

WARWICK TOWNSHIP
Board of Supervisors' Public Work Session Meeting Minutes
FEBRUARY 20, 2007

Members Present: Judith A. Algeo, Esq., Chair
Cuthbert Parrish, Vice Chairman
Edward P. Thompson, Member

Others Present: Gail Weniger, Township Manager
Bryan McAdam, P.E., Township Engineer
Mary Eberle, Esq., Township Solicitor
Tom Scott, Assistant Manager

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' February 20, 2007 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:05 p.m., by Chair, Judith Algeo, who then led attendees in the pledge of allegiance.

■ **EXECUTIVE SESSION:**

Chair Algeo announced that the Board of Supervisors' had met in executive session prior to this evening's meeting to discuss matters of litigation and personnel.

■ **CITIZENS' COMMENT:**

⇒ Ed Shay, 1510 Springfield Court, is opposing renewing the franchise with Comcast because they no longer offer the EWTN channel on basic service. Mary Eberle, Township Solicitor, explained that the negotiations for the agreement are just beginning. Ms. Algeo suggested that Mr. Shay gather a petition for Comcast.

■ **WORK SESSION ITEMS:**

⇒ 275 Year Anniversary / Celebration (no exhibit)

The Board discussed what will be done in 2008 to celebrate the Township's 275th anniversary. Dan Sharapan, Director of Parks and Recreation, will put together a committee, including the current Warwick Day members and will advertise on cable and in the newsletter for additional people. Ms. Algeo volunteered to serve on the committee. Various ideas were brought up, including an evening barbeque, gathering relics, a tour of historical houses, a time capsule, commemorative shirts and photo displays. The committee will determine what events will take place and the main events will be centered around Warwick Day.

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⇒ WTBA – Outfield Fence Financing (no exhibit)

Ms. Weniger, Township Manager, reviewed the issue. The Board of Supervisors previously agreed to allow the WTBA to put in outfield fencing, batting cages, and portable players boxes on the baseball fields at Guinea Lane. The Board of Supervisors had indicated to the Manager individually that they might want to consider having the Township reimburse the WTBA for the outfield fencing. Ms. Weniger reports that the fencing is estimated to be about \$12,000 of the overall project. She reminded the Board that they are due \$192,000 from Cutler for in-kind park services and asked if they would like to use \$12,000 to cover the outfield fencing. Discussion ensued regarding the type of fencing and the location of the fencing. The Board members agreed that it was in the best interest of the Township to own the fences being installed on the outfields and approved the use of the Cutler funds owed for this purpose.

⇒ Newsletter – RFQ recommendations (exhibit)

Gail Weniger, Township Manager reported the practice of putting items out for quotes every 3 to 5 years. The newsletter costs the Township about \$20,000 a year for four issues and was put out for quote. Ms. Weniger reminded the Board that her sister is the graphic designer for the current newsletter. For that reason, Ms. Weniger did not get involved in the details of the process, other than to ask Dan Sharapan to get out proposals and have the Financial Advisory Committee and Park and Recreation Board review the proposals and make recommendations, which would go along with Dan's recommendation.

The FAC reviewed the available information and made a recommendation. It was determined that more information was needed to make a fully qualified recommendation. Mr. Sharapan will re-write the proposal, Mr. Parrish will review the technical details and each person submitting a quote will be required to submit a sample newsletter for the groups to review. Chair Algeo noted that she is pleased with the current product, Mr. Parrish agreed that the newsletter is read by many residents, and Mr. Thompson felt that it was something we could cut to save money, noting that at \$20,000 per year, the money could be spent on other services.

⇒ P&R Capital request - new mower (no exhibit)

Dan Sharapan, Director of Parks and Recreation requested expenditure of capital monies in the Park and Recreation fund to purchase an EXMARK lazer 60 inch zero turn mower to replace the push behind. Mr. Sharapan indicated that there are sufficient funds in the Park and Recreation Capital account to cover this purchase.

**Motion by Mr. Parrish to approve the expenditure to purchase the Exmark Lazar mower at a cost of \$8,950, as presented by Dan Sharapan.
Second to motion by Mr. Thompson.**

Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

⇒ Approval for Proposal to Perform Cable Franchise Renewal Services (exhibit)

Mr. Thompson asked about the length of the contract, stating that he didn't like being bound by a long contract when the Verizon agreement came before the Board of Supervisors. Discussion ensued and Mary Eberle, Township Solicitor, informed the Board that she will represent the Township at the meetings at a reduced cost since she represents four of the municipalities. Ms. Eberle supports the use of special counsel for this project.

