



## **WARRINGTON BOARD OF SUPERVISORS MINUTES FOR JUNE 24, 2014**

### **ATTENDANCE**

Gerald B. Anderson, Chairperson; Marianne Achenbach, Secretary/Treasurer, Matthew W. Hallowell, Sr., and Shirley A. Yannich, members. Staff present was Timothy J. Tieperman, Township Manager; William H.R. Casey, Esq., Township Solicitor, Thomas A. Gockowski, Township Engineer, Barry Lubber, Chief Financial Officer and Barbara Livrone, Executive Assistant to the Township Manager.

### **MOMENT OF SILENCE**

Mr. Anderson asked for a moment of silence. He also asked everyone to keep William Garges in their prayers, having sustained a major farm accident. He noted Mr. Garges has been a farmer in Warrington for several years and is now Warrington's last active farmer.

### **PLEDGE OF ALLEGIANCE**

The meeting opened with a pledge to the flag.

### **EXECUTIVE SESSION REPORT:**

#### **SPECIAL RECOGNITION – BRADFORD AVENUE FIRE**

On behalf of the Board of Supervisors, Chairman Anderson presented citations of commendation to the following members of the Warrington Fire Company and Warrington Police Department for their timely and heroic response to a May 28, 2014 fire that occurred at Bradford Avenue in Warrington:

<b>WARRINGTON FIRE COMPANY</b>
Deputy Chief Joseph Fuchs
Battalion Chief Timothy Campbell
Captain Eric Woodring
Firefighter D.J. Matthews
Firefighter Richard Hessler, Sr.

<b>WARRINGTON POLICE DEPARTMENT</b>
Police Officer Daniel Sadowski
Police Officer Eric Sanford

#### **PRESENTATION – OPEN SPACE TASK FORCE PROGRESS REPORT**

Open Space Task Force Co-Chairmen John McGowan and Jordan Bires presented a progress report on the Task Force's activities to date. Their 15-minute presentation touched upon three goals: Land Acquisition, Trail Development and Park Improvements. (*See Attachment 1*). They expressed the need for a confidential meeting with the Board to discuss the details of specific real estate possibilities. Following the presentation the co-chairs deliberated with Board members as to the next action steps. Chairman Anderson stated the need to begin thinking outside the box in terms of trail development.

In reference to the need for professional grant writing, Supervisor Achenbach suggested networking with PSATS for grants assistance. OSTF member Ivy Ross stated there are several professional grant writers who charge nothing upfront unless the grant is awarded. Mr. Anderson acknowledged these various possibilities but stated that any such grant agreement will need to be vetted by the Solicitor and approved by the Board of Supervisors.

**APPROVAL OF BILL LIST:****1. June 11, 2014 – June 24, 2014: \$ 770,827.49**

Mrs. Achenbach motioned, seconded by Mrs. Yannich, to approve the bill list from June 11, 2014 through June 24, 2014 totaling \$ 770,827.49. By roll call vote, the motion passed unanimously 4-0.

**APPROVAL OF MINUTES:****2. May 27, 2014**

Mrs. Achenbach motioned, seconded by Mr. Hallowell, to approve the May 27, 2014 Meeting Minutes. The motion passed unanimously 4-0.

**MINUTES FOR POSTING:****3. June 10, 2014**

Mr. Hallowell motioned, seconded by Mrs. Yannich, to approve the June 10, 2014 Meeting Minutes. The motion passed unanimously 4-0.

**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 offered comment:

- Mr. Mike Kelly (135 Muirfield) expressed his gratitude to the Township Staff for their assistance in helping him address several questions yesterday. He shared his observations on the Township administration's inner-workings in dealing with the public and that he was very impressed with the professionalism and courteousness that was exhibited.

**PUBLIC HEARING:**

There was no public hearing.

**OLD BUSINESS:****4. Disposition of lease for 2210 Shetland Drive (aka former W/S Building)**

Mr. Casey stated he has resolved most of the details for the 2210 Shetland Drive lease, which was recently bid. He said the lease will be a triple net lease but that he requires a few more days to finalize. Mr. Anderson moved, seconded by Mr. Hallowell, to table this item until the next regular meeting. The motion passed unanimously 4-0.

