



Mr. Flager reported prior to tonight’s meeting council had an executive session where real estate matters were discussed. Mr. Dillon had some administrative issues as well that were discussed.

1. Pledge of Allegiance Recited

2. Roll Call

Elected Officials:

- Helen Hlahol, President
- Scott Robinson, Vice President
- Marie Kelso
- Dennis Kinney
- Diane Lanahan (appointed tonight)
- Andrew Lubin
- Luke McKee
- Kathryn Price Engelhard
- Gary Wallace, Mayor

Borough Admin/Officials:

- Jim Dillon, Interim Borough Manager
- Randy Flager, Solicitor
- Rich Ciampa, Chief of Police
- Virginia Cyphers, Assist. Borough Secretary

Interrupted by Don Rice and Mary Hrenda that a presentation is breaking the Sunshine law.

Mr. Flager stated, on 11D it states call for a motion to adopt resolution recertifying a certain area of the Borough of Morrisville as a redevelopment area pursuant to the Pennsylvania Urban Redevelopment Law, we have that area already certified and it is a recertification, so everybody knows what area that is. If you give him a chance to do his presentation, you will know. The public will know, and it does know because we have the same area, it is the same area that has been in all these years. Mr. Darwak will go over that with you in a second. Go ahead, proceed.

3. Community Announcements/Presentations

- a. Bucks County Redevelopment Authority – Executive Director Jeff Darwak. Presentation reviewed the Redevelopment Area Conditions Report dated September 2025 and its findings. Spoke about the recertification of the Morrisville Borough Redevelopment Area, covering the same boundaries previously established in the mid-2000s, no new areas were proposed. Requested Council’s review of the report and determination on whether the current conditions warrant recertification of the area.

Mr. Flager stated, for the public, that they understand Williamson Park is not part of this, correct?

Jeff Darwak replied, correct, it was never certified by the Bucks County Planning Commission.

Mr. Flager stated, okay, I just want to make sure everybody understands that.

Ms. Hlahol stated I am going to move up agenda item 11D, so we can vote on it now while Jeff is here.

Motion to move up agenda item 11D. Motion made by Mr. Robinson and seconded by Ms. Hlahol. *No discussion took place.* **Motion** carried by vote 7-0.

11D. Motion to adopt resolution recertifying a certain area of the Borough of Morrisville as a redevelopment area pursuant to the Pennsylvania Urban Redevelopment Law.

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



Kathy Panzitta – Hillcrest Ave. is happy about the motion. She spoke about her time on council and the Cloverleaf property. She hopes moving forward everyone works cooperatively on it.

Mary Hrenda – Crown St. agrees with the motion and thinks it is a good idea and is glad it does not include Williamson Park. She believes the way the motion was worded in the agenda is a violation of the Sunshine Act. The agenda is supposed to be out 24 hours before the meeting and it has to say what you are talking about, what, where and why.

Jane Burger – W. Maple Ave. supports the motion and the process it has a good timeline for the future development.

No discussion took place. Motion carried by vote 7-0.

- b. Morrisville Fire Company – Chris Johansson, Assistant Chief spoke about fire prevention week and gave a presentation to inform and educate people on importance of fire safety.
- c. Victory Town PA Program – Brad Fay spoke on behalf of Victory Town and thanked Morrisville for joining. Explained the National Washington Roshambo Revolutionary Route Association (W3R) which is a nonprofit that is engaged in promoting and educating people about the trail that was taken to Yorktown, Virginia in 1781 to win the American Revolution. Morrisville Borough is a town on the trail, so they are called a “Victory Town.” He read a letter that the trail historian Dr. Robert Celig wrote to Morrisville which told the story of the march to Yorktown and the role that Morrisville played in it.

Ms. Hlahol stated when this was first brought to our attention back in August of this year, Mr. Haas from Clean Rivers came forward when we were doing a GoFundMe and hadn’t raised much money, but Mr. Haas came forward and donated the dollars we needed to get the plaque, so we thank him.

