



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR MAY 22, 2012**

The regular meeting of the Warrington Township Board of Supervisors was held on May 22, 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. Hollowell, Sr. and Shirley A. Yannich, members. Staff present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Ken Yerger, Engineer; Barry Luber, Chief Financial Officer; and Vivian Bell, Administrative Support Services.

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. **May 9, 2012 – May 22, 2012: \$943,783.10**

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from 5/9/12 to 5/22/12 totaling \$943,783.10. This motion passed by a roll call vote of 5-0 with the exclusion of Item #533 by Mr. Paul.

APPROVAL OF MINUTES:

2. **April 10, 2012**

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

MINUTES FOR POSTING:

3. **May 9, 2012**

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the posting of the May 9, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

PUBLIC COMMENT

David Hasiuk (3377 Meridian Boulevard) inquired on the status of public improvement escrow funds at Meridian Condominiums. Mr. Casey stated he would have an update at the June 12, 2012 meeting.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**4. Approval of condemnation resolution for Valley Gate Easement.**

Mr. Paul motioned, seconded by Mrs. Achenbach, to adopt the condemnation Resolution for the Valley Gate Easement. The motion passed by a vote of 4-1. Mrs. Yannich abstained. The consensus of the Board was that they are in total agreement with the need to proceed with the condemnation resolution to address public safety and planning issues. *(See Attachment A)*

5. Presentation of 2012 Audit (Maille, Falcaniero & Company.)

Mr. Edward J. Furman and Chris Herr from Maille, Falcaniero & Company, LLP presented a summary report of the Township 2011 Audit. They distributed a one (1) page summary of the Township's financial statements and fielded questions from the Board on particular items. *(See Attachment B)*

6. Review of Warrington Communications Advisory Board its current activities and goals.

Mr. Steven Felipe and Mike Starner, members of the Warrington Communications Advisory Board (CAB), reviewed their 2012 Goals and Objectives. Speaking on behalf of CAB, Mr. Felipe stated the Board's primary focus is to capture and record Supervisor meetings. They would then be posted and streamed on the Township website. Residents would be able to select certain video tags to see segments of the meeting in which they are interested rather than watching an entire meeting. The Board hopes to have a pilot program in place by year's end. Mr. Felipe shared the Township's mission statement, which is *to promote and enhance township external communication for the benefit of Warrington Township residents, as well as identify potential problem areas as they arise.*

The Board briefly deliberated the CAB's streaming initiative and embraced the concept. Chairman Anderson asked that the Board return to a future BOS meeting to share the final proposed specifications for formal approval. Mr. Anderson asked also that the specification include sufficient training on how the equipment operates.

7. Consider adoption of Resolution granting minor subdivision plan for Illg Tract.

Mr. Paul motioned, seconded by Mrs. Yannich, to adopt the Resolution granting minor subdivision plan for Illg Tract. The motion passed unanimously. *(See Attachment C)*

8. Consider execution of developer's agreement for the Penrose Walk subdivision.

Mr. Anderson motioned, seconded by Mrs. Yannich, to table action on the developer's agreement for the Penrose Walk subdivision until the Township has received all proper documents. The motion passed unanimously.

9. MANAGER'S REPORT:**a. Consent Item: Authorize actuary to prepare Police Pension Plan Document.**

Mr. Paul motioned, seconded by Mr. Hallowell, to authorize Conrad Siegel, the township actuary, to prepare a codified police pension plan document for an amount not to exceed \$3,500 without approval from the Board. The motion passed unanimously.

b. Review Item: Field Maintenance Agreements for Soccer and Football.

Mr. Paul recommended that the draft field maintenance agreements for soccer and football be tabled until the Board's June 12, 2012 meeting.

c. Review Item: Geerlings Update.

Mr. Tieperman provided a chronological update on the complaints surrounding the new mulching at Sunlit Farms which started a few weeks ago. He also reviewed the Township's actions to date, including the issuance of a notice of violation letter alleging noise nuisances and improper retail operations.