**5. Disposition of Agreement of Sale for the conveyance of Transferrable Development Rights (TDRs)**

Mr. Anderson reviewed the single bid for the sale and conveyance of the township-owned Transferable Development Rights (TDRs). The Township Solicitor confirmed that the TDR sale was property advertised for action this evening. Mr. Anderson explained that the bid included two (2) optional offers. The first was a bid for 4 TDRs at \$45,000 each or \$180,000. The second was a bid for 9 TDRs at \$38,000 each or \$342,000. He opened the floor for Supervisor comments. All supported the sale of all the Township's remaining TDRs.

There being no public comments, Mr. Anderson moved that the Board accept KTMT's proposal for the sale of 9 TDRS at \$38,000 each for a total real estate transaction of \$342,000, subject to the following conditions: (1) That by the law the transaction is settled with sixty (60) days; and (2) That the settled funds are earmarked specifically capital improvements at Barness Park. Mr. Hallowell seconded the motion. By roll call vote, the vote was unanimous 4-0. Mr. Anderson noted that he had spoken to John Paul earlier this evening who supported this decision.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):**

**6. Discussion on proposed Bristol Road/Stagner Avenue Sketch and Concept Plan (aka RHH Properties)**

Mr. Anderson stated the Bristol Road/Stagner Avenue Concept Plan aligns nicely with the Board of Supervisors' proactive goal to improve Bristol/Route 611 intersection. He introduced Mr. Lee Narducci, the attorney representing the owner of 2451 and 2421 Bristol Road. Mr. Narducci shared a more polished sketch plan than what was reviewed recently at the Planning Department.

The proposal is to demolish the abandoned house and erect a new 6,000 s.f., 4-story apartment complex. The building would house 42 apartment units, of which 28 would be 2-bedroom units; 14 would be 1-bedroom units. Currently the plans show a need for 138 parking spaces, 12 short of which is required under zoning. Mr. Narducci stated the owner is willing to reserve some right-of-way to assist the Board of Supervisors on its initiative to improve the intersection.

Mr. Narducci stated he is looking for Board of Supervisors direction before proceeding further. Mr. Anderson asked for Board of Supervisors comments. Both Supervisors Achenbach and Yannich stated they would like to see better streetscape enhancements. Ideally, they would prefer the parking not be in front. Mr. Anderson asked about the current building's conversion. Mr. Narducci explained that the while a pending structural analysis will answer that question definitely, they believe the building will likely have to be razed. If so that will provide flexibility for the new building's eventual orientation and the location of the parking spaces. He stated that the new concept will likely involve several zoning variances and that it might be more efficient to craft carefully a zoning amendment to incorporate these overall improvements.

There being no further discussion, the Board gave its unanimous consensus to Mr. Narducci and his client to proceed with further plan refinements and appear before the Planning Department meeting to receive further direction.

**7. Consider bid award to Stonewood Contracting, LLC of Palm, PA for the Oak Avenue Water Main Extension Project in the amount of \$193,380, being the lowest responsible bidder.**

After confirming with the Staff that all was in order for the above project, Chairman Anderson asked for a motion. Mr. Hallowell motioned that the Board of Supervisors award the bid for the Oak Avenue Water Main Extension Project to Stonewood Contracting, LLC of Palm, PA in the amount of \$193,380, being the lowest responsible bidder. Mrs. Yannich seconded the motion. The motion passed unanimously 4-0.

**8. Consider approval of the following change orders:**

**a. Change Order #1 – Bradford Green Force Main Project**

Mr. Anderson moved, seconded by Mrs. Achenbach, to approve the \$6,975 change order for the Bradford Green Force Main Project. The motion passed unanimously 4-0.

b. **Change Order #1 – Neshaminy Gardens Drainage Improvements**

Mr. Anderson moved, seconded by Mrs. Achenbach, to approve the \$1,496 change order credit for the Neshaminy Gardens Drainage Improvement Project. The motion passed unanimously 4-0.

9. **Consider adoption of an Ordinance amending Chapter 22 (Subdivision and Land Development) by incorporating new sections with supplemental requirements for Alternative and Emerging Energy Facilities**

On behalf the of Board of Supervisors, Mr. Anderson thanked the Planning Commission for its efforts in developing and finalizing the alternative energy ordinance amendment(s) to both the SALDO and Zoning Codes. A special thanks was extended to WTPC member Benn Redd who played an integral role in the ordinances' development. The Township Solicitor confirmed that the ordinance amendments were property advertised and that the Bucks County Planning Commission had reviewed them.

Mr. Hallowell motioned, seconded by Mrs. Yannich to adopt an ordinance amendment to Chapter 22 (Subdivision and Land Development) by incorporating new sections with supplemental requirements for Alternative and Emerging Energy Facilities. The motion passed unanimously 4-0.

10. **Consider adoption of an Ordinance amending Chapter 27 (Zoning) by incorporating new sections with supplemental requirements for Alternative and Emerging Energy Facilities**

Mr. Anderson motioned, seconded by Mrs. Achenbach, to adopt an ordinance amendment to Chapter 27 (Zoning) by incorporating new sections with supplemental requirements for Alternative and Emerging Energy Facilities. The motion passed unanimously 4-0.

11. **MANAGER'S REPORT:**

a. **2014 Road Financing Funding Analysis and Options**

Mr. Tieperman updated the Board on the upcoming 2014 Bond Issue and outlaid some policy options for the financing of the 2014 road program. He stated that approximately \$750,000 in cash is earmarked for the 2014 road program, comprising \$400,000 in state liquid fuels assistance and \$350,000 in excess bond proceeds from the 2012 special road bond.

The Township Engineers has identified approximately \$1.2 million in critical road projects, leaving a \$550,000 cash shortfall. That difference could be made up through supplementing the 2014 bond issue, deferring some projects or combination thereof. Mr. Gockowski confirmed that the bid package will include some alternates to provide some financial flexibility. July 15 is the scheduled bid opening with an anticipated July 22, 2014 bid approval.

Mr. Anderson asked Mr. Gockowski to prepare a report on the current conditions of the Valley Road Bridge and whether repairs should be included in this year's capital budget.

b. **Ordinance Advertisement Authorization**

Mr. Tieperman reported that the Township's traffic engineer is recommending a 3-way stop sign at Continental Drive and Washington Court. Mr. Gockowski confirmed that all state traffic warrants have been satisfied.

Mr. Anderson moved, seconded by Mr. Hallowell, to authorize the legal advertisement to amend Township's traffic ordinance effectuating this change. The motion passed unanimously 4-0.

**c. Swim Club Financial Report and Capital Needs**

Mr. Tieperman provided a brief, interim financial report for the Mary Barness Swim Club. He stated last year the Swim Club broke even for the first time in several years. He said currently memberships are about on par with what they were last year. He noted a significant increase in swim team fees, due primarily to the closure of the Lenape Valley Swim Club. However, these new team fees have not translated into an increase in membership fees. He also shared a capital needs report prepared by CFO Luber showing about \$110,000 in required capital repairs. Most of these repairs would target the expansion joints of the main pool to plug a major leak. The main pool is losing approximately 3” of water daily.

Resident Mike McGeehan also commented that he’s observed the pool water to be rather dirty compared to prior seasons. Mr. Tieperman stated this probably an issue with the vacuums, not the water quality itself. He said Staff will investigate.

**d. Status on DCED Grant Project – Proposed Tail Segment #13**

Mr. Tieperman reported that the Township will not be able to submit a feasibility grant project for a 13<sup>th</sup> trail segment connecting Barness Park because of State agricultural restrictions. He said that this glitch will not prevent a Bradford connector. It will just make for a more difficult connection. Mr. Anderson encouraged Staff to investigate further any possible exceptions to this State restriction.

**e. Agricultural Security Area Advisory Council**

Mr. Tieperman said that Doylestown Township is interested in reactivating the Agricultural Security Area Advisory Council. He shared the 1991 BOS meeting excerpts approving this Council. He said the group has not met for over ten years.

**12. CHAIRMAN’S REPORT:**

**a. Special Resolution – CB South Track PIAA State Champions**

Mr. Anderson reviewed a special resolution of recognition to commend the girls on the CB South Track Team for being PIAA State Champions

**b. Volunteer Recognition Program Update**

Mr. Anderson clarified that the special Warrington tile will be made of thistle. He hopes to have a special rendering available at the next meeting. Extra copies of the Warrington design will be specially manufactured and used as part of our voluntary recognition program. Barbara Livrone has completed her research into the number of volunteers for whom special tiles will need to be ordered.

**c. Advisory Board Appointment**

Mrs. Achenbach motioned, seconded by Mrs. Yannich, to appoint Eric Bonelli to the Environmental Advisory Council.

d. **Quarry**

Mr. Anderson reported on a conversation he had with Attorney Steve Harris, who represents the Morrissey family, as part of its efforts to donate additional land for designated park and open space use in exchange for a quarry rezoning/expansion. He said that the PA Bureau of Mines has special regulations for any public park located within 300 feet of a quarry. While the State will likely not object to this proposed land swap, the cost for complying with these regulations could be around \$80,000. Mr. Anderson asked Mr. Tieperman to contact Mr. Harris and get more information for the Boards review at a future meeting. He suggested that the Board consider holding a special public hearing sometime in late August or early September.

**13. ENGINEER'S REPORT:**

a. **611 Transportation Stakeholders Meeting**

Mr. Gockowski reported on the 611 Transportation Stakeholders Meeting. Traffic engineer Andrew Brown appeared on the Township's behalf. He said that PennDOT planners are seeking input on major infrastructure changes along the 611 corridors from the Philadelphia city line to Edison Furlong Road in Doylestown. There were breakout sessions for municipalities representing certain 611 segments. Warrington updated PennDOT planners on the planned improvements to the 611/Bristol intersection as well as the new loop road connecting 611 and Bristol. He said future workshops will be organized by breakout groups.

Mr. Anderson asked about the status of the 611 paving project. Mr. Gockowski reported that bids are scheduled to be opened next week with a start date sometime in August.

b. **Palomino Basin Outlet Modifications and Available Grant Programs**

Mr. Gockowski reported that based on prior Board of Supervisors direction to look into possible grant programs for the reconfiguration of the Palomino outlet structure to comply with PA Dam Safety Requirements, his staff has identified a grant under DEP's flood mitigation program. If funded this grant would provide up to \$500,000 funding for both engineering and construction costs. The grant does require a 15% match. The deadline for the next round is July 21. However, the grant project must be fully engineered before it's submitted for grant consideration. He said that engineering costs can be recouped for up to one year prior to the grant award.

Mr. Anderson requested that Mr. Gockowski prepare a more accurate engineering cost estimate for the project and report back at a future meeting.

**14. SOLICITOR'S REPORT:**

a. **Malcolm's**

Mr. Casey stated that the discovery continues on the Malcolm's property. He stated that the fence has been repaired and the Township has received reimbursement from an insurance settlement.

b. **Valley Gate Condemnation Settlement**

Mr. Casey stated that the owners of the Lowes/Target center have reached a settlement with the Valley Gate owners for a piece of land for a connector road, which the Board of Supervisors had condemned at a prior meeting. The final settlement amount is \$16,000 and included in a proposed stipulation and settlement agreement. Mr. Anderson noted that since no public monies are involved in

this transaction. He moved that the Board authorize the settlement agreement. Mr. Hallowell seconded the motion. The motion passed unanimously 4-0.

**15. ESCROW AND MAINTENANCE BOND RELEASES:** None

**16. EXTENSION REQUESTS:** None

**17. DEDICATION REQUESTS:**

**SUPERVISOR COMMENTS:**

Chairman Anderson reported the Bucks County Recorder of Deeds announced “Honor Flight Bucks County” which is scheduled September 22<sup>nd</sup>. Bucks County World War II Veterans are invited to be guests of honor for a day in Washington, DC touring the memorials and Arlington National Cemetery, at no cost to the veteran. Honor Flight Bucks County is the combined efforts of Honor Flight Philadelphia, Congressman Mike Fitzpatrick and Parx Casino.

**ADJOURNMENT**

There being no further business Mrs. Achenbach motioned, seconded by Mr. Hallowell, to adjourn the meeting at 9:15 p.m. The motion passed unanimously 4-0.

Respectfully Submitted By:



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Timothy J. Tieperman, Township Manager



**PROGRESS REPORT**  
**OPEN SPACE TASK FORCE**  
*June 24, 2014 Board of Supervisors Meeting*

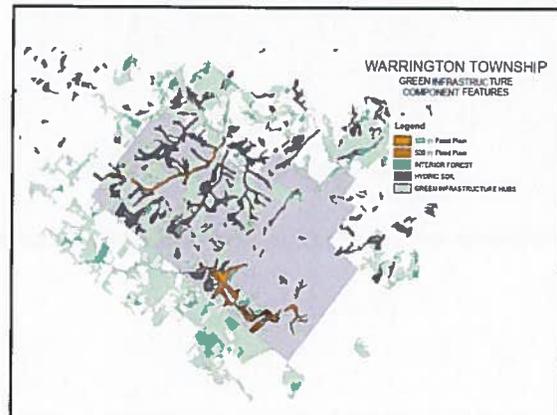
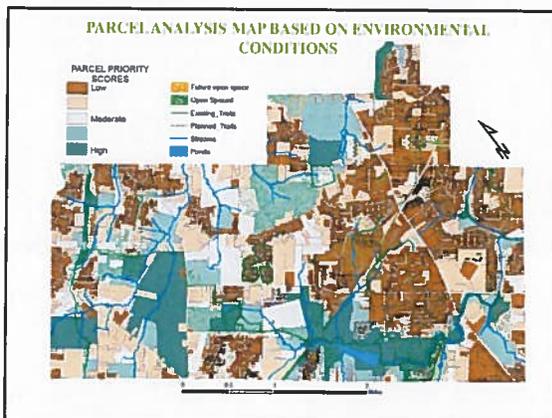
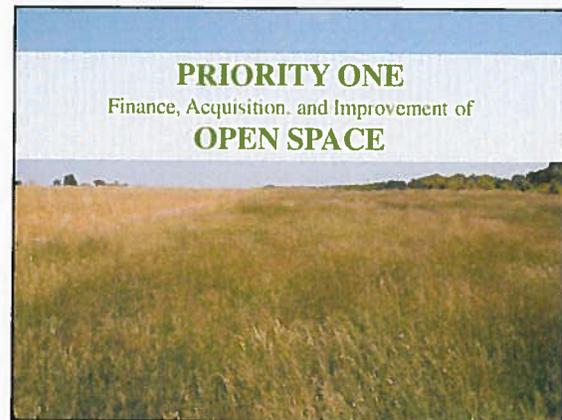


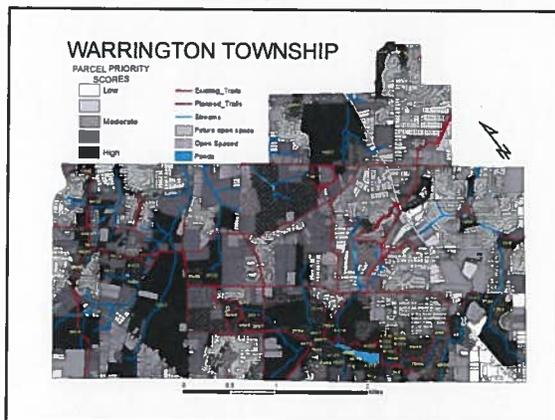
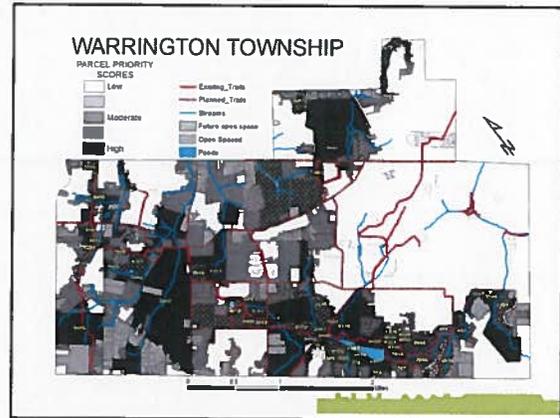
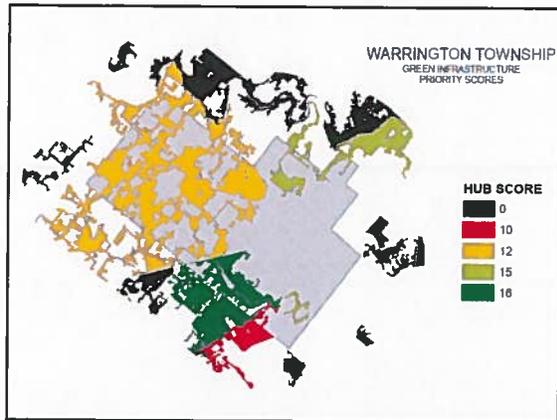
**A SPECIAL THANKS**  
 TO:  
 UNIVERSITY OF MARYLAND'S  
 ENVIRONMENTAL FINANCE CENTER  
 &  
 WARRINGTON ENVIRONMENTAL ADVISORY  
 COUNCIL



**PRESENTATION OUTLINE**

- **GOALS AND PRIORITIES**
  - Land Acquisition
  - Trail Development
  - Park Improvements
- **LEVERAGING RESOURCES**
- **CONCLUSIONS**
- **QUESTIONS AND FEEDBACK**





- LAND ACQUISITION ACTIVITIES**
- Development of Parcel Analysis Map Based On Environmental Conditions
  - Walking and Ranking of Three (3) Properties:
    - 14 acres
    - 11 acres
    - 12 acres
  - 2672 Bristol Road Acquisition

**LAND ACQUISITION ACTIVITIES**

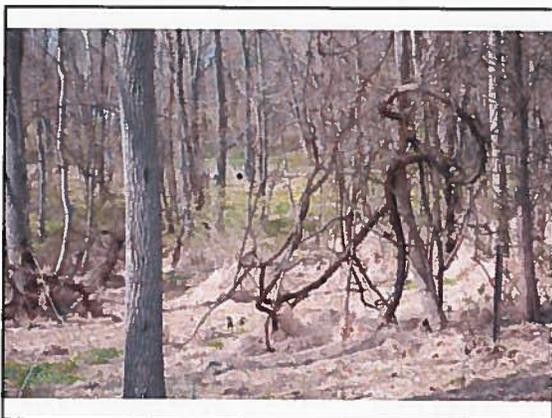
**14-Acre Site**





**LAND ACQUISITION ACTIVITIES**

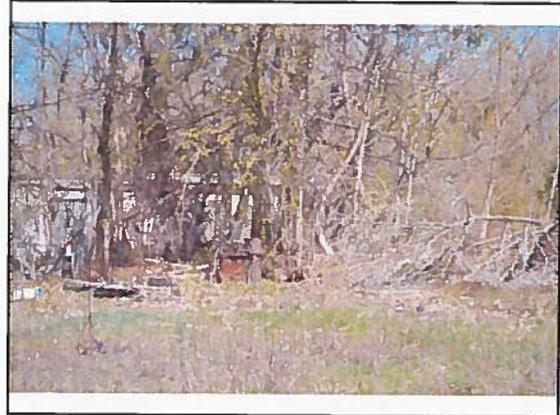
**11-Acre Site**





## LAND ACQUISITION ACTIVITIES

12-Acre Site

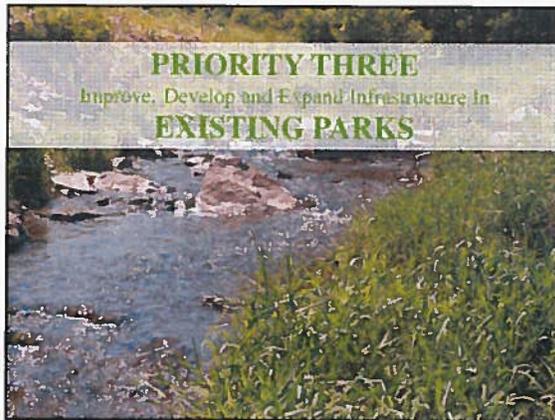


## PRIORITY TWO TRAIL SYSTEM IMPROVEMENTS



## TRAIL PLANNING UPDATE

- BOS Approves Trail Plan Update
- Thirteen (13) Trail Segments Identified
- Pending DCNR Grants
  - 202 Trail To Bradford Reservoir (Feasibility Grant)
  - PECO Powerline Trail (Construction Grant)
- Completion of Pedestrian Bridge



**PARK DEVELOPMENT ACTIVITIES**

- Barness Park Improvements
  - Phase 2 Development
  - Field Lighting
  - Trail Segment #13
  - Pending Zoning Proposal/Land Annex



**PARK DEVELOPMENT ACTIVITIES**

- JP Park @ Lower Nike Improvements
  - Landscape Improvement
  - John Paul's Sweat Equity
  - Public Works Projects
  - Potential Illg Property Connections



**PARK DEVELOPMENT ACTIVITIES**

- JP Park @ Lower Nike Improvements
  - Roller Hockey Rink



**PARK DEVELOPMENT ACTIVITIES**

- King Park Improvements
- Pocket Park Improvements



**PARK DEVELOPMENT ACTIVITIES**

- Palomino Tennis Courts



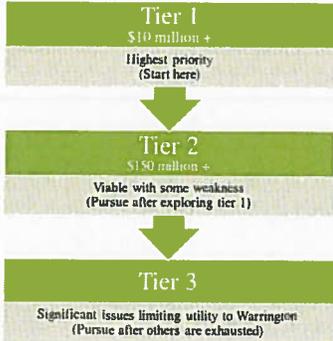
## LEVERAGING RESOURCES

1. Tiered Funding Opportunities For Grant Matches
2. Foster Land Trust Partnerships
3. Coordination & Contributions From Developers
4. Encourage Landowner To Consider Open Space Estate Planning



## TIERED FUNDING OPPORTUNITIES

- Based on:
  - Priorities / Goals
  - Eligibility / Likelihood
  - Deadlines / Openings
  - Networks / Partners
  - Funding Level
  - Technical Assistance



### TIER 1 FUNDING OPPORTUNITIES

Organization	Program	1. Open space	2. Trails	3. Existing parks	4. Network	MS4 permit	TMDL	Quality of life
National Park Service	Land & Water Conservation Fund State Grants			E	✓			✓
Natural Lands Trust	PECO Green Region	A			✓			
Open Space Institute	Bayshore-Highlands	A			✓			✓
PA DCNR	Community Recreation & Conservation	P	✓	✓				✓
	River Conservation	A		✓	✓			✓
PA DEP	Recreational Trails		T	✓	✓			✓
	Coastal Zone Management Grant Program	P				✓	✓	
PA DCNR	Greenways, Trails & Recreation Grant	✓	T	✓	✓			✓
	National Transportation Fund		T		✓			✓
	Watershed Restoration & Protection Program	✓		E		✓	✓	
Penn DOT	Transportation Alternatives Program	✓	T	✓	✓		✓	✓
William Penn Foundation	Watershed Protection Program	✓	T		✓		✓	✓

A= Open space acquisition  
 P= Open space planning & partnering  
 T= Trail system improvements  
 E= Existing parks  
 ✓= Tributary priority

### TIER 2 FUNDING OPPORTUNITIES

Organization	Program	1. Open space	2. Trails	3. Existing parks	4. Network	MS4 permit	TMDL	Quality of life
PPA Region 3	Mid-Atlantic Wetland Program Development			✓				✓
NEWF	Five Star & Urban Waters Restoration Program			✓	✓			✓
	Land Trust Program	A			✓			
PA DCNR	Peer to Peer Program			E	✓			✓
	Partnerships Program	P	✓		✓	✓	✓	✓
PA DEP	Growing Greener Watershed Protection	P		E		✓	✓	
	Nonpoint Source Implementation Program			E		✓	✓	
USDA-RD	Community Facility Grants		✓	✓				✓
USDOT	TIGER IV grants		T					

A= Open space acquisition  
 P= Open space planning & partnering  
 T= Trail system improvements  
 E= Existing parks  
 ✓= Tributary priority

### TIER 3 FUNDING OPPORTUNITIES

Organization	Program	1. Open space	2. Trails	3. Existing parks	4. Network	MS4 permit	TMDL	Quality of life
Thomson Foundation	Environmental Stewardship Grant		✓	✓				
EDA Department of Commerce	Economic Development Assistance							✓
Heinz Foundation	Environmental Grant program				✓			✓
NEWF	America's Great Outdoors Land Conservation Program		✓	✓	✓			✓
PA DCNR	Circuit Rider Program					✓	✓	
PA DEP	Environmental Ed.					✓	✓	
	Stormwater Mgmt. Plan Assistance					✓	✓	
PACD	Nonpoint Source Educational Mini-Grants						✓	
Pennsylvania GREEN	Watershed Education Grants						✓	✓
Philadelphia Foundation	Discretionary Grant Making	P						

A= Open space acquisition  
 P= Open space planning & partnering  
 T= Trail system improvements  
 E= Existing parks  
 ✓= Tributary priority

## FOSTER LAND TRUST PARTNERSHIPS



**Accredited Land Trusts**



**More than just funders:**

- Strategic assistance
- Experts in:
  - Open space planning
  - Acquisition
  - Easements
  - Natural resource protection
  - Stewardship & maintenance

**Potential obstacles:**

- So far little presence
- No easements in Warrington



### CONCLUSIONS

- Begin Negotiations With Willing Sellers of High Ranked Parcels
- Begin Design Work On High Priority Projects
  - Several grants require projects to be fully designed and “shovel-ready”
- Consider Retaining A Grants Consultant
  - Creation Of A Grants Clearinghouse



### QUESTIONS & FEEDBACK