Paul motioned, seconded by Ms. Yannich, to approve the posting of the August 25, 2015 Meeting Minutes. The motion passed unanimously 5-0.

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.*)

The following individuals spoke under public comment:

- Carol Pastore (2434 Park Road) mentioned the signs have not been installed for Park Road. Mr. Anderson stated the signage is being made. The residents will be notified along with the school district to coordinate bus routes.
- Eric Gejer (224 Cadwallader Drive) has lived in Warrington Ridge for eight years and the streets are still not paved. Requested a time line paving schedule from the David Cutler group. In addition, the street lights on Cadwallader Drive and throughout the development are out.

Mr. Gockowski said Phase I paving was completed three weeks ago. The David Cutler group is waiting to finalize a contract with Blooming Glen to start Phase II.

- John McGratton (201 Cadwallader Drive) echoed the same frustration as Mr. Gejer about paving the roads and street lights that are out in their development. Mr. McGratton said it is a safety issue.
- Mike Moore (306 Joelle Court) mentioned when his wife called the township to complain about the streets not being paved, she was told that the development had not been dedicated to the township.
- Steven Smith (541 Cornell Drive) commented that the landscaping in the development had not been completed.
- Valerie Ries (1275 Lisa Drive) thanked Warrington Township Police Department for addressing the parking and drug issues at the Willow Knoll development. Ms. Ries said police presence has been beneficial and is welcomed.

Mr. Anderson stated he is tracking the situation on a daily basis. The township is enforcing the property management section of the Ordinance.

Ms. Ries asked if parking spaces could be assigned to the residents.

Mr. Anderson stated the township solicitor is researching the Deeds of Easements within the development.

Mr. Anderson said Willow Knoll needs to establish a homeowners association.

- Mark Chalik (1283 Lisa Drive) also requested individual parking spaces.
- Robert Clark (1277 Lisa Drive) expressed the need for individual parking spaces. He stated a cleaning company uses fourteen spaces for their business. Mr. Clark also noted the overgrowth of weeds.
- Michele Cofield (1281 Lisa Drive) suggested the installation of speed bumps. Ms. Cofield also noted the park is very dirty and the swings are not safe. She submitted pictures to the board.

Mr. Anderson directed the Park and Recreation Board to review the pictures.

- Agnello Dcosta (202 Cadwallader Drive) requested an update to the rezoning of the quarry.

Mr. Anderson stated that no action has taken place to expand the quarry.

- Angela Marshall (2201 Lisa Drive) complained about the overflow of trash with the development (i.e., mattresses, couches, etc.). Questioned if owners can be held accountable for their renters.

Mr. Anderson said the township is enforcing the property management codes and a listing of the building codes are on the township's website. Mr. Anderson also requested Ms. Marshall to call the township if she finds trash piling up within the development.

PUBLIC HEARING: None.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):**4. Twin Oaks Day Camp Recommendations (PRB & Staff Recommendations).**

The Twin Oaks Day Camp Recommendation was tabled at the last meeting due to the findings from the survey.

Mr. Paul stated in recent years enrollment has declined considerably and costs to maintain the camp are increasing. Out of 41 families surveyed, 29 did not respond. Only 6 said they would return.

Mr. Paul motioned to discontinue the use of Twin Oaks Day Camp and send a notification to the families of the campers. Mr. Anderson requested an article to be placed in the next edition of the Link noting the history of the camp and the decision to close it. All members of the Board concurred.

5. Consider rental of IPW Building (Soccer Club will be in compliance with Act 153).

Due to the closing of Twin Oaks Day Camp, the township considered entering into a lease with the Warrington Soccer Club for twenty four months for the IPW building. Mr. Paul motioned, seconded by Mr. Hallowell to enter into a lease with Warrington Soccer Club. The motioned passed unanimously 5-0.

6. Consider reduction in Valley Gate retainage.

William E. Benner, attorney for the developer was present to request a partial reduction in the retainage for the project. Mr. Gockowski stated 97% of the escrowed construction work is completed and the reduced retainage will be over 15% of the amount of remaining work. Mr. Paul motioned, seconded by Mr. Hallowell, to reduce the retainage by \$150,000 for the Valley Gate development. The motion passed unanimously 5-0.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**7. Consider Plan Amendment for Bhakta Stipulation.**

Mr. Anderson stated a question arose regarding an easement relating to the Bhakta project. He directed Mr. Casey to meet with Mr. and Mrs. Marks and with Harris and Harris to address the easement issue. Mr. Anderson motioned, seconded by Mr. Paul to table the plan amendment for the Bhakta stipulation. The motion passed unanimously 5-0.