He also reviewed the summary of a meeting with Geerlings' attorney at which time these issues were discussed. Mr. Tieperman did state that the Geerlings affirmed their right to perform this type of mulching activity, which they assert is a protected agricultural use under the State's Right to Farm Act.

However, the Geerlings did state their willingness to work with Township officials and agree to take proactive measures to relocate the grinder operation to an area where the noise would be buffered and less than 75 decibels. Mr. Tieperman also stated that officials from DEP were onsite at the Township's request to determine whether there were any waste management or air quality violations. None were reported.

In summary Mr. Tieperman stated the Right to Farm Act has complicated the Township's ability to regulate this operation but that it has opened a dialogue with the Geerlings to work toward a workable remedy for all parties. The Township continues to conduct daily decibel readings at the site to monitor compliance with verbal limits agreed to by Sunlit Farms. Mr. Anderson requested that Mr. Delaney, President of the Legacy Oaks Condominium Association, be furnished with a copy of the DEP report.

Mr. Paul shared his frustration over trying to get a firm handle on a precise definition of an agricultural activity as it relates to the Right to Farm Act. Mr. Anderson agreed that the violation issue needs to be kept open for further review and reiterated his concern over the quality of life impact on the Legacy Oaks residents.

The following residents were on hand to voice their concerns over this operation:

- Mr. Larry Delaney (646 North Settlers Circle and President, Legacy Oaks HOA)
- Mrs. Miriam Krantz (631 North Settlers Circle)
- Mr. Martin Adler (635 North Settlers Circle)
- Mr. Ernest Wilder (744 South Settlers Circle)

Mr. Anderson asked that Mr. Tieperman contact Mr. Geerling and his attorney and invite them to attend the Board's June 12, 2012 meeting. Mr. Delaney will be notified as the designated Legacy Oaks representative to attend this meeting.

10. CHAIRMAN'S REPORT:**a. Memorial Day Celebration.**

Mr. Anderson reminded everyone about the upcoming Memorial Day celebration, which will be held on Saturday, May 26, 2012 at 11 a.m. at IPW Park. Both Mr. Hallowell and Mrs. Yannich indicated that they would be in attendance and offer a few remarks. It was noted that forty (40) additional names will be added to the Veterans Memorial Monument.

Mr. Paul commented that over the years the Warrington Rotary Club has been instrumental in seeing that this monument was provided to recognize our servicemen. Mr. Anderson asked that a special recognition resolution be prepared thanking the Warrington Rotary Club for its participation and help in establishing this veteran's monument. Rotary representatives will be invited to attend the June 12, 2012 meeting.

b. Discussion on appointment to Planning Commission and Zoning Hearing Board.

Mr. Anderson recommended that interviews be scheduled for the two individuals interested in serving on the Planning Commission and the Zoning Hearing Board.

11. ENGINEER'S REPORT:**a. Lamplighter Villas Update.**

Mr. Yerger reported that the bid documents for Lamplighter Villas are nearly completed and recommended that the Board proceed to advertise for bids. Mrs. Yannich motioned, seconded by Mr. Paul to authorize the solicitor to advertise the bid documents for Lamplighter Villas. The motion passed unanimously.

b. Orchard Hill Circle and Cooper Lane Study.

Mr. Yerger reported that Carroll Engineering Corporation conducted a preliminary investigation into the operational safety of the Orchard Hill Circle and Cooper Lane intersection. Residents have expressed concerns with the intersection, and requested the intersection be converted from a one-way to three-way stop controlled intersection. Upon completion of his analysis, it was determined in accordance with standards put forth by the Manual for Uniform Traffic Control Standards that the intersection does not warrant this traffic change. (*See Attachment D*)

Mr. Tieperman reported that the residents of Orchard Hill Circle and Cooper Lane had been notified of the disposition of Carroll Engineering's report. Mr. Hallowell said that he had received correspondence from one of the residents who inquired when the Township was going to paint the intersection for the children crossing. Mr. Anderson directed the Township Manager to have this work done.

SUPERVISORS COMMENTS:**Emergency Services Banquet**

Mr. Paul reported that he had attended the Emergency Services Banquet and made a few remarks. He noted that the Ambulance Corps presented to him an Appreciation Plaque for the Township for their efforts and assistance to them over this past year.

Property Adjacent to Randolph Scott's Office

Mr. Anderson reported that Mr. Randolph Scott had notified him of a property adjacent to his office that was for sale in case the Township had any interest in purchasing the property. He distributed copies of the report giving more of the details. (*See Attachment E*)

ADJOURNMENT

Mr. Paul motioned, seconded by Mr. Hallowell, to adjourn the meeting at 9:20 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager

Enclosure(s)

ATTACHMENT "A"



RESOLUTION 2012-R- 24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP AUTHORIZING THE CONDEMNATION OF A FEE SIMPLE TITLE AND THE CONDEMNATION OF A TEMPORARY CONSTRUCTION EASEMENT AFFECTING A PORTION OF BUCKS COUNTY PARCEL 50-031-030-003 AND AUTHORIZING THE FILING OF A DECLARATION OF TAKING AND THE TAKING OF ALL OTHER ACTIONS NECESSARY TO ACCOMPLISH THE CONDEMNATIONS

WHEREAS, Warrington Township is a Political Subdivision of the Commonwealth of Pennsylvania maintaining its municipal office at 852 Easton Road, Warrington, PA 18976; and

WHEREAS, Warrington Township possesses the power pursuant to the Second Class Township Code, the General Municipal Law, and the Eminent Domain Code to condemn property for the public purpose of constructing and opening of public streets and roads; and

WHEREAS, upon consideration of the findings of fact as set forth below in this Resolution, Warrington Township desires to condemn a fee simple interest and a temporary construction easement for the public purpose of constructing and opening a public street or road as more fully described in this Resolution; and

WHEREAS, in authorizing condemnation of a fee simple interest and a temporary construction easement for the public purpose of constructing and opening a public street or road as more fully described in this Resolution and in authorizing the filing of the Declaration of Taking and other actions as described below, the Board of Supervisors (the "Board") makes the following specific findings of fact:

1. Presently existing upon Bucks County Parcel 50-031-030-002 is Creek View, a large, commercial shopping center whose various retail stores attract the public for commercial purposes.

2. Creek View is adjacent and contiguous to Bucks County Parcel 50-031-030-003, a property now owned by PR Titus Limited Partnership. Paul Valley Road is the northern boundary of Bucks County Parcel 50-031-030-003.
3. The plans for the development of Creek View always contemplated the building and eventual dedication Paul Valley Road. Paul Valley Road has been built as planned and dedicated as a public street or road as planned. Paul Valley Road presently provides direct access for the public who wish to enter and exit from Creek View. Paul Valley Road also acts as a connector road that facilitates the movement of traffic between Route 611 and Street Road, which alleviates traffic congestion at Route 611 and Street Road.
4. When the Board approved the land development plan for Creek View, the Board required and the developer consented to the eventual construction and dedication of Paul Valley Road, and its related bridge, because that road, once constructed and dedicated, would also provide the public entering and exiting the eventual developed of a large, sixty seven acre, undeveloped tract, known commonly as the Penrose Tract, being Bucks County Parcels 50-031-030 and 50-031-033-01, with direct vehicular access to both Route 611 and Street Road via the planned connector road. Thus, when the Board approved the land development plan for Creek View, the Board, following sound engineering advice, concluded that not only would planned connector road alleviate traffic congestion at Street Road and Route 611 as a consequence of the Creek View development, the planned connector road would serve the same public purpose of alleviating traffic congestion at Street Road and Route 611 as a consequence of the eventual development of the Penrose Tract.
5. In approving the plans for the construction of Creek View, the Board, following sound engineering advice, concluded that the development of the Penrose Tract in accordance with its CBD zoning should also have direct access to Paul Valley Road to facilitate the safe and efficient movement of vehicles and to alleviate potential traffic congestion at Street Road and Route 611 as a consequence of its later development. Since the scope and the detail of the development on the Penrose Tract could not be ascertained when the Board approved the plans for the construction of Creek View because there were no plans then pending for its development, the Board could not preserve the exact location of the right of way that would be utilized to provide the access point to Paul Valley Road from the Penrose Tract. However, the developer of Creek View agreed that such a right of way would be provided when the Penrose Tract

