



Randy Flager reported that council had an executive session last week to discuss police arbitration matters, and personnel.

Ms. Hlahol stated that councilmember Marie lost her son over the weekend, and expressing our condolences and everyone is thinking of her. Please stand for a moment of silence.

1. Pledge of Allegiance Recited

2. Roll Call

Elected Officials:

- Helen Hlahol, President
- Scott Robinson, Vice President
- Melissa Johnson (not present)
- Marie Kelso (not present)
- Dennis Kinney
- Andrew Lubin
- Luke McKee (via phone)
- Kathryn Price Engelhard
- Gary Wallace, Mayor

Borough Admin/Officials:

- Jim Dillon, Interim Borough Manager
- Randy Flager, Solicitor
- Rich Ciampa, Chief of Police (not present)
- Virginia Cyphers, Assist. Borough Secretary (not present)

3. Community Announcements/Presentations

- a. Stockham Building update – W. Pagel/Barry Isett
- b. Bucks County Free Library District Consultant Adam Gilbert-Cole
- c. Williamson Tennis Courts – Thomas Lagarde
- d. Community Garden – Kimberly Lawton and Maria Casale
- e. Cloverleaf property update
- f. Solid Waste and Recycling Collection and Disposal Services Contract; Trash Bid Opening – Sept 18, 11am Borough Hall

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. Misinformation to residents

6. Engineer Report/Gilmore & Associates, Jacob Rigg – spoke about working with Mr. Dillon eight years in Bristol Borough and Morrisville and projects sitting on the shelf; Manor Park Playground, Patriots Park that had grant money waiting to be secured and pushed the grants through. He is doing a great job. **2026 Road Program** and coordinating with Utility companies to finalize the road list to start next spring. **Senior Center parking lot;** completed the geotechnical investigation and drilling, surveyed the parking lot and County land to tie in their stormwater drainage project. Looking at concept plans to coordinate with County with construction in the spring. **Sallyport construction,** five bids received varied from \$153,000 to \$399,000 and recommending award to RNS General Contractors Inc. **Agenda item for first payment** for the 2025 Road Program work through July 31st. Decreasing project total cost by \$186,307 due to not needed base repair, milling, and paving. **Agenda item G is a feasibility study** to find a new public works



facility once the Morrisville Municipal Authority relocates the treatment plant to Falls Township. **Item H**, a parking garage feasibility study through THA Consulting, Inc. Grants through DCED, the Greenways Trails and Recreation Program for **location of tennis courts** in Williamson Park. There have been discussions and parts of the park have restrictions as it was donated/bought with borough funding and may have questions regarding locations.

Ms. Hlahol stated something we will need to adjust action item 11A. There used to be six tennis courts and now there are three and they are looking for four. Spoke about ball fields and churches owning the land, and not building on church land and we should consider having the engineer look into other areas to move the tennis courts or if that's the prime location.

Randy Flager stated we have said a hundred times that land cannot be developed privately. That land is going to stay a park because the Commonwealth has the Donated Property Law, and there is nothing that is going to change that. But that is not to say you cannot put tennis courts. You can add any kind of park thing on it trails, gazebos, ballfields, all the stuff that the parks entails but you are not putting retail development or housing. That park cannot be developed into a commercial development. Period. Full stop. End of story.

Mr. Robinson stated, he would not mind looking if we could move the tennis courts because during little league games hard to get your car close to courts. It would upset a few because if we move the tennis courts anywhere else, we will get yelled at because that is not where they have always been. But I think moving them to a different spot would not be a bad idea.

Ms. Hlahol stated, engineers should look at a possible prime location. Jacob Rigg stated will have a proposal for cost.

- 7. Borough Manager Report/Mr. James Dillon** – apologized for not being a last month's meeting, he had shingles and was out of commission. Glad to hear the road paving program came in under budget, reduce the loan a little. Interest rates on the loan July 3rd through August 7th; thirteen days paid a rate of 2.9% and the other 22 days paid 2.4%; council did the right thing by going with the Delaware Valley Regional Financing Authority. Borough's investments are at 3%; under your prior full-time manager your interest rates were at 0.1% so the borough is in good financial shape. Working on a letter to the Bridge Commission regarding best location for a truck scale on Bridge Commission property, remind them we are waiting for a response for the funding for all the traffic signals the borough would not need if they did not have the bridges and remind them to give the courtesy of a response. Chatted with the **tax collector** and she seems happy with her new location; glad it worked out, there were a couple of bumps along the way, but the best place for the tax collector is in the municipal building. Having it in a residential area violated the zoning ordinance and did not meet the ADA requirements. The borough is in the middle of **police negotiations**. **Rental inspection ordinance** is proceeding, not as well as he hoped. Three nice letters were sent out to people who ignored the letters. The borough will send notice of violations to the individuals that own rental units that have not registered. If they don't respond, the borough will file citations at the district court. To help turn the town around, there must be a good rental inspection program so everybody is living in quality units. Notice of violations will be sent out shortly to those that have not cooperated and hopefully a majority of council agrees and the future councils will agree because that is the only way to turn the town around. There is some rumbling that maybe the new board wants to throw the ordinance out. That will not be in the best interest of the taxpayers and residents if you do not continue to implement that ordinance.



8. **Solicitor Report/Randy Flager** – hopes people enjoy the rest of the summer and have a good Labor Day. People think that if you put in a million hours at a job, it means you are working hard but it is really what you get done. Thanked Mr. Dillon, who is available 24 hours a day whenever they need him. He has never had a time when he could not get a hold of him and get his advice and consult with him on various problems of this borough. Spoke how he knows Jim Dillon and he is considered the greatest manager to come out of Bucks County as well as his proteges. Spoke how Mr. Dillon works anywhere. We had managers that allegedly worked 60/70 hours a week and did not get very much done. Thanked Jim and when he agreed to come here it was like finding gold in the street because you are not going to get anyone that knows borough business better than Jim Dillon.

Mr. Dillon stated I am trying to get you a competent manager that is going to stay.

Randy Flager stated I am sure you will and in the meantime you are doing a great job so thank you.

9. **Police Chief's Report/Corporal Lew Halas** – spoke about National Night Out success and thanked the residents, council, and the mayor and the officers that came to the event. Next event is Trunk or Treat. Topic in town is the **truck traffic** and streets closed which increased trucks. Planning to implement more truck details with a heavier presence on S. Pennsylvania and Philadelphia Avenues. Aware of other issues, Bridge Street, the bridges, Route One, but specifically South Pennsylvania and Philadelphia have seen the most. Spoke about Police clerk's retirement. Reminder **school is starting** next week and there will be a heavier police presence and cracking down on speeding and traffic violations. Asks if you see anything please call the police don't post on Facebook. Will speak about Nixle and GOGov next month.

10. Consent Agenda

- Approval of 7/15/2025 Council Meeting Minutes (**removed from agenda received late Friday**)
- Approval of bill list from 7/1 to 7/31/25 in the amount of \$503,997.06.
- Approval of special event road closure of a portion of the 200 block of Stockham Avenue (205 through 227) for Holy Trinity School's 8th Annual Food Truck Friendly to be held from 4:30pm to 9:30pm on Friday, September 5th, 2025.

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

No discussion took place. **Motion** carried by voice vote 6-0.

11. Action Items

- Motion to authorize Thomas Lagarde to proceed with Project Williamson Courts and prepare construction plans for the replacement of and/or new tennis courts at Williamson Park, no cost to Borough.
Motion made by Mr. Kinney and seconded by Ms. Price Engelhard.
No discussion took place. **Motion** carried by voice vote 6-0.
- Motion to approve Borough Code §275-2, increasing Littering Violations and Penalties to \$1,000.
Motion made by Mr. Lubin and seconded by Mr. Kinney.
Discussion took place. **Motion** carried by voice vote 6-0.
- Motion to authorize the advertisement of proposed updates to Borough Code §465, revising the definition of a "Smoke Shop".
Motion made by Mr. Robinson and seconded by Mr. Kinney.
Discussion took place. **Motion** carried by voice vote 6-0.



- d. Motion to award the Morrisville Borough Police Sallyport Construction project to R&S General Contractors, Inc. for a total contract amount of \$153,881.81 and to authorize the Borough Manager to execute all necessary contract documents (using EIT dollars).
Motion made by Ms. Price Engelhard and seconded by Mr. McKee.
Discussion took place. Motion carried by voice vote 6-0.
- e. Motion to accept the resignation of Police Officer Mitchell August effective August 4, 2025.
Motion made by Mr. Lubin and seconded by Mr. Robinson.
No discussion took place. Motion carried by voice vote 6-0.
- f. Motion to approve the Application for Payment #1 for the Borough's 2025 Road Paving project, in the amount of \$1,145,458.61, to James D. Morrissey, Inc. as recommended by the Borough Engineer.
Motion made by Mr. Kinney and seconded by Mr. Lubin.
No discussion took place. Motion carried by voice vote 6-0.
- g. Motion to authorize Gilmore & Associates, Inc. to conduct a feasibility study for the relocation of Public Works facility in preparation of the MMA Treatment Plant relocation in an amount not to exceed \$13,600.00 and to contact property owners regarding possible acquisition.
Motion made by Ms. Price Engelhard and seconded by Mr. Kinney.
No discussion took place. Motion carried by voice vote 6-0.
- h. Motion to authorize THA Consulting, Inc. to conduct a feasibility study for the planning and design of a parking garage within Morrisville Borough in an amount of \$12,000.00.
Motion made by Mr. Robinson and seconded by Mr. McKee.
Anna Langer – Prospect Ave asked how they are going to decide where to put a parking garage.
Jacob Rigg – stated they will look at zoning districts in your commercial areas, your industrial areas they also look at land use in those same zoning districts, if it can be used for something else or if it cannot be used for that, then they can put a parking lot on it. There is a parking lot that is already behind Bridge Street, which is one area they will look at, but again, they will look around the whole entire borough and look for anything that is open feasible to put a parking garage.
Discussion took place.
Gary Taylor – Hamilton Blvd asked if council has a target of how many spots they are looking for or is that part of the feasibility study where they're going to say 10 spots or 50 spots?
Connie Beadle – asked why a parking garage and not a parking lot.
Discussion took place. Motion carried by voice vote 6-0.
- i. Motion for Resolution to approve State Road Winter Maintenance Services Agreement Oct 15, 2025, through April 30, 2035, with PennDOT.
Motion made by Mr. Lubin and seconded by Ms. Price Engelhard.
No discussion took place. Motion carried by voice vote 6-0.
- j. Motion to approve Amtrak agreement for the repair of the Washington Street Railroad Bridge, contingent upon final review/approval by Flager and Associates.
Motion made by Mr. Robinson and seconded by Ms. Price Engelhard.
No discussion took place. Motion carried by voice vote 6-0.
- k. Motion to appoint Lamb McErlane PC as Special Council to represent Morrisville Borough in grievance, civil service, and other employee litigation matters.
Motion made by Mr. McKee and seconded by Mr. Kinney.
Randy Flager stated we've had attorney Chris Gerber representing us for years, and he switched to this firm so we're staying with the firm that we presently have for the contract negotiations. But for other matters that Chris was handling, we are continuing, so nothing has changed other than the fact that this attorney switched law firms, and he now works for Lamb McErlane.
No discussion took place. Motion carried by voice vote 6-0.



12. Public Comment on Non-Agenda Items

1. Dr. Ilene Grossman-Bailey – Palmer Street, feels council has a hard decision to make about the state aid for the library. Spoke about children's summer programs and maintain the library state aid funding, hire a new head librarian, and appoint board members, presented a few stats and current facts, and value of the library.
2. George Helmstetter – S. Pennsylvania Ave, thoughts and prayers are with Marie. Spoke of filming trucks and calling the companies about drivers driving down the road illegally. Asked if PennDOT can beef up the signs or put the ordinance number on it. Spoke if Falls Township would help.
3. Peggy Walsh – Stockham Ave, spoke of the Library, staffing, and state funding, and the library is a vital resource for our community.
4. Connie Beadle – Osborne Avenue spoke about the Library and her librarian background as well as state aid. Wants to see the audit that discovered the library is in debt.
5. Gary Taylor – Hamilton Blvd., spoke about the \$84,000 in property taxes he must pay this week as well as an additional \$100 per unit annual tenant tax. His tenants are mostly minorities and single parents in need of affordable housing, feels the rental ordinance is driving home improvements out of the community, requesting an opportunity to present his suggested revisions to U&O code.
6. Chris Zawodniak – Chambers Street supports having the council meet the standards to get state funding. Spoke about the library and a little extra money put in will do a great deal to add to the Borough, to the education of children, adults, and the community.
7. Shawn Ratti – E. Philadelphia Ave., spoke about library and staffing. As an educator in Morrisville school district, our public library and hours is vital
8. Linda Meyer – Hamilton Blvd., she put in a letter of interest for the library board and requesting a response when letters of interest are sent for any of the boards. Supports the library, spoke of children program, museum passes and seed share program, recommends hiring a full-time librarian.
9. Jane Burger – W. Maple Avenue spoke about a recent podcast talking about the need for a full-time manager. She wanted to clarify an error; the Chief Executive Officer of the Borough is the council president not the manager as was stated in the podcast. The manager is the Chief Administrative Officer as is stated in the law. The president and the manager must work together. Spoke about full-time managers and focus on full-time rather than qualifications and ability to do the duties. Spoke of her background and changes in borough code

13. Mayor Comments – wished Morrisville students the very best year. Reminded Morrisville is a walking district and take extra care to follow our traffic laws. Spoke about community events and thanked those who make them a success. Reminder about Morrisville Moves with the Mayor, costume drive to collect gently used and new costumes for families in need, and Trunk or Treat. Updates are on his Facebook and Instagram pages. Highlighted work of the EAC Environmental Advisory Council in partnership with Spearhead Project Earth and many volunteers. He is a beekeeper and spoke about bees being vital to our ecosystem and spoke about flowers in the area between the sidewalk and curb. Provided a sample ordinance from Newtown Borough in front of council to ban single-use plastic bags in Morrisville.

14. Council Member Comments

Mr. Robinson: Mr. Mayor, spoke his shopping and but there's nothing worse than walking out of Shoprite with four or five items and trying to carry them like this because they don't give me a plastic bag. If you pass it, I will never talk to you again.

Mayor Wallace: there are some cool alternatives to it, and I forgot it at home.

Mr. Robinson: I have 8,000 bags and you use them once, they say reusable and you do not reuse them.



Ms. Price-Engelhard: thanked everyone who participated at the 22nd Annual Jazz Festival to celebrate the Michael Sherlock Foundation. Talked about the event and attendees. Parks and Recreation Committee meeting is cancelled for the month of August.

Mr. Kinney: thanked all the presenters and information on library, tennis courts, Stockham Building, community garden. I hope we did not lose the point that nobody on council wants to close the library. Rental license, I hope Mr. Taylor, you understand it is also for your protection. Every resident that I have talked to about rental license is all for it. It protects the landlord, it protects the tenant, and it is in almost every borough and township in Pennsylvania. Thank you so much everyone. Have a great night.

Ms. Hlahol: Also, I know you said property taxes, but August is school taxes. Luke, you are on the phone, so sometimes I forget when I do not see your nice face. Do you have anything?

Mr. McKee: with the rental stuff, I keep hearing that it is a fee for the tenant. It is not a fee for the tenant; this is something that your landlord should gladly do to keep you safe and living in great conditions so if he passes that on to you, that is a conversation that needs to be had with your landlord. It is not a fee for the tenant. Thank you.

Ms. Price-Engelhard: announced the Senior Center is going to be having a speaker talk about Medicaid fraud on August 27th at 11:00 a.m. and on September 17th at 12:30 p.m. we will have a presentation from St. Mary's about health, diabetes, and nutrition.

15. Adjournment at 9:36 p.m.

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

<https://www.youtube.com/watch?v=ZAn59bTyc3k>