



1. Pledge of Allegiance Recited

2. Roll Call

Elected Officials:

Helen Hlahol, President
Scott Robinson, Vice President
Melissa Johnson
Marie Kelso
Dennis Kinney
Andrew Lubin
Luke McKee (via phone)
Kathryn Price Engelhard
Gary Wallace, Mayor

Borough Admin/Officials:

Jim Dillon, Interim Borough Manager
Adam Flager, Solicitor
Rich Ciampa, Chief of Police
Virginia Cyphers, Assistant Borough Secretary

3. Community Announcements/Presentations

- a. 2025 Road Paving Project is scheduled to begin June 2, 2025 in Ward 1. Signs will be posted notifying residents of the paving start date. Paving schedule listed on the Borough website.

Kurt Schroeder from Gilmore & Associates spoke about the Road Paving Project. Notifications will be issued several days in advance in the form of signage or possibly on the door knobs of your home to advise residents to clear the streets, we do the best we can to get people aware please pay special attention because if vehicles are present the morning of we have no other choice than to have those vehicles towed, we'll work with the MPD if it becomes an issue and we always try to plan but with weather and other things that pop up sometimes things change. If you see a sign that has been there for two days, pay attention to the third day, they might have changed the dates. One other update to the road program, we were notified by the MMA recently and after the award of the paving contract to JDM of their interest in putting their water main replacement efforts this year so there were actually three roads that overlapped; Hall Avenue, Anderson Avenue and a portion of Baker Avenue are going to have water mains replaced by the MMA. We will remove those roads from our contract, but the MMA has agreed to resurface those roads from curb to curb as part of their water main efforts. That frees up some budget that was assigned to those roads, we have some ideas for some other higher priority roads that did not make this year's cut and we may try to add those roads, notify the Borough and update the website. The MMA's work on Hall and Baker is scheduled to begin in July and wrap up in October. *Discussion took place regarding the scheduling time between milling and paving, curb ramps and tar seaming.*

- b. Barry Isett (Bill Pagel and Courtney) updates 1) Stockham Building and 2) Rental Program.
- c. Imagine Morrisville presentation by Tom Wisnosky.
- d. Update on Senior Center Parking lot. Kurt Schroeder from Gilmore & Associates. The condition is deplorable; one of the worst parking lots I have seen in my career. We did research and realized that the Senior Center was sold to the county for \$400,000 with a blanket lease created on the parking lot which was ownership retained by the Borough as part of the overall Cloverleaf parcel. The Borough is to provide parking for the Senior Center, no indication of who's responsible for its upkeep and maintenance so I would say hindsight that's a lousy deal for the Borough to have made but here we are. The county they said they already had plans to do a bit more on the Senior Center side of the property, we paused their planned project to take a deeper look into this, it appears as if the landfill extended up in to the area of the parking lot, hence why there's such



massive settlement that's occurred, it's not just a mill and overlay project, this is a full-blown reconstruction. Fortunately, Council has a great relationship with the commissioners and the county staff and they suggested we apply for a CDBG grant for this. The commissioners have blessed the support of this grant, and they are waiting for HUD to approve the funding and then the commissioners can approve the project and can award the Borough \$715,000. We don't know if that's the number, but we have a pretty good idea. Some geotechnical investigations is required and design. We believe that funding is only going to cover the construction. The county had planned to do some work already and they have some ARPA funding left over. If this gets formally approved, we intend to sit with them and figure out if somehow the county can partner with the Borough to help offset some of that engineering costs. Nothing is easy in Morrisville, this dovetails into the Cloverleaf site itself, it's all one parcel right now, the parking lot and the land intended to be redeveloped, the Borough even issued the permit for the site remediation of that larger piece but in working with the RDA and the agreement drafted by Flager & Associates the RDA is going to do some testing for environmental on the parking lot portion that would be retained by the Borough even after the potential redevelopment of the Cloverleaf site. If there are remediation requirements for the parking lot area owned by the Borough, we're certain that the developer would have to remediate the environmental aspect of it so maybe they can help contribute. There's some funding that might be left over from the RACP grant that's financing the remediation of the Cloverleaf site. There are a lot of moving parts but with Mr. Dillon's help and Helen always championing stuff like this, this is a really positive thing and the goal would be to have a modern, safe, ADA accessible parking lot and then work with the county to figure out now that it's an improved parking lot it probably would be a little more palatable to get them to help to maintain it going forward. *Discussion took place regarding the timeline of the project.*

The money that was spent to apply for the grant out of the local coffers is \$4,400, so to turn \$4,400 into \$715,000 maybe more that's a no-brainer and you own this parking lot it's an asset that needs to be fixed, it's a responsibility to the seniors and to the Borough. You could not ask for a better result, you should all be proud of that effort. The county sees the ability for this Borough and this council to get these projects to the finish line. It matters a lot because money you have to assign to projects that can be executed on. It's a negative to the county if they go to HUD and get funding and the funding sits around and expires, if you ask them to fund something in the future they will hesitate so it is good momentum and positivity and a wonderful project.

