



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR MARCH 8, 2011**

The regular meeting of the Warrington Township Board of Supervisors was held on March 8, 2011, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976, followed by the pledge of allegiance. The members present were as follows:

**ATTENDANCE:**

John Paul, Chairperson; Gerald Anderson, Vice Chairperson; Michael W. Lamond, Jr., Assistant Secretary; and Paul Plotnick, Member. Marianne Achenbach was excused. Staff Present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, P.E., Township Engineer; Vivian S. Bell, Township Treasurer; and Barbara Livrone, Executive Assistant to the Township Manager.

**EXECUTIVE SESSION REPORT**

Mr. Casey reported that he had a handout, which he would be distributing to the Board after the meeting.

**APPROVAL OF BILL LIST:**

1. **February 22, 2011 to March 8, 2011 - \$413,627.61**

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the bill list from 2/22/11 to 3/8/11 totaling \$413,627.61, which reflected removing the Markham bill totaling \$50,000. This motion passed by a roll call vote of 4-0.

**APPROVAL OF MINUTES:**

2. **February 8, 2011**

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the February 8, 2011 Meeting Minutes. The motion passed by a vote of 4-0.

**MINUTES FOR POSTING:**

3. **February 22, 2011**

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the posting of the February 22, 2011 Meeting Minutes. The motion passed by a vote of 4-0.

**PUBLIC COMMENT**

Mr. Mike Resch (1124 Arabian Road) appealed to the Board for relief for a 900 s.f. patio addition, which now requires a variance. He stated he was given inaccurate direction by the prior zoning officer regarding the use of rain barrels to satisfy impervious coverage requirements. Mr. Paul agreed to investigate the matter and get back to him with the next three days.

**4. MANAGER'S REPORT:**

Mr. Tieperman highlighted the following bulleted item in his report:

1. **Consent Item:** Concurrence on Bucks County Consortium Sign Materials and Post Bid.

Mr. Anderson motioned, seconded by Mr. Plotnick to award the sign materials bid according to the 2011-2012 Bucks County Consortium Bid results to Garden State Highway Products, Inc. The motion passed unanimously.

Mr. Anderson motioned, seconded by Mr. Plotnick, to award the post bid according to the 2011-2012 Bucks County Consortium Bid results to US Municipal Supply, Inc. The motion passed unanimously.

2. **Consent Item:** Authorize appraisal to evaluate current open space fee assessments.

Mr. Anderson motioned, seconded by Mr. Lamond to authorize appraisal to evaluate current open space fee assessments. The motion passed unanimously.

3. **Consent Item:** Approve 2010 audit engagement letter with Maillie, Falconiero & Company.

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the 2010 audit engagement letter with Maillie, Falconiero & Company for a fee not to exceed \$29,000. It was further conditioned that any amount above this fixed-fee number for a scope change shall be approved first by the Board before any change order is executed.

4. **Consent Item:** Willow Grove Land Reuse Authority

The Board appointed Tim Tieperman, Township Manager, to be the Township's representative at the Willow Grove Land Reuse Authority's meetings.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):****5. Review preliminary recommendations and amended budget from the Swim Club Steering Committee.**

Mr. Jim Tate and Mr. Joseph Cooper, speaking on behalf of the Swim Club Steering Committee, presented the Committee's findings and recommendations for the Board's consideration. Of primary concern to the Committee were membership pricing, hours of operation, recreational programming and food concession issues. It was noted that the newsletter publication had been delayed, pending the Board's adoption of these recommendations. It was agreed that some semblance of the Committee should remain in place to address long-term capital needs.

The recommendation regarding food concessions was tabled to allow the Committee to gather more information. Ms. Gail Drages (812 Putter Court) expressed her concern with having volunteers running the concession stand and that she has the necessary experience to continue a successful operation. Mr. Paul suggested she make her presentation before the Park Board and share her concerns.

