



Scott Holbert stated, prior to tonight's meeting Borough Council met in executive session to discuss police personnel issues as well as CBA negotiations.

Ms. Hlahol stated this last month there have been some tragic events that have occurred and like to have a moment of silence for Charlie Charles Howard. If anybody does not know who he is, he worked down at the Island all the time and worked with Little League. He was elderly but very sad he has left us. The children of the mass shootings at Annunciation Church and School of Minneapolis in Minnesota, another horrendous event, and the Evergreen High School in Denver, as well as Charlie Kirk, and Iryna Zarutka who was the poor woman who was stabbed on the subway in North Carolina. If everyone would 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
Marie Kelso
Dennis Kinney
Andrew Lubin
Luke McKee
Kathryn Price Engelhard
Gary Wallace, Mayor

Borough Admin/Officials:

Jim Dillon, Interim Borough Manager
Scott Holbert, Solicitor
Rich Ciampa, Chief of Police
Virginia Cyphers, Assist. Borough Secretary

3. Community Announcements/Presentations

- a. Special Meeting Oct 2, 2025, to hire police officers (free the Motor Carrier Officer)
- b. Fire Prevention Open House, Tuesday, October 7, 2025, from 6:30 to 8:30 pm.
- c. Solid Waste and Recycling Collection and Disposal Services Contract; Trash Bid Opening – Sept 18, 11:00 am Borough Hall.
- d. Paved streets, please report issues (i.e., Palmer and Wright Ave)
- e. Smoke Shop ordinance to County and Planning Commission (to approve Oct meeting)
- f. Morrisville Borough Fire Department overview and perspective on the fire inspection program – John Weiss, Fire Chief
- g. Cloverleaf Property Sketch Plan Presentation: Mike Meginniss, Attorney with Begley, Carlin & Mandio, P.T. Deon, Developer, and Anand Bhatt, Site Engineer, Arna Engineering.

Discussion took place.

Kathy Panzitta – Hillcrest Ave, stated she commends them for coming with a plan. She asked if they plan to do a senior center for the Morrisville community in any of their buildings, and when you go towards the playground, is that a street into the parking lot?

P.T. Deon stated the lot is not part of the development, most likely an emergency route for firefighters or police officers to get into development. We will not be doing a senior center we will be making a small community room for the community in the building itself.

Ms. Hlahol stated she got a text, the multifamily it is 15,416 square ft, thirty-two units, which ends up being about 481 square feet, that is what each unit would be?

Mr. Bhatt stated that is the footprint.



Ms. Hlahol stated that is the footprint, so it will be three times that figure, correct? 1500 square feet, that is bigger than my house.

Debby Colgan – W. Hendrickson Ave stated the Manor Park playground/parking lot, that that property would revert back to the Borough, are you hanging on to that property or are you using that property to determine your impervious surface?

Mr. Bhatt stated there is a large 45 parking space area that is part of that red area so that parking next to Manor Park is also calculated in our 34% of impervious area, so it's not just we are counting grass spaces but also impervious is counted towards as well. To calculate the 34% the entire area 13.6 acres is counted as a lot area.

Mr. Holbert stated the Borough views it the same way. What is required under the ordinances, the idea is part of the project is the land development, this will be subdivided off as has always been contemplated.

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
 - Ms. Hlahol asked Virginia who makes the final decisions in the Borough?
 - Ms. Hlahol asked Virginia does the Council President direct staff?
 - Ms. Cyphers stated anything that we have given to us or do or signed is through Mr. Dillon always.
 - Ms. Hlahol hopes this puts to rest some things.
- b. Blue Cross Blue Shield Fitness equipment
Discussion took place.

6. Engineer Report/Gilmore & Associates, Kurt Schroeder –

Levee Accreditation. FEMA accepts the levee certification and will show the Morrisville Levee as reducing the hazard from the base flood. One of the first projects Gilmore & Associates embarked on back in 2017. Spoke about homes in the flood plain – a few homes will remain but 90% of homes will be removed from the floodplain. Working on future projects with grant funding to provide a spillway north of the Calhoun Street Bridge to allow flood waters to spill back into the river instead of coming down through the canal and dumping in behind the levy. **MMA Pump Station:** wastewater treatment plant relocating to the US Steel property and proposing a pump station to collect all the flow and pump to new plant. Working with the MMA to produce the best pump station location. The abandonment of the wastewater treatment plant means the property becomes available for future use, future redevelopment. **Boat Dock Facilities:** did a hydrographic study which shows the depths of the waterfront out into the river at low tide and working on a report for the borough, future developers or other interests to use as part of the path forward to gain better access to the water. **Manor Park/Senior Center Parking Lot:** Borough owns the land, the County owns the Senior Center, the parking lot is in deplorable condition. Performed geotechnical borings and found what was expected being part of where the landfill was. Working with the County and the Redevelopment Authority and prospective developer who is going through the Act 2 Environmental Remediation on the entire parcel. Working on a design to produce a parking lot project that can go out for public bid and get constructed to provide a safe and efficient parking at the Senior Center that is overdue. **2025/2026 Road Program:** undertook a large-scale paving project and a project that size in a tight-knit community like Morrisville could not have gone any better. Great direction from the Borough Manager, Public Works, and Police Department. JDM did a great job. Working on 2026 plan. Paved Palmer Ave. knowing they are



going to have to fix the problem underneath and looking for grants. **Car Wash Plaza Blvd:** The project went silent. The design engineer said they are making some tweaks that the car wash company wanted done and it is still moving forward. **Pennsylvania Ave Bridge over the canal:** PennDOT has stated that it is in their pipeline, and they are trying to get it replaced, it may be deteriorating quicker than their schedules.

7. **Borough Manager Report/Mr. James Dillon** – the staff is starting on the 2026 budget. We are trying to put that together for council in the next couple of months.

Ms. Hlahol stated last month we had Adam from the county library come down and Mr. Dillon, Virginia and I had a call with Adam, and he wanted to clarify some things. He stated that for every \$1 spent that the community gets \$4 back and that is not quite true. For every dollar spent there is a ROI that we get a \$4 ROI, return on investment, which is a little bit different than \$4 back. It is based on a study from 2007/2008, and he quoted outdated numbers. He provided us with a study from Texas from 2017, Texas is a little different than Pennsylvania. He also stated \$50,000 salary for a full-time librarian but it is going to be higher about \$75,000. He said the only way we could get more aid is if we went to the Commissioners and discussed aid and maybe even being part of the Bucks County Library Branch System. The motion on tonight's agenda is to start conversations with the County Commissioners and find out what it would take and if there would be aid available to Morrisville to help support the library.

8. **Solicitor Report/Scott Holbert** – regarding the car wash and knowing Mr. Meginniss was going to be here tonight, he represents the car wash as well. He said there was some behind the scenes stuff administratively on their end they have been working on that has been resolved and ready to push forward. We have the bid opening for trash hauling contract, the current contract with Republic Services expires at year end. The bid opening is Thursday and the October meeting for the recommendation for an award to a company.

9. **Police Chief's Report/Chief Ciampa** – He announced live scan is up and running and they are now a booking center in Bucks County, which means they can fingerprint people right in the building. Prior to getting the live scan, anytime they arrested somebody they would have to take them to either Middletown township or Lower Makefield Township. Typically about a 45 minute to an hour that officers were out of town. Friday they printed their first person, and it was a success. **School** is back in session, please be mindful of the kids walking, and increased motor vehicle traffic. They had a meeting with the crossing guards prior to the school year. Mr. Dillon gave him the protocols Bristol Borough uses and there is a bit of a learning curve with the crossing guards. If the public has any concerns with the crossing guards, please forward it to the police department. **Trunk or Treat** is scheduled for October 23rd from 5pm to 8pm. He has some information and brochures on Nixle and GOGov - they are very similar, and the pricing is similar.

10. Consent Agenda

- a. Approval of 7/15/2025 Council Meeting Minutes
- b. Approval of Bill List from 8/1 to 8/31/25 in the amount of \$1,186,974.21.
- c. Approval of waiving all fees for MLL to hold a Celebration of Life/Memorial Service for Charles Daniel Howard "Charlie" on Saturday, September 20, at 4 pm at Williamson Park Majors Field.
- d. Approval of a millage payment in the amount of \$75,000 to Morrisville Fire Company, as per the 2025 Fire Fund Budget (contingent upon receipt of payment in full for gas and diesel invoices).
- e. Approval of a millage payment in the amount of \$35,000 to Capital Health, as per the 2025 EMS Fund Budget (contingent upon receipt of payment in full for gas and diesel invoices).
- f. Approval for Chloe Radbill to get her Girl Scout Gold award with a "Dog Supply Exchange Box" at The Morrisville Dog Park, which is similar to the Little Libraries.



