



AGENDA

WARRINGTON BOARD OF SUPERVISORS TUESDAY, NOVEMBER 12, 2019 – 7:00 P.M.

Note #1: This meeting will be audio and video recorded for online streaming purposes and may be viewed on the Township's webpage at www.warringtontownship.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION REPORT

ANNOUNCEMENTS

RECOGNITION OF 2019 PLATINUM SPONSORS FOR WARRINGTON COMMUNITY DAY

- **NORTH WALES WATER AUTHORITY**
- **THE SHOPS AT VALLEY SQUARE**
- **TOLL BROTHERS**
- **WALMART**

PUBLIC COMMENT *(The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.)*

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

- a. 2019 Invoices for the period October 23, 2019 to November 12, 2019 in the amount of \$ 3,986,841.07.

2. CONSENT ITEMS:

- a. October 8, 2019 to Approve Minutes for Board of Supervisors meeting.
- b. October 22, 2019 to Post Minutes for Board of Supervisors meeting.
- c. Consider approval of Resolution for Homestead Property Exclusion Program Act.
- d. Consider Revised Separation Agreements with former WTWSD Employees transferred to NWWA.
- e. Consider Release of Maintenance Bond for Lamplighter Village, Phase IV (Sanitary Sewer & Water Distribution Systems).

- f. Consider Certificate of Completion # 2 for Premier A-2 Warrington PA, LLC in the amount of \$127,704.00.
 - g. Consider Certificate of Completion # 2 (Final) for MM Storage in the amount of \$232,374.88.
 - h. Consider settlement with NWWA regarding cell towers not on water tanks.
 - i. Consider acceptance of Land-Tech Enterprises, Inc. proposal for Site Grading/Stabilization at Oak Creek development in the amount of \$15,750.00.
 - j. Consider acceptance of Passerini & Sons, Inc proposal for Sanitary Lateral and Water Service Repairs at Oak Creek development in the amount of \$5,950.00.
 - k. Consider acceptance of dedication of public improvements for MM Storage.
 - l. Consider authorization to advertise revisions to Grinder Pump Ordinance.
 - m. Consider authorization to forward the CBD zoning ordinance text amendment to the Bucks County Planning Commission and the Warrington Township Planning Commission for review and comment.
3. **CORRESPONDENCE:** None.
4. **OLD BUSINESS:**
- a. Continue discussion of parking situation on Stump Road.
 - b. Consider façade renovations for proposed grocery store building located at Creekview Plaza Shopping Center, TMP # 50-031-030-002-0PR.
5. **NEW BUSINESS (ACTION/DISCUSSION ITEMS):**
- a. Discuss the structure and overlapping goals of Warrington Township’s Advisory Committees, Boards, and Councils.
 - b. Consider whether to opt out of Opioid Litigation Negotiating Class.
 - c. Consider approval of Outstanding Volunteer of the Year Program.
 - d. Discussion of proposed settlement of Wawa Zoning Hearing Board Appeal.
6. **MANAGER’S REPORT:** None.
7. **DEDICATION REQUEST:** None.
8. **ENGINEER’S REPORT:**
- a. General Update

9. SOLICITOR'S REPORT:

- a. WT ZHB 19-17 Bell, 112 Sovereign Drive, variance to allow a building encroachment into the rear yard setback.
- b. WT ZHB 19-18, PF Warrington LLC, variance to reduce the minimum number of required parking spaces.
- c. Status Report: Easement for Tradesville Plant Sewer Facilities.
- d. Settlement agreement with Warrington Pointe.

SUPERVISOR COMMENTS

ADJOURNMENT

Consent Agenda – November 12, 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. **October 8, 2019 to Approve Minutes for Board of Supervisors meeting.**
- b. **October 22, 2019 to Post Minutes for Board of Supervisors meeting.**
- c. **Consider approval of Resolution for Homestead Property Exclusion Program Act.**

This is a Resolution adopting the Homestead Exemption Rate at \$3,000 for fiscal year 2020.

- d. **Consider Revised Separation Agreements with former WTWSD Employees transferred to NWWA.**

These are new separation agreements for former WTWSD Employees transferred to NWWA that include additional years of service beyond what was previously adopted within the last version(s).

- e. **Consider Release of Maintenance Bond for Lamplighter Village, Phase IV (Sanitary Sewer & Water Distribution Systems).**

This will release the \$27,000 Maintenance Bond for Lamplighter Phase IV to TI McKee Bradford, L.P. as they have met their obligations as determined by the Township Engineer.

- f. **Consider Certificate of Completion # 2 for Premier A-2 Warrington PA, LLC in the amount of \$127,704.00.**

This will release \$127,704 of ESCROW funds to Premier A-2 Warrington PA, LLC for work completed as determined by the Township Engineer.

- g. **Consider Certificate of Completion # 2 (Final) for MM Storage in the amount of \$232,374.88.**

This will release \$232,374.88 of ESCROW funds to Storage Partners of Warrington for work completed as determined by the Township Engineer.

- h. **Consider settlement with NWWA regarding cell towers not on water tanks.**

This will authorize the repayment of \$334,885.20 from the original \$3,000,000 received by the Township from NWWA to NWWA for cell tower leases included in the Water Asset Purchase Agreement that were unable to be assigned to NWWA as they are not located on Water Tanks.

- i. **Consider acceptance of Land-Tech Enterprises, Inc. proposal for Site Grading/Stabilization at Oak Creek development in the amount of \$15,750.00.**

Three (3) grading contractors submitted proposals for the outstanding site grading/stabilization work required at the Oak Creek development. The lowest bidder is Land-Tech Enterprises.

- j. **Consider acceptance of Passerini & Sons, Inc proposal for Sanitary Lateral and Water Service Repairs at Oak Creek development in the amount of \$5,950.00.**

Three (3) utility contractors submitted proposals for sanitary lateral and water service repairs at the Oak Creek development. The lowest bidder is Passerini and Sons, Inc.

- k. **Consider acceptance of dedication of public improvements for MM Storage.**

This accepts dedication of water and sewer facilities located on the MM Storage site.

- l. **Consider authorization to advertise revisions to Grinder Pump Ordinance.**

- m. **Consider authorization to forward the CBD zoning ordinance text amendment to the Bucks County Planning Commission and the Warrington Township Planning Commission for review and comment.**

The proposed zoning text amendment will amend provisions of the CBD (Central Business District) to provide for multi-family dwellings.

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