



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR JULY 14, 2020 - 7:00 PM**

The written minutes are a summary of the July 14, 2020 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

The Township Building was opened to the public on June 8, 2020 for the first time since March 17, 2020. This meeting and all future meetings will be streamed live and also available to the public by video conferencing (Zoom). This is due to the COVID-19 pandemic.

ATTENDANCE VIA VIDEO CONFERENCING

Mark E. Lomax, Member.

ATTENDANCE IN THE SHIRLEY A. YANNICH PUBLIC MEETING ROOM

Fred R. Gaines, Chair; Ruth Schemm, Vice Chair, Eileen Albillar, Member and Carol T. Baker, Member.

Staff present was Barry P. Luber, Township Manager; Terry Clemons, Esq., Clemons Richter and Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; Andy Oles, Director of Parks and Recreation and Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:11 P.M. Mr. Gaines welcomed everyone to the meeting and apologized for technical problems with the Zoom program.

PLEDGE OF ALLEGIANCE

Mr. Gaines followed the Call to Order with a pledge to the flag.

PUBLIC COMMENT:

Mr. Gaines stated the public can send in comments via the Zoom chat room or by email to publicinfo@warringtontownship.org.

Seth Gansman (903 Bentley Court) suggested using green building initiatives at Lions Pride Park. These initiatives may be valuable when applying for grant funding.

Dr. Connie Ace (1067 Folly Road) asked if there will be a memorial garden in front of the new police station. Mr. Luber responded that a memorial garden will be located at the property the township purchased behind the new police station. A garden will be in front of the police station and the replanting of a tree, to honor Officer Tim Bennett will also be in front of the new police station.

Mr. Gaines questioned ergonomic chairs purchased for the township building. Mr. Luber stated employees who requested the ergonomic chairs received them. The purchase was through a grant from Delaware Valley Trusts.

Mr. Luber stated that the township is considering the purchase of electric cars and charging stations for 2021.

Following is a listing of people who attended the July 14th Board of Supervisors meeting via Zoom:

- Sethu Manickavel
- Ivy Ross

- Barbara Brown
- Dr. Connie Ace
- Seth Gansman

EXECUTIVE SESSION REPORT

Mr. Gaines stated the Board met to discuss pending litigation and options available to the Board.

ANNOUNCEMENTS:

Cancellation of Warrington Community Day (9/26/20)

Mr. Luber announced the cancellation of the 2020 Warrington Community Day scheduled for September 26, 2020 due to the uncertainty of COVID-19. The Township's primary concern and priority is the health and safety of its community. The 2021 Warrington Community Day will be scheduled September 25, 2021.

Cancellation of Warrington Cares Triathlon (9/13/20)

Mr. Luber announced the cancellation of the 2020 Warrington Cares Triathlon scheduled for September 13, 2020. Again, the decision was based on the uncertainty of COVID-19. Mr. Luber hopes to reschedule this event in 2021.

Mr. Gaines discussed the recent BCATO meeting that he attended. Topics of discussion included COVID-19; Bucks County Chief of Police use of force and twenty other policies.

Mr. Gaines requested the residents to respond to the 2020 Census. Warrington Township is not in the top 50 to respond to the census. Census takers will be making door-to-door visits to obtain the information.

PRESENTATION OF 2019 ANNUAL REPORT FROM THE BIKE AND HIKE TRAILS COMMITTEE

Chair, Sethu Manickavel presented the Bike and Hike Trails Committee Annual Report from 2019. Emphasis was placed on the 202 to Bradford Dam Trail project and also a Bike safety program. Chair Manickavel listed the committee's plans for 2020. One of the plans is to work on updating the trail map.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

- a. 2020 Invoices for the Period June 24, 2020 to July 14, 2020 in the amount of \$1,615,845.01.

Ms. Schemm questioned two invoices. Ms. Schemm motioned, seconded by Ms. Baker to approve the 2020 invoices paid for the period June 24, 2020 to July 14, 2020 in the amount of \$1,615,845.01. All were in favor and the motion passed 5-0.

2. CONSENT ITEMS:

Mr. Gaines asked if any clarification was needed for the consent items as presented.

Ms. Albillar questioned the interconnection trail at Folly Road. Mr. Luber stated the interconnection trail will be located at Folly and Bradley Roads.

Ms. Schemm motioned, seconded by Ms. Albillar to approve Consent Items A through H. All were in favor and the motion passed 5-0. (Attachment "A")

- a. June 9, 2020 to Approve Minutes for Board of Supervisors meeting.
- b. June 23, 2020 to Post Minutes for Board of Supervisors meeting.
- c. Consider Resolution to amend the 2020 Fee Schedule for a Road Opening Permit Fee for Authorities.
- d. Consider Resolution to amend the 2020 Fee Schedule to include Warrington Rotary Special Police Relations Initiative fee.
- e. Consider Ordinance Amending Chapter 330 of the Codified Ordinances of Warrington Township (advertised July 6, 2020).
- f. Consider Bucks County Consortium 2020 Fuel Bid Award.
- g. Consider Resolution appointing delegates to be the Tax Collection Committee Representatives pursuant to Act 32 of 2008.
- h. Request for Authorization to Advertise for Bids; Park Interconnection Trail at Folly Road.

3. CORRESPONDENCE: None.

4. OLD BUSINESS:

a. **Discussion of Conservation Easements.**

Mr. Clemons stated the Environmental Advisory Council and Open Space Land Preservation Committee recommended properties used for conservation should be passive use, only. Mr. Clemons stated the conservation easements would be maintained as open space in perpetuity.

Ms. Schemm stated the following properties; Weisel, Emerson Farm, Mill Creek and Pileggi should form a cluster of open space for a walkable use and connect with the trail system.

Mr. Gaines requested the conservation easements become a standard.

Mr. Clemons will develop a template with Natural Lands.

Ms. Schemm motioned, seconded by Ms. Albillar for Mr. Clemons to prepare the template and remove all reference to active use. All were in favor and the motion passed 5-0.

b. **Consider revised proposal from GKO Architects for the proposed work to the existing Township Building to include HVAC system.**

Mr. Luber explained GKO Architects proposal. The total fee for Phase 1 and Phase II will not exceed \$48,250. This fee is for engineering and architectural services, only. All other work will be completed by the Public Works Department and/or an outside contractor. The budgeted amount is \$150,000.

Mr. Gaines suggested visiting a newly constructed township building (i.e., Doylestown Township) for their recommendations.

Ms. Schemm expressed concern for the HVAC system to have sufficient air changes.

Mr. Gaines requested tabling this item until the next meeting.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS):**a. Discuss proposed utility plan for the former Lot 2 of the Greensward View, minor subdivision, located on Greensward North, TMP # 50-024-064-002.**

William W. Witman, PE, President of Witman Engineers and Consultants, LLC, representing the Bruno's who are owners of Lot # 2 want to build a one story home. Nine hundred feet of roadway is to be milled and overlaid. However, the road was resurfaced last year.

Mr. Zarko said the Ordinance eliminates patchwork on new roads.

A utility plan was presented for 15 foot wide milling and paving due to the construction of the new home.

Ms. Baker motioned, seconded by Ms. Albillar for the applicant to establish the 15 foot paving section; establish an escrow fund for one year starting with the date of the U&O permit; deposit cash or Maintenance Bond to memorialize this agreement. All were in favor and the motion passed 5-0.

b. Discussion of Community Room at Lions Pride Park.

Director of Parks and Recreation, Andy Oles stated the current art room building at the former Twin Oaks Park would be demolished and replaced with an approximate 4,000 square foot building. This building would hold a variety of programs for all age groups and a training area for the police department.