4. Community Outreach

- a. Board Openings: email letters of interest to Office@MorrisvilleBoro.org
Environmental Advisory Council (EAC) / Library Board
- b. Borough Council Second Ward Vacancy Appointment.
Letters of Interest from Diane Lanahan, Kathryn Panzitta, and Amy Yates Wuelfing.
Nomination of Diane Lanahan was made by Mr. Kinney.
Nomination of Kathryn Panzitta was made by Ms. Price Engelhard.
Motion to appoint Diane Lanahan passes by roll call vote 5-2.
(Votes for Diane Lanahan: Ms. Hlahol, Ms. Kelso, Mr. Kinney, Luke McKee, and Mr. Lubin and Votes for Kathryn Panzitta: Mr. Robinson and Ms. Price Engelhard)

Ms. Hlahol stated Diane Lanahan has been voted to complete Melissa Johnson’s term, it is a two-year term. Mr. Flager stated for the interest of the public, the requirements. Before entering office, each council member, whether elected or appointed, must present a notarized affidavit of residency before he or she can take an affirmation of office. The oath can be administered by a judge, district magistrate, notary public, or Mayor. The council member must swear to support the Constitution of the United States of the Commonwealth of Pennsylvania and to perform the duties of the office of council member with fidelity. A copy of this oath and notarized affidavit of residency must be filed with the Borough Secretary.

Ms. Lanahan was sworn in by Mayor Wallace.

5. Council Discussion Items - No discussion this evening.



6. **Engineer Report/Gilmore & Associates, Jacob Rigg –Police Sallyport** needs additional electrical work listed on tonight’s agenda. On track and planning to put out the bid before the end of the year for the **Manor Park Senior Center Parking Lot** project. Borough received RACP grant for \$500,000 for construction for **Patriots Park Parking Lot** Improvement Project to reconfigure and expand it slightly and add lighting (on agenda). **2026 Road Program** will be bid and awarded in February/March of 2026. There **are eleven grant resolutions** all through the DCED LSA grant program on tonight’s agenda, six of them are recycled from last year. Since there were no awards announced for the 2024 application period, we are recommending putting those through again. There is also a grant application for a **Keystone grant for public library facilities**, which requires a 50% match we will try to match it with some CDBG funds. *Discussion took place.*
7. **Borough Manager Report/Mr. James Dillon** – engineers from the Morrisville Municipal Authority will be looking at **the water tank** on Delmorr Avenue checking for the type of paint. We asked them to get us a bid for the demolition, if you see engineers walking around there that is what they are up to. In your packet is the proposed **2026 municipal budget** - calls for an **increase in the library tax of 0.5 mils**, proposed library tax in 2026 will be four mils. The increase in mileage will help address the year-end 2023 deficit of \$69,000. The remainder of the proposed budgets call for an **overall budget decrease of 10.5 mils** for 2026. The overall decrease of 10.5 mils represents a 21% real estate tax millage decrease for the community. The proposed decrease is possible to implement in part due to the increase in investment earnings. In 2023, the general fund investment earnings under your prior full-time manager were \$3,100. In 2024, under your interim part-time manager, the general fund interest earnings rose to \$122,000.00. It is anticipated that the general fund interest earnings in 2025 will surpass \$220,000.00. Recommend that Borough Council adopt the proposed budgets at your meeting this evening, this will allow the public to review the proposed budget. The budget can then be adopted at your public meeting on December 16th. I have appreciated working cooperatively with the majority of Borough Council, the Mayor, and all staff during this past year. If anyone has any questions in terms of the budget, please send me an email I will be happy to try and answer. Thank you.
8. **Solicitor Report/Randy Flager** – Jim, 10.5 mils in one year even for you that is impressive. I met Jim in Middletown Township, he was the manager. He was a legend then and Morrisville’s lucky that the legend is here. Spoke about number of ordinances worked on (bamboo, truck parking, fireworks, what have you). Semper fi for the 250th anniversary of the Marine Corps. Wish all the Veterans a Happy Veterans Day. Also wish everyone a very happy Thanksgiving, which I consider one of the greatest of American holidays.
9. **Police Chief’s Report/Chief Ciampa** – Spoke about success of drug takeback and Trunk or Treat (slower than last year) but kids had a good time. Thanked Mayor for helping. Spoke about Halloween, busier this year and unforeseen activity. Next week is Thanksgiving. Encourages everyone to drive safely, drink responsibility, and enjoy the holiday. **LSA grant** assuming resolution passes, police car grant is ready to be submitted. Officer Morse going to dayshift in 3 weeks. **Public Fingerprinting**, in the past if a teacher came in for fingerprints for their job, they would come in with their fingerprint card, and we would print them as an applicant and use their card. If you do not have the civilian applicant card, we cannot fingerprint you. We only print state cards, but it seems that more organizations in the public sector are utilizing a private organization that does fingerprinting and background checks for typically the private sector. Any police applicants not Act 120 certified as of July 1st, we send them to IdentoGo or Morpho Trust.

