



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR AUGUST 27, 2019**

The written minutes are a summary of the August 27, 2019 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Fred R. Gaines, Chairman; Ruth L. Schemm, Vice Chair; Shirley A. Yannich, member; Carol T. Baker, member and Eileen Albillar, Member.

Staff present was Barry P. Luber, Township Manager; Terry W. Clemons, Esq., Clemons Richter and Reiss, Township Solicitor; Thomas Zarko, P.E., CKS Engineers, Township Engineer and Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

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

EXECUTIVE SESSION REPORT

Mr. Gaines stated an executive session was not held.

ANNOUNCEMENTS:

- **Application for Homestead Exemption will be posted to the Township's Website September 3, 2019.**

Mr. Luber announced that the application for the homestead exemption will be posted to the township's website starting September 3, 2019. The exemption is for single-family residents only. If a resident is already receiving an exemption from the School District, then they will automatically be exempt from a percentage of township taxes through the homestead exemption act.

RECOGNITION OF EAGLE SCOUT BRANDON SWITZER

Mr. Gaines read Resolution 2019-R-45 recognizing Eagle Scout Brandon Switzer, a Warrington resident for achieving this award. Mr. Switzer's Eagle Scout project was building two raised gardens at the New Seasons Nursing Home in New Britain. The Board of Supervisors commended Eagle Scout Brandon Switzer for his commitment to his project and for achieving the Eagle Scout award.

PUBLIC COMMENT:

Ann Cendali (100 Evodia Circle) introduced her granddaughter, Ceceila Risso (239 Snapdragon). Ms. Risso expressed concern about walking to school, because bus service is not available in her development. Ms. Risso was concerned about walking near the creek along the path and is seeking a permanent solution by possibly building a bridge over the creek. Mr. Gaines said the manager will discuss this issue at the next staff meeting.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:**a. 2019 Invoices for the Period August 14, 2019 to August 27, 2019 in the amount of \$750,318.93.**

Ms. Yannich motioned, seconded by Ms. Albillar to approve the 2019 invoices paid for the period August 14, 2019 to August 27, 2019 in the amount of \$750,318.93. All were in favor 5-0.

2. CONSENT ITEMS:

Mr. Gaines asked if any clarification was needed for the consent items as presented. Ms. Albillar requested to clarify Agenda Item G.

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

- a. July 23, 2019 to Approve Minutes for Board of Supervisors meeting.
- b. July 30, 2019 to Approve Minutes for Board of Supervisors Special Water System Meeting.
- c. August 13, 2019 to Post Minutes for Board of Supervisors meeting.
- d. August 20, 2019 to Post Minutes for Board of Supervisors Special Sewer Sale meeting.
- e. Consider approval for Certificate of Completion #1 for the Preserve at Murphy Lane in the amount of \$270,513.74.
- f. Consider Letter of Extension for Reserve at Emerson Farm Development.
- g. Consider approval of Resolution for Application for Traffic Signal Approval to PennDOT for Reserve @ Emerson Farm Development.

Ms. Albillar wanted to clarify for the public that this agenda item is for a flashing beacon for a pedestrian crossing to be installed for the Reserve @ Emerson Farm.

- h. Consider approval for Act 537 Planning Module for the Grove Valley Farm Subdivision.
- i. Consider authorization to advertise an amendment to the non-uniform Defined Benefit Pension Plan.
- j. Consider approval for Certificate of Completion #1 for the Parkview, Phase 2 in the amount of \$1,147,927.75.
- k. Consider Approval of Proposal for Princeton Drive Storm Sewer Repair in Warrington Ridge Development in the amount of \$12,990.00 to Passerini & Sons, Inc.
- l. Consider approval for Certificate of Completion # 3 for 1800 Street Road Realty, LLC in the amount of \$86,564.83.
- m. Consider approval to purchase 2020 Ford Utility SUV police vehicle.
- n. Consider engagement letter for the defeasance of any water and sewer related debt.
- o. Consider Parkview (Phase 1) at Warrington Surety Reduction Error in the amount of \$1,175,130.50.

3. CORRESPONDENCE: None.**4. OLD BUSINESS:****a. Consider authorization for Solicitor to prepare a Resolution for Asset Purchase Agreement for the Sewer System.**

Special counsel, Michael Thom, Esquire with Obermayer was present to discuss the agreement. Mr. Thom stated the first step is approval of a Resolution. Mr. Thom stated his firm is working on the exhibits.

The Board of Supervisors did not have any additional comments for the sale of the sewer system to Bucks County Water and Sewer Authority.

Ms. Albillar motioned, seconded by Ms. Yannich to authorize the Solicitor to prepare a Resolution for the Asset Purchase Agreement for consideration at the September 10, 2019 meeting. A roll call was taken and the motion passed 5-0.

b. Consider temporary lighting for Warrington Soccer at IPW Field # 6.

Ms. Yannich motioned, seconded by Ms. Baker to table the temporary lighting for Warrington Soccer at IPW Field # 6. Ms. Schemm recused herself from the vote. All were in favor and the motion passed 4-0.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS): None.**6. MANAGER'S REPORT:**

Mr. Lubber announced a fundraiser for Lions Pride Park during Warrington Community Day is taking place along the Little Neshaminy Creek. The "Lucky Ducky Dash" race is starting at 5:30 p.m.

Mr. Lubber announced that Mrs. Lindy and both of her apartment complexes – Warrington Crossing and Westminster are donating \$100,000 towards Lions Pride Park. Mr. and Mrs. Lindy are donating \$50,000 and \$50,000 is being donated by the two apartment complexes.

7. DEDICATION REQUEST:**a. Consider Dedication of Public Improvements for EZ Storage – 1800 Street Road to approve a Resolution and Maintenance Agreement for 1800 Street Road Realty, LLC declaring the public improvements are completed and release of the financial security.**

Mr. Zarko stated all improvements have been completed. Mr. Zarko recommended approval of the Resolution and to accept dedication of public improvements.

Ms. Yannich motioned, seconded by Mr. Schemm to accept the Resolution and Maintenance Agreement for 1800 Street Road Realty, LLC and dedication of public improvements and to release any financial security. All were in favor and the motion passed 5-0.

b. Consider approval of Resolution accepting dedication of water and sewer facilities in Lamplighter Village Phases I, II and III.

Mr. Zarko stated he is working with the developer for Gloria Dei. The financial security has been posed and he recommends approval of the Resolution.

Ms. Yannich motioned, seconded by Ms. Schemm to approve the Resolution accepting dedication of water and sewer facilities in Lamplighter Village Phases I, II and III. All were in favor and the motion passed 5-0.

8. ENGINEER'S REPORT:

a. General Update:

Mr. Zarko gave an update to on the Bradley Road Oil and Chip project which is going to start September 3, 2019. Platforms for the speed humps will be installed.

Mr. Zarko gave an update on the 2019 Road Improvement Project. Paving is to begin mid-September.

9. SOLICITOR'S REPORT:

a. Appeal of purported Deemed Approval for Prime Development Group.

Mr. Clemons stated that the township has filed an appeal with the Court of Common Pleas.

b. Consider Authorizing Solicitor to intervene in Mandamus action filed by Prime Development Group LP.

Ms. Yannich motioned, seconded by Ms. Albillar to authorize the Solicitor to intervene as party for the Zoning Hearing Board.

c. Update on WAWA appeal to the Court of Common Pleas.

The Board agreed for Ms. Yannich to represent the township at the appeal. Ms. Baker expressed concern about the size of the proposed building for the lot. Ms. Schemm expressed concern about a lot of foot traffic and that this enterprise is next to a community. Ms. Albillar expressed concerned about the pedestrian area and tot lot. Mr. Gaines was concerned about parking.

Ms. Schemm motioned, seconded by Ms. Baker to authorize the Solicitor and Ms. Yannich to represent the Township in the negotiations. All were in favor and the motion passed 5-0.

SUPERVISOR COMMENTS:

Ms. Baker stated the Park and Recreation Board cancelled their August meeting.

Ms. Baker said the EAC was approached by a 4-H student for a potential project.

Ms. Yannich stated the various boards and committees are getting their tables ready for Warrington Community Day. The Veteran Affairs Committee will put out a boot to collect donations.

Ms. Yannich announced "Pasta with Paws Dinner" which is a fundraiser for the Police Department on October 13 at St. Roberts Church.

Ms. Schemm stated negotiations for the police contract are continuing.

Ms. Schemm requested more information from the Bucks County Health Department relating to mosquito spraying along the Bradford Dam.

Mr. Gaines stated the EAC is continuing their research on plastic bags and straws.

ADJOURNMENT

There being no further business, Ms. Yannich motioned, seconded by Ms. Schemm to adjourn the meeting at 8:47 PM.

Respectfully Submitted By:


Barbara J. Livrone, Board Secretary

Attachment "A"

Consent Agenda – August 27, 2019

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.

- a. July 23, 2019 to Approve Minutes for Board of Supervisors meeting.**
- b. July 30, 2019 to Approve Minutes for Board of Supervisors Special Water System Meeting.**
- c. August 13, 2019 to Post Minutes for Board of Supervisors meeting.**
- d. August 20, 2019 to Post Minutes for Board of Supervisors Special Sewer Sale meeting.**
- e. Consider approval for Certificate of Completion #1 for the Preserve at Murphy Lane in the amount of \$270,513.74.**

All public/site improvements have been satisfactorily completed by the project developer for the Preserve at Murphy Lane to issue Certificate of Completion #1.

- f. Consider Letter of Extension for Reserve at Emerson Farm Development.**

The attorney for the applicant has submitted a formal extension of time for the pending subdivision plan for the Reserve at Emerson Farm until September 30, 2019.

- g. Consider approval of Resolution for Application for Traffic Signal Approval to PennDOT for Reserve @ Emerson Farm Development.**

A rectangular rapid flashing beacon device is being proposed at the intersection of Pickertown Road and Buttercup Boulevard.

- h. Consider approval for Act 537 Planning Module for the Grove Valley Farm Subdivision.**

The total number of EDU's for this subdivision is 52. The new development consists of 39 plus there are 13 existing adjacent lots that currently utilize septic as means of sewage disposal and have the option to connect to the proposed force main. This item will be postponed until the October 8, 2019 Board of Supervisors meeting.

- i. Consider authorization to advertise an amendment to the non-uniform Defined Benefit Pension Plan.**

- j. Consider approval for Certificate of Completion #1 for the Parkview, Phase 2 in the amount of \$1,147,927.75.**

All public/site improvements have been satisfactorily completed by the project developer for Phase 2 of Parkview at Warrington to issue Certificate of Completion #1.

- k. Consider Approval of Proposal for Princeton Drive Storm Sewer Repair in Warrington Ridge Development in the amount of \$12,990.00 to Passerini & Sons, Inc.**

Passerini & Sons, Inc. was the lowest quote for the Princeton Drive storm sewer repair project.

- l. Consider approval for Certificate of Completion # 3 for 1800 Street Road Realty, LLC in the amount of \$86,564.83.**

All public/site improvements have been satisfactorily completed by the project developer for 1800 Street Road Realty, LLC to issue the Final Certificate of Completion #3.

- m. Consider approval to purchase 2020 Ford Utility SUV police vehicle.**

The police department is replacing a 2015 Ford Utility SUV vehicle and the purchase of a 2020 Ford Utility SUV is the final purchase for 2019. Three quotes were obtained and the low COSTARS price was Fred Beans at \$32,999 and \$2,000 for an extended warranty.

- n. Consider engagement letter for the defeasance of any water and sewer related debt.**

Concord Public Finance is providing terms for Warrington Township's General Obligation Bonds, Series of 2014 by entering into an engagement letter.

- o. Consider Parkview (Phase 1) at Warrington Surety Reduction Error in the amount of \$1,175,130.50.**

The Board of Supervisors approved \$2,261,529.00 to be released at their June 12, 2018 meeting. The surety company released \$1,086,398.50. Certificate 1A is prepared to release \$1,175,130.50 which would bring the amount of the reduction in financial security to \$2,261,529.00. After approval, the remaining balance of the site improvement bond is \$1,421,191.25.

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