Mr. Luber stated RCAP opened up funding for a grant opportunity, with a 50% match that is due August 12th. Mr. Luber stated if the Board was interested in pursuing this grant for a Community Building at Lions Pride Park, staff will apply for the \$1million dollar grant.

Ms. Albillar motioned, seconded by Mr. Lomax to move forward with the RCAP grant application. All were in favor and the motion passed 5-0.

c. Consider Landscaping Plans for the New Police Station.

Mr. Luber presented three proposals for a landscape plan at the new police station. The proposals came from Land-Tech Enterprises, The Lingo Group and ELA.

Ms. Ross reviewed the three plans noting that the plantings around the building help to prevent erosion and protect water quality. Soil stabilization, use of native plants, large trees and low maintenance were a priority.

Ms. Albillar questioned security issues with the proposed plants and trees. Ms. Ross stated large trees will be planted near the sidewalk and near the building that doesn't have windows. Shrubs will be low growing and won't block the windows.

Ms. Ross recommended awarding the proposal to The Lingo Group.

Mr. Gaines motioned, seconded by Ms. Schemm to accept the proposal from The Lingo Group landscape plans for the new police station. All were in favor and the motion passed 5-0.

6. MANAGER'S REPORT:**a. Consider award of roofing/siding contract at Lions Pride Park.**

Mr. Luber received four quotes for roof replacement and siding at the pavilion and restroom building located at Lions Pride Park. Mr. Luber stated this was not budgeted in the 2020 operating fund, but the funds can come from of the capital fund. Mr. Luber is recommending awarding a contract to J. Radick Roofing in the amount of \$11,250 for replacing the pavilion roof, restroom roof and restroom siding at Lions Pride Park.

Mr. Gaines motioned, seconded by Ms. Schemm to approve the roofing/siding contract at Lions Pride Park for \$11,250 to J. Radick Roofing. All were in favor except Mr. Lomax who voted no. The motion passed 4-1.

Mr. Luber stated the Finance Director has prepared a budget timeline for 2021 and forwarded it to all department heads and the Board of Supervisors. A draft budget will be presented to the Board in September.

Mr. Luber announced a ribbon cutting ceremony for Lions Pride Park will take place on October 2, 2020.

Mr. Luber updated the Board on the construction of the new police station. It should be substantially completed by mid-September.

7. DEDICATION REQUEST: None.**8. ENGINEER'S REPORT:****a. General Update - none****b. Discuss Bristol Road Intersection Improvements.**

Mr. Zarko reported a pre-evaluation was planned for long term improvements at the Bristol/Easton Road intersection. A survey base plan and scope of work is needed at the cost of \$10,000 to do the work. If approved, the work will be completed by McMahon Traffic Engineers. A preliminary cost estimate by McMahon is between \$2.6 and \$2.8 million and does not include the easements for this intersection. \$100,000 is to be paid by the developer of Warrington Place for intersection improvements and is being held in an escrow account.

Mr. Luber stated this project is a good candidate for either the ARLE and/or Multi-Model Grant.

Mr. Gaines motioned, seconded by Ms. Albillar on the condition to approve McMahon Traffic Engineers to proceed with the \$10,000 survey base plan and the funds may come from the escrow account. All were in favor and the motion passed 5-0.

9. SOLICITOR'S REPORT:**a. WT 20-06, Brasof, 3000 Jonathan Drive, request for special exception for an accessory apartment.**

The Board of Supervisors had no comments to submit to the Zoning Hearing Board.

b. WT 20-07, Walnut Creek Acquisitions, LP, 3501 County Line Road, request for a variance to allow a Conservation Residential Development on 24.447 acres of land, TMP 50 004 067.

Ed Murphy, Esquire and Chris Canavan, Senior Vice President, WB Homes were present to give an overview of Walnut Creek Acquisitions, LP (applicant) that is being proposed on County Line Road. According to the Conservation Residential Ordinance, they are less than half an acre to meet the twenty five acre requirement. PennDOT had taken 1.987 acres for the widening of County Line Road, thus establishing the current tract area of 24.447 acres.