10. Consent Agenda



- a. Approval of Bill List from 10/1 to 10/31/25 in the amount of \$451,695.23.
- b. Approval of Winterfest Parade route (using same approved route as 2024) for Saturday, 12/06 at 9am.
- c. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Patriot's Park Improvement Project in an amount of \$1,000,000.00.
- d. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Trenton Avenue and Plaza Boulevard Traffic Signal Replacement Project in an amount of \$564,442.00.
- e. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Hillcrest Avenue Stormwater Improvements Project in an amount of \$322,280.00.
- f. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the West Palmer Street Stormwater Improvement Project in an amount of \$441,090.00.
- g. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Morrisville Fire Department Light Rescue/High Water Vehicle in an amount of \$400,000.00.
- h. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Morrisville Borough Police Department Vehicles in an amount of \$228,081.00.
- i. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Truck Scale Relocation Project in an amount of \$932,352.00.
- j. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Morrisville Borough Public Works Facility Acquisition and Improvement Project in an amount of \$1,000,000.00.
- k. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Street Sweeper Vehicle in an amount of \$400,000.00.
- l. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Trenton Avenue and Delmorr Avenue Traffic Signal Replacement Project in an amount of \$459,972.00.
- m. Call for Motion to approve Resolution to apply for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designate officials to execute documents for the Morrisville Public Library Renovations in an amount of \$225,000.00.
- n. Call for Motion to approve Resolution to apply for a Keystone Grant for Public Library Facilities through the PA Department of Education and designate officials to execute documents for the Morrisville Public Library Renovations in an amount of \$112,500.00.

Motion made by Ms. Kelso and seconded by Mr. Kinney.

Debbie Colgan – Hendrickson Ave. spoke about the \$6million LSA grants and their guidelines and requirements. She had questions about each LSA application. Questioned administration and council decisions regarding grants and grants for first responders and whether grants should be pursued.



Kathy Panzitta – Hillcrest Ave. asked if council is putting the scale on Washington Street. Addressed Councilmen Robinson [back and forth with Mr. Robinson]. Spoke about Winterfest Parade, funding, and should she tell her team that there is no Winterfest parade? She is clearing up and she is not running the parade and can do whatever you want and that is her clarification.

Don Rice – Crown St. asked what LSA is if any matching funds required and realistic expectation of getting grants given State budget just passed. Asked if proposed grants are prioritized and are some more important to the Borough than others.

Discussion took place. **Motion** carried by 7-0 vote and 1 Abstention. (Abstention by Ms. Lanahan)

11. Action Items

- a. Motion to adopt the 2026 Preliminary Budget and authorize advertising the preliminary budget is available at Borough Hall for public inspection.
Motion made by Mr. Lubin and seconded by Ms. Price Engelhard.
Mr. Flager stated this is a motion to advertise the budget, it has nothing to do with passing it, that is next month. The reason you have to advertise by law is so the public – we have to approve a proposed budget so that people can look at it, make comments, emails, talk to the council, talk to the manager about making changes or modifications. I just want to point out for the public what the motion is about.

Don Rice – Crown St. asked what a preliminary budget is. He is not sure he understands the difference between a budget and a preliminary budget. Asked how the preliminary budget will be discussed, evaluated, and edited by council and if it will be posted on the website.

Debby Colgan – Hendrickson Ave. spoke about public budget meetings. Asked when council received the budget and have time to review it. Budget should be more than a wish list of projects. Decreased milage due to EIT and not better management.

Ms. Price Engelhard would like to encourage a public meeting. Spoke about finding budget meetings helpful in understanding the Budget. Encouraged council to find a night and offered the Parks and Recreation meeting to be able to go over the budget.

Mr. Flager explained again. There is nothing to prohibit you from having any kind of meeting to discuss it. Preliminary budget is the budget the manager is presenting. It is being advertised so the public can look at it, criticize it, complement it, change it, lobby for changes, whatever, and then at a future council meeting in the month of December they can adopt it. That is the reason we are advertising it because it gives the public the opportunity and they have a right to look at the budget and see how their tax money is being spent. That is why we are doing it. It is required by law and we are following the law. As to other meetings, I am not involved with that but that is the minimum that is required.

Discussion took place. **Motion** carried by vote 8-0.

- b. Motion to approve the PECO Green Grant for \$3,750.00 with the matching funds of \$3,750.00.
Motion made by Mr. McKee and seconded by Ms. Price Engelhard.
Discussion took place. **Motion** carried by vote 8-0.
- c. Motion to approve the Application for Payment #2-Final for the Borough's 2025 Road Paving project, in the amount of \$64,551.27, to James D. Morrissey, Inc. as recommended by the Borough Engineer.
Motion made by Ms. Price Engelhard and seconded by Mr. McKee.
No discussion took place. **Motion** carried by vote 8-0.
- d. See item 3A.
- e. Motion to authorize E.C. Pierce Electrical Contractor to proceed with installation of the electrical equipment for the Borough Sallyport project as identified in their proposal for a total cost of \$12,726.00.



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

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

- f. Motion to authorize the Patriots Park Phase 1 Improvements project to be publicly bid to solicit construction costs to improve the parking lot. An RACP Grant in the amount of \$500,000.00 will be used to cover the cost of construction.

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

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

- g. Motion to Advertise Bamboo Ordinance.

Motion made by Mr. Robinson and seconded by Ms. Lanahan.

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

- h. Motion to authorize Advertise Amendment to Truck Parking Restrictions Ordinance.

Motion made by Mr. Kinney and seconded by Ms. Hlahol.

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

- i. Motion to Advertise Ordinance for Regulation of Fireworks.

Motion made by Mr. McKee and seconded by Ms. Price Engelhard.

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

- j. Motion to Approve Settlement Stipulation with Penn USA Inc. for Tax Assessment Appeal for Property located at 7 South Pennsylvania Ave, TMP# 24-009-272.

Motion made by Ms. Kelso and seconded by Mr. Kinney.

Mr. Flager stated 80% of the taxes that we pay go to the schools, a little bit goes to the county and a 10/15% goes here whatever the exact number is. The school board takes the lead on this. This is something that they have agreed and they want us to approve it. This was a tax negotiated by the schoolboard property, 7 South Pennsylvania Avenue, Quality Inn, next to the fireworks store. A decrease in assessment for the years 2022 to 2025. Instead of a refund, the taxpayers agreed to a credit against future years 2026, 2027 and 2028, that amount has not been fully calculated yet, I want the council and the public to be aware of that, but the school district wants us to approve this because that's essentially the agreement. They are still calculating the exact amount, but that is the deal that they negotiated. It is for your approval.

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

12. Public Comment on Non-Agenda Items

1. Sam Davis – Vice President of the Morrisville Historical Society at Summerseat. Spoke about an idea a few years ago asking for a car show at Patriot's Park and denied because the ground was not settled. A recent ask for a car show was denied. He tries to raise money to protect Summerseat, owned by two signers of the Declaration of Independence and the Constitution. He asked council to reconsider putting a car show on the grassy area at Patriots Park.
2. Linda Myer – glad to hear about the grants requested for the library and the support that is being shown. She noticed while walking on the canal that the only street crossing that had no crosswalk for the canal was Maple Avenue, she would like to suggest a crosswalk there.

13. **Mayor Comments** – thank you for bringing that up, that is something we noticed when we did the mayor's walks. Wished everyone a happy Thanksgiving with family and loved ones. Interfaith and the Methodist Church are looking for turkey donations to give away to families in need next week, Holy Trinity was looking for some as well. Reach out to your local food pantries, banks, however you can help. The Elks are having their Fall Festival Craft Fair this Sunday from 9:00am to 2:00pm. They participated in National Night Out and put a banner around Patriots Park for the fallen officer. Support local businesses. Voiced idea about replacement of the street signs selling to residents?



Ms. Hlahol stated, as far as I understand we are scrapping it for dollars, selling them.

Mayor Wallace asked, do we know how much one would cost for a resident to purchase.

Ms. Hlahol stated, John Later is not aware. We can come up with something, if somebody does, it could be a fundraiser for the Borough, we are not averse to it if it is a fair market value.

