



6:00 Executive Session – Personnel, Litigation

The Morrisville Borough Council met on Tuesday, February 20, 2024 at 7:07 p.m. in Council Chambers at the Morrisville Municipal Building, 35 Union Street, Morrisville, PA for a Regular Council Meeting.

1. Pledge of Allegiance

All those in attendance stood and recited the Pledge of Allegiance.

2. Roll Call

The following Council members and Borough officials were in attendance:

Borough Council: Helen Hlahol, President (nominated this evening)
John Vitarelli, Vice President
Melissa Johnson
Marie Kelso
Andrew Lubin
Luke McKee
Kathryn Price Engelhard (left meeting after roll call)
Scott Robinson

Borough Officials: Judith Danko, Borough Manager
Gary Wallace, Mayor
Randy Flager, Solicitor
Virginia Cyphers, Assist. Borough Secretary

Mr. Flager stated prior to our meeting tonight we met in executive session and discussed police personnel matters including litigation about the Chief. Thank you.

Ms. Price Engelhard stated thank you Randy. Before we get started I just want to make an announcement. I will be resigning as President effective this minute and I'm also going to turn the time over to our Mayor to conduct reorganization. Thank you.

Mayor Wallace stated thank you Kathryn. At this time I'll take nominations for Council President.

Motion to nominate Helen Hlahol for Borough Council President made by Mr. Lubin and seconded by Mr. Robinson.

Discussion took place regarding the motion.

Motion carried by roll call vote 7-0.



3. Announcements and Presentations

- 3A. Presentation Concept Sketch plan car wash; 225 Plaza Boulevard, Olympus Pines, LLC.
- 3B. Presentation Pop Up Bike Project. Nicole Rodowicz, TMA Bucks.

4. Public Comment

1. Cheri Vogel – 826 Highland Ave

She stated I wanted to call your attention to a funding opportunity through the Federal Infrastructure Investment and Jobs Act. There are grants available for funding electric vehicle charging stations. These can be on public property and private property as a new electric vehicle owner I can tell you that we don't have very many of these around here I think we have none right around here. The grants are competitive but I think Morrisville would have a very good chance of being approved we are in a good location, we're on the Route One corridor, we have a lot of population density and you know not that many stations. My understanding is that this would mean there's no cost at all to the Borough if approved and if the station was located like here it could be in our parking lot you could actually lease out those spots to a third-party charging network or wherever it would work the best. I think that the time to do this though is soon I think these are coming due soon so I am encouraging you to consider it quickly and maybe get it on your calendar to consider.

2. Debby Colgan – 120 W. Hendrickson Avenue (MEAC)

She stated I am here on behalf of the Environmental Advisory Council. The EAC is happy to announce our upcoming Riverfront Cleanup at the Morrisville Riverfront Preserve on Saturday, May 16th at 10:00 a.m. wear gloves and sturdy shoes and bags will be provided. All are encouraged to join us as we do our part to keep our Riverfront clean, safe and accessible. In addition, the EAC encourages the Borough to consider grant opportunities that would benefit our community and visitors. An upcoming infrastructure grant for electrical vehicle charging stations is one that we should seriously consider. Investing in green infrastructure is a driver for economic development. Providing EV charging stations will draw regional travelers who can then combine their refueling stops with other activities including visits to stores, local stores, restaurants, parks and attractions benefiting both local residents and outside visitors. EV charging stations located in our Borough properties can even provide revenue to the Borough. EV charging stations help reduce greenhouse gas emissions which we know are contributing to severe extreme weather events. EV's also do not emit the noxious pollutants and particulates that cars do so that they help air quality. EV's are also quieter so they help reduce noise pollution. Morrisville has much to offer in terms of historical tourism with Summerseat and Graystone as well as nature tourism of our Riverfront. Morrisville is located on the East Coast Greenway Biking and Walking Trail and the D&L Canal Trail all of which would attract visitors and tourists to our Borough. A local travel blog recently reported on the new improvements of the Canal Trail in Morrisville and highlighted Ashlyn Distillery and one example of how nature tourism can contribute to Economic Development. We must begin now to lay the framework to make Morrisville an attractive place to live, work and play. EV charging stations are just one piece and along with taking steps to create a more walkable and bike friendly town we support healthy lifestyles and responsible environmental stewardship that attract desirable development, tourism and ultimately a place to call home. These are actionable steps that the



Borough can undertake now. The Morrisville EAC envisions sustainable community focused on intentional regenerative development and conservation. Morrisville has a rich history and vibrant eco systems that deserve to be protected and celebrated.

There being no further public comment, the President proceeded to the business portion of the agenda.

5. Approval of Minutes

- 5A.-C.** **5A.** Motion to approve the Borough Council Biennial Reorganization Meeting Minutes of 1/2/24;
 5B. Motion to approve the Borough Council Regular Meeting Minutes of 1/16/24;
 5C. Motion to approve the Borough Council Special Meeting Minutes of 1/24/24.
Motion made by Mrs. Johnson and seconded by Mr. Robinson.
No discussion took place regarding the motion.
Motion carried by voice vote 7-0.

6. Finance

- 6A. Treasurer's Report**
The Treasurer's Report was provided in the Council packets.
- 6B. Approval of the Bill List**
Motion to approve the bill list and pay the bills.
Motion made by Mr. Lubin and seconded by Mrs. Johnson.
No discussion took place regarding the motion.
Motion carried by voice vote 7-0.

7. Reports

- 7A. Mayor's Report**
Mayor Wallace stated good evening everyone. I will keep it short and sweet for you all but I do want to first thank the community for their efforts in helping out the Morrisville Police Department with identifying many suspects out there that we were looking for that we continue to put out on our Facebook and thank you to the Morrisville Police Department, to Chief Simpson and his partnership and leadership down there and for us getting out that much better communication than we have in the past and it's because of all of you that with that communication that we're able to identify multiple suspects in such a short period of time so thank you all for that.
- 7B. Police Chief's Report**
Gerald Simpson stated thank you, congratulations. I just handed out a document my apologies for not getting that to you sooner in the packet my apologies that is the monthly report for January. While I haven't done much digging into this it appears as if obviously the part one crimes are up as it relates to vehicle break-ins and vehicle thefts calls for services



MEETING MINUTES
MORRISVILLE BOROUGH COUNCIL
REGULAR MEETING

TUESDAY, FEBRUARY 20, 2024
7:07 P.M.
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are down though but I hope to in the next month to do a little bit deeper analysis on some of these things. I want to segue off what the Mayor just said a few moments ago the last couple weeks we've been very busy trying to improve upon our communication piece with the public and work diligently on our crime watch website page which we've had for some time to start to reactivate the news feed which is basically a blotter of information that's happening in a weekly basis. While there's one thing we have changed that I'm resistant to change back which has to do with the identification of people for low end offenses. We did put in the unit block for people that are curious about where those events may be happening and I understand the news worthiness and the value of that. We are working towards getting the mapping feature up and running we are in constant contact with crime watch and I have Nicole and Cathy both working on this on a daily basis in fact we even have it migrated and over to our Facebook page and we've had some short-term success on that as well as identifying people that are wanted and desperately needed to be taken into custody. In fact one person turned himself in to custody in Binghamton New York after seeing our post so congratulations to the efforts of the officer and the efforts of the administrative staff to get those things done. One of the things that we're also working to sort through and kind of understand what the process and the system should look like would be the tips part of that so we have tips that were sitting in the queue that were stale I've assigned them for follow-up again tips can be stale in five minutes but we are looking to see if there's information that should be a turnover has any follow-up value and to understand what that looks like and obviously going forward now knowing that that function works to stay on top of that more on a daily basis not a six-month basis so we're working on getting that much improved. There's a feature on the crime watch website which is operated by the police department where community members or people even from outside the community can submit an anonymous tip that's great when we actually take the tip and then put it to use and understand what that information means and that had not been performed in quite some time so we've got that rectified in the sense of like we pulled them all out we know what they look like and they've been assigned for some type of analysis to see if there's any value to that information. Going forward obviously now that we have that feature up and running and checking it daily it's a matter of trying to determine internally what would be the best system to stay on top of that so you don't get a stack of tips like that big and you know they are of no value or lesser value today than they were six months ago all right. I'm real happy with the progress we've made there and that looks like it's going very well. Speaking of IT thought we did have an IT disruption over the weekend with the building stuff so we're working on getting a view of our information technology needs in the police organization so that's something I'll work with Judith on here in the coming days we've already been talking about it. A couple of things that I've been a part of in the last month I attended virtually not in person as the Mayor did the Race Relations and Policing Conference at the Bucks County Community College I believe it was I attending virtually so I wasn't at the physical location but some very important information there. I look to reach out to understand some of the relationship pieces that certainly Morrisville Police Department can improve upon. I attended the interviewing portion of the co-responder program that we are going to be partnered with I believe for the next two to three years it's a Bucks County program for co-responder out to mental health situations in fact I received an email today I wish that person was actually in



house today but she won't start until March 23rd, but I was a part of the interview committee with Lower Makefield and Yardley's police staff and the organization itself and I think they picked a very good candidate and I'm excited to see her on board with the county and Morrisville getting somebody at our disposal to help us with those kinds of issues that are obviously very challenging in law enforcement. Outside of that I think we've had a very productive two, three weeks with working on some internal and trying to put out some fires on the external end. I know Mr. Lubin may want to bring up the Hookah Lounge and while we have some maybe limited and short-term success hopefully we can move forward establishing a better understanding what compliance and the quality of life issues that have been faced within the community around that area can look towards a more permanent solve, so that in large part has to do with the efforts of the officers this past weekend so that's all I have unless you have any questions for me.