The Board of Supervisors had no comments to submit to the Zoning Hearing Board.

- c. WT 20-08, North Wales Water Authority, 1553 Easton Road, request for variances and special exceptions for the establishment of an operations center for water system maintenance.

Rob Gundlach, Esquire and Brad Fisher, P.E, NWWA were present to give an overview to acquire 1553 Easton Road for office space, accessory warehouse and outdoor storage of equipment and supplies.

Mr. Lomax questioned waivers for this application. Mr. Clemons stated waivers would be part of the land development.

The Board of Supervisors had no comments to submit to the Zoning Hearing Board.

SUPERVISOR COMMENTS:

Ms. Albillar announced a blood drive was taking place on July 15th at the township building.

Ms. Baker stated a Veteran Affairs Committee was not held in June.

Mr. Lomax thanked the Warrington Rotary for donating \$1,000 to Warrington Emergency Services for the purchase of an ionizer spray to disinfect its vehicles.

Mr. Gaines thanked the Emergency Services for their help on a personal call.

ADJOURNMENT

There being no further business, Mr. Lomax motioned, seconded by Ms. Albillar to adjourn the meeting at 10:03 PM.

Respectfully Submitted By:


Barbara J. Livrone, Board Secretary

Attachment "A"

Consent Agenda – July 14, 2020

Attached to the agenda and on the Township's website is a supplement to the agenda which contains a heading and brief description for each item listed under the Consent agenda. As in the past, any Board member can ask to remove an item from consent and have it discussed independently.

I would now ask for a motion to approve items **A through H** on the Consent agenda.

- a. June 9, 2020 to Approve Minutes for Board of Supervisors meeting.
- b. June 23, 2020 to Post Minutes for Board of Supervisors meeting.
- c. Consider Resolution to amend the 2020 Fee Schedule for a Road Opening Permit Fee for Authorities.

The Board of Supervisors passed Ordinance 2020-O-05 on April 14, 2020 which allowed the establishment of an annual Road Opening Permit (HOP) fee for Authorities doing work in the Township's Right-of-Way. Proposing a fee of \$500.

- d. Consider Resolution to amend the 2020 Fee Schedule to include Warrington Rotary Special Police Relations Initiative fee.

Bob Williamson, Secretary and past President of Warrington Rotary Club presented a 2020 "One Day Guest" pass to attend the Warrington Mary Barness pool. The passes will be handed out by Warrington Police Department, while the officers are on patrol, to children and families. Warrington Rotary Club's initiative is to help improve the relationship between Police Officers and the public. This \$7-day pass added to the fee schedule to be used solely for the Warrington Rotary police relations initiative.

- e. Consider Ordinance Amending Chapter 330 of the Codified Ordinances of Warrington Township (advertised July 6, 2020).

This Ordinance amends Chapter 330, Section 330-11 to establish maximum speed limits and Section 330-23 to establish stop intersections on specified roads within Warrington Ridge, Warrington Springs, Penrose Walk, Warrington Meadows and Valley View Developments.

- f. Consider Bucks County Consortium 2020 Fuel Bid Award.

Four bids were considered by the Bucks County Consortium. Unleaded regular gasoline, low sulfur diesel fuel will be awarded to Riggins, Inc. #2 heating Oil will be awarded to PAPCO. Propane will be awarded to Suburban Propane, Inc.

- g. Consider Resolution appointing delegates to be the Tax Collection Committee Representatives pursuant to Act 32 of 2008.

Three (3) voting delegates representing Warrington Township will be appointed to serve on the Tax Collection Committee.

- h. Request for Authorization to Advertise for Bids; Park Interconnection Trail at Folly Road.

All information required to submit a bid is provided in the PennBID solicitation.