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**Motion by Mr. Parrish to approve the join with the Bucks Consortium to contract for the services of Dan Cohen, Special Counsel, to work on the Comcast Franchise Agreement Extension.
Second to motion by Mr. Thompson.**

Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

⇒ Bill Payments – February 20, 2007 (exhibit)

General Fund check No. 13533 – 13598	\$	59,376.74
Parks & Recreation Fund check No. 3928 - 3935	\$	4,981.11
Capital Projects Fund check No. 947	\$	1,500.00
Open Space Fund check No. 325 - 326	\$	1,904.00
Firehouse & Equipment Fund check No. 2207	\$	<u>10,130.15</u>

**Motion by Mr. Parrish to approve Bill Payments for February 20, 2007, subject to audit.
Second to motion by Mr. Thompson.**

Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

⇒ Financial / Treasurer's Report – December 2006 (exhibit)

General Fund	\$	3,124,643
Firehouse and Equipment		769,301
Road Machinery Fund		184,522
General Obligation / Sinking Fund		280,194
Open Space Fund		16,783
Capital Projects Fund		1,245,437
Highway Aid Fund		5,092
Park and Recreation		363,085
Capital Reserve		<u>593,568</u>
Total	\$	<u>6,582,625</u>

**Motion by Mr. Parrish to accept the December 2006 Treasurer's Report, prepared by Rose Christie, Finance Director, subject to audit.
Second to motion by Mr. Thompson.**

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Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

- ⇒ Public / Private Roads (no exhibit)
 - Hill Road
 - Grenoble Road (*per 12/18/06 meeting*)

Lengthy discussion ensued regarding on-going maintenance obligations of these roads which have limited public access. Ralph Carp reviewed his plan for making some upgrades to Grenoble Road, including adding millings and defining the roadway edge. The Board wants this road to be a trail, providing pedestrian access. The Board also wants to keep this on the radar, with the possibility of connecting the two Hill roads in the future to serve as a trail.

- ⇒ Authorization to Advertise Bids for 2007 Road Improvement Program (exhibit)

Bid specs were reviewed and specific questions were asked by Mr. Thompson regarding the treatments for each road being repaired. Ralph Carp, Director of Public Works, provided detailed information of proposed treatments and called attention to the alternate bid specs and any changes that had been made since the projects were last discussed.

Motion by Mr. Parrish to advertise the 2007 Road Improvement Bid as prepared by CKS Engineers, Inc.

Second to motion by Mr. Thompson.

Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

- ⇒ Liberty Environmental Request / Update (exhibit)

Jim Cinelli, P. E. from Liberty Environmental, presented the BOS with an update on the cleanup at the Hartsville Garage. The contaminated water is treated, but the problem has been disposing of the treated clean water. Per Mr. Cinelli, the best option would be to discharge the water into the public sewer that the Warminster Authority owns. Due to an ordinance restricting the discharge of clean water into the system, the Warminster authority has denied the application and the denial is being fought in a legal action currently in process. Liberty Environmental is currently pumping and hauling the treated water, but Mr. Cinelli reports that this is cost prohibitive in the long run, estimating a three million dollar cost. The Board of Supervisors was then presented with the details of a plan to pipe the water to an area that would drain into the Neshaminy Creek. The 1900+ feet of pipes would be underground, with roadway restoration to follow. Mr. Cinelli quantifies the volume to be about three gallons per minute.

After very lengthy discussion, the Board could not support a plan to dig up roadways, dump water into the creek, and leave the pipes underground. The Board of Supervisors asked Mary Eberle, Township Solicitor, to contact Mr. Nemeroff, solicitor for Warminster Water and Sewer Authority to see if she could effect a positive difference in getting Warminster to allow the clean water to be processed with their wastewater.

9:00 p.m. – a ten minute break was called.

9:10 p.m. – the meeting re-convened

⇒ Warwick Fire Company – Update (exhibit)

The Warwick Fire company treasurer, Mark Surrusco, and President Phil Ramos, presented an update of the Warwick Fire Company's financial picture, noting that they are working with an auditor to get a process in place. The Board was handed a spreadsheet for the 2007 budget for their review, noting that the Fire Company will be keeping a monthly record of the accounts. Ms. Algeo requested that the Township receive these statements monthly. Mr. Surrusco declined to agree to the request, citing that this process is new, but committed to continue to give an annual report to the Board of Supervisors. Ms. Weniger asked whether the Warwick Fire Company was having an audit done presently. Mr. Surrusco noted that they are not having a full audit, but a financial accounting is being done.

Next, the Warwick Fire Company representatives presented a document showing the economic impact of the Volunteer Fire Services Project. Warwick Fire Company estimates that if all the personnel were paid staff, the cost of running the fire company would exceed \$4,550,000, not including equipment. The Board of Supervisors thanked Mr. Ramos and Mr. Surrusco for their presentation and update.

⇒ Warwick Township Historical Society – Requests/Update (exhibit)

- The Moland House

Dave Mullen, President Warwick Township Historical Society, and Murrie Gayman, invited the Board of Supervisors to hold a meeting at the Moland House so they could see the updated changes that have taken place. They noted that there is now a meeting room that seats 50 people.

The first issue of discussion was the cost of insuring the house, specifically naming the Township as second insured, as required by the agreement and by The Township insurance carrier. Mr. Mullen did not have the definitive answer as to whether there were additional costs, but agreed he would provide the information to Ms. Weniger when it became available. The issue of whether Workers Comp is needed to cover the volunteers was discussed. Gail will ask DVIT for their opinion on this and provide Dave Mullen with the answer. Dave shared that the house currently costs \$17,000 to maintain and 20% of that is insurance costs. The WTHS is looking for some relief with this.

The next topic was the issue of how the house could be used in conjunction with the Park and Recreation programs or group meetings. The current way the rooms here are reserved was discussed. Mr. Thompson noted that the damage done to the building here was something to consider. The issue was left for the WTHS to consider how the details would work.

Dave Mullen asked permission for he and Jackie to take artifacts to a show at Central Bucks East. The Board of Supervisors agreed.

Discussion ensued regarding what area the WTHS is responsible for. Mr. Thompson provided the plan that shows the structures and the surrounding two acres are what the agreement calls for. Mr. Gayman presented his opinion that the 12 acres surrounding the house were the Moland Historical Park and should not be confused with the additional park across the street. Ms. Algeo said that the Board made a purposeful decision to include all of the parkland on both sides as part of the Moland Park. Mr. Thompson noted that it will probably increase attendance to the Moland House as well having the projects linked.

After discussion, it was determined that the project, as a whole, will be the Moland Park, while the street going into Moland Park going North on Rt. 263 will remain named Moland Park Drive. The signage for the Moland House, which will reference the Headquarters for George Washington or the Historical park, will be placed at the site of the Moland House. Mr. Mullen called Mr. Ray Devine, who believes they are several years away from the Heritage Creek Golf Club sign that will match the Moland House sign.

Mr. Mullen asked the Board of Supervisors to approve a sign that will be placed there now and moved to Old York Road when the other sign is erected. The Board agreed and asked them to work with Tom Scott through the sign process.

Discussion took place regarding the future plans for the use of the property and how the need to raise funds is critical to pay the costs to run the house. This will be reviewed in more detail at a later time. Ms. Weniger suggested that a business plan be presented.

- The 8 Arch Bridge

Maintenance of the Eight Arch Bridge was discussed and the WTHS thanked Ralph Carp for all of his assistance with this. It was noted that the on-going maintenance for the bridge is going to be a problem when it begins to further deteriorate.

Maintenance requests were made that the Township pay for a dumpster and remove debris, including concrete from the site. The Board was not opposed to this and Ralph will add it to his project list.

At this point, Chair Algeo turned the meeting over to Vice Chairman Parrish.

- ⇒ Heritage Creek Golf Course Community – Phase 1, Escrow Release No. 6 (exhibit)

Motion by Mr. Parrish to approve Heritage Creek Golf Course Community – Phase 1, Escrow Release No. 6 in the amount of \$267,182.25 (leaving a balance of \$1,513,800.64).

Second to motion by Thompson.

Vice Chairman Parrish invited comment or discussion. There being none, the vote was called.

Motion passed.

(B. Parrish, E. Thompson – in favor; J. Algeo – abstained)

- ⇒ Heritage Creek Golf Course Community – Phase 1, Escrow Release No. 7 (exhibit)

Motion by Mr. Parrish to approve Heritage Creek Golf Course Community – Phase 1, Escrow Release No. 6 in the amount of \$75,248.75 (leaving a balance of \$1,438,551.89).

Second to motion by Thompson.

Vice Chairman Parrish invited comment or discussion. There being none, the vote was called.

Motion passed.

(B. Parrish, E. Thompson – in favor; J. Algeo – abstained)

Ms. Algeo resumed her position as chair.

⇒ Nestle Wood Estates / Morrison Tract, Escrow Release No. 12 (exhibit)

Motion by Mr. Parrish to approve Nestle Wood Estates / Morrison Tract, Escrow Release No. 12, in the amount of \$27,585.00 (leaving a balance of \$122,979.66). Second to motion by Mr. Thompson.

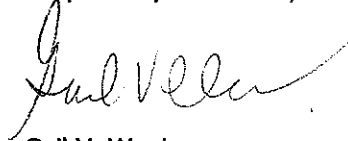
Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

- **OLD BUSINESS:** There was no old business to discuss.
- **NEW BUSINESS:** There was no new business to discuss.
- **PUBLIC COMMENT:** There was no public comment.
- **ADJOURNMENT:**

The February 20, 2007, Warwick Township Board of Supervisors' public meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **March 5, 2007**

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Warwick Township
DISCLOSURE STATEMENT

I, Judith A. Algeo, Esq., hereby disclose that I will not
(please print name clearly)

be participating in any discussion / hearing or decision on the matter(s) of:

Heritage Creek Golf Course Community, Phase I, Escrow Release N^o 6 and N^o 7

The nature of my conflict is Applicant represented by
Eastburn & Gray

Judith A. Algeo
Signature

Date: February 20, 2007