Mr. Patrick Smith, a member of the Steering Committee, felt it was imperative that the proposed fee structure be approved and included in the newsletter and that the concession issue can be resolved at a future date.

Mr. Anderson motioned, seconded by Mr. Lamond, to accept Recommendations 1, 2, 3 and 5 as outlined in the township manager's March 3, 2011 executive memorandum (See Attachment A) with the caveat that the Board ask the Committee to serve an additional six (6) months to revisit longer-term issues. The motion passed unanimously.

**6. Review and consider Farabee final minor subdivision plan located on Brinkworth Avenue, Tax Parcel Number #50-036-110.**

Stephen B. Harris, Esq., appeared on behalf of the applicant, Farabee Construction Company, Inc. He indicated that the applicant is proposing to subdivide Tax Parcel No. 50-036-110, which is approximately 55,370 square feet in size located at the intersection of Brinkworth Avenue and Maple Avenue (paper street) within the R-2 Medium Density Residential Zoning District.

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the Resolution for the Farabee final minor subdivision plan located on Brinkworth Avenue, Tax Parcel Number #50-036-110. The motion passed unanimously.

**7. Consider authorization to advertise Stormwater Ordinance per Act 167.**

Mr. Anderson motioned, seconded by Mr. Lamond, to authorize the advertisement of Stormwater Ordinance per Act 167. Mr. Tieperman will forward a copy of the proposed Ordinance to the Bucks County Planning Commission for a courtesy review. The motion passed unanimously.

**8. Review appointments to fill vacancies of various boards and commissions.**

Mr. Paul reported that there is still one more interview to be scheduled to fill one of the boards and commissions vacancies. Copies of the non-compensatory appointments were distributed for the Board's information.

## **SUPERVISORS' COMMENTS**

### **Willow Grove Land Reuse Authority.**

The Supervisors shared their opinions on the redevelopment alternatives for the Willow Grove Naval Base. Mr. Plotnick shared his concerns over the impact that increased retail operations and housing developments would have on an already congested Route 611. There were several comments on the future status of the runway. Both Mr. Lamond and Mr. Anderson stated their desire to see the runway stay. Mr. Lamond stated the runway has excellent economic development possibilities. Mr. Anderson indicated that it is one of the longest runways in the country and that the government has spent much money upgrading it over the years. Mr. Paul stated he, likewise, would prefer not see high density housing or an extremely large mall-like complex site there. He would prefer some type of mixed use.

Mr. Tieperman said he would keep the Board advised of upcoming meetings in case they would want to attend.

### **Folly Road Schoolhouse**

Mr. Anderson asked if anyone had received an email from the original owners of the Folly Road Schoolhouse. The original owners have expressed an interest to repurchase the property from the Township and then refurbish it into a museum. Mr. Paul shared the email with all the Supervisors. Mr. Anderson suggested that this topic be placed on the next agenda and that the family be invited to attend and share their proposal with the Board.

**ADJOURNMENT**

Mr. Lamond motioned, seconded by Mr. Anderson, to adjourn the meeting at 8:40 p.m. The motion passed unanimously.

Edited and Reviewed By:

  
Timothy J. Tieperman, Township Manager

# Warrington



# Township

852 EASTON ROAD, WARRINGTON, PA 18976  
215-343-9350 ■ FAX 215-343-5944  
[www.warringtontownship.org](http://www.warringtontownship.org)

BOARD OF SUPERVISORS  
JOHN R. PAUL, Chairperson  
GERALD B. ANDERSON, Vice Chairperson  
MARIANNE ACHENBACH, Secretary  
MICHAEL W. LAMOND, JR. Asst. Secretary  
PAUL H. PLOTNICK, Member

TOWNSHIP MANAGER  
TIMOTHY J. TIEPERMAN

March 3, 2011

MEMO TO: BOARD OF SUPERVISORS  
FROM: TIMOTHY J. TIEPERMAN  
RE: SWIM CLUB STEERING COMMITTEE:  
PRELIMINARY RECOMMENDATIONS

## *Background*

Several residents responded favorably to the Board of Supervisors' open invitation to convene, deliberate, debate and recommend a set of policies and strategies designed to ensure the long-term viability of the Mary Barnes Tennis and Swim Club. There were no limitations placed on the Committee's size, nor were there any ground rules regulating the group discussion. My primary role was to serve as a facilitator and offer facts and information to help the members develop sound recommendations to improve the Club's operation.

Of primary concern among the participants was to address the stubborn operating deficit that has afflicted the Club's operations over the past few years. The volunteers devoted considerable time discussing the causes of these deficits as well as crafting a revenue-neutral budget which – at a minimum – will stop the fiscal bleeding. They agreed that some semblance of the Committee needs to stay organized in some permanent fashion to address the long-term capital needs of the facility. The immediate goals were to address membership pricing, hours of operation, labor needs and food services, as this was delaying the publication of the newsletter and the marketing of the summer programs. Their recommendations are outlined below:

## *Recommendations*

Recommendation #1: Simplify Fee Structure: There was unanimous agreement that the current fee structure was unnecessarily complex and that the proposed fee increases in 2010 would render the Club non-competitive with other area pools. The Committee is recommending the following:

- Eliminate non-resident fee and half-season memberships in favor of one \$375 family membership.
- Eliminate adult and child categories in favor of one \$220 individual membership.
- Continue special pricing for seniors at the recommended rate of \$75 for those born on or before 9/5/1949.
- Eliminate daily fee tiered rates in favor of one standard \$10 fee for all day passes.
- Continue special rates for the Warrington Swim Team.

Recommendation #2: Expand Swim Lessons: There was unanimous agreement that swim lessons were priced competitively lower than other programs and that the program offerings should be expanded. The Committee is recommending the following:

- Increase swimming lessons to \$65.
- Expand programs to other age groups and offer alternative scheduling to maximize participation.

If marketed correctly, this revenue line item should experience some growth. It was also suggested that a senior water aerobics program be explored.

Recommendation #3: Change Hours of Operation and Adjust Staffing Levels: The participants observed that there are peak volume days at the Club and that personnel levels need to be more regularly adjusted to reflect these activity fluctuations. They agreed the pool management needs flexibility to reassign or reduce staffing levels when warranted and to close the facility early in August if attendance levels drop, which has been the pattern in recent years. The Committee is recommending the following:

- Recommended Operating Hours:

Day	Hours
Monday	12:00 – 8:00
Tuesday	12:00 – 8:00
Wednesday	12:00 – 9:30
Thursday	12:00 – 8:00
Friday	12:00 – 8:00
Saturday	12:00 – 8:00
Sunday	12:00 – 8:00

- Adopt the School District calendar for opening and closing. This would ensure the facility will be open to accommodate peak volumes and will allow the streamlining of personnel costs.

Recommendation #4: Simplify Concessions: The concession operations generated much discussion among the volunteers. There was general consensus that at a minimum, the concession stand should not lose money and that if the culinary options were simplified and staffed in part by swim team volunteers, the facility should be able to generate a modest revenue stream. Some of the alternatives discussed were to lease the concession stand operations to the Swim Team, who would then operate the facility and enter into a revenue sharing agreement with the Township. Another alternative was to hire culinary students to run and operate the facility.

Recommendation #5: Permanent Committee: The volunteers agreed that some permanent oversight committee should be established by the Board of Supervisors to address the long-term capital needs of the Swim Club plant and to initiate a capital campaign to fund these improvements. All agreed that restoring the Club to its full potential will involve a 3-5 year process.

### ***Proposed Budget***

Enclosed is a proposed budget prepared by Joe Cooper on behalf of all the participants which incorporates the above recommendations to some degree. The proposed budget is revenue neutral. Members will be in attendance at the Board's March 8, 2010 meeting to review their findings and answer questions. The newsletter publication has been delayed, pending the Board's adoption of these recommendations.

Enclosure(s)