

## WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

### MINUTES FOR MAY 6, 2008 WORK SESSION MEETING

The work session meeting of the Warrington Township Board of Supervisors was held on May 6, 2008, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

#### 1. ATTENDANCE:

Paul Plotnick, Chairman; Carol M. Butterworth, Vice Chairman; Glenn McKay, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Timothy J. Tieperman, Township Manager; Thomas F. Zarko, Township Engineer; Michael Mrozinski, Director of Planning and Economic Development; Carolyn Hanel, Director of Administrative Services/Parks and Recreation; Paul Gdanski, Director of Public Works; Richard Lesniak, Director of Fire, Inspection and Emergency Services; Vivian Bell, Finance Director; and Dan Hinkle, Fire Chief.

#### 2. PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

#### DISCUSSION ITEMS:

3. Review design plans for the West End Fire Station and preliminary sketch plan options police/administration building. Mr. Joseph Phillips, Architect with George J. Donovan AIA & Associates, Architects reviewed the conceptual layout and updated the Board on the design plans for the West End Fire Station.

Mr. Phillips said the intent at this time is that the shell of the second floor will be the base bid and there will be an alternate bid to get a price to finish it as shown on these plans. He said the first floor is 6,475 sq. ft. and the second floor is 1,800 sq. ft. He reviewed the potential schedule for completing the construction documents within the months of May, June, and July with bidding in August. Construction would start in September/October that would carry us through June 2009.

Fire Chief Hinkle thanked the Board for their support of this project. He said from the beginning of this project we've been looking at ways to entice some new members to join the Fire Department.

Mr. Phillips reviewed the preliminary sketch plan's three options and distributed copies of a multi-colored program of space requirements for the police/administration office portions of that program. He said last year we presented to the Board our special needs assessment facility audit. Part of that special needs assessment was the development of this program of space requirements of the needs for all township departments.

4. Review status of 2008 bond program. Mr. Tieperman summarized the status of the 2008 bond program. He said at its April 21, 2008 regular meeting, the Permanent Finance Committee reviewed updated cost information for several projects included in the 2008 capital program for bond consideration. He said his office is trying to make a concerted effort to try to get the capital program component of next year's budget done before we get too far ahead in the operating budget. He said he is meeting with some of the Staff who are working on coming up with a 5-year program that we can take a look at in June. He said part of this was to run parallel with what the Staff felt would be an adequate bond program for consideration.

Mr. Tieperman included in the Board packets a copy of tentative project estimates for all of the facilities, storm water management, and park-related projects plus a copy of our spreadsheet of our projects to date.

Mr. Tieperman said one of the items that the Finance Committee suggested was that we look at using value engineering in some components of this project. Mrs. Hanel explained what value engineering is all about from her past experience. Mr. Zarko said he is familiar with the concept of value engineering and explained that his firm has done this on some municipal projects. He said sometimes when you have another set of ideas you can come up with better suggestions on ways to do things and reduce costs.

Mr. McKay commented that in the recent magazine received on "Governing" there are two articles regarding municipal bonding and the strict criteria that municipal bonding is put under compared to corporate bonding.

5. **Review sketch plans for the King Park expansion project.** Mr. Zarko reviewed the bid plans that were prepared for the King Park expansion project. He gave the Board an update on the project. He said basically this is one of the township's 2007 Bond Issue Projects and said we discussed the scope of this project late last year with the Board. He said the project scope includes the construction of a 30' x 44' wood pavilion with restrooms, construction of water and sanitary sewer service extensions to the pavilion and restrooms.

Mr. Zarko said bids were received last Friday and ten proposals were submitted for the project. He said the low bid proposal was submitted by S & H Landscaping, a Warrington-owned business. He said we are currently reviewing the bid package and will be providing a recommendation to the Board at their May 27 meeting. He said the budgeted construction costs for the project was \$1,130,000. We purchased the cost of the pavilion under State Contract was \$81,400. He said the budget for this bid project was \$1,048,000. He said the low bid that we received for this project was \$760,133.85. If the Board accepts the bids, this project should go out for construction in late spring or early summer.

Mrs. Hanel reviewed the modifications made on the King Park expansion project in response to meeting the needs of the Warrington Ridge residents.

6. **Review lease for 2210 Shetland Drive.** Mrs. Hanel reviewed the lease for the rental of the larger building (Building A) at 2210 Shetland Drive by Universal Sleep Services, Inc. University Sleep Services has been sub-leasing the building from Doylestown Hospital, the previous lessee. She said the lease is on a month-to-month basis for \$3,944 per month. Staff recommends signing the lease as prepared by the Solicitor.

7. **Review monthly Township Engineer's update.** Mr. Zarko summarized some of the ongoing engineering related activities/projects within the Township as follows: 1) Garges Minor Subdivision; 2) Central Bucks South High School Project, the Pickertown Road Sidewalk Installation; 3) 2008 Paving Program Project; 4) Street Road Cellular Tower; 5) Woodlawn Avenue Sewer Extension Project; and 6) 321 Crimson Court Property in Redstone Woods Development.

Mr. Zarko said the property owners in the Redstone Woods Development had questioned the validity of a wetland delineation in their rear yard. He said there was a deed restriction established to protect the wetlands and they didn't feel that the area was any sort of environmentally sensitive-type area. The township suggested that they have the area re-evaluated by wetlands specialists, which they did. We received a copy of this report and the specialist has indicated that he does not believe that that area is wetlands. We had asked the property owners to prepare a revised plan for the property to address this change and also township staff assisted with the preparation of a document, which would extinguish the easement and deed restriction on the property, which they have signed. They have requested that the

Board consider taking action this evening. Staff would recommend that the Board faithfully consider the document for these property owners.

Board agreed to put the Redstone Woods Development item on the May 27 agenda.

**8. OTHER BUSINESS**

a) **Emergency Ambulance Services.** Mrs. Butterworth talked about an article that she read in the newspaper about emergency ambulance services. She said she was concerned that Warrington Ambulance provides coverage to Warwick Township and they don't have their own emergency services and our taxpayers are paying for this service that we provide to them. She is concerned that Warwick isn't contributing anything to the emergency services that our township provides.

Mr. Lesniak said there is an ambulance board meeting next week and he can ask this group how many times they have responded to that municipality. Mrs. Butterworth asked Mr. Lesniak to find out how long our township has been responding to Warwick Township.

b) **Mercantile Tax.** Mr. Tieperman informed the Board that he attended the first Southeastern District meeting of the Pennsylvania League of Cities. He said the Mercantile Tax resolution was passed and put onto their resolutions committee. He said he promised that there would be a township representative at that conference being held at the end of June in Gettysburg.

**9 ADJOURNMENT**

It was moved by Mrs. Butterworth, seconded by Mr. Lamond, the Board of Supervisors voted to adjourn the meeting at 9:15 p.m. This motion passed by a vote of 4-0.

  
Timothy J. Tieperman  
Township Manager

6/26/2008  
Date