Mayor Wallace stated, awesome, so we will at least start the discussion on that. Thank you everyone.

14. Council Member Comments

Mr. Robinson: We are going to have a new council. A couple of the new council members are sitting in the audience tonight. Several of the public comments tonight were about working together and I want to work together, but I sensed from the general mood of a lot of the public comments that there's hostility and anger. This is all good stuff. Somebody said we are doing stuff behind closed doors; we are not doing anything behind closed doors. There is an open door right there, Jacob Rigg is here every meeting. If you think we are doing something shady or the numbers do not match, ask Jacob, he will explain it to you. Ask Mr. Dillon, he will explain it to you. I know it is shocking that we are getting good stuff done up here on this council. I know everybody is used to those traffic lights that are one hundred years old, streets filled with potholes, and bank accounts that generate one tenth of 1% of interest a month. That is three things out of the numerous things. I am happy all this is getting done and there are people that are genuinely not happy with this. Unless I am crazy that is what I felt tonight the hostility towards all this good stuff. We are not doing anything illegal. If I tried to do anything illegal Mr. Flager would be no. Everything is above board out here in the public and it is good. We are just trying to make the town better. Thank you.

Ms. Hlahol: I made some notes as well because it is disturbing to hear closed doors when we have professionals come here to the meeting every month and discuss things in advance. We have been talking about traffic signals at the Trenton Avenue for months if not years. At the last meeting I said when are we going to do this, I am tired of talking about it. It is discouraging to hear commentary as if our Borough Manager and Engineer do not know what traffic signals belong to whom and what municipality. The traffic signals belong to Morrisville; Morrisville is responsible for them. There is nothing that is happening that our Borough Manager is not looking to ensure that someone else pays for it. We went to the Bridge Commission to see if they would pay for some of the traffic lights. These comments are out of line and disheartening to me, especially hearing that you want to work with us next year. I congratulate those who won. I am sorry for those that did not win, but these comments have to stop because we do everything in public and we invite comments in the public, but the public has to understand this is a business meeting, we are here to conduct business. We are here to pass ordinances, agendas, approve payments, approve projects. This is not a Q&A session. The Q&A sessions belong outside of this meeting. If you have questions, the Borough Manager is more than happy to answer them. I wish people would learn, especially those that won the election what it is to be on council. So, when you are here, I hope you understand what we are going through. That is all I have to say.

Ms. Kelso: I mentioned something in September, and it still holds, anyone that wants to do a suggestion box or wants to have a town hall, anyone in Morrisville is welcome to come and discuss what is on your mind, i.e., the budget. If it is that important and I said it several months ago, my tone here and my idea here still stands. I am here for the people in every ward. Please remember that it is the only reason I have this position. The only reason I am all about volunteer work. If you want to know what we make a month, I will tell you if I am allowed. It is not a lot of money. I am all about helping people as long as I can.

Mr. Kinney: Thank you, Helen, and Marie, for saying that. Congratulations to the new election winners, but I feel like I have to say this because it happened at the last two council meetings when we have presenters or people who are at the podium whether it be public comment or a presentation, be respectful, when you sit up here and we hear chatter, it's distracting. I know when Madam President made a comment



it is almost as if it was a giggle. We are all adults, you are going to be up here, so I just hope you keep that in mind. It is distracting for the people around you. Chief, trunk or treat was my first experience, I had a great time, even though I am not going to be on council, I am going to come back for every trunk or treat. It was lot of fun; kids had a great time. I purchased 1,000 glow sticks with the help of the mayor, my partner John, neighbors, and friends. Every kid that came to the house left with candy and a glow stick, so I have to raise the bar for next year. Having said that, it was great, thank you.

Ms. Hlahol: Thank you Dennis and thank you so much for taking the time and serving. Anybody else? Well, Diane, this was your first meeting. Having fun?

Ms. Lanahan: I am having a blast. This is so exciting. I would like to say that over the last month, I had several people reach out to me who did not live in my ward and ask me to consider putting in a letter and it was not anybody sitting up here. I did have somebody reach out that might be in my ward who is in this room, and I appreciate her confidence in me. Thank you, Jane. I am hoping that I can work with the people who are coming on to council and we can keep this rolling forward.

15. Adjournment at 8:53 p.m.

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

<https://www.youtube.com/watch?v=TFdzVHf1CJo>