



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR MAY 11, 2021 - 7:00 PM**

The written minutes are a summary of the May 11, 2021 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

Due to the increase in COVID-19 cases, this meeting and all future meetings will only be available to the public by video conferencing (Zoom). The recorded meeting can be viewed the day after through the Township's website, www.warringtontownship.org

ATTENDANCE VIA VIDEO CONFERENCING (ZOOM) Due to technical difficulties, this recording is not available.

Supervisors: Chair Fred R. Gaines; Vice Chair Ruth Schemm; Eileen Albillar, Member; Mark E. Lomax, Member and William M. Connolly, Member.

Staff present: Barry P. Luber, Township Manager; Terry Clemons, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; Christian Jones, Assistant Township Manager; John Marcarelli, Director of Finance; Ivy Ross, Grant Writer and Administrator; Andy Oles, Parks and Recreation Director; Lee Greenberg, Director of Emergency Services; Jen Fielding, Executive Assistant to the Township Manager/Board Secretary.

Also present for the Presentations: Fred Suffian, Chair of EAC; Sethu K. Manickavel, Chair, Bike and Hike Committee

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:06 P.M.

PLEDGE OF ALLEGIANCE

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

There were a total of 19 people who attended the May 11, 2021 Board of Supervisors meeting via Zoom.

PUBLIC COMMENT:

Mr. Joe Walsh, 454 Folly Road, asked about the violations related to the Gargas Farm, including the Cease and Desist Order against them, which he said they are not following. In addition, Mr. McConnett asked about the work being done on Folly Road related to road paving. Mr. Zarko will follow up with the Gargas Farm concerns and get an update to Mr. McConnett regarding the paving schedule for Folly Road.

Ms. Susan Bowers, 71 Fairmount Ave., asked about the work being done to expand County Line Road and two dwellings along this road which appear to be abandoned and in multiple stages of deterioration, to the point of being potentially dangerous to passersby. Mr. Lee Greenberg will go out and view the properties and get back to Ms. Bowers.

EXECUTIVE SESSION REPORT: Mr. Luber reported that there was an Executive Session to discuss a legal matter.

PRESENTATIONS

- a. **Clean Energy Presentation and Resolution** – Mr. Suffian highlighted the areas from the presentation, including the gradual phasing out of fossil fuels and ramping up the use of clean energy in Warrington Township over the next 15 to 20 years.

Mr. Suffian and the EAC drafted a Resolution in order to move Warrington Township in this direction. They will send this to Mr. Clemons for review and present an updated version at the next Board of Supervisors meeting.

Ms. Albillar thanked Mr. Suffian and the EAC for moving in this direction. Ms. Schemm also thanked the committee and Mr. Suffian. Mr. Gaines reported that Warrington Township has taken many steps to begin moving toward clean energy, including the hybrid vehicles in the Police Department.

- b. **Bike and Hike Committee 2020 Annual Report.**

Mr. Manickavel shared highlights of the 2020 Annual Report -

In particular, the committee is full, which was one of the Goals for 2020. In addition, the committee has been working on a better trail map for distribution at Warrington Day, plus a “Step Challenge” along the trail system.

Ms. Schemm thanked them for their great ideas and hard work, and thanked Mr. Oles for moving this process forward. Mr. Lomax and Ms. Albillar also thanked Mr. Manickavel and the committee for their work. Mr. Connolly thanked the committee. Mr. Oles thanked Mr. Zarko and CKS, indicating that it was their efforts that began the process of outlining the map for the trail system which enabled the committee to move in this direction. Mr. Gaines thanked Mr. Manickavel in particular and said that it is his enthusiasm and sense of purpose for the Bike and Hike Trail system that has moved these projects forward.

The complete Annual Report is available on the Warrington Township website at www.warringtontownship.org

1. OLD BUSINESS:

- a. Discussion on revising Zoning Ordinance

Mr. Connelly provided a summary of where the Ordinance stands in the process. The Planning Commission has recommended to the Board of Supervisors to move forward with the adoption process. However, the County will make a few edits.

Before the next Board of Supervisors meeting, the final document will be ready for review. Ms. Fielding was instructed to include the Authorization to Advertise at the next meeting.

2. NEW BUSINESS (ACTION/DISCUSSION ITEMS):

- a. Discussion about Community Pool

Mr. Lubber summarized the memorandum provided to the Board of Supervisors regarding the community pool. He indicated that there was no action intended at this meeting, just discussion.

Mr. Lubber summarized the history of the pool and some current challenges, including plaster crumbling and some water leakage. Mr. Lubber indicated one option related to the long term sustainability of the community pool could be continuing to patch the walls of the pool. Mr. Oles and Mr. Lubber indicated that they would like to move forward with gathering information from aquatic architectural firms related to upgrading the community pool or a completely new pool.

Mr. Oles explained that a new pool would provide many cost-saving differences, such as a better filtration system and sanitization. A new pool would anticipate lasting 20-30 years.

Ms. Schemm would like to expand the discussion to include community input.

Mr. Connolly asked where the funding would come from and Mr. Luber indicated that it would most likely come from the Utility Proceeds Fund, designed for capital projects from the sale of the water/sewer system. Mr. Connolly would like to review all future capital expenditures, in addition to the community pool, in order to broaden the focus and investigate what else might also require improvements.

Ms. Albillar agreed she would like this to be an information gathering from the community because there are a lot of competing priorities for the use of this Fund. Ms. Albillar indicated that the Return on Investment, or as she has heard, a Return on Environment, will be a savings through improved technology, keeping the pool clean and labor costs down.

Mr. Luber further indicated that a new pool would not require as much water because the new federal standards do not require as deep of a pool – instead of an 8-foot deep end, it could be a 6-foot deep end.

Mr. Luber and Mr. Oles will design a survey to be sent to the full recreation email list and posted on social media for feedback regarding the community pool.

b. Authorize the Issuance of a Request for Proposal for Banking Services

Mr. Marcarelli requested that the Township issue a Request for Proposals for banking services with the intent of saving on banking costs and maximizing on interest income in a low interest environment.

The need for issuing the RFP was obviated by the closure of our local Fulton Bank branch. Proximity of a local branch is clearly a factor for the need to do frequent in-person banking that is reasonably convenient.

In addition, the prospective award of a proposal from a local bank will give us the opportunity to reorganize and streamline our banking setup.

The RFP will be open to credit unions, as well as other banking institutions in the Township for a total of 10-12 entities.

Mr. Lomax motioned to authorize the issuance of a RFP for banking services; Ms. Schemm seconded. All in favor, the motion passed 5-0.

c. Discussion about returning to hybrid meetings

Mr. Gaines outlined how the Township would return to in-person meetings, with the option to continue a hybrid model using Zoom so that the public could still attend meetings using this technology. He cited Pennsylvania Governor Wolf loosening restrictions in many areas with regard to capacity and opening.

Ms. Albillar indicated that she was in no rush to return to in person meetings. She cited accessibility to those who would otherwise be unable to attend Board of Supervisor meetings either due to a hearing disability, childcare or other. She shared her experience in

attending a Zoning Hearing Board hybrid meeting via Zoom and being unable to hear much of what was taking place.

Mr. Gaines reminded the Board of Supervisors that the audio/visual equipment within the Township building will be upgraded in early June, which may mitigate some of those concerns.

Mr. Connolly would like to return to in person meetings. He indicated that it is time to get back to public gatherings in public places.

Mr. Lomax indicated that he is in no rush to return to in person meetings. He would like to see the AV equipment operational prior to returning to in person or hybrid meetings.

Ms. Schemm indicated that she would like to take a conservative approach and is resistant to returning to in person meetings until the AV equipment is operational and the numbers of Covid cases continue to drop.

Ms. Nancy Beresovoy, 2805 Cindy Lane, offered public comment. She was a former member of the Planning Commission and has attended many meetings in the Township building, as well as the Zoning Hearing Board meeting via Zoom. She indicated that the hybrid model used at the ZHB meeting was difficult to hear. She would like to err on the side of caution and not return to in person meetings yet. She also raised concerns about using the Utility Proceeds Fund for the community pool and would like to discuss the possibility of adding lights to some of the ball fields in the Township as an alternative priority.

The Board of Supervisors determined that this item will be added to the June 8th meeting agenda and remain monthly until the Board of Supervisors returns to in person meetings.

d. Alternative Funding of Transportation System

Mr. Gaines summarized the support letter that he sent to the Board of Supervisors regarding the State Legislature to continue to develop and expedite alternative funding for Transportation in Pennsylvania. The plan provides multiple options to reduce the needs of the State's transportation infrastructure.

Mr. Gaines made a Motion to send this letter of support as a Board, rather than an individual citizen, for greater impact; Mr. Lomax seconded. Discussion ensued.

