

WARWICK TOWNSHIP
Board of Supervisors' Public Work Session Meeting Minutes
APRIL 16, 2007

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

Others Present: Gail Weniger, Township Manager
Dave Connell, P.E., Township Engineer
Mary Eberle, Esq., Township Solicitor
Tom Scott, Assistant Manager
Linda Grant, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' April 16, 2007 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:06 p.m., by Chair, Judith Algeo, who then led attendees in the pledge of allegiance.

Ms. Algeo called for a moment of silence for the students and families of the Virginia Tech school shootings that occurred today.

■ **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 personnel and open space.

■ **WORK SESSION ITEMS:**

⇒ Open Space Financing – Evaluating Options, Jay Wenger, Financial Advisor (exhibit)

Ms. Weniger introduced Jay Wenger, Financial Advisor, to present options and make recommendations to the Board of Supervisors.

Mr. Wenger noted there were three proposals received by the Township for open space financing. Mr. Wenger spoke of rates, imbedded costs and explained differences between loans. Mr. Wenger notes that competitive market sets interest rate and yield each day. Mr. Wenger outlined the differences between competitive versus negotiated sale. At the end of Mr. Wenger's summary, he stated that the internet platform is a great way to go.

Mr. Thompson referred to the analysis and asked what happened if the two million was not spent. Mr. Wenger said that could be placed into an escrow. Mr. Thompson asked about a straight bank loan and annual fees. Mr. Wenger noted in the DVRFA proposal, there is .4% on the outstanding amount each year.

Ms. Weniger thanked Dick Carlin of the Warwick Finance Committee for all the hard work regarding this issue.

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Greg Mester, Fairway Drive, asked for a clarification of a 4% fixed rate and yet there will be bidding on the internet. Mr. Wenger explained that current market rates are about 4%, but on the day of the bid it could be 3.95 or 4.05, it is not a fixed percent it is whatever the rate is on that day. Mr. Mester asked about the due date on the bonds. Mr. Wenger noted it has not been finally determined.

⇒ Comcast Cable – Public Hearing/Public Comments (no exhibit)

Ms. Weniger reported that we are re-negotiating with Comcast and one of the requirements is to have a public hearing so that the public can express any concerns they may have with Comcast, ideas they may have, what people would like to see, etc. Ms. Weniger introduced Mr. Jeter from Comcast Cable.

Ed Shea, 1510 Springfield Court, distributed his comments to the Board of Supervisors and asked Mr. Jeter about the availability of EWTN, the Catholic channel on expanded service instead of digital service. Mr. Shea notes petitions have been ineffective.

Ms. Algeo noted that Mr. Shea has been the only one to make this request and believes that Mr. Shea needs to present others making the same request. Mr. Jeter explained that Comcast conducts surveys for what and where channels are made available. Mr. Jeter suggested that residents contact their state representatives to help with this issue.

Mr. Parrish asked how long the present contract is. Mary Eberle, Township Solicitor, believes the contract expires next year and it was a ten year contract. Ms. Eberle suggested that Mr. Shea should approach the Catholic Church to help with this since they are good lobbyists.

Greg Mester, Fairway Drive, asked if other cable providers are permitted to come into the Township. Ms. Eberle noted other cable companies are always permitted to come into the Township.

Mr. Mester asked when analog TV will end. Mr. Jeter stated that is expected to end by 2009. Mr. Mester asked about franchise fees. Mr. Mester was informed the fee is 5% of gross revenues.

Ganesh Pai, Carmel Drive, asked if Verizon was a cable company also. Ms. Eberle said they are preparing to provide television service, but notes it is questionable whether they are classified as a cable company. Mr. Pai said he wonders if the Township loses money when people switch to Verizon.

Bill Henry, Warwick Township, commented that he would like to see more educational programming rather than the biker builders, reality shows and house remodeling shows.

There being no further public comment, Ms. Algeo declared the public hearing closed at 7:55 p.m.

⇒ GIS Presentation – Matt Martini (ESRI) (exhibit)

Ms. Weniger explained that the GIS program is a way of keeping track of data by the Township and across the County. This program has the potential to provide numerous layers of information. Warwick could piggyback on the County's system for a nominal fee and use the data they have already collected.

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Matt Martini, ESRI, showed a power point presentation explaining what GIS (Geographic Information Systems) is. Mr. Martini explained that GIS provides visualization, data management and spatial analysis. Data can be shared with surrounding municipalities and the County. There is imagery for mapping purposes. Mr. Martini explained different levels and uses for this GIS program. A public kiosk can be created where residents can come in and use it for information, thereby not taking time from the employee.

Ms. Weniger said, when going to monthly Consortium meetings, in addition to other projects, one of our main projects currently is to get the County to share GIS information with the local governments. The cost of sharing GIS is going to be far less than having your own.

Mr. Thompson asked who manages the daily data into the system. Mr. Martini stated that it can be an individual or the information can be taken from other input, such as the County.

⇒ Naturalization – Review Recommendation (exhibit)

Ms. Weniger reported that the public works director has come up with a template to give to developers regarding naturalized basins or open space area.

Ralph Carp noted that this draft template is good with one exception and that it is, lack of an educational aspect as far as community involvement. Ms. Algeo asked if this has been shared with the Natural Areas committee. Mr. Carp said it has not. Hannah Cryne, Tree Committee said the Neshaminy Watershed plan may tie into this.

Mr. Parrish asked about photographs of a community basin and whether these pictures are over four seasons. Ralph said they were. Mr. Parrish noted he has received positive comments about this naturalized basin.

Ms. Weniger believes Dave Connell, Township Engineer, should review this document since he is involved with developing basins and is Warwick's stormwater management professional. Ms. Weniger believes when the Tree Committee reviews the document, their task should be to come up with an educational the component to this.

Mr. Thompson asked how many detention basins are near full capacity last night during the rains. Mr. Carp said Stover Mill basin has water flowing through but was not near capacity. Mr. Thompson would like someone to look into the basin at Almshouse and Land Road. Mr. Carp said that is not a dedicated basin. Mr. Thompson has concerns with maintaining basins properly.

Mr. Carp will share the information with the Tree Committee and the Township Engineer. Ms. Weniger suggested that Naturalization of Basins information should be shared with Home Owners Associations throughout the Township.

⇒ 2007 Roadway Improvement Bid (exhibit)

Ms. Weniger presented a request to reconsider the add-alternate award of the 2007 Roadway Improvement Bid at the last meeting. Ms. Weniger reports that the budget cost is \$19,000 and notes that the bids came in \$41,000 over budget without the add-alternate.

Dave Connell, Township Engineer, stated that his statement that the bids came in below the budget estimate was incorrect. The bids are above budget estimates even without the add-alternate. Mr. Connell believes the Board may wish to re-consider award of the add-alternate since these bids are \$41,000 above budget.

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Mr. Thompson asked for clarification of the term, "mill curb lines". Ralph explained that on an overlay, we will mill the first five feet from the curb out so the new pavement will catch up with existing stormwater elevations. Mr. Connell explained that if we do not mill curb lines, we eventually end up with a very shallow depth at the curb and there is less stormwater carrying capacity.

**Motion by Mr. Parrish to approve the 2007 Roadway Improvement project bid award to AH Cornell, without the add-alternate, as originally approved at the Board of Supervisors' public meeting of April 2, 2007.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously

⇒ Teamsters Local 830 Contract – Approval of ratified contract (exhibit)

Ms. Weniger presented the Teamsters Local 830 Contract with Warwick's non-uniformed maintenance employees, for consideration, noting. Ms. Weniger highlighted items such as the contract is good for five (5) years with a salary increase of 3.75 for three (3) years and 4.0 for the last two (2). The elimination of comp time and the call-in bonus is eliminated and replaced with a two hour minimum. The workday is lengthened by thirty (30) minutes. Ms. Weniger also notes there are other small minor items. The employees ratified, tentatively on April 11 by a 5 to 1 vote. We now need approval of the Board of Supervisors to have a valid contract.

Chair Algeo invited discussion or comment. There being none, Ms. Algeo called for a motion.

**Motion by Mr. Parrish to approve the Teamsters Local 830 Contract with Warwick's non-uniformed maintenance employees, as presented by the Township Manager.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously.

Ms. Algeo thanked Ms. Weniger for working out a nice contract.

⇒ Warwick Business Campus – Lot #26 & 28, Escrow Release N^o 2 (exhibit)

Dave Connell, Township Engineer presented Warwick Business Campus – Lot #26 & 28, Escrow Release N^o 2, in the amount of \$18,511.00 for the Board's consideration.

**Motion by Mr. Parrish to approve Warwick Business Campus – Lot #26 & 28, Escrow Release N^o 2, in the amount of \$18,511.00 (leaving a balance of 46,437.80), as presented by the Township Engineer.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously.

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⇒ Approval of Minutes – April 2, 2007 (exhibit)

Motion by Mr. Parrish to approve the April 2, 2007 Board of Supervisors' public meeting minutes, as submitted.

Second to motion by Mr. Thompson.

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

Motion passed unanimously.

⇒ Bill Payments – April 16, 2007 (exhibit)

General Fund Check N ^o 13775 – 13826	\$	65,259.99
Parks & Recreation Fund Check N ^o 3979 – 4001	\$	6,404.14
Open Space Fund Check N ^o 331	\$	300.00
Capital Projects Fund Check N ^o 956 – 964	\$	22,077.82
Firehouse & Equipment Fund Check N ^o 210 - 211	\$	<u>71,598.44</u>
TOTAL	\$	<u>165,640.39</u>

Motion by Mr. Parrish to approve Bill Payments for April 16, 2007, as presented, 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.

■ **PUBLIC COMMENT:**

Bill Messick, President of WLM Management, developer of Warwick Office Park stated that he has applied for a temporary certificate of occupancy and is asking for approval so tenants can move in.

During discussion of this project, Mr. Thompson asked about the traffic light at Kendarbren and York Roads and access to the facility. Tom Scott, Planning/Zoning said the light is not being built at this time, the timing of the Walgreen's project has caused PennDOT to take the position that the entire traffic light would have to be built with the conclusion of the work to be done on the Walgreen's side of York Road in order to get the signalization at Kendarbren. Applicant explained their occupant and construction vehicles would take access behind the Outback Steakhouse and not the cul de sac and noted there is no access to Kendarbren until the traffic light is constructed. Mr. Messick said he is going forward with construction of the traffic light, but it will not be operational until Walgreens is completed.

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Mr. Messick has stated that there will be no request for another certificate of occupancy until after the traffic light is operational.

Mr. Thompson asked when Walgreens will be starting. Bill Henry said they expect to start in the next three to four weeks.

Mary Eberle, Township Solicitor, stated that the Township has not yet received verification of escrow held by PennDOT. Mr. Messick said he would supply verification to the Township tomorrow.

Motion by Mr. Parrish to approve a temporary certificate of occupancy to Warwick Office Park, WLM Management, subject to verification of escrow held by PennDOT.

Mr. Thompson asked if there would be an end date on this temporary use and occupancy. After brief discussion, it was noted that August would be an end date. Mr. Parrish amended his motion.

Motion by Mr. Parrish to approve a temporary certificate of occupancy to Warwick Office Park, WLM Management, subject to verification of escrow held by PennDOT. and note an end date of August 31, 2007. Second to motion by Mr. Thompson.

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

Motion passed unanimously.

■ **OLD BUSINESS:**

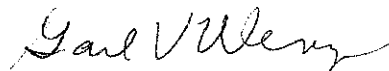
➤ Ms. Weniger reported that she and the Township Engineer met with PennDOT and the Route 263 corridor project is now scheduled for 2010. Ms. Weniger distributed sketches to the Board and notes there are plans for some left turns planned along the corridor and further described some other items of discussion. This item will be on the next agenda.

■ **NEW BUSINESS:** There was no new business to discuss.

■ **ADJOURNMENT:**

The April 16, 2007, Warwick Township Board of Supervisors' work session/long term planning, public meeting was adjourned at 8:55 p.m.

Respectfully submitted,



Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **May 7, 2007**