8. Consider Developers Agreement and Stormwater Operations and Maintenance Agreement for Warrington Springs Phase III.

Mr. Paul stated that trees have been damaged and requested the developer to place the property back in his original condition. Mr. Anderson tabled the developer's agreement and operations and maintenance agreement for Warrington Springs Phase III until these issues are resolved. The motion passed unanimously 5-0.

9. Consider award of PECO Walking Trail Bid.

The PECO Walking Trail will be located at County Line Road to Street Road. Mr. Anderson noted Warrington Township has been working on a trail system for twenty five years and complimented the Park and Recreation Board for their efforts and achievements. Mr. Paul motioned, seconded by Mrs. Achenbach to award the PECO Walking Trail bid to S&H Landscaping of Chalfont, Pennsylvania with a total bid amount of \$279,151.12. The motion passed unanimously 5-0.

10. Consider approval of Field Hockey Agreement.

Warrington Warwick Athletic Association desires to enter into a formal agreement with Warrington Township regarding the maintenance and upkeep of certain Township field hockey fields. Mrs. Yannich questioned trash pick-up and Mr. Paul said the township's public works department will be responsible. Mr. Paul motioned, seconded by Mrs. Achenbach to enter into a Field Hockey agreement with the Warrington Warwick Athletic Association Corporation. The motion passed unanimously 5-0.

11. Consider authorization of new health care plan for new hires.

Mr. Anderson stated the new health care plan for new hires will not affect the police department. They are covered under Act 600. Mr. Luber reported that beginning in 2018, the Affordable Care Act (ACA) will require a certain size employer to pay a "Cadillac Tax". Two plans were discussed and the recommendation was to choose a plan that would reduce both the township's cost per employee for health care costs and reduce the liability to the IRS under the "Cadillac Tax" provision. Mr. Paul motioned, seconded by Mrs. Achenbach to approve Mr. Luber's recommendation for all non-uniformed new hires effective January 1, 2016. The motion passed unanimously 5-0.

12. Consider authorization to advertise for bids for the Palomino Farms Streambank Stabilization Project.

Mr. Gockowski reported that he has been working on design plans to repair the storm drains and channel along an unnamed tributary to the Little Neshaminy Creek. All of the easements have been obtained, the design is complete and final permits will be obtained. This project has been budgeted. Mr. Paul motioned, seconded by Mrs. Achenbach to authorize advertisement for bids for the Palomino Farms Streambank Stabilization Project. The motioned passed unanimously 5-0.

13. Consider Funding Policies for Police and Non-Uniform Pension Plans.

The Pension policies, as recommended by the township's pension plan investment advisor (Pierce Park) formalizes what has been the Township's practice and gives "interested parties" the knowledge that the Township will continue to meet its obligations to the Pension Plans. Mr. Paul motioned, seconded by Mrs. Achenbach to execute the Funding Policies for Police and Non-Uniform Pension Plans. The motion passed unanimously 5-0.

14. Consider amendment to Ordinance No. 2003-O-10 to the Pickertown/Argyle Roads and Greenwood Terrace Sanitary Sewer District.

Three additional Bristol Road properties (3620, 3632 and 3642) have been requested by the Water and Sewer Department to be added to the Pickertown/Argyle Roads and Greenwood Terrace Sanitary Sewer District. Mr. Paul motioned, seconded by Mr. Hallowell to amend Ordinance No. 2003-O-10 to the Pickertown/Argyle Roads and Greenwood Terrace Sanitary Sewer District by adding three additional Bristol Road properties. The motion passed unanimously.

15. Consider Craftsource Change Order 002 to install snow guards at the DPW Building.

Mr. Paul explained an alternate bid item was included to provide snow guards along the edge of the roof at the DPW building and above each of the heater exhaust stacks. Roof areas above the overhead equipment doors are not proposed to be protected at this time and are not required to be protected by Code. These areas can be protected in the future. Therefore, the cost under this change order was reduced and a credit will be issued to the township. Mr. Paul motioned, seconded by Mr. Hallowell to approve Craftsource Change Order 002 to install snow guards at the DPW Building for a credit of \$4,428.00. The motion passed unanimously 5-0.

16. Consider Non-Uniform Employee Pension Plan – Replacement of Employee Representative.

Mr. Anderson noted that Vivian Bell has been on the pension committee for twenty three years. She has resigned from the committee and Amy Organek volunteered to be appointed to the committee. Mrs. Achenbach motioned, seconded by Ms. Yannich to appoint Amy Organek to the Non-Uniform Employee Pension Advisory Committee. The motion was unanimously approved 5-0.

17. Consider authorization to advertise conditional use hearing for St. John Neumann Cemetery.

St. John Neumann Cemetery submitted an application for a conditional use to erect a mausoleum. Mr. Paul motioned, seconded by Mr. Hollowell to authorize the advertisement of a conditional use hearing for St. John Neumann Cemetery to be held on September 22nd. The motion was unanimously approved 5-0.

18. Consider authorization to advertise conditional use hearing for Earthborne Verizon Cell Tower (Titus Avenue).

Cellco Partnership, d/b/a/ Verizon Wireless submitted an application for a conditional use to erect a communications tower at 160 Titus Avenue. Mr. Paul motioned, seconded by Mrs. Achenbach to authorize the advertisement of a conditional use hearing for Cellco Partnership to be held on September 22nd. The motion was unanimously approved 5-0.

19. **MANAGER'S REPORT:** None.

20. **CHAIRMAN'S REPORT:**

a. Update on initiatives for Willow Knoll

Discussion on initiatives for the Willow Knoll development was held during public comment.

b. Schedule date for third Warrington Run Public Hearing.

The third Warrington Run (Geerlings a/k/a Sunlit Farms) public hearing has been scheduled for Wednesday, October 21, 2015. The hearing will take place at Central Bucks High School South starting at 7:30 p.m. and ending 10:30 p.m. The meeting will be posted on the website, Facebook and Twitter pages and advertised in the Intelligencer.

c. Penrose Office Building

William E. Benner, Esquire was present to notify the Board that the building rendering presented at the August 24th meeting was the preferred design. Mr. Benner stated the date plaque and property marker, through no fault of the developer or township was destroyed. It was mutually agreed upon to erect an informative sign noting the picture of the house and history of the Penrose dwelling. The Historical Society has two months to submit a picture and language for the sign. A Use and Occupancy permit will not be issued until the sign has been approved by the Board. Mr. Anderson motioned, seconded by Mr. Paul approving the architectural style of the building and lifted the building permit. The motion was unanimously approved 5-0.

21. **ENGINEER'S REPORT:**

a. Easton Road Adaptive Signals Update

Mr. Gockowski reported the traffic on 611 has improved. Mr. Gockowski has been communicating with PennDOT regarding the backup on County Line Road. He noted the traffic is being monitored on a daily basis.

Dr. Connie Ace (1067 Folly Road) reported traffic was backing up making a left hand turn from 611 to Street Road. Mr. Gockowski said a final adjustment to Street Road had been made.

Fred Gaines (200 Beech Blvd) stated the traffic flow on Bristol Road eastbound is still a problem.

b. M&M Storage Update (Malcolm's)

Mr. Gockowski reported the attorney for M&M Storage is reviewing bids for the site development work.

22. SOLICITOR'S REPORT: Mr. Casey reported that as a result of the venue change for the September 22nd Board of Supervisors meeting, residents will receive notification letters and both conditional use hearings will be re-advertised.

a. Consider Retirement of Transferable Development Rights utilized for Warrington Springs.

Mr. Casey reported the retirement of the TDR's for Warrington Springs does not require Board action. Certificates LP-1 through LP-8 which represent the purchasing property, tax parcel number 50-020-006 and Certificates LP-9 through LP-12, representing the purchasing property, tax parcels 50-020-110 and 50-020-111 have been retired for KTMT Warrington Springs. Certificates LP-1 through LP-8 was acquired from the Spering tract. Certificates LP-9 through LP-12 was acquired from Warrington Township. Four TDR's remain and are owned by KTMT Warrington Springs, L.P.

23. ESCROW AND MAINTENANCE BOND RELEASES:

a. Valley Gate Escrow Release # 20: \$150,000.

Mr. Anderson motioned, seconded by Mr. Paul to approve Release #20 in the amount of \$150,000 for the Valley Gate site development. The motion passed unanimously 5-0.

24. EXTENSION REQUESTS: None

DEDICATION REQUESTS: None

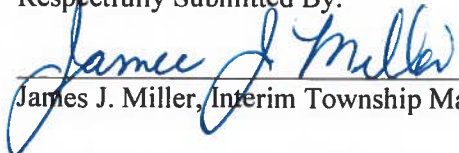
SUPERVISOR COMMENTS:

- Mr. Anderson stated the next supervisors meeting of September 22 will be held at the new Department of Public Works Building, 3361 Pickertown Road. A ribbon cutting ceremony dedicating the building will be 6:00 pm followed by a barbeque. The regular supervisors meeting will begin at 7:30 PM and will be advertised in the newspaper and all social media.
- Mr. Paul reported the Phillie Phanatic will once again make a guest appearance at Warrington Community Day scheduled for Saturday, October 3rd.

ADJOURNMENT

There being no further business Mr. Paul motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 9:00 p.m. The motion passed unanimously 5-0.

Respectfully Submitted By:


James J. Miller, Interim Township Manager