Mr. Connolly, Ms. Schemm and Ms. Albillar indicated that they would prefer a more detailed discussion and study regarding this topic in order to vote on a Motion. The Motion was taken from the table. Mr. Gaines will comment on this matter as an individual citizen.

3. SUPERVISOR COMMENTS

Ms. Albillar shared that the Department of Emergency Services has completed two trainings to the staff of the Pathways at Warrington related to Emergency Procedures, as well as the use of Fire Extinguishers. She also reported that the Codes Department has been working with a resident on a code-related issue. She thanked Mr. Greenberg for working with this resident.

Mr. Connolly shared that the federal government has released the American Rescue Fund Plans and would like to devote more time to this subject, including how Warrington Township will be

spending this money. Mr. Clemons and Mr. Luber will both be attending seminars regarding the guidelines for Municipal governments this coming week. Ms. Fielding was instructed to put this item on the agenda for the June 8th meeting.

Mr. Lomax shared that this is National Police Week, signed into law in 1962. It is an opportunity to recognize those who serve in blue and who protect us each and every day.

Ms. Schemm shared the following: 1) the celebration of EAC planting more trees around the Township; 2) Public Works preparing the ball fields for Spring.

Mr. Gaines shared that a member of the Historical Commission has resigned, opening a position for that committee. He also mentioned the increase of ticks this Spring and that residents should be very careful as they enjoy open spaces.

4. MANAGER'S REPORT:

Mr. Luber summarized the staff's recommendations to institute a Rental Inspection Program for the rental properties in the Township. He reported that there are 1,200 units, with 120 inspections last year. Units are inspected when a unit is sold or there is a change in tenant. However, sometimes the Landlords do not let the Township know that there has been a change of tenant.

If a tenant remains in the unit for 20 years, then the Township will only have viewed the unit once. If done annually, then the Township will be able to help keep safety and other issues to a minimum. The cost would not change – it would remain \$125. The first inspection would be free. This item would be included in the 2022 budget with the cost to hire one additional inspector and increase the current rate of a part-time administrative support person from 2 days to 3 days.

Mr. Connolly shared his insights from previous experience with the State of NJ Inspection. He recommended a registration fee that would be more reliable than an inspection fee. He also reiterated the need for enforcement and follow up. Ms. Schemm thanked Mr. Luber and Mr. Jones and staff for this review and for bringing it to the attention of the Supervisors. She indicated that some of the issues the Supervisors have heard recently might have been mitigated by this rental inspection program and she strongly supports this effort. Ms. Albillar, Mr. Lomax and Mr. Gaines all provided their thanks and support to this program, as well.

Mr. Jones and Mr. Luber will provide their detailed recommendations at the next Board of Supervisors meeting.

5. ENGINEER'S REPORT:

Mr. Zarko summarized the Approval of Resolution 2021-R-__ Denying Acceptance of Public Improvements constructed in conjunction with Aspen Mill Tract 2434 & 2436 W. Street Road. Ms. Schemm motioned to approve this Resolution; Mr. Connolly seconded. All were in favor and the motion passed 5-0.

9. SOLICITOR'S REPORT:

Mr. Clemons provided highlights of the upcoming hearings for May with the Zoning Hearing Board. The Supervisors had no comment.

6. APPROVAL OF BILL LIST:

- a. 2021 Invoices for the period April 28, 2021 to May 11, 2021 in the amount of \$620,854.99.

Mr. Lomax motioned, seconded by Ms. Schemm to approve the 2021 invoices paid for the period April 28, 2021 to May 11, 2021 in the amount of \$620,854.99. All were in favor and the motion passed 5-0.

7. CONSENT ITEMS:

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

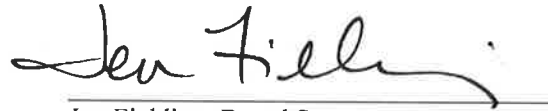
Mr. Lomax motioned; seconded by Ms. Albillar to approve items a through c. All were in favor and the motion passed 5-0.

- a. April 27, 2021 to approve Minutes for Board of Supervisors meeting
- b. Consider Approval of Certificate of Completion #7 for Grove Valley Farm in the amount of \$120,653.50 (Attached)
- c. Consider Approval of Certificate of Completion #2 for Warrington Walk (Ball/Colibraro) Subdivision in the amount of \$102,905.33

ADJOURNMENT

There being no further business, Mr. Lomax motioned, Ms. Albillar seconded to adjourn the meeting at 9:12pm.

Respectfully submitted By,



Jen Fielding, Board Secretary