



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR MAY 9, 2012

A special meeting of the Warrington Township Board of Supervisors was held on Wednesday, May 9, 2012, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Gerald Anderson, Chairperson; John Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Matthew W. Hallowell, Sr. and Shirley A. Yannich, members. Staff present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, Township Engineer; Barry Lubert, Chief Financial Officer; and Barbara Livrone, Executive Assistant to the Township Manager.

MOMENT OF SILENCE

Mr. Anderson asked for a moment of silence.

PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

APPROVAL OF BILL LIST:

1. April 10, 2012 to April 24, 2012: \$454,029.77

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from 4/10/12 to 4/24/12 totaling \$454,029.77. This motion passed by a roll call vote of 5-0.

2. April 24, 2012 to May 9, 2012: \$556,769.85

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from 4/24/12 to 5/09/12 totaling \$556,769.85. This motion passed by a roll call vote of 5-0.

APPROVAL OF MINUTES:

2. March 27, 2012

Mr. Paul motioned, seconded by Mrs. Yannich, to approve the March 27, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

MINUTES FOR POSTING:

3. April 10, 2012

Mr. Paul motioned, seconded by Mrs. Yannich, to approve the posting of the April 10, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

PUBLIC COMMENT

The following individuals offered public comment:

Mr. Lou Scotti (4209 Meridian Boulevard) regarding status of Wells Fargo escrow funds for the completion of public improvements at Meridian Condominiums.

Mr. William Snodgrass (4214 Meridian Boulevard) regarding the repairing of open water and sewer lines in his neighborhood.

Mr. Paul motioned, seconded by Mrs. Achenbach to close the regular meeting at 7:50 PM for a public hearing. The motion passed unanimously.

PUBLIC HEARING:**5. Approve bond ordinance for the refinancing of old debt and the issuance of new money for road improvements.**

Bond counsel Megan Santana of Fox Rothschild LLP, and Warren White from First American Municipals, Inc. explained further the process for the impending refinancing of the 2008 bond issue (Series A) and new money issue for road improvements (Series B).

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the bond ordinance for the refinancing of old debt and the issuance of new money for road improvements in the amount of \$9,305,000 for General Obligation Bonds Series of 2012. The motion passed by a vote of 5-0.

Mr. Paul motioned, seconded by Mrs. Achenbach to close the public hearing at 8:20 PM.

The regular meeting reconvened at 8:25 PM.

OLD BUSINESS:**6. Presentation from Transco Gas Pipeline for Valley Gate Development.**

Mr. Richard Ricketts, Division Engineer with Williams Gas Pipeline-Transco joined his associates in making a presentation on the company's gas pipeline infrastructure and the safety regulations that must be followed by all developers. He focused in particular on the proposed Valley Gate (Penrose) Development detailing Transco's requirements that must be strictly adhered to when designing and/or performing construction activities within the vicinity of WGP - Transco's right-of-way.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**7. Consider adoption of revised Resolution granting preliminary plan approval for new CVS store located at County Line and Lower State Roads.**

John A. VanLuvanee, Esq., Attorney for Applicant reviewed the proposed CVS (County Line and Lower State Roads) preliminary land development plan.

Some Board members expressed they would have liked more time to review the preliminary plan such as the building's aesthetics, façade, lighting and sidewalk issues to name a few. Mr. VanLuvanee agreed to request preliminary plan approval only.

Mrs. Yannich motioned, seconded by Mr. Paul, to adopt the revised Resolution granting preliminary plan approval for the new CVS store located at County Line Road and Lower State Roads. The motion passed by a vote of 5-0.

8. Consider adoption of Ordinance amending Chapter 27 (Zoning regarding Fair Housing/Age-Restrictions.)

Mrs. Yannich motioned, seconded by Mr. Paul, to adopt the Ordinance amending Chapter 27 (Zoning regarding Fair Housing/Age-Restrictions). The motion passed unanimously.

9. MANAGER'S REPORT:

a. Consent Item: Bid Award – Pine Cone Road Culvert Repair.

