1. **Pledge of Allegiance Recited**

2. **Roll Call Elected Officials**

Helen Hlahol, President
Scott Robinson, Vice President
Deborah Colgan
Marie Kelso
Diane Lanahan
Anna Langer
Shawn Ratti
Peggy Walsh
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. **Retirement**: Sergeant John Aspromonti officially retired June 15th, after 30 years of service with the Morrisville Police Department.

b. **600 N Lafayette Ave Minor Subdivision**: Request to divide lot in half for 2 single family homes. Planning commission reviewed plans in February.

Public comment: Jane Berger of W. Maple Ave in support of project.
Vote on Action Item 11A. Call for Motion to grant Preliminary/Final approval for the 600 N Lafayette Ave Minor Subdivision project. Motion made by Ms. Hlahol seconded by Mr. Robinson. *No discussion occurred.* **Motion passed 8-0**

c. **Cloverleaf Residences- S Pennsylvania Ave**.
Pete from TDP: TPD supplied the traffic study to PennDOT and accepted without comment.
M. Meginniss for Begley Carlin: Cloverleaf LLC is seeking to develop 3 parcels as an age restricted, for sale, residential community with RN zoning. Currently 2 parcels are zoned RN and 1 is zoned R2. Development will meet all standards for RN zoning to include 41 townhomes, 32 condo units, 151 parking spaces (not including garages) and will be managed by an Association. Cloverleaf will provide all association documents to the Borough Solicitor for review. Remedial work will be fully compliant with Act 2 Standards for Residential Development. A good tax benefit for the Borough (with limited impact on other parcels) and should have a lower traffic impact on neighborhood. Application submitted to the Bucks County Planning Commission who are supportive of the map and text amendment. Cloverleaf has gone before the Borough's Planning Commission and received recommended approval for the map amendment and the paper street vacations.
Anaad Bhatt from Arna Engineering: Part of the parcel is located within the flood plain and no units or buildings will be within the flood plain area. Street width, parking, and emergency access information provided. Four stormwater management basins are proposed. Landscaping/buffer trees will be done according to recommendations from the engineers and planning commission.

Vote on Action Item 11B. Call for Motion Re-Zone T.M.P. #24-010-230 from RD to Riverview Neighborhood District (RN). Motion made by Mr. Ratti, seconded by Mr. Robinson. *No discussion occurred.* **Motion passed 8-0**.

Vote on Action Item 11C. Call for Motion to adopt the Zoning Ordinance Amendment Modifying Design and Dimensional Standards in the RN District. Motion made by Ms. Walsh, seconded by Ms. Langer. *No discussion occurred.* **Motion passed 8-0.**

Vote on Action Item 11D. Call for Motion to grant Preliminary/Final Subdivision and Land Development approval for the Residences at Cloverleaf, located on S. Pennsylvania Ave. Motion made by Ms. Kelso, seconded by Ms. Lanahan. *No discussion occurred.* **Motion passed 8-0**.

4. **COMMUNITY OUTREACH.** Letters of interest to Office@MorrisvilleBoro.org
5. **Council Discussion Items**
6. **Engineer Report/Gilmore & Associates, Jacob Rigg –**Project Updates:
   Truck Scale Relocation Project; DCED required wording has been updated.
   2026 DCD MTF Curb Ramp Project. Lowest bidder is NJS concrete totaling $169,334.
   Library Improvements to repaint interior/exterior and replace flooring can start as early as August, taking six weeks to complete, closing the library for four weeks. *Discussion occurred.*
   Annual MS4 Program - Federally mandated update. Slide show available on the Borough website.
   Senior Center Parking Lot: Paving start date June 22.
   Stockham Building: Environmental testing of the building to take place June 17.

7. **Borough Manager Report/Mr. James Dillon –** No report given.
8. **Solicitor Report, Scott Holbert-** Executive session was held prior to Council Meeting. Discussed personnel and litigation, including the Stockham Building.
9. **Police Chief's Report/Chief Ciampa –**
   Monthly Report: 109 calls for service, 13 part-one offenses, 24 part-two offenses, 37 total offenses. 7 custodial arrests. 11 criminal complaints (8 used the fingerprint system). Total fines collected: $13,367.00
   Fourth of July reminders: PA Law Act 74 states fireworks cannot be ignited or discharged on private or public property without express permission of the property owner. The public cannot ignite fireworks in the parks (open from dawn to dusk).
   Congratulations to John Aspromonti on his retirement.
   Public Service Announcement Posting on social media regarding parking and e-bikes.
   Discussion took place.

10. **Consent Agenda**
    a) Approval of Council Meeting Minutes from 4/21/26 and 5/20/26.
    b) Approval of Bill List from 5/01/26 to 5/31/26 in the amount of $1,085,716.26.
    c) Approval of applying for a Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) and designating officials to execute documents for the Truck Scale Relocation Project in an amount of $932,352.00.

    Motion made by Ms. Hlahol, seconded by Mr. Robinson. *No discussion occurred*. **Motion passed 8-0**.

11. **Action Items**
    e. Call for Motion to adopt Ordinance vacating a portion of Howell Ave, Penn Ave, and Manor Ave, which traverse the Cloverleaf property. Motion made by Mr. Robinson, seconded by Ms. Colgan. *No discussion occurred.* **Motion** carried by voice vote 8-0.

f. Call for Motion to award the 2026 DCED MTF Curb Ramp Program to NJS Concrete for a total project of $169,334.00. Motion made by Ms. Langer, seconded by Mr. Ratti. *No discussion occurred*. **Motion passed 8-0.**
g. Call for Motion to award the Morrisville Library Paint & Floor Improvement project to PR Commercial Services, through COSTARS, for a total project cost of $170,522.00. Motion made by Ms. Walsh, seconded by Ms. Colgan. *No discussion occurred*. **Motion passed 8-0.**
h. Call for Motion to approve opening a new bank account for the Borough of Morrisville and John Aspromonti, Retiree. Motion made by Mr. Robinson, seconded by Mr. Ratti. *No discussion*. **Motion passed 8-0.**
i. Call for a Motion to Approve the Cooperation Agreement with the Redevelopment Authority of the County of Bucks for the Stockham Building Project. Motion made by Ms. Lanahan, seconded by Ms. Kelso. *No discussion.* **Motion passed 8-0.**

9. **Public Comment on Non-Agenda Items**
Linda Meyer, Hamilton Blvd gave monthly Library report.
George Homesteader, S Pennsylvania Ave, spoke on townhome community, asked for notice on projects that affect residents, and addressed truck traffic.

10. **Mayor Comments –** Congratulated graduating class of 2026. Spoke about events; Memorial Day and Ivans House 5K. Received $500 Shop with a Cop donation from Guardian Angels and $3,750 grant for tree plantings. Enjoy America 250 events. Thanked Sgt. Aspromonte for his dedication to the MPD.

11. **Council Discussion Items**
Ms. Langer- Question regarding financial records. *Discussion occurred*. Question for solicitor.
Ms. Kelso- Question for engineer about the car wash at Plaza Blvd.
Ms. Walsh- Discussed Library Director posting.
Ms. Colgan- Discussed financial information, addition of agenda item, and mowing request.
Mayor Comment- Oct 3 Cultural Fest with Brothers Lemonade.
Mr. Ratti- For the Mayor, grant amount and Cultural Fest. For solicitor, Bowling Green/Riverside Court.

12. Adjournment at 9:02 PM
https://www.youtube.com/watch?v=3CW705M-2XM