7C. Manager's Report

Manager Danko stated good evening everyone we talked about this a lot the final close out of the grant process is taking place regarding the Bridge Street Project with PennDOT, what we're doing is we're coordinating a ribbon cutting ceremony originally we were going to try to work with the MEAC to organize this the PEC has asked if they can do that so I wanted to let you know I wanted to let the MEAC know that PEC and D&L Heritage Corridor are very interest in hosting this so I said that we would work with them if that's okay with everyone. We are getting wonderful informational turnout via emails and so forth PA DCNR would like to be there and the Secretary of DCNR would like to be in attendance and come here to Morrisville and speak so this is quite impressive and we're very happy to hear all of this. We're going to pick (5) dates that may work for the Secretary and others and we'll certainly provide more information as the time goes by so everybody look forward to that there's a you know should we have it closer to the warmer weather is what everyone is saying now because originally we wanted to do it in March and it's been so cold and the snow so I'm not sure what the dates will be but we'll certainly keep everyone updated regarding that. Moving forward with Manor Park the donation for engineering is in place I also had provided some information regarding Reldan is a company that is interested in helping with the MEAC and some trees they've offered to purchase some trees and if council's okay we were going to add two more to the list of eight so if no one has any issues with that we'll certainly follow through with that Reldan will pay for those they're also very interested in helping us with money towards the Manor Park so this is very exciting with what's taking place. On the agenda this evening Council, you have before you a resolution so that we can resend our CDBG Grant regarding Manor Park we were told that we needed to downsize that Grant because the amount of money we're asking for was a little too much so we needed to downsize it and phase it out so this evening that's on the agenda and we will have the monies to follow through with that grant so it's very exciting news there also. The other item we had was the sketch plan that you heard of this evening regarding the new car wash at 225 Plaza Boulevard. On the agenda this evening also you will see an area where the Zoning Hearing application for 225 Plaza they're requesting three variances and if you liked what you saw this evening and you're not opposed to those items that they are requesting variances for then you would not want to send the Borough Solicitor to the hearing, if you're opposed to those



items then you would want to send the Borough Solicitor that is when you would vote this evening to do so I was hoping to enlighten everyone regarding that and if you have any questions we can certainly myself or the solicitor could help you. I also have been communicating with the Bucks County Community Planner regarding the 2021 Comprehensive Plan we're going to be working on that it'll be coming up in the upcoming meetings. There is also a Planning Commission meeting letter that is in everyone's packet this evening and it's also on the agenda just for discussion only there's no vote necessary basically the school district is asking they would like to sell the building and they're saying that they would like to put offices in the building so that would require them to go the zoning hearing board also so they're kind of trying to ask for a feel from the Bucks County Planning Commission and also the Morrisville Borough Planning Commission what are your thoughts? Our Planning Commission said they had no problem with the sale although they would need to go through the proper channels with whatever would be required if they wanted to do any development it was suggested that maybe they could voluntarily donate the building to us I suggested that several times so I didn't hear anything about that though so I thought that would be a wise idea. So I would ask if Council would be interested in asking the school district for a donation of that if anyone on Council is interested in that please let us know. We also will be working very shortly regarding the Williamson Park Plan we had worked on that last year and it came to a halt because we knew that we were starting on budget procedures we also know that we were coming up with a new Council in January so we put that just to the side for a couple months it's going to be in review with staff at this time but we had a room full of residents here one evening and we had divided it into two groups and they all talked about the things that they would like to see at Williamson Park so this is something that we'll be picking back up and going over and we would like to get Council's involvement with this also. I would also like to say thank you to Yardley Distillery they held an open house for us some of the Council people attended, the staff attended, I know Chief Simpson attended, it was very successful we want to thank them very much they have a wonderful business that they opened it's very exciting to go to an open house and see the fruitions that a new business that's opening in Morrisville is being provided. We're very excited and we hope that this is a model for the future of Morrisville that look what has been done and what can take place in the future here for Morrisville Borough. We are also in the midst of working on the electric at the Borough Hall with the new panels, this weekend we did have a total shutdown so as Chief Simpson mentioned we did have a few snafus we're working through those and we hope to have that project done by the end of March sometime. At this time the rest of those items I don't really think need to be touched upon as much. If anyone has any questions, please let me know.