developed. Thus, instead of addressing the right of way for the Penrose Tract when the plans for Creek View were in the approval stages, the Board decided to address the matter of access to Paul Valley Road from the Penrose Tract when its eventual developer submitted definitive plans for its development. Such plans have now been submitted by the owner of the Penrose Tract.

6. On February 14, 2012, the Board acted to grant preliminary land development and subdivision approval for a proposed mixed use development for the Penrose Tract in accordance with its CBD zoning. This mixed use development is commonly called Valley Gate.
7. Valley Gate, as planned and approved, is a mixed use development containing various retail stores and restaurants, a planned hotel, and 81 residential units. Such a development, once built, will require a safe and convenient means of ingress and egress to both Route 611 and Street Road for the travelling public who will enter and exit from the planned Valley Gate development. The ability of the public to use Paul Valley Road for this purpose will facilitate the safe and convenient movement of such vehicular traffic and will serve the additional purpose of alleviating congestion at Street Road and Route 611 for the travelling public entering or exiting Valley Gate via Street Road.
8. Thus, in approving the plans for the development for the Penrose Tract, the Board, took into account the recommendations of its professional staff including a traffic engineer and the advice and recommendations of the Warrington Township Planning Commission and the Bucks County Planning Commission that the travelling public entering and exiting the Valley Gate mixed use development should have the benefit of a direct access point to Paul Valley Road.
9. In furtherance of the initial, intended purpose of Paul Valley Road as set forth in Sections 3, 4 and 5, above, and to achieve the additional public purpose of providing the public who will enter and exit from Valley Gate with a safe and convenient means of access to Paul Valley Road, the Board specifically finds that the condemnation of a fee interest and a temporary construction easement pertaining to a part of Bucks County Parcel 50-031-030-003 is for the legitimate public purpose of the providing the public with a public street that connects the now approved Valley Gate commercial development with Paul Valley Road.

NOW, THEREFORE, the Township of Warrington hereby authorizes the condemnation of a fee simple interest and a temporary construction easement for the public purpose of constructing a public street or road that will, once completed, intersect Paul Valley Road, a public road in Warrington Township. The land condemned are lands owned by PR Titus Limited Partnership. This land is a portion of Bucks County Parcel 50-031-030-003. The fee simple interest condemned is described on a metes and bounds description attached hereto, incorporated herein and marked Exhibit "A" and illustrated on Exhibit "B." The temporary construction easement interest condemned is described on a metes and bounds description attached hereto as Exhibit "C" and illustrated on Exhibit "D." These descriptions and plans are incorporated herein by reference.

BE IT FURTHER RESOLVED, that the Township Solicitor, Township Manager, and other officers and officials of Warrington Township are hereby authorized to take all necessary steps including, but not limited to, the preparation and filing of a Declaration of Taking as well as the preparation and filing and service of such notices as required by the Eminent Domain Code, 26 Pa. C.S.A. §101, et seq., to carry out the purposes of this Resolution, to wit, to condemn a fee simple interest and a temporary construction easement interest pertaining to the lands described herein for the purposes as stated herein.

BE IT FURTHER RESOLVED, that upon consideration of a certain report prepared by Louis Iatarola, a certified and qualified appraiser, the Board authorizes the Solicitor to offer PR Titus Limited Partnership, the Condemnee, just compensation in the amount of \$10,000.00, the payment of which is hereby primarily guaranteed pursuant to the aforesaid Approval Resolution for Valley Gate and secondarily by the taxing powers of Warrington Township.

BE IT RESOLVED this 22nd day of May, 2012.

BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

ATTEST:



Timothy J. Tieperman
Township Manager



Gerald B. Anderson, Chairperson



John R. Paul, Vice Chairperson



Marianne Achenbach, Secretary/Treasurer



Matthew W. Hallowell, Sr., Member



Shirley A. Yannich, Member

ATTACHMENT “B”

Warrington Township

December 31, 2011 Audit

1. Auditor's Report - Unqualified Opinion
2. Management Discussion and Analysis
3. Government Wide Financial Statements

A. Statement of Net Assets

	<u>2011</u>	<u>2010</u>
Cash	\$8,604,054	\$9,552,969
Receivables	\$2,985,058	\$3,080,984
Capital Assets, Net	\$92,105,082	\$92,898,452
Accounts Payable	\$1,579,998	\$1,247,207
Bonds, Notes and Capital Lease	\$26,577,354	\$27,982,591
Net OPEB Obligation	\$728,279	\$564,270
Net Assets	\$74,470,935	\$75,693,373

B. Statement of Activities

Property Taxes	\$3,747,255	\$3,773,390
Earned Income Tax	\$3,601,320	\$3,264,581
Real Estate Transfer Tax	\$487,731	\$655,120
Investment Earnings	\$470,348	\$467,470
Water and Sewer	\$5,350,778	\$5,867,156
General Government	\$1,595,692	\$1,535,624
Public Safety	\$6,730,739	\$6,497,179
Public Works	\$3,408,947	\$3,357,481
Sanitation	\$142,700	\$170,700
Culture and Recreation	\$1,118,378	\$1,347,489
Interest Expense	\$665,626	\$682,778
Water and Sewer	\$6,782,834	\$7,133,062
Change in Net Assets	(\$1,222,438)	(\$3,132,187)

4.	General Fund		
	Cash	\$848,137	\$560,450
	Unassigned Fund Balance	\$515,010	\$678,628
	Change in Fund Balance	(\$187,928)	\$119,061
5.	Proprietary Funds		
	Cash	\$821,190	\$1,447,569
	Accounts Receivable	\$1,157,920	\$1,318,566
	Capital Assets, Net	\$50,288,526	\$50,989,337
	Net Assets	\$42,743,975	\$43,387,879
	Operating Revenues	\$5,128,491	\$5,583,287
	Change in Net Assets	(\$643,904)	(\$1,223,582)
6.	Pension Funds		
7.	Budget to Actual		

ATTACHMENT "C"



RESOLUTION 2012 - R- 23

FINAL PLAN APPROVAL

ILLG TRACT MINOR SUBDIVISION

WHEREAS, The Cutler Group, Inc. ("Applicant") have submitted final plans pertaining to a subdivision consisting of two parcels, located on the eastern side of Folly Road between Street Road and County Line Road, within the RA "Residential Agricultural Zoning District" proposing to subdivide Tax Map Parcel 50-10-12 and Tax Map Parcel 50-10-13 so that the Lot 1 area will be 15.1030 acres and the Lot 2 area will be 59.8332 acres. The purpose is to define Phase I of the overall Illg development plan submitted in 2007; and

WHEREAS, the final plan pertaining to the Project was prepared by Stout, Tacconelli & Associates, Inc. dated April 17, 2012, last revised April 24, 2012, (the "Plan").

NOW, THEREFORE, be it, and it is hereby RESOLVED by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania, that the Plan is hereby approved as a final plan, subject to the following conditions with which the Applicant agrees:

1. The Plan has been approved by Carroll Engineering Corporation, the Township Engineer, by review letter dated April 27, a copy of which is attached hereto as Exhibit "A" and will be complied with by Applicant.
2. The Plan has been approved by the Warrington Township Planning Commission, by Memorandum dated May 3, 2012, subject to conditions with which the Applicant agrees.
3. The Township has received a review of the Plans by the Bucks County Planning Commission, dated April 30, 2012.

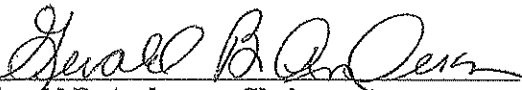
RESOLVED, this 22nd day of May, 2012.

BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

ATTEST:



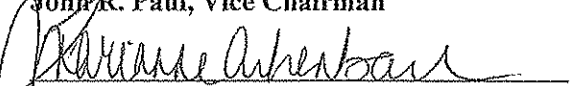
Timothy J. Tieperman
Township Manager



Gerald B. Anderson, Chairperson



John R. Paul, Vice Chairman



Marianne Achenbach, Secretary-Treasurer



Matthew W. Hallowell, Sr., Member



Shirley A. Yannich, Member



Carroll Engineering Corporation

SCANNED

April 27, 2012

Timothy J. Tieperman, Township Manager
Warrington Township
852 Easton Road
Warrington, PA 18976

Subject: Illg Tract – Minor Subdivision Plan (TMPs 50-10-12 & 50-10-13)

Dear Mr. Tieperman:

We have received and reviewed the above referenced minor subdivision plan dated April 17, 2012 and last revised April 24, 201 as prepared by Stout, Tacconelli & Associates, Inc. on behalf of the applicant. The site is located on the eastern side of Folly Road, which is classified as a collector street, just north of Bradley Road. The minor plan application proposes the subdivision of tax parcels 50-10-12 and 50-10-13 into two (2) separate lots (Parcel 1 & Parcel 2). The existing lot area for tax parcel 50-10-12 is 0.6194 acres and the existing lot area for tax parcel 50-10-13 is 74.6138 acres. The proposed area for Parcel 1 is 15.1030 acres and the proposed area for Parcel 2 is 59.8332 acres. The site topography consists of heavily wooded areas, wetlands, a pond and waters of the U.S. The site currently contains a single family dwelling, a retail meat market, various out buildings and driveway. The site is located in the RA – Residential Agricultural Zoning District.

The intent of this subdivision plan is to define Phase 1 of the overall Illg development plan submitted in 2007. No development is proposed at this time or as a part of this plan.

I. REVIEW COMMENTS

A. Zoning Ordinance Comments

1. Section 2307.1.A – Buffer zones are required between residential uses and non-residential uses. While it is unclear to us if the intent of this requirement applies to the adjacent open space parcels, we at least wanted to mention it. It may be moot in that the development of the Illg tract using TDR's will change the buffer requirements.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

Timothy J. Tieperman, Township Manager

Page Two

April 27, 2012

B. Subdivision and Land Development Ordinance Comments

1. The following general SALDO requirements will need to be addressed at the time of development plan:

- a) Sidewalks
- b) Curbs
- c) Road widening
- d) Street trees
- e) Stormwater management


C. General Comments

1. A note should be added to the plan stating, "The intent of this plan is to show the subdivision of Tax Parcels 50-10-12 and 50-10-13 only, no land development is proposed at this time."

We trust this assists you in your consideration of this proposal. Should you have any questions or require additional information, please contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION



Richard A. Wieland, P.E.

RAW:cam

cc: William. Casey, Esquire

Roy W. Rieder, P.E., Director of Planning Development, Warrington Township

Richard P. McBride, Esquire, McBride & Murphy

Susan A. Rice, P.E., Stout Tacconelli & Associates, Inc.

Ernst A. Illg

ATTACHMENT “D”

Table 1
Warrants Checklist for Applying Stop Signs: The Installation of Multi-way Stop Control

Criteria		Criteria Met
1. Accidents		
Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation		
	Number of Accidents	0
		No
2. Minimum Traffic Volumes		
a. Average 8-hour volumes at least 200 Veh/Hour	35 Veh/h	No
b. 85% speed greater than 40 MPH if yes, minimum volume requirement is 70% of above		
	70% Satisfied	N/A
c. No single criteria met but 80% of 1 and 2.A are met.		No

Conclusion

In accordance with standards put forth by the MUTCD, this intersection does not warrant being converted from one-way to three-way stop controlled due to the low traffic volume, vehicle speeds, and minimal safety concerns demonstrated by the high visibility on all approaches in addition to no reported accidents.