Manor Park Playground has been talked about for a number of years funded through CDBG program and finally coming to fruition. We got the grant it covered the cost for construction and we started the design we surveyed there was an underground pipe that drained from Cleveland through the site and toward the rink in the back that's right in the way of the playground. The MMA came out and helped camera the line to see what's going on underneath. It was blocked and we couldn't access but we didn't have enough funding to replace the whole pipe so we said let's at least replace the pipe that's going to go underneath the playground while we're there, that was part of the original scope of work but as the contractor did more excavating underneath, the pipe from the playground down to the rink was completely silted in and we don't know this for certain but it looked like where the rink is and how it was constructed they might have driven a post right into the pipe then everything kind of then backed up. Requested the contractor for a change order request to install the pipe and it was \$53,000 which we didn't have any funding for. Fortunately, working with the manager we went back to the county and explained we had this arise during the design, can you help us? We found out this week they can, and they have pledged extra funding to



help make us whole and to get this project done the right way the first time. That is up to the council's consideration to authorize that change order knowing that the funding has been pledged by the county.

What I mean by nothing is easy in Morrisville, look at the Stockham building, it has cell towers on top of the lease, what a difficult situation, it's seems like things like that arise – why is it so difficult to do a project, why does it cost so much to do a project, why does it take so long to do a project and maybe it's just indicative of an old borough, old infrastructure, people don't necessarily know where their property lines are, things have been in the ground for so long not documented compared to a Levittown where it's all planned and documented and constructed new that's what I mean by saying everything is difficult in Morrisville. What can you do about it? Bring in experts like our manager who knows how to navigate those difficulties and when things get tough you just double down and plow through them and that is what is happening right now.

Ms. Hlahol stated that Reldan presented a check to the Borough for \$50,000 as a donation to the park so that we could do a little bit extra instead of just having the grant funding.

Mr. Schroeder stated now that Manor Park is getting to the finish line, I looked at what's the Borough's out of pocket cost, we talked about the grant for the parking lot, we don't know yet what the design costs are going to be but let's talk about the Manor Park Playground and what the total costs were there. We had grant applications the seed money to get the things rolling then we got the grant money that came in and the engineering was not covered so you had to cover the engineering and we had originally said because CDBG funding there's a lot to it, we quoted \$50,000 we're hovering around like a little over \$40,000 right now that includes a grant application. Total project cost is going to be around \$40,000, so you are turning \$40,000 out of pocket into a \$400,000 playground that is a 10 to 1 return. We have done some presentations long ago about shoot your shots at grants. It is great positive progress that we have been happy to be a part of with you all. Since the last meeting Kyle from Congressman Fitzpatrick's office reached out to us about a Community Partnership Fund (CPF), its congressional appropriations funding. Kyle asked if they could help Morrisville Borough in a big way, they are trying to find projects that are millions of dollars. Infrastructure in Morrisville Borough is below standard across the board, roads need to be paved, traffic signals need to be updated, there are traffic calming issues, draining issues, and failing infrastructure. Gilmore & Associates submitted a request for ten million, the application also included safety and curb ramps, as well as letters of support from the State Senator and State Representative.

- e. May 11 to 17 is National Police Week – honors the brave officers who made the ultimate sacrifice in the line of duty.
- f. May 18 to 24 is National Public Works Week – recognizes the essential services public works provides in our daily lives.
- g. Recap Egg Hunt, Earth Day Festivities/Clean Earth Clean-ups/MBA Car Show.
- h. The VFW (Veterans of Foreign Wars) on Yardley Newtown Road is looking for members.

4. Community Outreach

- a. Board Openings: email letters of interest to Office@MorrisvilleBoro.org.
Environmental Advisory Council (EAC) / Library Board



5. Council Discussion Items

- a. Direct solicitor to pursue joint partnership with Summerseat agreement.
- b. Welcome letter to new residents.

6. Engineer Report/Gilmore & Assoc. Kurt Schroeder – reported under Announcements and Presentations.

7. Borough Manager Report/Mr. James Dillon – thanked Darletta Berry-Johnson, Executive Director of Ivins Outreach Center and Dawn Sherlock who closed out the 2019-2023 COPS Grant where funds were spent on school safety, security upgrades, police lead threat assessments and officer training. The Borough is issuing reimbursement checks with funds received from the U.S. Department of Justice in the amount of \$39,900 to Holy Trinity School, \$18,000 to Morrisville School District, \$12,500 to the Borough and \$18,700 to Ivins Outreach Center. This was on the four-page list of seventy some items that were not accomplished in the past, it is finally getting checked off. It is another step in the right direction. Staff are working on the Sallyport with the Chief and the architect who lives in town has prepared some cost estimates. We hope to present to the Council at the July meeting a contract from a low bidder so the Sallyport can be installed by the end of the year. It was nice visiting Summerseat and meeting everyone, it is another positive step. Helen and I met with Katie, our Tax Collector, and in July she will be operating out of Borough Hall 3 days a week for a couple of hours each day, which is another step in the right direction.

8. Solicitor Report/Adam Flager – commended Andrew Lubin on a great car show that was well done. His son was thrilled to hand out the Best in Show prize. It was a nice event. This weekend is Memorial Day weekend. Obviously first and foremost I want to thank all of those who have served and paid the ultimate sacrifice for our freedoms, we barbecue and go down the shore, but it really has a much deeper and more important meaning. A reminder to be safe, a lot of people driving, a lot of travel, a lot of people not paying attention, cars, kids distracting you, dogs all that, so just be safe out there and have fun.

9. Police Chief's Report/Chief Rich Ciampa – thanked council for acknowledging Police Week and those who paid the ultimate sacrifice, died in the line of duty, and spoke of the various Bucks County Police Memorial Services. Updates on the booking center, truck traffic, and \$5,000 grant for a DSLR camera with 3 days of training for an officer at no cost to the Borough. Spoke about the Blue Envelope Program that aims to assist in a communication process between police officers and people who are on the autism spectrum. Spoke about the Civil Service testing and thanked those involved. Monday is Memorial Day, there will be parties and a great parade, but we should remember our veterans, our service men and women who gave the ultimate sacrifice for our freedoms. Thanked Darletta and Dawn for closing out the COPS grant. He is meeting with Darletta to discuss DOJ grants. Spoke about cost/benefits of portable weigh scales versus rebuilding the current weigh scale.

10. Consent Agenda

- a. Approval of council meeting minutes from 4/15/25.
- b. Approval of bill list from 4/1 to 4/30/25 in the amount of \$431,535.97.
- c. Approval to co-sponsor (waived rental fees and insurance with use of stage, restrooms) the Music Festival at Williamson Park, Sat. June 28th from 4pm to 8pm – with no other cost to the Borough. To coordinate with the Chief of Police with an estimated crowd of one hundred.
- d. Approval to co-sponsor (waived rental fees and insurance with use of stage, restrooms) the Irish Festival at Williamson Park, Sat. Sept 13th from 5pm to 8:30pm (rain date Sun. Sept 14) with no other cost to the Borough. To coordinate with the Chief of Police with an estimated crowd of two hundred.



- e. Approval to co-sponsor (waived rental fees and insurance with use of stage, restrooms) the Jazz Festival at Williamson Park, Sat. Aug 16th from 11 am to 8 pm with no other cost to the Borough. To coordinate with the Chief of Police with an estimated crowd of one hundred.
- f. Approval to co-sponsor (waived fees and use of stage, restrooms) the Movie Family Night at Williamson Park, Fri, June 20th at sunset – 8:22pm with no other cost to Borough. To coordinate with the Chief of Police with an estimated crowd of 10-30.
- g. Approval to co-sponsor (waived fees and use of stage, restrooms) the Family Movie Night at Williamson Park, Fri. Jul 18th at sunset – 8:25pm with no other cost to Borough. To coordinate with the Chief of Police with an estimated crowd of 10-50.
- h. Call for motion to define Morrisville Borough co-sponsorship events. By Co-Sponsoring an Event, Morrisville Borough is supporting the event by assuming the costs of insurance, restroom facilities (Williamson Park only), and tables. The Borough will also agree to waive any facility use application and/or rental fees. An applicant seeking the waiver of any other costs or fees shall specifically list those costs and fees in any application with cost estimates that must be separately approved by the Morrisville Borough Council. Events should include a “Morrisville Borough Sponsored” banner. Motion made by Mrs. Johnson and seconded by Mr. Robinson.
Discussion took place. Motion carried by voice vote 8-0.

11. Action Items

- a. Motion to approve Payment #1 for the Manor Park Playground Improvement project in the amount of \$37,858.50 (CBGB grant) to Premier Builders, Inc. as recommended by the Borough Engineer. Motion made by Mr. Robinson and seconded by Mr. Lubin.
No discussion took place. Motion carried by voice vote 8-0.
- b. Motion to approve Premier Builders to replace the remainder of the 18” pipe that crosses under the Manor Park playground area. During construction it was discovered the pipe was compromised by the installation of the hockey rink fence post, restricting flow to the discharge point. The estimated cost \$53,530. Motion made by Mr. Lubin and seconded by Mrs. Johnson.
No discussion took place. Motion carried by voice vote 8-0.
- c. Motion to approve payment in the amount of \$110,000 to the Morrisville Fire Company, as allocated in the 2024 Fire Fund Budget, contingent upon receipt of the following documents: 2024 Financial Statement, Schedule of Events, Current Roster, and their 2024 Audit. Motion made by Mr. Kinney and seconded by Mr. McKee.
No discussion took place. Motion carried by voice vote 8-0.
- d. Motion to approve payment to Capital Health EMS in the amount of \$37,000 (calculated as \$52,000 per the 2024 EMD Fund Budget less the \$15,000 annual rental fee for 139 N. Washington St as stipulated in the contract – contingent upon receipt of their 2024 Financial Statement and Audit. Motion made by Mr. Kinney and seconded by Ms. Price Engelhard.
No discussion took place. Motion carried by voice vote 8-0.
- e. Motion to approve \$1,575 for the Irish Festival (\$1,100 for bands, \$150 for Irish Dancers, \$125 for face painter, and \$200 publicity). Motion made by Mr. Lubin and seconded by Mr. Robinson.
Discussion took place. Motion to table made by Mr. Robinson and seconded by Ms. Price Engelhard. Motion to table carried by voice vote 5-3. (Nay votes being Ms. Price Engelhard, Mrs. Johnson, and Mr. McKee)
- f. Motion to approve \$450 for the Music Festival (\$50 for kite/toys, \$250 for Balloon man, \$125 for face painter).



Motion made by Mr. Robinson and seconded by Mr. Lubin.

No discussion took place. **Motion** failed by voice vote 5-3. (nay votes being Mrs. Johnson, Ms. Kelso, Mr. Kinney, Mr. Lubin, and Mr. McKee)

12. Public Comment on Non-Agenda Items

1. Lisa Page – W. Bridge St., renter spoke about the rental program. Feels it is an invasion of privacy, and high fees to resident. She feels the rental inspections should be imposed on the homeowners as well as the renters or nobody at all.
2. Lois Taylor – Hamilton Blvd., landlord spoke about the rental program and pictures taken of the inside of a home and published by the Borough. Feels if it is not illegal it is unethical and there should be exemptions for certain properties.
3. Gary Taylor – Hamilton Blvd., landlord spoke about the rental program and the newsletter that spoke about slumlords in town. He feels most of the homeowners who have not had a U&O in many years probably would not pass a current inspection and the Borough is going after the tenant and not the homeowners. Ran out of time, called his daughter Jamie Ratti to continue for him.
4. Jamie Ratti – E. Phila. Ave., spoke about the rental program, and mentioned that 1,530 people did not respond to ordinance #1910. She feels tenants are a valuable part of the community, and that the Borough should leave the tenants alone and make it fair for everybody.

13. Mayor Comments – thanked everyone who came out to the Easter Egg Hunt and Earth Day celebration. Talked about “Morrisville Moves with the Mayor” 10am on Sunday’s, working with the Morrisville Historical Society to try and get Morrisville on Victory Town, and the Memorial Day Parade on the 26th at 9:00am starting at the Presbyterian Church. Thanked Kurt for the update on the Senior Center lot and the county commissioners and hopes the Borough will get the \$710,000 grant for the Senior Center parking lot. Announced the grand opening weekend for 21 Locks will be Friday the 30th at 12:00pm.

14. Council Member Comments

Ms. Hlahol: announced Patriots Day will be June 7th at Summerseat.

Mayor Wallace: thanked Jeff and Britney Sawyer of State Farm on West Trenton Ave who will be sponsoring one of the weeks in the summer for a children’s program at the library. There are two other people that are going to be sponsoring a summer program for the kids at the library.

Mr. Robinson: announced that George Washington from Summerseat should be here next month for a presentation to explain the 250th themed trail that started up north and came through Morrisville.

15. Adjournment at 9:28 p.m.

<https://www.morrisvilleboro.org/index.html>

<https://www.youtube.com/watch?v=QWVEOUxB6h4>