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

Kathy Panzitta – Hillcrest Ave, asked why there are not copies of the bill list? Spoke about missing Wayne Tettimer's death who serviced the community, especially the Fire Department and council should have had the entire staff if they wanted to talk about stuff.

No discussion took place. **Motion** carried by voice vote 8-0.

11. Action Items

- a. Motion to authorize Gilmore & Associates to conduct traffic calming studies for Bridge Street, from the Borough limits at Althea Ave to Delmorr Ave, for N. Pennsylvania Ave, from Bridge Street to the Borough limits at Walnut Lane, and for W. Philadelphia Ave, from S. Pennsylvania Ave to Borough limits near 351 W. Philadelphia Ave, for the costs as follows:

W. Philadelphia Ave Traffic Calming Study - \$9,800.00

N. Pennsylvania Ave Traffic Calming Study - \$11,800.00

Bridge Street Traffic Calming Study - \$12,300.00

Motion made by Mr. Kinney and seconded by Mr. McKee.

No discussion took place. **Motion** carried by voice vote 8-0.

- b. Motion to approve the application for Payment #4-Final for the Manor Park Playground Improvement project, in the amount of \$12,756.40, to Premier Builders, Inc. as recommended by the Borough Engineer.

Motion made by Ms. Kelso and seconded by Ms. Price Engelhard.

No discussion took place. **Motion** carried by voice vote 8-0.

- c. Motion to acknowledge receipt of the annual Minimum Municipal Obligation Forms (MMO) for both the Police (Uniformed) and Non-Uniformed Pension Plans to be submitted to the Pennsylvania Municipal Retirement System by October 6, 2025, and authorize the Borough staff to execute the necessary documents.

Motion made by Mrs. Johnson and seconded by Mr. Lubin.

Kathy Panzitta – Hillcrest Ave, asked what the amounts are for uniformed and non-uniformed.

No discussion took place. **Motion** carried by voice vote 8-0.

- d. Motion to award the annual 2025-2026 Consortium Salt Bid (as bid through the Bucks County Consortium) to: Morton Salt, Inc., \$61.86 price per ton (delivered) and \$61.00 price per ton (undelivered); contract to run to September 30, 2026.

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

No discussion took place. **Motion** carried by voice vote 8-0.

- e. Motion to request that the Bucks County Commissioners accept the Morrisville Free Library as the eighth branch of the Bucks County Library Branch System, to be operated directly by the County.

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

Discussion took place.

Mrs. Johnson would like to amend the motion to include the word that this is a discussion.

Motion to request the Bucks County Commissioners to discuss the Morrisville Free Library as the eighth branch of the Bucks County Library System to be operated directly by the county.

Dr. Ilene Grossman-Bailey – Palmer Street, was startled when she saw the library motion but understands that council wants to discuss additional funding sources. Asked that her email be shared with council members. The library board would like to do a presentation with recommendations at the October council meeting and contribute to the library budget.

Peggy Walsh – Stockham Ave, spoke about the Library system and we would give up ownership and operation of the library. Spoke about staffing and renting the downstairs library meeting room.



Shawn Ratti – E. Philadelphia Ave., spoke about borough finances doing well but unwilling to support one of the oldest cornerstones of our community and the role of the library in a community. He feels the motion should be tabled and the community should be able to weigh in on whether this is the course of action they would like.

Kathy Panzitta – Hillcrest Ave, does not trust their numbers, nobody balances books, there are two accounting places that are trying to figure stuff out. She heard amounts that were charged to the library fund, it could have been an accounting issue which is called the due to/due from fund balance. She does not know if she can trust any number, the dollar versus the \$4 return on investment she does not know how they define it, but she believes it.

Motion made by Mrs. Johnson and seconded by Ms. Hlahol.

No discussion took place. Motion carried by voice vote 8-0.

- f. Motion to advertise update to Borough Code ordinance §435-18 eliminate parking restrictions on West Side of Pennsylvania Ave between Anderson and Brooks Avenues.

Motion made by Mr. Kinney and seconded by Mr. McKee.

No discussion took place. Motion carried by voice vote 8-0.

- g. Motion to authorize Gilmore & Associates, Inc. to proceed with preparing and submitting applications to the PA Department of Community and Economic Development (DCED) Local Share Account (LSA) grant program for the following projects:

- Patriots Park Improvements
- Trenton Ave & Plaza Blvd Traffic Signal Replacement
- Hillcrest Ave Stormwater Improvements
- W. Palmer Street Stormwater Improvements
- Public Works Street Sweeper Vehicle Purchase
- Fire Department Rescue Vehicle Purchase
- Public Works Facility Acquisition and Improvements
- Borough Truck Weigh Scale Relocation Project

Motion made by Ms. Kelso and seconded by Ms. Price Engelhard.

No discussion took place. Motion carried by voice vote 8-0.

Mrs. Johnson announced due to personal issues she will be resigning from her seat in October. She will send a formal letter to the Borough Manager and Council President in October.

Ms. Hlahol stated I will be sad to see you go, you are a tremendous asset to the council.

12. Public Comment on Non-Agenda Items

1. Kathy Panzitta – Hillcrest Ave, thanked Melissa and provided a letter of interest for any current or future second ward council vacancies from today until December 31st, 2026 and her background.
2. Gary Matthews – Eagle Road, Upper Makefield Township, spoke about the rental inspection program. Had 18 of his units checks with three minor violations. In 50 years of doing rentals in Morrisville, this was his first time he had failures. Code is thorough but he believes they do not need to be done every year. Spoke about his ideas as he is about safety and he self-inspects his properties. Wants council to have their homes inspected on him. He has dealt with a lot of inspectors and Larry is one of the best, Barry Isett and Borough should be proud to have him.
3. Lee Taylor – Hamilton Blvd., spoke about the Morrisville Landlord Tenant Coalition would like to revise the U&O code. The current annual rental inspection code is discriminatory against a certain class of residents, tenants and requires inspections by a borough officer violating the right to



privacy and sets up a monopoly for a single endorsed company.

Discussion took place.

4. Jim Gafgen – Cox Avenue spoke about the proposed revised U&O and certificate of occupancy requirement using a qualified inspector of their choice. Said Philadelphia and surrounding municipalities require no rental inspections except in the case of a tenant complaint. Only Bristol every two years and now Morrisville requires inspections of occupied non-owner residences.
5. Shawn Ratti – E. Philadelphia Ave., spoke about council and the turmoil the residential program created and unwilling to make alterations needed to provide and improve the process to make it successful for all parties involved in a meaningful way. Wants to return to policy meetings.

13. Mayor Comments – spoke about Morrisville’s first annual Sip and Eat, he kicked it off at Bella Sicily with a great meal. Thank Gabriella who helped organize this. It goes on until Sunday 9/21. Melissa, we appreciate you, we will miss you dearly, thank you for what you did for Morrisville, I wish you all the best.

14. Council Member Comments

Ms. Kelso: spoke about a suggestion box as Borough has many years ago. I am speaking because this is your town. Be respectful - please make a blanket statement yes or no. I am asking for a poll on how you feel about a suggestion box. I have two and a half years left and I know some needs are met more than others and maybe you need to be heard in that way. No one has to know, no one has to sign anything, you just put down what you want or what you are requesting, that is all. Thank you.

Ms. Price-Engelhard: We will miss you Melissa, good luck in your future, I am sure it will be great and exciting, thank you for your service. The Senior Center is going to have a flu shot clinic on the 24th that starts at 10:00am, come at 9:00am for breakfast. \$5.00 if you are a member and \$7.00 if you are not. Parks and Recreation Meeting the 23rd the last one for the season. Thank you to all the volunteers who have supported this committee, we have done a lot of work, thank you so much.

Ms. Hlahol: Melissa, I just want to say thank you. Thank you for raising your hand and volunteering to run, it is not an easy decision, it is not easy to be here, but your dedication is really appreciated. So, I too wish you well in whatever you are doing, it has been nice having you.

Mrs. Johnson: Thank you. I am really sorry to go. Appreciate those who came out to vote for me. I am sorry to let you down this way. I did not anticipate this, the decision did not come easy but the time is right, so thank you. I did enjoy serving my neighbors as I tend to call you all when you come up here to talk. I encourage you all to remember we are neighbors and think of one another that way. We do not have to always agree but we could do a better job than so many others, right? We could talk to one another with respect and remember we have opinions and we can try to work through those differences, so thank you.

15. Adjournment at 9:11 p.m.

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

<https://www.youtube.com/watch?v=79ekrZX3VIU>