



The Morrisville Borough Council met on Tuesday, August 13, 2019 at 7:00 p.m. in Council Chambers at the Morrisville Municipal Building, 35 Union Street, Morrisville, PA for a Council Agenda Meeting.

Ms. Smith stated, if I could ask you all to please stand for a moment of silence for the mass shooting victims in Texas and Ohio. Please keep their loved ones and communities in your thoughts and prayers as they try to heal from that horrific event. If you will all please remain standing for the Pledge of Allegiance.

Virginia Cyphers took roll call.

Those in Attendance:

Borough Council: Debbie Smith, President
Danielle Larison, Vice President
Justin Bowers
Corryn Kronnagel
Eileen Dreisbach
David Nay
Ted Parker
Michael Yager

Borough Officials: Scott Mitchell, Borough Manager
Michael Levin, Solicitor
Micah Heitz, Finance Director
Virginia Cyphers, Assistant Borough Secretary
Steve Ware, Zoning Officer
Kurt Schroeder, Borough Engineer, Gilmore & Assoc.

Not In Attendance: Dave Rivella, Mayor

SPECIAL PRESENTATIONS

Bob Edmunds Jr., Account Executive for Edmunds GovTech along with his father Bob Edmunds Sr., Owner and Executive Chairman presented their financing and accounting software proposal to the Borough.

Dan Reavy, General Manager of Business Development and Eric Haflett with TRAISR, LLC gave a presentation on an asset management system.

Mike Roedig, Director of Planning Services, Bucks County Planning Commission gave a presentation with updates on revisions to the C1 Zoning District, which is an outgrowth of the revitalization plan that they did in 2017, and discussed the 10-year update to the Comprehensive Plan that was last done in 2008.

John VanLuvanee, Attorney with Eastburn and Gray, spoke about a revitalization project at Williamson Park.

Dan Chieco, Sikora Wells Appel, displayed some rendering boards, gave a power point presentation, and provided hard copies to Council. Mike Ketchum from Stampfl Associates gave a presentation with some preliminary architectural information.

Joe McGrath thanked his 21st Century Civic Design Team. He spoke about his history with Morrisville and his prior development experience with revitalization projects.

Council took a short recess at 8:33.

Council resumed the meeting at 8:43.

John VanLuvanee answered questions that council had regarding the conceptual proposal.

Discussion ensued regarding the conceptual proposal presented.

HEARING OF THE PUBLIC

1. Peg Mongillo – *477 Stockham Avenue*
As Chair of the Morrisville Environmental Advisory Council she stated that the MEAC has agreed that they will not support any redevelopment plans for Williamson Park other than those for the improvement of passive and recreational activities.
2. Mary Hrenda – *343 Crown Street*
She stated that she was opposed to the project. She stated that it would take our riverfront which is something we couldn't get back if it was developed. She feels we have other places in Morrisville that can be revitalized.
3. Don Rice – *343 Crown Street*
He asked if they were going to do infrastructure estimates such as water supply, sewer capacity, traffic. He wanted to know if there were going to be any changes to land surface altitude. He stated that he is a hydrologist and from his perspective you couldn't choose a worse place in Morrisville to develop.
4. Serge Chernyak – *402 N. Delmorr Avenue*
He stated that he understands the importance of revitalization in our area, but he opposes the apartment complex, he doesn't believe it will bring a positive impact to our community. He stated that has heard of the term eminent domain and he is aware of that and ready for that.
5. Courtney Rains-Loo – *327 Hillside Avenue*
She stated that she is in support of the lovely development. She stated that she is in a Christian band, and they do clean up at the park, they like to call it Riverwalk. She asked council if they would consider six permanent trash cans on the Morrisville Riverwalk.

6. Paul Karsevar – *122 W. Palmer Street*

He wanted to voice his concerns about the possibility of developing Williamson Park. He stated that the development of Williamson Park should not even be up for discussion and if they want to develop Morrisville there are plenty of places and blighted buildings in town that they could develop.

7. Debby Colgan – *120 W. Hendrickson Avenue*

She stated that there are a million reasons why developing Williamson Park is a bad idea. She stated that it is most important that a town never gives up its open space, it is precious, it is our past, it is our present and it is our future. She asked that they fix up the empty buildings that we already have in town.

8. Peggy Walsh – *444 Stockham Avenue*

She stated that she understands that we need revitalization but she doesn't think that taking our park and public green space is the way to go. She doesn't feel that the streets would be able to handle the traffic. She stated that we have so many empty buildings in town that we don't seem to be able to get tenants for.

9. Tom Wisnosky – *815 Crown Street*

He thanked council for citing the guy on North Pennsylvania Avenue who is running the Airbnb and asked council not to approve his application for a permit for short term residential housing, because he has been breaking our law long enough. He stated that he gets that our open space is a jewel and when it's gone there is no more open space and he supports that and he was wondering where we will have park events if the park is reduced by half. He stated that one of the most successful programs that has ever existed in Morrisville is Morrisville Little League and we need to make sure the Little League is happy and healthy. He stated that Morrisville needs something, the costs are going up to run the Borough and he doesn't see a lot of other people lining up to spend \$100

million, so he asked council to continue the process which will be long and he appreciates that council seems open-minded.

10. Kurt Holthenrichs – *300 Melvin Court North*

He thanked everyone for coming out last week and making National Night Out a success. They will be donating \$1,300 to \$1,500 to the fire company this year. He stated that the park is not a natural space it was man-made and when there are no ball games going on, there's not a whole lot of activity. He stated that if you look at the plans you will see that they are giving us new ball fields, a park, a new amphitheater and stage and walking trails and we're redoing Patriots Park.

11. Lisa Weinhardt – *846 N. Pennsylvania Avenue*

She stated that the property at 974 N. Pennsylvania Avenue has been trouble for years and she is worried that they are going to have the same situation that happened over at the Trenton Arts Festival. The owner of that property is renting it out as that party mansion and there has been drug use. She asked council to deny his short-term rental application. She appreciates the efforts and the police department, but it's out of control and something must be done.

12. Hussam Jallad – *45 Ridge Avenue*

He stated that he has not been able to enjoy his summer because of the constant disturbance and disruption of the so called party house and the whole short-term rental ordinance, which he is opposed to. He asked council to not issue any permits for that specific house for such use. He asked council to add to the agenda meeting an amendment to prohibit the use of short term rental or transient lodging in single family home zone, specifically R1. He stated that with the development plan he agrees with keeping any green space, it is the most valuable thing we have.

13. Matthew Garry – *407 N. Delmorr Avenue*

He stated that he is opposed to any development in Williamson Park. He stated that he is pro development, he wants to improve the town but not in the park. He lives across from the park and he lives there because of the park and he is not interested in living across from a seven-story apartment building.

14. Timothy Pesce – *222 E. Bridge Street*

He stated that he understands the tax burden that the town is under and the problems it creates. As a business owner in town for over 35 years I pay over \$30,000 a year in taxes on one property. He asked council to consider what's coming. He asked that they consider the greater good of all the residents of Morrisville and look at that from that perspective.

15. Joe Fraioli – *455 N. Delmorr Avenue*

He stated that he is against the project and development. He works all over and in Philadelphia they are fighting to get green space, so once you take this green space away, you're not going to get it. His family has been on Delmorr Avenue for 55 years and he has seen things come and go in that park like huge picnics and large groups that use the pavilions. He is concerned about the traffic that an apartment building would bring. He also received a letter in the mail from the company willing to buy his house.

16. Daniel McCleary – *53 Delaware Avenue*

He stated that he feels it is his obligation as the next generation of Morrisville to come out and say something. He stated that he sees families leave Morrisville when their children graduate or even before they graduate due to the economics of the town that negatively impacts the school. He feels that you can sacrifice a park. The friendships that you make during your school years should always outweigh the fact that you can stay in a park, you can always play a board game or drive to a park in another town. He feels there are other nearby places that you are

able to go to and that would be a fair trade-off for potential to improve the town.

17. Alan Franklin – 2 S. Delmorr Avenue

He stated that he owns the building on the corner of Bridge and Delmorr and he's been there for 15 years. He feels the developers have put together a once-in-a lifetime opportunity for Morrisville to move forward into the 21st century. He stated when you deal with a place that has a 400 year history, there will always be people who have difficulty envisioning any of the 21st century environments. He thinks it's a spectacular opportunity for the residents and for this Council to at least move it forward to the next phase.

Jeff Darwak, Executive Director, Bucks County Redevelopment Authority spoke about the remediation of the cloverleaf property in Morrisville.

18. Laura Goe – 78 Central Avenue

She stated that she is concerned that Central Avenue and Park Avenue are going to be living practically on top of this new development, they are right behind it, and she doesn't like the idea of living that close to new development, they are right behind it, and she doesn't like the idea of living that close to so much entertainment, shopping and renting. She likes her quiet neighborhood, but the traffic coming out of her street is horrible. She stated that the traffic is going to be monumentally a problem when people actually start to use that development and live in those apartments. She loves the town, but she thinks we need to rethink some of the development and tone it down a little.

There being that no one else wished to speak, public comment portion was closed.

Council took a short recess.

ACTION ITEMS

Mr. Yager asked if Amy Rinkevich, a Morrisville resident, would be able to do her presentation on how to handle a nonverbal autistic child at next week's meeting. Council agreed to put it on the agenda for the August regular meeting.

Discussion ensued regarding DCED multimodal transportation.

Discussion ensued regarding the motion to adopt a Resolution for Morrisville Borough to implement the health in all policies approach, which is part of the Walk Works program.

Discussion ensued regarding the possibility of expediting the Borough's road repairing program and the possibility of a bond issue or other financing mechanism.

BOROUGH OFFICIALS

Ms. Dreisbach asked if there was anything in the Republic contract that we could go after them for, because this is the fourth week out of the past six weeks that they have not picked up down in Manor Park.

Mr. Mitchell stated that they have been in his view a disaster the whole time that he's been here and prior. He stated that they have been back-charged for service failures, they are supposed to be in the borough two days a week and because of their performance they end up being in the borough four days a week. He stated that we will probably get started on the bid specs in the spring and we all know who three of the bidders are going to be and that the Borough has had every one of them previously and has never been satisfied with any of them.

Discussion ensued regarding sanitation service in the Borough.

Ms. Dreisbach stated that a resident contacted her about the overgrown vegetation on the Delmorr Avenue property that Conrail operates and used to maintain and that they would like the Borough to contact someone at Conrail and ask them to maintain it.

Mr. Parker stated that the Drug Awareness Walk is this Saturday and the Jazz Fest is on Sunday.

Ms. Kronnagel stated that the Drug Awareness Walk starts in the morning behind Giant at 8:30 a.m. and will end at the park at approximately 10:00 a.m.

ADJOURNMENT

Motion to adjourn made by Ms. Larison.

Meeting adjourned at 11:00 p.m.