7D. Committee Reports

- **Joint School Board**

Mr. Vitarelli reported that the Joint School Board Committee meeting that took place last Wednesday had some really interesting ideas and Mayor if you do want to expand on this Mayor Wallace had suggested it was an old program from what I understand where we had a representative from the school that would come to the council meetings and essentially be



somewhat of a liaison between the school, the student population and what's going on within the Borough so I thought that was a really great idea and certainly one that I'll work on following up on. In regards to the Manor Park sale there was an issue that Damon had brought up that was potentially getting that zoning changed so that there is no auto repair shop thing going on there so that might be something we want to consider. They talked about having fundraisers and the possibility of having a car wash there and holding some fundraisers for the school as well.

Ms. Hlahol stated if council doesn't have any objections I'm going to try and do some consent voting one more time with the action items any objections? No okay great.

8. Action Items

8A.-C.&F. **8A.** Motion to approve Morrisville Borough Little League Annual Opening Day Parade and ceremonies on Saturday, April 6th, with the rain date April 13, 2024, starting at 10:00 am;

8B. Motion to approve the Easter Egg Hunt sponsored by the Morrisville Yardley Rotary Club to be held on Saturday, March 30th at Williamson Park from 9:00 am to 12:00 pm. (The start time will be around 10:00 am);

8C. Motion to approve the Borough to co-sponsor and waive event fees in lieu of tree planting for Earth Day festivities with dance crew/group iKalpulli Tlalhuizilli (tlal-wui-zi-lli) which translates to Hummingbirds of the Earth. The event will take place, Saturday, 4/20/24 from 10:00 am to 5:00 pm, at the open space area at South Delmorr and Philadelphia Avenues. (Preliminary approval for location of tree planting given by John Later, Superintendent of Public Works. Exact placement for the tree planting TBD with John Later.);

8F. Motion to approve holding the car show sponsored by the Morrisville Business Association (MBA) at no cost to the Borough, on Saturday, May 11th from 8:00 am to 2:00 pm (rain date Saturday, May 18, 2024) on East Bridge Street between Delmorr and Pennsylvania Avenues and to authorize the closing of Washington Street (local borough street (1) heading south between East Bridge Street and Morrisville Municipal Parking lot entrance and (2) heading north between East Bridge Street and entrance to Washington Street parking lots) and to authorize the Borough Administration to submit the permit paperwork completed by the MBA to PennDOT. (This approval is contingent on PennDOT approving the Eastbound and Westbound alternate traffic routes as described in the TE-300 application additional information narrative.)

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

Discussion took place regarding the motion.

Motion carried by voice vote 7-0.



- 8D.&E.** **8D.** Motion to approve the Parks and Recreation Committee application for Music and Food on Saturday, July 13th from 2:00 pm 8:30 pm at Williamson Park;
- 8E.** Motion to approve the Parks and Recreation Committee application for Celebrate Irish on Saturday, September 14th, from 10:00 am to 8:30 pm at Williamson Park.
Motion made by Mrs. Johnson and seconded by Ms. Kelso.
Motion to table made by Mr. Lubin and seconded by Mr. McKee.

Discussion took place regarding the motion.

Motion to table carried by voice vote 7-0.

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- 8G.** Motion regarding Zoning Hearing Notice for Chesapeake Pines PA 6, LLC, 225 Plaza Boulevard, (BCTMP 24-001-001-001), Council will not direct the Borough Solicitor to attend the ZHB meeting on March 4, 2024 on behalf of the Borough.
Motion made by Mr. Lubin and seconded by Mr. Robinson.

Discussion took place regarding the motion.

Motion carried by voice vote 7-0.

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- 8H.** Motion to approve Resolution authorizing the submission of a Community Development Block Grant (CDBG) application for Morrisville Borough Manor Park and Playground improvements; authorizing the Borough Manager of the Borough to sign such applications and to submit such applications and information as may be required and to take all such other acts as may be necessary to complete the application for CDBG funding.

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

No discussion took place regarding the motion.

Motion carried by voice vote 7-0.

COUNCIL COMMITTEES/BOARD & COMMISSION APPOINTMENTS:

Zoning Hearing Board: One 3-year appointment, expiring 1/4/27. (Letter of interest for re-appointment from Stephen Hoppe.)

Nomination of Stephen Hoppe for the term expiring 1/4/27 made by Mrs. Johnson.

Vote to appoint Stephen Hoppe to the Zoning Hearing Board carried by voice vote 7-0.

Library Board: One 3-year appointment, expiring 3/1/24. (Letter of interest from Ilene Grossman-Bailey.)

Nomination of Ilene Grossman-Bailey for the term expiring 3/1/24 made by Mr. Robinson.

Vote to appoint Ilene Grossman-Bailey to the Library Board carried by voice vote 7-0.



9. Other Business

Ms. Hlahol stated we had the other business which was the letter from the Morrisville Borough Planning Commission to the Borough Council regarding the sale of the Manor Park Elementary School it was discussed both in the Joint School Board meeting and by the Borough Manager. I do have some questions about all of that, goodness, so much. I do believe that John and Judith you need to talk to the School Board because the MMA will be leaving that area and we should have more of a comprehensive kind of plan and talk to them about what is going to go down there because if we can kind of combine those lots and make it a better development when we ultimately develop that would be fantastic so if we could just find out are they definitely going to want it sold or maybe sell it to the Borough for a dollar. The other thing I'm a little confused as to some of the things that they had said they didn't really define what they wanted down there they said office space and flex building and I'm not quite sure what this is so I think we need to find out what exactly they want to put in there because it is a residential area. This is what they wrote they want to use the property for multi-tenant office/flex building I think that needs to be discussed it's very residential back there and I don't know if that's something that would be wanted there I would like the residents to come out and comment on this as well.

Mr. Vitarelli stated I agree. I think once it moves into private hands I'm not so sure how much sway we might have in dictating which businesses go there so it's a bit of a gamble in that that sense.

Mr. Flager stated they still have to go through Planning and Zoning they just can't put what they want and that's a chance to send the solicitor to go.

Ms. Hlahol stated you're going to that.

Mr. Flager stated that's where I'll probably be at. This is a long way just so you understand this is required under the act that they have to notify us the governing body when they're going to do this and that's all this is a notification we're a long way from anything happening yet. Thank you.

10. Borough Officials

- Ms. Hlahol stated we had a truck meeting on January 31st it was a huge turnout for the public here lots of things were discussed and we sent some things over to Steve Santarsiero's office and we have an answer to some of the things regarding the gas leaks on South Pennsylvania Avenue and her letter says "Hello Judith, I wanted to let you know that after the meeting last week I followed up with PECO to ask about the gas leaks in the area of South Pennsylvania Avenue recently and if PECO felt the roadway and excessive truck traffic were contributing to the gas leaks. The response that I have received from PECO: PECO has repaired three leaks on Pennsylvania Avenue in the past two years. There is nothing noteworthy. The leaks were repaired and we are not venting gas at any location. We completed our base road restoration in the vicinity of 714 South Pennsylvania Avenue. Final restoration (mill and overlay) should be completed within the next 30-45 days per our standard practice. I hope this information is helpful to share with the residents who were concerned about truck traffic causing frequent gas leaks. Thanks Rose." That would be Rosemary Wuenschel who is the Chief of Staff for Steve



Santarsiero. So that's what we have for South Pennsylvania Avenue if anybody that lives there has any issues I would suggest writing an email to Steve we can provide that to you through the Borough Manager's office. If Judith you could post this on both the Facebook page and on the TV that you have so that the residents can read that because we had a great turnout not everything was to our benefit but just to let the public know I'm still working on everything. One last item, we were going to have on the agenda that we were going to hire some police officer that did not make it on to the agenda because we had to do background checks so I see Barb is in the audience so if you could coordinate with Judith because once you have the list of candidates I would like to have a Borough Council meeting at the same time so that we could hire at the same time that you give us the list. That's all I have anybody else have anything? There are a couple of vacancies.

OPEN COUNCIL COMMITTEES/BOARD & COMMISSION APPOINTMENTS:

- **Morrisville Municipal Authority:** One 5-year appointment, remainder of an unexpired term, expires 1/4/27.
- **Zoning Hearing Board:** One 3-year appointment, expiring on 1/4/27. (This is an alternate position.)
- **Library Board:** Two 3-year appointments, expiring on 3/1/24.

11. Adjournment

Motion to adjourn made by Mrs. Johnson and seconded by Ms. Hlahol.
Motion carried by voice vote 7-0.

Meeting adjourned at 9:00 p.m.

<https://www.morrisvillepagov.com/meeting-videos/>
<https://www.youtube.com/watch?v=7e3arby5EdQ>