



**WARRINGTON BOARD OF SUPERVISORS
MINUTES FOR AUGUST 26, 2014**

ATTENDANCE

Gerald B. Anderson, Chairperson; John R. Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Matthew W. Hallowell, Sr., Member; Shirley A. Yannich, Member. Staff present was Timothy J. Tieperman, Township Manager; William H.R. Casey, Esq., Township Solicitor, Thomas A. Gockowski, Township Engineer, Barry Luber, 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.

EXECUTIVE SESSION REPORT:

Mr. Anderson reported that the Board convened a pre-meeting executive session to interview pension advisory firms, which he will discuss later under Chairman's Report.

APPROVAL OF BILL LISTS:

1. August 12, 2014 – August 26, 2014: \$ 948,298.50

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from August 12, 2014 through August 26, 2014 totaling \$ 948,298.50. By roll call vote, the motion passed unanimously 5-0.

APPROVAL OF MINUTES:

2. July 8, 2014

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the July 8, 2014 Meeting Minutes subject to editorial corrections cited by Mrs. Achenbach. The motion passed unanimously 5-0.

MINUTES FOR POSTING:

3. August 12, 2014

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the August 12, 2014 Meeting Minutes subject to editorial corrections cited by Mrs. Achenbach. The motion passed unanimously 5-0.

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 had comments not on the evening's agenda:

- Joseph Stryjewski (502 Hanley Court): Mr. Stryjewski expressed concerns over the land clearing activities at Warrington Springs. He alleged that the Township “hid” these plans from him, to which Chairman Anderson and the entire Board took exception. Mr. Gockowski affirmed, as did representatives from the Lamplighter HOA, that these activities were identified in the approved record plan and that Mr. Stryjewski had every opportunity to review the plans.
- Stan Schwarzman (604 Guilford): Mr. Schwarzman expressed concerns over the potential traffic congestion as a result of the new 611 shopping center (Valley Gate). He inquired whether a new traffic signal will be installed to prevent people from cutting through from one shopping center to another.

PUBLIC HEARING:

There was no public hearing.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

4. Consider approval of cell tower agreement amendment with American Tower:

Mrs. Achenbach said her questions have been addressed. She asked whether it was still prudent to enter into such a long-term agreement. Mr. Paul responded that no one knows how this technology will evolve in the future or whether it will be obsolete. Mr. Anderson stated it's to the Township's advantage to capture the revenue upfront. Mr. Casey stated that he's reviewed the lease terms and finds them acceptable. He confirmed also that the lease does require the deconstruction of the cell tower structure once it is no longer in use.

There being no further comments, Mr. Paul motioned to approved the cell tower agreement amendment with American Tower and accept a one-time fee in the amount of \$25,000, the proceeds of which will be transferred to the Capital Improvement Fund as outlined in CFO Lubert's July 16, 2014 memorandum. Mr. Hallowell seconded the motion. The motion passed unanimously 5-0.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

5. Consider approval of minor subdivision plan for 2506 Park Road (DeLuca Homes):

Mr. Anderson affirmed that the neighbors are fine with the redesign in addition to the recent ordinance changes restricting flag lots. The easement issues have also been amicably resolved. There being no further comments, Mr. Paul motioned to approve the minor subdivision plan for 2506 Park Road. Mr. Hallowell seconded the motion. The motion passed unanimously 5-0.

6. Consider approval of land development waiver for St. Robert Bellarmine Roman Catholic Church:

Mr. Kirk W. Clauss, P.E. (Schlosser & Clauss) presented the plan for the construction of a new 3800 s.f. narthex at St. Robert Bellarmine Roman Catholic Church, for which the building committee is seeking a land development waiver. He noted the Church complex is currently situated on 15 acres and that there will be minimal developmental impact. Mrs. Yannich asked whether there would be any stockpiling of soil. Mr. Clauss responded there would be no stockpiling. He said that Church has hired a construction management firm which will be overseeing every aspect of the project, including obtaining a BCSD permit.

There being no Board opposition to this waiver request, Mr. Anderson asked Mr. Casey to prepare an appropriate resolution for the Board's adoption at its September 9, 2014 meeting.

7. Consider approval of preliminary/final plan for Warrington Springs – Phase 3:

Mr. Anderson stated that the Board received a late review letter from the Bucks County Planning Commission, which the members have not had a chance to review. Therefore, this item will be tabled until the September 9, 2014 BOS meeting.

8. Consider approval of PECO Trail License Agreement:

Mr. Casey stated that he had no issues with the agreement's content. Mr. Anderson acknowledged that PECO has to protect itself from the liability associated with allowing its easements to be used for public access. There being no further comment, Mr. Paul motioned, seconded by Mrs. Yannich, to approve the PECO Trail License Agreement. The motion passed unanimously 5-0.

9. Consider adoption of Resolution approving revised SR 202 Parkway (Section 7IT) Memorandum of Agreement:

Mr. Tieperman explained that PennDOT's counsel has asked the Township to adopt a Resolution approving a revised memorandum of understanding for the maintenance of the 202 Parkway. Mr. Casey explained that the legal form is a PennDOT boilerplate used for all municipalities and that the Board really has no negotiating leverage over the agreement.

Mr. Anderson asked whether the Township has received the remaining monies owed it from PennDOT's condemnation of the Township-owned open space corridor. Mr. Casey responded that the Board of View has not yet convened to resolve the dispute. Mr. Anderson, therefore, motioned that the Board direct the Solicitor to send PennDOT a letter indicating the Board will not sign the revised MOU until the Board of View matter is resolved. Mr. Paul seconded the motion. The motion passed unanimously 5-0.

10. MANAGER'S REPORT:**a. Consider health insurance opt-out for non-uniform personnel:**

Mr. Tieperman asked for the Board's consent to extend the same health insurance opt-out provision to the non-union employees that's currently authorized in the WPBA collective bargaining agreement. There being no issues, this policy change will be incorporated into the non-union personnel handbook for Board adoption at the September 9, 2014 meeting.

b. Warrington Township Safety Manual:

Mr. Tieperman shared with the Board the (almost) final version of the new Warrington Township Safety Manual. He noted that the 10-member employee safety committee has been working very hard over the past 1 ½ years, in collaboration with our risk management consultant from the Delaware Valley Workers Compensation Insurance Trust, to finalize the safety manual. He asked that Board to review the draft and forward any comments to his attention. He hopes to present the final edited version next month.

c. Route 611 Transportation Study – Consensus Form:

Mr. Tieperman and Mr. Gockowski reviewed the tentative Route 611 Stakeholder's Report that was facilitated and prepared by PennDOT officials. Agency officials requested the Township's consensus on the all identified problem areas identified in the report, especially relating to the 611 corridor from Kelly to County Line Roads. Staff added some supplementary comments. The Board agreed with these comments and gave its unanimous approval for the signing of the consent form.

d. **Authorize advertisement for 2014-15 Snow Plowing & Salt Application Bid**

Mr. Paul motioned, seconded by Mrs. Achenbach, to authorize the legal advertisement of the 2014-15 Snow Plowing and Salt Application Bid. The motion passed unanimously 5-0.

11. CHAIRMAN'S REPORT:

a. **Pension Advisor Appointment:**

Mr. Anderson stated earlier that the Board had convened a pre-meeting executive session to interview the top two advisory firms recommended by the Pension Advisory Committee. He commended all PAC members for their great job in vetting the candidates. He said there is a consensus on the top firm, which is West Chester-based Peirce Park.

Therefore, Mr. Anderson moved, seconded by Mr. Paul, to authorize the Township Manager and Solicitor to finalize the professional agreement with Pearce Park to serve as the pension advisor for both the Police and Non-Uniform Defined Benefit Plans. The motion passed unanimously 5-0.

b. **Warrington Day Preparations:**

Mr. Anderson gave an update on the upcoming Warrington Day festivities. To date the Warrington Day Organization Committee has secured around \$17,000 in sponsorships which will more than cover the cost of the fireworks. 65 vendors are registered as of August 26. Earthborne's Dancing Diggers are again scheduled to perform. Bandstand entertainment is scheduled from noon to 6:00 p.m. Many other activities are covered in the latest edition of *The Link*.

c. **Volunteer Recognition Update:**

Mr. Anderson updated everyone on the volunteer recognition program. He explained that the Warrington tiles that are currently being prepared at the Mercer Tile Works will be made of thistle to commemorate the early Scotch Irish settlers. He suggested that a small card to accompany the tiles would be appropriate when recognizing our volunteers. He hopes to have a sample to share with the Board at the next meeting.

12. ENGINEER'S REPORT:

a. **Barness Park:**

Mr. Gockowski stated that CEC has been providing some geotechnical services to the Township's lighting consultant as part of WYB's field lighting project. Additionally, he is preparing to sit down with Mr. Paul and Mr. Tieperman on the other infrastructure projects.

b. **Powerline Trail Project:**

Mr. Gockowski stated that with the PECO trail license complete, they are prepared to begin the trail's final design. He noted that he still needs to coordinate with Water and Sewer a possible trail connection from the Woodlands using Water and Sewer property. He also is exploring other possible connections along Street Road.

13. SOLICITOR'S REPORT:a. **Malcolm's:**

Mr. Casey reported that the court did approve the agreement-of-sale guardianship for the Malcolm's property. Conceptual plans are expected shortly for a 3-story building that handles internal storage.

b. **Proposed Change to Chapter 10, Part 416 (Hearing Officer):**

Mr. Casey recommended that to ensure consistency in the appeals process that the Board considers amending Chapter 10, Part 416 to allow the Solicitor to serve as the hearing officer. The Board deliberated briefly and gave it unanimous consent to this change. It will be placed on a future BOS agenda for action.

14. ESCROW AND MAINTENANCE BOND RELEASES:a. **Deer Valley – Release of Maintenance Period Security:**

Mr. Anderson moved that the Board approve the Release of Maintenance Period Security for Deer Valley. Mr. Paul seconded the motion. The motion passed unanimously 5-0.

15. EXTENSION REQUESTS: None

16. DEDICATION REQUESTS: None

SUPERVISOR COMMENTS:

- Mr. Anderson reported that the Township did receive the \$340,000 for its recent sale of TDRs. These funds have been earmarked for parking improvements at Barness Park.

ADJOURNMENT

There being no further business Mr. Paul motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 8:17 p.m. The motion passed unanimously 5-0.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager