

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Work Session Meeting Minutes  
**MAY 7, 2007**

Members Present: Judith A. Algeo, Esq., Chair  
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' May 7, 2007 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:10 p.m., by Chair, Judith Algeo, who then led attendees in the pledge of allegiance.

Ms. Algeo asked for a moment of silence to observe our loss of Supervisor, Bert Parrish this morning. Bert was ill and deteriorated very quickly and his passing was unexpected. Ms. Algeo said that we have lost a great asset to our community and we should keep his wife Pat, his children and grandchildren in our prayers.

■ **APPROVAL OF MINUTES:**

⇒ April 16, 2007 public meeting minutes (exhibit)

**Motion by Mr. Thompson to approve the minutes of April 16, 2007, as submitted.  
Second to motion by Ms. Algeo.**

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

**Motion passed unanimously.**

■ **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 open space and personnel.

■ **ANNOUNCEMENTS:** There were no further announcements.

■ **CITIZENS' COMMENTS:**

➤ John Koutsouros, 970 Watson Road, reminded that he had asked the Board last year about traffic calming regarding the widening of Watson Road, from 16' to 24'. Mr. Koutsouros is concerned that when cars travel that road too fast, there will be problems where the road narrows.

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Dave Connell, Township Engineer, noted that this activity is part of the Cutler, Ridings project. The plans call for the widening of Watson Road. Mr. Connell noted that he or one of his construction managers will look into this matter. Mr. Thompson noted that at the time this was discussed, it was decided that a speed bump was not feasible. Mary Eberle, Township Solicitor, recalls that during that discussion, Mr. Connell had pointed out that the narrowing of the road was in itself a traffic calming device, and anything else would be superfluous. Mr. Connell said that we are widening the road, it is not done abruptly and is done with some sort of tapering and there is a sign that is probably called for. Mr. Connell said he will research this matter. Mr. Thompson noted that we could consider making the road one way, as discussed years ago and that would also cut down on the amount of cut-through traffic.

Ms. Algeo noted that Mr. Connell will look into this and we will re-visit the matter.

Mr. Koutsouros asked if this is part of the builder's responsibility. Mr. Connell said that we will know the builder's schedule and will be part of what is researched.

➤ Joe Gable, Heritage Creek, said that his request is similar to his request of last month. As a member of the Parks and Rec. Board and as a citizen, Mr. Gable would like the Board to consider an ordinance to prohibit parking at our Township parks and recreation centers. Ms. Algeo asked if Mr. Gable has brought this to the Parks and Rec. Board. Mr. Thompson said we have discussed this before and we already have that ordinance. Chief Costello said he spoke with Dan Sharapan after the last meeting and they discussed a need to have some signage in the park that indicates that there is no overnight parking or that the parking lots are for the use of the facilities only. Township Manager Weniger clarified that the specific area Mr. Gable is addressing is a small piece of open space next to the Heritage Creek condominiums paved for overflow parking, and not a park. Chief Costello said we checked on the two vehicles that were reported parked there and both were legally registered and inspected and they belong to residents of the community there.

➤ John Gamble, Tripp Avenue, said he saw the sign for Bert's passing and felt it would be appropriate to thank the Board for their dedication and what they do for Warwick Township. Mr. Gamble felt the three Supervisors all worked together well and thanks them for their dedication.

■ **MANAGER'S REPORT:**

⇒ Reganhard – Agreement of Sale and Resolution N<sup>o</sup>. 2007-21

Ms. Weniger reported that this Agreement of Sale is for the Reganhard property, 1941 Guinea Lane, which is next door to Guinea Lane Park. This will be a 17 acre addition to the park and the purchase price is \$1,875,000 (one million eight hundred seventy five thousand dollars). The agreement is valid for 150 days to allow for borrowing the money and to make settlement.

Ms. Weniger noted that Resolution N<sup>o</sup>. 2007-21 authorizes a board member, the solicitor and the township manager to represent the Township at settlement.

Ms. Algeo said she is excited about this, that it will add to our park system and we are delighted that the Reganhard's have agreed to do this.

**Motion by Mr. Thompson to approve:**

- 1. the Reganhard – Agreement of Sale, tmp 51-003-31, in the amount of \$1,875,000 (one million eight hundred seventy five thousand dollars).**
- 2. Resolution N<sup>o</sup>. 2007-21, authorizing a board member, the solicitor and the township manager to represent the Township at settlement.**

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**Second to motion by Ms. Algeo.**

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

**Motion passed unanimously**

⇒ Financial Statements / Financial Advisory Committee Recommendation (exhibit)

Ms. Weniger reported on the recommendations of the Financial Advisory Committee, noting that the auditors, Bee, Bergvall, did a draft audit presentation for the Finance Committee at the Financial Committee public meeting on May 1, 2007. Ms. Weniger reported there were two findings in the management letter that need to be addressed. One item involves administrative problems with Janney, Montgomery, Scott that will be worked through with the Finance Committee. The second item is the Warwick Fire Company being a component unit, and this has been brought up in previous years but not as strongly as a finding as it is this year. Ms. Weniger concurs with the recommendation of the Finance Committee.

The recommendation from the FAC is a motion to request that the Board of Supervisors take all and every step necessary to obtain financial information required by Bee, Bergvall in order that the auditors are able to evaluate the Warwick Fire Company as a component unit of the Financial Statement to whatever extent necessary to remove any adverse opinion from the draft financial statement.

Ms. Algeo invited questions and comments.

Mark Surrusco, Warwick Fire Company, asked what the Fire Company is not providing and initiated very extensive discussion during which Mr. Surrusco asked what the Township is requesting from the Fire Company. Mr. Surrusco also spoke of the Fire Company's concerns of the Township controlling the Fire Company. Ms. Algeo stated that the Township does not want control the day to day running of the Fire Company, and explained that the Township needs to get this audit done so that there are no deficiencies in the audit which might affect the Township's financial rating. Ms. Algeo also said having an audit of the Fire Company has been discussed before and that this situation has been coming for the past few years. Dick Carlin, FAC, explained that this is not a finding issue, that the auditor has taken exception to her audit report of the Township and rendered a draft adverse opinion. This is the worst possible thing the Township could get reflected on its financial statements, especially since the financial statements will be incorporated in an official statement for an impending bond issue.

Ms. Algeo suggested that Mr. Surrusco should call Bee, Bergvall and ask them to do an audit promptly so the Township can get rid of the finding. Ms. Algeo stated that the point here is that the money has been sitting here and was not dispersed because the Fire Company was not using it. Now it is being used and the auditor looks at the increased flow and tells us we have hit the limit, there is more money going, there is a financial dependence, because the tax money is going out now. We as a Township, need to be certain that the tax dollars are being used for what we tell the people. This will enable us to tell the people of Warwick Township, when we take the money out of your paycheck, we are using it for fire protection.

⇒ 2007 – 2008 Consortium Fuel Bid (exhibit)

Ms. Weniger presented the 2007 – 2008 Fuel Bid, noting that this is not a fixed rate bid but based on market prices. Ms. Weniger said, at this time it would be appropriate to award the bid to Sunoco, as the lowest bidder, at \$89,363.40.

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Our estimated annual fuel needs are:

- Unleaded regular gasoline, 33,000 gallons
- On road ultra low sulfur diesel, 4,000 gallons
- on road ultra low sulfur diesel, winter blend, 4,000 gallons
- #2 heating oil, 1,000 gallons.

Ms. Algeo clarified that every Monday, when the oil price information service number comes out, that is how much we will pay.

**Motion by Mr. Thompson to approve the Bucks County Consortium 2007-2008 Fuel Bid award to Sunoco, the lowest bidder, with the amount changed every Monday. Second to motion by Ms. Algeo.**

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

**Motion passed unanimously.**

⇒ Accept Resignation from Public Works Director (exhibit)

Ms. Weniger reported that Ralph Carp is resigning and taking on a bigger position elsewhere and his last day with Warwick Township will be May 17. Ms. Wenger is also requesting authorization to advertise for the position.

Ms. Algeo said that Ralph Carp has been a real asset to the Township and he has accomplished a lot and we will miss him.

Mr. Thompson said Ralph was spearheading the Naturalized basins and asked who will take over that project. Ms. Weniger said Mr. Carp has been training two employees.

**Motion by Mr. Thompson to accept the resignation of Ralph Carp and to authorize advertisement of the Director of Public Works position. Second to motion by Ms. Algeo.**

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

**Motion passed unanimously.**

⇒ Bill Payments – May 7, 2007 (exhibit)

|                                      |    |                   |
|--------------------------------------|----|-------------------|
| General Fund                         |    |                   |
| Check N <sup>o</sup> . 13827 – 13893 | \$ | 153,524.21        |
| Parks & Recreation Fund              |    |                   |
| Check N <sup>o</sup> . 4002 – 4017   | \$ | 5,155.24          |
| Open Space Fund                      |    |                   |
| Check N <sup>o</sup> . 332 - 333     | \$ | 4,931.18          |
| Capital Projects Fund                |    |                   |
| Check N <sup>o</sup> . 965 - 972     | \$ | 37,914.46         |
|                                      |    | <hr/>             |
| TOTAL                                | \$ | <u>201,525.09</u> |

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**Motion by Mr. Thompson to approve Bill Payments for May 7, 2007, as presented, subject to audit.**

**Second to motion by Ms. Algeo.**

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

**Motion passed unanimously.**

⇒ Treasurer's Report – February 2007 (exhibit)

|                                   |                     |
|-----------------------------------|---------------------|
| General Fund                      | \$ 3,020,821        |
| Firehouse and Equipment           | 755,425             |
| Road Machinery Fund               | 121,120             |
| General Obligation / Sinking Fund | 271,702             |
| Open Space Fund                   | 14,637              |
| Capital Projects Fund             | 1,235,784           |
| Highway Aid Fund                  | 5,125               |
| Park and Recreation               | 359,491             |
| Capital Reserve                   | <u>598,417</u>      |
| Total                             | <u>\$ 6,382,522</u> |

**Motion by Mr. Thompson to approve the February 2007 Treasurer's Report, prepared by Rose Christie, Finance Director, subject to audit.**

**Second to motion by Mr. Algeo.**

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

**Motion passed unanimously**

⇒ Moland House (no exhibit)

Ms. Weniger said that the Historical Society is doing the well house at Moland House, a project that the Township has a matching grant for three (3) years at \$20,000 (twenty dollars) per year. The Society has started the project, which requires permits. They have requested that instead of having their project based on permit fees, which they think will be extraordinarily high because it is a historical project, they would like to pay on an as billed basis, for whatever actual time is spent reviewing plans and doing inspections. Ms. Weniger explained to the Society that there is a risk that the costs could be higher.

Mr. Thompson said the building is only 6' x 10', and asked how much review would be needed. Ms. Weniger said they are also doing work on a well, noting that the Millbrook Society also is interested in items that may be found in the well. Mr. Thompson thought the well was staying because it is part of an historical structure. Mr. Thompson would like to see what they are doing and requested that Mr. Mullen come in to explain the magnitude and cost of this project. After brief discussion, this item was tabled.

■ **ASSISTANT MANAGER'S REPORT:**

⇒ Jamison Square – Corridor Overlay District

Tom Scott reported that this item has been removed from this evening's agenda.

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⇒ Diamond Ridge Camps - Corridor Overlay District – Sign (exhibit)

Tom Scott reported that the zoning hearing board awarded a variance to place a sign at the corner of York Road. The sign will be in the corridor overlay district and therefore is before the Board of Supervisors for approval.

**Motion by Mr. Thompson to approve the sign, corridor overlay district, for Diamond Ridge Camps.**

**Second to motion by Ms. Algeo.**

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

**Motion passed unanimously.**

■ **SOLICITOR'S REPORT:**

⇒ Walgreen's Development Agreement / Financial Security Agreement (exhibit)

Ms. Weniger reported that this item is tabled until the next meeting

■ **ENGINEER'S REPORT:**

⇒ Warwick Office Park, Escrow Release N<sup>o</sup> 9 (exhibit)

Dave Connell, Township Engineer, presented this request for escrow release in the amount of \$ 163,560.00.

**Motion by Mr. Thompson to approve Warwick Office Park, Escrow Release N<sup>o</sup> 9, in the amount of \$163,560.00, (leaving a balance of \$719,701.99), as presented by the Township Engineer.**

**Second to motion by Ms. Algeo.**

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

**Motion passed unanimously**

⇒ Pulte (Bridge Valley) Punch List – Acceptance (exhibit)

Dave Connell, Township Engineer, presented a punchlist for acceptance for the Pulte Homes Bridge Valley project.

**Motion by Mr. Thompson to accept CKS' punchlist for the Bridge Valley project, dated April 25, 2007.**

**Second to motion by Ms. Algeo.**

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

**Motion passed unanimously.**

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⇒ Kendarbren Partners, L.P. (Meyer Mini-Warehouses) Escrow Release N<sup>o</sup> 4 (exhibit)

Dave Connell, Township Engineer, presented this request for an escrow release in the amount of \$53,993.85.

**Motion by Mr. Thompson to approve Kendarbren Partners, L.P. (Meyer Mini-Warehouses) Escrow Release N<sup>o</sup> 4, in the amount of \$53,993.85, (leaving a balance of \$54,834.57), as presented by the Township Engineer.  
Second to motion by Ms. Algeo.**

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

**Motion passed unanimously.**

⇒ TC Management Land Development (Warwick Business Campus, lots #26 & 28) – Request Authorization to Create a Punchlist (exhibit)

Dave Connell, Township Engineer, presented this request to prepare a punchlist for TC Management Land Development.

**Motion by Mr. Thompson to authorize CKS Engineers, Inc. to prepare a punchlist for TC Management Land Development (Warwick Business Campus, lots #26 & 28).  
Second to motion by Ms. Algeo.**

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

**Motion passed unanimously.**

■ **OLD BUSINESS:**

➤ Mr. Thompson said he would like to start looking into what is involved for putting a trail under the Route 263 corridor such who owns the property, permits that may be required, etc. Mr. Connell reported that we had begun to put together an existing features plan a few years ago. Mary Eberle, Township Solicitor stated since the roadbed itself exists as an easement, the underlying fee simple remains in the owner of the property. If we are the owner of the underlying fee simple, then we own the land under the bridge. Mr. Connell said if we wish to put a trail, we would probably still need some level of approval from PennDOT and possibly some environmental concerns. Mr. Connell will have his office research what may be required.

➤ Ms. Algeo noted that a viewing for Mr. Parrish is scheduled for Wednesday, 6:30 to 8:30 at Plunkett Funeral Home in Warminster and funeral services are at St. Cyrils, Thursday, 10:00 a.m.

■ **NEW BUSINESS:**

⇒ Ms. Algeo thanked Officer Leahy for attending to explain a letter Ms. Algeo received from the Warwick Township Police Benevolent Association.

During discussion, Officer Leahy explained that he is now president of the PBA and one of the things he would like to do is be more pro-active in the community as far as donations and setting up new projects. Officer Leahy stated this organization is a 501C3, non-profit agency.

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Ms. Algeo was concerned when this letter came out because she does not know answers to questions that people are asking. Ms. Algeo was not aware of this non-profit agency. Ms. Algeo asked for the PBA budget and a list of members. Ms. Algeo also asked for a written proposal because we need to know where the money is going, and if the Township can help, we would like to help. Mr. Thompson noted that he was surprised upon receipt of this letter and we should have been notified about it. Mr. Thompson agrees with Ms. Algeo that we need to know about the organization.

Chief Costello noted that he and Lt. Mark Goldberg are not included in this project or the PBA.

■ **PUBLIC COMMENT:**

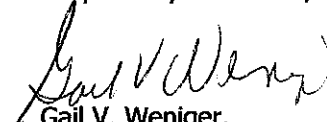
➤ Pat McCarty commented that he prefers that Watson Road not be made one way. Brief discussion of possible traffic calming devices took place.

➤ Mr. Thompson spoke of how much he and Ms. Algeo will miss Bert Parrish and noted that Bert got involved in the Township before he moved into the Township. He started attending every meeting while waiting for his home to be built. He served on Warwick's Zoning Hearing Board until he ran for supervisor. Mr. Parrish did a lot for the Township and always had a smile on his face and always had good things to say about everybody. We should all pray for him and his wife over the next couple of days.

■ **ADJOURNMENT:**

The May 7, 2007, Warwick Township Board of Supervisors' work session/long term planning, public meeting was adjourned at 8:25 p.m.

Respectfully submitted,

  
Gail V. Weniger,  
Township Manager/Secretary

These minutes were approved at the  
Board of Supervisors' meeting held: **May 21, 2007**