Mr. Paul motioned, seconded by Mrs. Yannich, to award the bid in the amount of \$45,767 to Betta Construction Co., LLC for the rehabilitation of the Pine Cone Road Culvert. The motion passed unanimously.

b. Consent Item: Bid Award Ratification – Twin Oaks Pool Rehabilitation.

Mr. Paul motioned, seconded by Mr. Hallowell, to award the bid to American Pool Management Company in the amount of \$45,324 for renovations to the Twin Oaks main pool. The motion passed unanimously.

c. Consent Item: Bid Award Ratification – 2012 Lawn Bid.

Mr. Paul motioned, seconded by Mr. Hallowell to formally ratify the bid award to Land Tech for the 2012 Lawn Bid. The motion passed unanimously.

d. Consent Item: Resolution Editorial Correction.

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the amendment to Resolution 2012-R-20 referencing 750 Country Club Lane as the physical site reference for the liquor license transfer, as directed by the PLCB. The motion passed unanimously.

e. Consent Item: Advertisement Authorization – Solicitation Ordinance Amendment.

Mr. Paul motioned, seconded by Mrs. Yannich, to authorize the advertisement of the proposed Peddling and Solicitation Ordinance Amendment. The motion passed unanimously.

f. Consent Item: Advertisement Authorization – No Parking Ordinance Amendment.

Mr. Paul motioned, seconded by Mrs. Yannich, to authorize the advertisement of the proposed No Parking Ordinance Amendment. The motion passed unanimously.

g. Consent Item: Police Car Lease Agreement.

Mr. Anderson motioned, seconded by Mr. Paul, to authorize the execution of a three-year lease purchase agreement with Fulton Bank for the acquisition of three 2013 Ford Sedan Police Interceptors for a total amount of \$81,549, carrying an annual interest rate of three percent. The motion passed unanimously.

h. **Consent Item: Proposed Investment Policy (For Action Consideration at May 22, 2012 meeting.)**

Mr. Paul motioned, seconded by Mrs. Achenbach to table the proposed investment policy until a future meeting date.

10. **CHAIRMAN'S REPORT:**

a. **Unveiling and demonstration of new Action Line Service Request System.**

Mr. Jerry Green, representing Premier Technologies, the Township primary IT vendor, unveiled and demonstrated how the new Action Line Service Request System would work for the Township. He reviewed the procedure to be used once an action item has been received from a resident and the steps taken in the system that will automatically route their request to the appropriate department to respond to the inquiry. He reviewed the three phases as part of this program pointing out that a pilot program has been implemented under Phase I.

b. **Snap Cab.**

Mr. Anderson reported that he recently visited a business in Warrington called Snap Cab and was very impressed with their operation. This company builds the interior for elevators and is a major contractor for the new Bucks County Justice Center currently under construction.

c. **Open Issues List.**

Mr. Anderson distributed copies of the updated open issues list for the Board's review. We'll plan to update this list accordingly.

11. **ENGINEER'S REPORT:**

a. **Lamplighter Villas Update.**

Mr. Wieland reported that CEC's been authorized to prepare bid specifications for the unfinished work. He further stated portions of the sanitary sewer system have been videoed to determine which pipes required replacement. He said the final bid specifications should be ready by June 1. He expects construction to commence in mid-July.

12. **SOLICITOR'S REPORT:**

a. **Folly Road Schoolhouse.**

Mr. Casey reported that he is in the process of drafting a lease purchase agreement, which would involve the transfer of title to a non-profit corporation within two years. The Historical Society will control the finances for the rehabilitation. Gary Schlechter reported that he has been working closely with Mr. Casey and Mr. Tieperman on the terms of the agreement. Mrs. Yannich applauded the work of the Warrington Township Historical Society and the Historic Commission. She further stated that a girl scout working on her Gold Star is documenting the history of the 350-year old tree located on the front of this property for the Township.

Mr. Anderson requested that Mr. Schlechter send a quarterly progress report to the Board once the Agreement is formally ratified.

b. **Malcolm's**

Mr. Casey reported that the Township is in a position to declare the Malcolm property as a nuisance and begin the legal process for razing the deteriorating structures and placing appropriate liens to allow the Township to recoup its costs. He stated that funds can come from the 2008 bond proceeds since the project is of a capital nature.

Mr. Paul motioned, seconded by Mrs. Achenbach, to direct the Solicitor to proceed with the proper documentation to remove the structures on the Malcolm property and to direct the Township Manager and Township Engineer to prepare the documents and bid advertisements. The motion passed unanimously.

c. **Park Road.**

Mr. Anderson requested Mr. John Van Luvanee's assistance to resolve lingering legal issues associated with a 3-lot subdivision on Park Road. Mr. Van Luvanee provided a brief summary of the legal stalemate involving the associated deed restrictions. He said that he plans to coordinate with Mr. Casey the filing of a legal motion to dismiss the current appeal.

d. **Happy Tymes**

Mr. Casey reported that Happy Tymes had gone bankrupt. However, the Township's claim for non-paid amusement taxes was not extinguished by the bankruptcy. He said that Happy Tymes has challenged the validity of the entire amusement tax and that a hearing will be scheduled shortly in Bankruptcy Court and that the Township intends to defend the claim in the hearing.

13. **ESCROW AND MAINTENANCE BOND RELEASES:**

a. **Approval of Certificate of Completion #1 for Warrington Meadows in the amount of Seven Hundred Forty Three Thousand Four Hundred Fifty Eight Dollars (\$743,458.00).**

Mr. Anderson motioned, seconded by Mr. Paul, to approve the certificate of completion #1 for Warrington Meadows in the amount of Seven Hundred Forty Three Thousand Four Hundred Fifty Eight Dollars (\$743,458.00). The motion passed unanimously.

b. **Final Certificate of Completion #14 at Warrington Center, L.P. in the amount of One Hundred Sixty Two Thousand Three Hundred Eighty One Dollars and Eighty One Cents (\$162,381.81).**

Mr. Anderson motioned, seconded by Mr. Paul to approve the final certificate of completion #14 for Warrington Center, L.P. in the amount of One Hundred Sixty Two Thousand Three Hundred Eighty One Dollars and Eighty One Cents (\$162,381.81). The motion passed unanimously.

14. **DEDICATION REQUESTS:**

a. **Dedication of Warrington Center, L.P. (formerly Jomac Site).**

Mr. Anderson motioned, seconded by Mr. Paul, to approve the Resolution for the dedication of public improvements at the Warrington Center, L.P. (formerly Jomac Site). The motion passed unanimously.

SUPERVISORS COMMENTS:**Veterans Memorial Monument**

Mrs. Yannich reported that the Veterans Affairs Committee will be adding forty (40) names to the Veterans Memorial Monument on May 26.

Trailer for Sale on Street Road across from Phillips

Mrs. Yannich stated that she had been asked by residents about the trailer for sale located on Street Road. She confirmed that it is a sales trailer to sell the forty-eight (48) planned duplexes at Penrose Walk (aka Sunrise Court).

Sample Ordinance for Alternative Energy

Mrs. Yannich reported that she has been researching sample alternative energy ordinances to address structures such as solar energy panels and wind turbines. Her recommendation is to task the Planning Commission's zoning sub-committee to research and develop a draft ordinance for the Board's consideration at a future meeting.

Eureka Study

Mrs. Yannich said the Eureka Study is something the Board needs to take a look at as the Township grows. She felt it was important to have a study done of the Eureka Village area. Mr. Anderson said he would be interested to pursue a village environment concept working with the Morrissey tract.

Audit

Mrs. Achenbach reported that she met with Tim Tieperman and Barry Luber to review the audit and indicated that there are a few minor findings and anticipates that a full report will be presented at the Board's May 22, 2012 meeting. The State General's Auditors report also noted very minor issues as well and one of them is being disputed by Mr. Tieperman. She thanked Mr. Tieperman and Mr. Luber for their assistance. She also reported that she has been meeting with Mr. Tieperman on a regular basis as part of a goal to introduce a pay/performance program for non-union employees. They are targeting June to present a preliminary plan to the Supervisors.

ADJOURNMENT

Mr. Paul motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 10:30 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager