



WARRINGTON BOARD OF SUPERVISORS MINUTES FOR MARCH 24, 2015

ATTENDANCE

Gerald B. Anderson, Chairperson; John R. Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Shirley A. Yannich, Member; Matthew H. Hallowell, Member. Staff present was Timothy J. Tieperman, Township Manager; William H.R. Casey, Esq., Township Solicitor, Thomas A. Gockowski, Township Engineer, Barry F. Lubert, Chief Financial Officer and Vivian Bell, Director of Administrative Support Services.

PLEDGE OF ALLEGIANCE

Chairperson Anderson opened the meeting and asked for a moment of silence, followed by a pledge to the flag.

SPECIAL RECOGNITION PRESENTATION – THE CORNERSTONE CLUBS

Mr. Paul presented a plaque to Ms. Cassandra Sterling, Program Director for The Cornerstone Clubs, thanking the organization for its Warrington Day sponsorship.

EXECUTIVE SESSION REPORT: None

APPROVAL OF BILL LIST:

1. March 10, 2015 – March 24, 2015: \$ 824,283.23

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from March 10, 2015 through March 24, 2015 totaling \$ 824,283.23. By roll call vote, the motion passed unanimously 5-0.

APPROVAL OF MINUTES:

2. February 24, 2015

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the February 24, 2015 Meeting Minutes. The motion passed 5-0.

MINUTES FOR POSTING:

3. March 10, 2015

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the posting of the March 10, 2015 Meeting Minutes. The motion passed 4-0-1, Mrs. Achenbach abstaining.

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.*)

Mr. David Bergner (999 Wilson Court) inquired about the status of the Route 611 traffic signalization timings. He said the timings have gotten worse and that the adaptive signals do not seem to be working. Mr. Gockowski explained that the adaptive systems are not fully installed yet. He referred him to PennDOT Traffic Department.

PUBLIC HEARING: None

OLD BUSINESS (ACTION/DISCUSSION ITEMS):**4. Consider approval of the Police Pension Plan Investment Policy.**

Mrs. Achenbach motioned, seconded by Mr. Paul, to untable the above item for continued discussion. She explained that since Peirce Park did a complete rewrite of the police pension investment policy, a red-lined version showing the changes from the old policy was not possible. She did review the executive summary of these changes, explaining that the policy's purpose is more extensive and outlines better the responsibilities of the Board, Staff and Investment Manager. The investment guidelines were also more extensive. Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the Police Pension Plan Investment Policy as prepared by Peirce Park. The motion passed unanimously 5-0.

5. Consider approval of the Non-Uniform Pension Plan Investment Policy.

Mrs. Achenbach motioned, seconded by Mr. Paul, to untable the above item for continued discussion. The executive summary descriptions were identical to #4 above. Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the Police Pension Plan Investment Policy as prepared by Peirce Park. The motion passed unanimously 5-0.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**6. Review Planning Department recommendation(s) regarding Pileggi Zero Lot Line Proposal.**

Mr. Anderson explained this item is on the agenda for information purposes only and that this is the first time that the entire Board has had the chance to discuss this concept collectively. He said that Mr. Pileggi explained the concept at the March 3, 2015 Planning Department Meeting and agreed to some concessions: (1) Lowering the density from 5.0 to 3.5 units per acre with a minimum 5,000 square feet; (2) increasing the minimum tract size to 30 acres from the original 5 acres; and (3) submitting a traffic impact study as part of a planned amendment to the Comprehensive Plan.

Residents from Muirfield Estates were present to express concerns over the proposed changes to zoning and the comprehensive plan:

- Mike Kelly (135 Muirfield Lane)
- Daria Morrissey (125 Muirfield Lane)
- Dara King (120 Muirfield Lane)
- Julie Spahn (120 Muirfield Lane)

Mr. Anderson thanked the residents for expressing their concerns and again reiterated this was for informational purposes only. He said the Board will likely study the cluster option as relates to this site and encouraged them to make an appointment with Township Staff to understand the basis of cluster zoning. He also stated there is a 45-day review period for any comprehensive plan amendment and that any zoning amendment will require a public hearing at which time all abutting residents will be notified.

7. Disposition of bids for Carriage Way Sewer Rehabilitation Project.

Mr. Anderson explained that the low bidder did not submit the required bid bond electronically through the PennBID system, which is a critical deficiency. He said he has no choice but to recommend eliminating the low bidder from further consideration. The Board concurred with this recommendation and directed the Solicitor to notify all parties that the BOS intends to award the bid to the second lowest bidder at the Board's April 14, 2015 Meeting.

8. Report on meeting between Warrington Youth Baseball and Warrington Girls Softball.

Mr. Paul reported on a meeting between Warrington Youth Baseball and Warrington Girls Softball, which was precipitated because of the loss of a softball field as part of the planned renovations to Barness Park. Mr. Paul reported that both WYB and WGS have worked an arrangement whereby through scheduling changes, they should be able to weather the loss of this field without having to construct a replacement softball field at Twin Oaks. For logistical reasons both groups prefer to play all their games at Barness. They will work any scheduling changes among themselves. Mr. Paul stated this will give some breathing room to plan out the future of Twin Oaks when the day camp program ceases to operate there.

Mr. Paul raised a second issue on which he was seeking Board direction. He reported that the Board had agreed earlier to a cost sharing arrangement with WYB for the lighting of one designated field at Barness Park. The total estimated project cost is \$240,000, of which WYB agreed to raise half or \$120,000. Their fundraising efforts, however, have only netted \$40,000 thus far. They can get an \$80,000 bank loan but without collateralized security will have to pay an 8-9% interest rate on the loan. Alternatively, they've asked if the Township would be willing to loan them the funds subject to a short-term payback or co-sign their bank loan.

Mr. Anderson raised several concerns over a potential WYB loan, one being the loaning of taxpayer funds to an organization without collateral. Second, there is no guarantee that the organization's management will remain unchanged during the payback period and no certainty that all the necessary funds will be raised. He said any agreement would need to address these concerns before he would be willing to support such a financial arrangement. This same sentiment was echoed by the majority of the Board members. Staff will meet with Mr. Biedermann to see if these concerns can be addressed and perhaps revisited at future meeting.

9. Consider adoption of a Resolution Authorizing Application to the 2014 PECO Green Region Open Space Program for the route 202 to Bradford Dam Connector Trail Feasibility Study.

Mr. Paul motioned, seconded by Mrs. Yannich to adopt a Resolution Authorizing Application to the 2014 PECO Green Region Open Space Program for the Route 202 to Bradford Dam Connector Trail Feasibility Study. The motion passed unanimously 5-0.

10. Consider preliminary Earthmoving, Stormwater Work and Blasting Agreement for High Grove Manor.

Mr. Casey stated he received a call from counsel advising him that the bond is delayed and to hold onto the agreement until it's received officially by Township officials. Mr. Anderson affirmed that no permits will be issued until the bond's received. Mr. Hallowell asked for clarification on the administrative due diligence procedures before a demolition permit is actually issued. Mr. Anderson responded that CEC reviews all blasting requests and will only recommend their approval if no alternatives are available.

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the Earthmoving, Stormwater Work and Blasting Agreement for High Grove Manor conditioned on the receipt of the \$666,970.97 bond. The motion passed unanimously 5-0.

11. MANAGER'S REPORT:**a. Recommendation from Police Department regarding Youth Aid Panel.**

Mr. Tieperman summarized a recommendation from the Police Department's Command Staff to fold the Township's Youth Aid Panel into the Central Bucks Regional Youth Aid Panel. After some deliberation, the Board's consensus was not to join the regional group at this time and to redouble the efforts to recruit qualified Warrington citizens to sit on this panel. Mr. Anderson stated he will contact the Police Chief to discuss further.

b. Concurrence on Consortium Stone Bid and DPW Recommendations

Mr. Tieperman reviewed the Public Works Department's recommendation regarding the 2015-16 Bucks County Consortium Highway Material Joint Bid, which was opened by New Britain Township. DPW stated that this year's bid include forty-four (44) different types of road materials and that Eureka Stone Quarry and Haines & Kibblehouse, Inc. were the lowest bidders with transportation costs and geographic location are factored in.

Mr. Paul motioned, seconded by Mr. Hallowell, to accept DPW's recommendation to select Eureka Stone Quarry and Haines & Kibblehouse, Inc. as the preferred vendors for various road materials, being the lowest qualified bidders for the 2015-16 Bucks County Consortium Highway Material Joint Bid. The motion passed unanimously 5-0.

c. DCNR Professional Services RFP Waiver Request

The Board extended its unanimous consent to the Township Manager to seek an RFP waiver from the Department of Conservation and Natural Resources (DCNR) for the Bradford Dam-202 Connector Trail Feasibility Project.

d. Personnel Policy Amendment Recommendation (Life Insurance)

The Board extended its unanimous consent to add clarifying language to the Township's Non-Union Personnel Handbook under Section Life Insurance. The amended language will clearly state that once an employee reaches 70 years of age, the benefit will be reduced by 50%. Also, there will no longer be any benefit reduction for employees once they reach age 65.

e. Winding Brook Farming Commitment Letter

The Board gave its unanimous consent to the Township Manager to issue a three-year commitment letter to Robert Garges for the continued farming of township-owned land along Stump Road and the municipal lands surrounding the Tradesville plant.

12. CHAIRMAN'S REPORT:**a. Local Government Week in Warrington Township**

Mr. Anderson moved, seconded by Mr. Paul, to adopt a Resolution declaring April 13-17 local government week. It passed unanimously 5-0. Mr. Anderson stated that unlike the federal and state governments, local government remains the most trusted form of government. Additionally, he stated that all the local governments in Bucks County must pass a balanced budget on time, unlike the federal and state governments.

b. Report on March 17, 2015 Planning Department Meeting

Mr. Anderson reviewed the latest minutes that were included in the Board packets. The major item was the Pileggi zero lot line issue that was covered earlier in the agenda.

c. Review March 31, 2015 Work Session Agenda

Mr. Anderson covered the tentative items for the upcoming work session. He stated that he would be unable to attend the meeting but that he believed the other BOS members should continue with the meeting.

13. ENGINEER'S REPORT:**a. Warrington Glen – Phase 3**

Mr. Gockowski reported that Phase 3 – the final phase – is just now getting underway and that he anticipated about four (4) months to get the infrastructure fully installed. He said that brisk sales are driving this phase. Only 8-10 sales remain in phases 1-2. He said that most of this final phase is not very visible from Street Road.

On an unrelated matter, Mr. Anderson asked for an update on Buffalo Wild Wings. Mr. Achenbach reported that he expects the pump station to be in full operation within the next two (2) weeks, after which the final U/O will be issued to the restaurant.

14. SOLICITOR'S REPORT:**a. PennDOT Settlement**

Mr. Casey reported previously that a Board of View over PennDOT's condemnation of the Township-owned 202 corridor was scheduled in April. However, he notified the Board that PennDOT has proposed a \$38,413 settlement offer to resolve the matter. Mr. Anderson commented that he thought this was a fair settlement, which brings the final compensation closer to the Township's original appraisal. Mr. Paul motioned, seconded by Mr. Hallowell, to accept the offer. The motion passed unanimously 5-0.

15. ESCROW AND MAINTENANCE BOND RELEASES:**a. Valley Gate Escrow Release #16: \$57,039.97**

Mr. Anderson moved, second by Mr. Paul, to approve the Valley Gate Escrow Release #16 in the amount of \$57,039.97. The motion passed unanimously 5-0.

16. EXTENSION REQUESTS: None**17. DEDICATION REQUESTS: None****SUPERVISOR COMMENTS:**

Mrs. Yannich reported on the recent meeting of the Bike and Hike Committee and Township Staff's efforts in getting movement on the use of County Open Space monies for future trail acquisitions. She stated that a representative from the Bucks County Planning Commission was in attendance at the meeting to discuss the status of the Open Space Program.

ADJOURNMENT

There being no further business Mr. Paul motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 8:52. p.m. The motion passed unanimously 5-0.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager