



The Morrisville Borough Council met on Monday, December 21, 2020 at 7:00 p.m. in Council Chambers at the Morrisville Municipal Building, 35 Union Street, Morrisville, PA for a Regular Council Meeting.

Mr. Parker stated, can we all rise for a moment of silence and the Pledge of Allegiance? This moment of silence is for those 300,000 plus Americans who will not be sitting around the table this Christmas Eve and Christmas Day.

Virginia Cyphers took roll call.

Those in Attendance:

Borough Council: Ted Parker, President (via Zoom)
Bob Paul, Vice President (via Zoom)
Justin Bowers (via Zoom)
Helen Hlahol
Scott Robinson (via Zoom)
Nancy Sherlock (via Zoom)
Michael Yager (via Zoom)

Borough Officials: Scott Mitchell, Borough Manager
Micah Heitz, Finance Director (via Zoom)
Randy Flager, Solicitor (via Zoom)
Scott Holbert, Solicitor (via Zoom)
Virginia Cyphers, Assist. Borough Secretary (via Zoom)

Not in Attendance: Dave Rivella, Mayor

SPECIAL PRESENTATIONS

There were no special presentations this evening.

HEARING OF THE PUBLIC

1. Noel Sperry – *531Prospect Avenue*

He stated, first, I want to thank the Borough for allowing the decoration of Robert Morris Plaza again this year. Also, thank you to the Councilmembers and residents that supplied the decorations, treats and their time. Finally, thank you to the Morrisville Business Association for donating the tree. I would like to let everyone know that cleanup and removal of the decorations will take place on Saturday, January 16th at 11:00 am with a rain date of January 17th at 11:00 am if it's really miserable weather. Now I'll actually get to the statement that I wanted to read. I've heard the term stagnant being used to describe Morrisville many times and that term has been used for decades now. Stagnant is defined as having no current or flow and often having an unpleasant smell as a consequence. Showing no activity, dull, sluggish, not growing or changing without force or vitality. The word stagnation is commonly used to describe a struggling economy much like ours. Synonyms for this, dormant, lifeless, dead, static, lethargic, depressed, declining. Some antonyms, fresh, active, vibrant, growing, moving, busy, spirited, energetic and lively. When was the last time that you heard those words used to describe our town? I know people who have said why don't we just fix up all the properties around Bridge Street. Well, we need to accept that no one is going to come in and rehabilitate all of Bridge Street. If it was going to happen it would have happened already and would have been redeveloped by now. It sat stagnant for decades and it will sit that way for some time without other development that points to a growing future in Morrisville. Williamson Park Town Square becomes a bright and shiny new gateway into Morrisville, the birthplace of Pennsylvania and becomes a driver of new development throughout our

lovely town. People keep calling for a larger police presence in our streets and our events in the park, these things take money, money that is just not available in the budget, as indicated by the upcoming tax increase. Just to have barely enough money to survive next year. These continued tax increases are adversely affecting our aging population which is commonly on a fixed income from retirement and if this continues, people will potentially lose their homes to predatory developers and slumlords. Yes, there will be a tax relief package for the properties being built, but future taxes will eventually come in. In the interim we get a higher population density that will use the new park and the dike, and new amphitheater and as long as they decide to work with the Council and developers, the Morrisville Little League will get brand new ballfields. The influx of more residents will be looking for places to eat and things to do locally, which again will help existing businesses and attract new businesses to start up. It will also create a lot more use in the park. The higher volume of people using the remaining park space will reduce the amount of undesirable activity. Finally, the certification of the dike will be completed, thus eliminating the extra insurance cost that the residents in this area are required to carry. I'm sure you'll be selfishly threatened by people in groups to vote no against the project, some of which don't even live here, nor have a vested interest in our town's growth. There are petitions that have been submitted that are founded on inaccurate and outright false information and some people aren't even residents of our town. Please read these carefully before you take them into consideration. Traffic impacts, possible flooding issues, these are issues that are still being worked through and fall on the developers' shoulders. The huge proposed project that's being finalized at the steel mill is going to bring all these people in looking for places to live, they will look at Morrisville first to buy their next home. Yes change is scary but you can only speculate the benefits that will come from this and the new development and influx of residents, what we definitely know is what we are going to get if this is not allowed to move forward, a continued to stagnant painfully dying town. I see Morrisville as that girl

that has no idea how beautiful she is until she gets a complete makeover, it's only then that everybody else takes notice. This group recognizes our beauty and wants to give us a makeover that will make everybody notice us. So please, vote in favor of it and give an opportunity to do just that. Thank you for your time and consideration.

2. *Debbie Smith – 221 W. Maple Avenue*

She stated, I am here to ask the Council to support the conceptual proposal by Select Morrisville for the Williamson Park Town Square Project. The reason being, this project is a great project that could really help Morrisville. When I sat up there where you guys were and this first came to us, I said back then and I'm going to say it again, I've been in this town 25 years and all I hear is people say this town is great, it's a great little town, it's got great potential, and it does, but it only has the potential if you recognize it and you act on it. Right now, this type of development that Mr. McGrath is bringing to you is what's happening all over. These type of developments where people want to live, they want to shop, these little villages, I'm sure you're not living under a rock and you've been to a lot of other towns and you've seen how they've been developed from Jersey, King of Prussia and other areas and up County too. Morrisville is on life support with their taxes. You are not going to be able to get the money out of the taxpayer to the volume that you need, you have to get that somewhere. This is a great kick start for the town and I really hope you will give it serious consideration. Thank you for your time.

3. *Jane Burger – 90 West Maple Avenue*

She stated, I am inquiring about the status of filling the vacancy in the First Ward for the council position. I understand it's usually 30 days. I understand some people have submitted names. I am here to speak in support of this concept for Select Morrisville. I've read this motion, this does not commit the Borough to doing this plan as it is stated now. It really commits you to being a party to evaluate it. You have a fiduciary

responsibility and you all know that to the Borough residents here. We pay the taxes to you and to the school district. I understand baseballs concerns, let me assure you that the Cloverleaf site which would be a state of the art facility is under the control of the Borough and the RDA and it is safe. There have been three different times these boring wells have gone down there and they've found nothing. Believe me, there are no little green men, there are no train engines down there, they are all rumors, it's basically construction debris. To go down would be about 30 feet for pilings because the mix of concrete versus vegetation, so that area, at one point, the DEP said grass covering of 6" would be fine for recreational use. We welcome Little League, they are our guests we are glad to host them and if there is an alternate site then I think that would be wonderful for us to continue to have them. The participants in the League are primarily from Lower Makefield and Falls Township which was farm lands in 1955 predominantly and Falls Township was an airport, so we welcome them, but I really don't know that someone who doesn't live here should be the deciding factor of what Morrisville decides to do to move forward. We have environmental concerns and I know this Council with the MEAC every step of the way will consider that and make sure any development that happens is right for Morrisville, is environmentally sensitive and will get us off of life support. We are already going 4 mills to General Fund, you've got one left forever. Mrs. Sherlock is already talking about the need to look for an Earned Income Tax. Do some long range financial planning for about 7-10 years and see where we're going to be and then tell me what all you're going to cut first for the Borough, because there will be no place else to go for funds. We have a chance for a good development, we need to make sure we get it right and I'm looking to you to do that. Thank you.

Mr. Mitchell stated, I don't want to speak for the Solicitor, but if I can address the one issue you raised, the Council vacancy which I believe is on the agenda for action by Council tonight. Ms. Dreisbach tendered her resignation at the October meeting. That resignation was effective the end of October. Council has I believe

under the code has up to 45 days to accept that resignation or it's deemed automatically accepted and then Council has 30 days to fill the vacancy, so technically we could wait until the first week in January I believe it would be to do it, but I believe it's going to be acted on tonight.

4. Melissa Johnson – *117 Park Avenue*

She stated, I want to thank the Council for doing your due diligence and trying to figure out what's the best plan for Morrisville going forward. I did want to speak on support of the changes proposed for Morrisville Select. As a realtor, I was thinking initially with this plan like this will be great, thinking only of buying and selling. I did share some of my thoughts with Ms. Sherlock, so I'll be brief, but I did want to say when it was proposed and I was here last month and they were talking about rentals, I was thinking that's too small, the building owners would turn over enough profit in the tax arenas for us, but when I got to really thinking about the rentals, people who rent ultimately want to buy at some point. Being here in Morrisville, knowing how great it is, how much we love it really brings a great idea to the whole forefront in that the turnover in that really spills over into all arenas, our drug stores, our shopping centers, Cunningham's Hardware store, you know, all of those places will benefit from the turnover of the rentals. Obviously when they want to buy and they are ready to move on and they love the area, it doesn't become stagnant for them, because let's face it, people who live there are going to shop there enough times are going to move on, somebody else gets to come in and do that, and rentals turn over a whole lot sooner than individually owned properties. Not only does that help us, but the certificate of occupancy for each of those units brings money back to the Borough. Eventually that's what you do, but I didn't think about the potential just in having the rentals, and I think that's an amazing -- if they had that much forethought in this plan not only because of some of the other areas that are doing the same, but they obviously know what they are doing, that doesn't mean that it doesn't have concerns to be addressed, and I think the next step would be what

do we talk about with the traffic and how does that affect us and what do we do about the parking solutions. I know Ms. Sherlock brought up the last time the greenspace, but I think that there is a plan there and I think all the things that make Morrisville great have an opportunity to expand on that, if we just explore that which would be that next step. I think we kind of beat the horse as much as we can about is there enough interest and I think in the meetings that I've attended, there seems to be plenty. I don't know where else we could go beyond this, I don't know how much more I can be taxed as a property owner before I can't afford to live here and I watch my town degrade. How long am I going to want to stay here? As a realtor, I've been watching that, so I just want to thank you for looking into this and I hope that you vote yes.

5. Jim O'Brien –1000 University Drive, Lower Makefield (*President of Morrisville Little League*)

He stated, my kids have played baseball and softball with Morrisville Little League for 10 years since we moved to Pennsylvania. They are members of the Pennsbury School, as we are voting members of that community, but really we are a part of the Morrisville Community as well. My family and I have spent more time down at Williamson Park and those fields than I have anywhere else in Lower Bucks County, I can guarantee you that, outside of my own home. I am representative of a lot of families that have contributed many years of time, not just in the past five, ten, fifteen years, but in the 70 years of history that Morrisville Little League has been the center of Williamson Park, and it's not just a representation of the current and activity that's going on with the field and I know that people question the time that people are down there. There are kids in those fields all the time, that field is packed all the time, and even in the winter time when the fields shut down and you can't be outside, we go inside and use our cages there. We are much a part of Morrisville Borough as anyone, and the representation we have is inclusive of Morrisville Borough families and I think you're going to hear from a number of them tonight, current and former players who are

going to support Morrisville Little League. It is not my position to tell the Council or even ask the Council what you should do regarding this development, that's a decision that the Council will have to make. But what I can tell you is that the most recent proposal which leaves one field in Williamson Park for Morrisville Little League will be the death of our League, and so if there are individuals on Council, and I know there are, I know you've spoken up and you've said to me in the past, your heart is with Morrisville Little League, you want to see us stay. Any sort of development has to be accommodating of Morrisville Little League maintaining our presence in Williamson Park. We cannot move our complex. If it's going to be that, it's moving it entirely, you can't separate the complex into multiple places. This is a community it's not just a set of ballfields that the kids play on. That community is based on volunteers who work together based on families who come together and let their kids play across multiple parks altogether and join in that community. We take care of Williamson Park, we clean the trash there we operate basically as the police force there in many ways in keeping trouble out of the park, so I ask to consider Morrisville Little League as you guys think about these decisions. We need continuity of play, we can't have a disruption. Even a season disruption will destroy the league and walk families away. We need to co-locate presence, because we need to have families ages three to twelve at a minimum crossing back and forth between fields, and that's not even inclusive of 13 and older category of kids that are playing for us. I appreciate your time. Please consider our request and hopefully we can work together regardless of what the decision is on the redevelopment. Thank you.

6. Mary Hrenda –*343 Crown Street*

She stated, I strongly urge Council not to vote on this agenda item 9J which is the Williamson Park development in this meeting, and the reason that I ask you not to do this is because of the fact that due to COVID restrictions and the fact that you just got the ability to put public comments on Zoom, there are probably a lot of Morrisville residents who

have not been able, who will not be able to comment tonight. Certainly at the last regular meeting, there were very few people that could comment because of the COVID restrictions and having to come down and comment in person. I would like you to give more time and more advertisement to Morrisville residents as to how they can participate and give comments on this really controversial huge disruptive and very impactful development and I want to say that the best use of the land where Williamson Park is located is a park, the way it is right now. As you know the park floods, I know that that the Borough is working on a plan to divert flood water from the canal into the river up above the Calhoun Street Bridge and the pumping station in the park. This is elaborate and very expensive and as you know with climate change, we're having more frequent and more intense storms and so flood waters are only going to rise and we may have more frequent floods. We don't know in the future if this is going to work, if there were a development in there with those six apartment buildings in the park plus the shopping center, it would be a disaster. I need you guys and women to think about that please. Putting the development there would only make things worse because as of right now, the park is in grass or gravel or ballfields and whatever, and the rain infiltrates. All those buildings and all that concrete and all that asphalt there, the water won't be able to sink in to the ground and it will make flooding worse. Building in flood plains is no longer considered good practice. Other states and the whole United States buys back properties that are built in flood plains to reduce the impact on people and expenses to communities and the individuals. The park needs attention, it needs more care, it needs more facilities for people to use. Thank you.

7. Don Rice –343 Crown Street

He stated, I have two points I would like to make. One is the technical point I have raised with Councilmembers about public comment. I thank you for allowing public comment via Zoom. I am disappointed that we got 8 hours of notice. Not even, I think I heard it at noon today that you

were going to do this. I encourage you to develop a policy, a Council policy on public comment during this pandemic time. It's difficult, I know, so please develop a policy, put it on your website so we know in advance that at the next meeting the comments are going to be by Zoom or email, whatever your policy is and tell us where we will be able to find the information so we can join the Zoom meeting and make the comment. Second, relates to the item 9J on your agenda and there's much about it that I don't agree with, but there's one thing that really upsets me and that is bringing in the Bucks County Redevelopment Authority to take the land away from the churches. There's not a single member of Council or any of the staff with the exception of the Solicitor who have even talked to the churches. The people in the churches, the Pastor, Pastor Rupert, Pastor Calvin, Pastor Maggie, these are nice people, talk to them. To go in there and take their land away and the only communication they've had is, we know you exist and we'll let you know if there's anything important you should know. You haven't even told them about the meeting tonight, where you're authorizing the taking of their land. I know I've heard Councilmembers say oh we're just voting to go ahead and let them do their studies to see if it's feasible to do the development, we'll you're doing one thing that's really going to matter, and you're voting to take the land away from the churches. You're not voting to just study and see if you are, you're voting to take it away, without so much as having said hello to these people. Go talk to them. I know that they don't want to find themselves in the position that they are in, they do not want to decide this issue for Morrisville, they just want to be treated with dignity and respect and they have not been treated that way to this point, so please, go talk to them, go look them in the eye, I'd say shake their hand, but yeah, it's COVID, you can't, but please, speak with the churches and you might be happier with the results then if you just go in and take from the poor and give to the rich. Thank you.

8. Barbara Bower –*505 Woodland Avenue*

She stated, I've been a resident of Morrisville my entire life. My family has been here, my grandparents, way back, I honestly don't know the year, but I've been here for many years, involved in the community. I just want to say first that I am against the development of Williamson Park, especially in this manner, we do not need any apartments, condos, etc., that will eventually become section 8, just like other apartments in this town that has done in recent years. This isn't just my opinion, it's the opinion of every member of my family that's been involved with Morrisville Little League since its conception. Both my grandparents were involved from day one when the Charter was established for the Little League. My parents continued the tradition, now my husband and I continue that along with my brothers and now my children. I put four children who played with the Little League through the program, there's not a better program around. The fields are maintained by the volunteers. Yes, there's Borough that come and clean up the trash and everything like that but they are cleaning up the fields, they are not down there lining the fields, making sure everything is cleaned up for the games. I'm sorry, there's a lot of misinformation going around about that, because I am one of the people that is down there doing that along with family members. The idea of splitting up the fields and moving them to various locations is just outrageous. Try maneuvering three or four kids through ball games throughout the day and doing it at different locations. It's hard enough at times when it's in one location that's in walking distance, especially when myself and my husband are also coaching. We don't drop our children off to be babysat by other coaches at the fields. We're there at their games, we're there while they are participating, we're there during cleanup days. I just cannot understand thinking moving the fields around and have them in various locations is going to help anything or anyone at this point. What happens with all the grant money that's been secured for the lights that are installed down at the fields? That was done through grants, through the State, \$200,000 worth of grants, that's just going to go away and we're not going to have fields

with lights? It's very important to have fields with lights to be able to have other tournaments and so forth to help raise money for the leagues. They do not make money just through registration, there's a lot of fundraising involved that we need to be able to make the league run properly. We need improvement in our town, but we need to start with the downtown first, it's a disgrace to ride through the town and see what it looks like and it's getting worse and worse as every year goes by. Morrisville children don't have much available to them, but the one thing they do have is Morrisville Little League and the tradition of taking away and honoring our 1955 Little League Team like this is a disgrace in my opinion. Thank you.

9. Steven Fowler –*444 Hillside Avenue*

He stated, I have lived here for 16 years and I absolutely love it. I'm asking the Council to vote no for several reasons. The first is that there's a major problem with the Select Morrisville LLC's proposal. If you look on slides 11, 15, 16, 20, 27 and slide 13, you will see that the east boundary of the proposed development actually extends and includes the Morrisville dike, the Delaware River dike and I think that is absolutely wrong it should not include the dike area. I do not believe that this was a mistake on the part of the developers. I believe it is an intentional placement and that they have plans for putting in a river walk or whatever you want to call it in that area and it should not occur. The other feelings are that if you are going to include the Delaware River dike, why didn't you include the west side of Delmorr Avenue? It makes no sense to have the boundaries where they are. I also would like to ask the Council, have you approve those boundaries given by the developers? I do have a lot of questions on that. There has been no information as to what I am aware as to the cost and the impacts to the infrastructure or to the town with such a development going through, and I understand it has been said that we're not going to know what the costs are until we see the development proposal. You have to have some idea as to what is going to happen, what money is going to be required and going to be needed by

the town going forward, what investments you're going to have to make in the infrastructure with this type of development. Surely Council would have asked for their own engineer to be studying the impacts that it's going to have on every part of the infrastructure. Thank you very much. I'm asking that you vote no to the proposal at this time and that the proposal itself needs to be restudied and reissued by the Select Morrisville LLC. Thank you.

10. Nicole Rahman –*155 Hillcrest Avenue*

She stated, we've been here about 15 years. On the surface this project may seem promising, I do have some concerns. My biggest concern by far is just the loss of parkland. Studies show that towns with more parkland have higher property values than those with less parkland and once it's taken away, it's pretty rare that it's ever given back. It is nice to have a large open space for kids to play, folks to walk, and so on. All the things that it's currently used for and has been used for in the past. As for economic consideration in the long run, studies in general have shown that in many times apartments cost more in services than they bring in in taxes. Another concern is that although these are intended to be high end apartments, I'm concerned that if they are unable to fill them after a while that it will become more like the apartments that we already have plenty of in town and I just don't think that's a very good thing to do at this point. Thank you.

11. Mohamad Rahman –*155 Hillcrest Avenue*

He stated, my primary concern is the loss that my wife mentioned. Basically, I'm very unsure about this. The reason is, it all sounds good and we all know the problems of the town and we all want to see the town improve, we have a vested interest in the town. The scale worries me and the risk factor worries me. If this works out it would be a really good thing, but if it doesn't work out, it really could have a very disastrous impact, the reason is, it's much larger in scale than the other apartment complexes that we already have in town, which we have way

too many of and I think if we're honest with ourselves, we know this hasn't been very good for the town. Having six more buildings of such massive scale and if it really doesn't work out and people get desperate and they declare bankruptcy, they have some change of ownership, it's really irrevocably change the character of the town and probably very drastically. I really want the people making the decision to really look at this very carefully, this is a gamble, we're taking a big chance here, I really don't think we should go down this path, because if we do, there's really not any turning back based on the scale of the development plans that I see. I think that's it for me, I hope this all goes well and we all put our heads together and figure out a good solution.

12. Debbie Colgan – *120 West Hendrickson Avenue*

She stated, I encourage Council to either table or vote no on the agenda item related to Williamson Park Town Square Center. A decision to vote unlimited resources to a proposal that has not had public discussion is irresponsible. Due to the pandemic, public awareness on local issues is severely unlimited. COVID restrictions hamper the ability for public comment to be heard by Council and their fellow neighbors. The technical problems during the only Council held public meeting in November prevented many from participating. The meeting held by Select Morrisville in December was to give opinions to the Select Morrisville team, it was not a public hearing. It provided no information on cost and impact to the Borough or if any revenues would be realized. Council is considering going in a direction that is completely different than the vision developed by revitalization planning, which was publicly discussed. In the blink of an eye, when people are locked down without making accommodation, it considers action on this incredibly important decision without ensuring that information has been fully disseminated and that you have heard from your residents and stakeholders. Understand that the actual amount of open space that the developer says will remain is misrepresented and grossly exaggerated. They are including the entire levy as open space and that's over 7 acres. While

the levy is a nice walk, you can't play basketball on it and it cannot be included when considering the amount of open space as a result of this project. What else is the developer sugar coating, shouldn't we find out before we start working for Select Morrisville? Everybody wants a better park to care for and there are many ways to do that now instead of paying a Finance Director or a Borough Manager to help move a nebulous project forward, we should pay public works staff to paint the benches at Williamson Park or find out how we can get some real trash cans. Instead of hiring engineers to decide what our parks should look like, tap the creative pool of residents right here by giving them a welcoming, inclusive and effective mechanism to help improve our parks. I encourage Council to get actual details about the impacts and cost of this project before any votes are cast. Please arrange for public hearings to make sure that residents are informed and just as important, make sure that each of you has heard from us before you make any decisions. Many years ago, the Borough of Morrisville accepted the generous gifts from forward thinking philanthropists and executed a long vision for the public good. Will you be the ones to put an end to it? Council members can respect that by keeping Williamson Park intact and directing developers to more suitable projects. Williamson Park is not replaceable and cannot be removed and relocated elsewhere. Thank you.

13. Matt Babel –*410 Ramsey Road, Yardley*

He stated, I was down in Morrisville when my sons were 9 through 14. I'm asking the Council to vote no for this. Thank you for allowing me to speak. I understand that many are concerned that it's a lot of Lower Makefield, but every kid in Morrisville knows Morrisville baseball. I've been a coach there for many teams, my two sons teams and have spent numerous hours picking up trash, bringing my own tools down to clean the fields, blowers, vacuums, I've taken off so many Fridays to cut the lawn in that large field and fields, I've done it myself. We've done sprinklers we've done a ton of stuff. We've set up community things.

Every kid down there loves that field it's not just Lower Makefield. It's a great institution. We are part of the 2013 State Championship team. Again, my son is playing D1 ball now, the other kid that he is with is at West Point, I have a number of kids that have gone to college and they form bonds with members of all communities down there. Yes, they can go to Pennsbury, but we chose to go to Morrisville. I've spent hundreds of hours down there maintaining the fields and bringing that whole area back to life. I would hate to see it go away for that whole community down there. I think it was a great thing, I think it brings in revenue to the field. I've shelled out plenty of money down at Dairy Queen taking out kids after games and I really would hate to see something so great that's been around for over 65 years go away in the blink of an eye. I just don't understand, the oldest thing in Morrisville is the one thing you're going to try and get rid of and relocate and that's what somebody said earlier, splitting up in four different areas, it's just not going to work. You want that whole community feel, that whole safeguarded area, there's plenty of people around, the lighting, the facilities, the crowd, the place to go grab a hotdog after work, it's just a great place to be and I would hate to see it go away, so thank you very much for your time.

14. Brit Montoro –*937 West Trenton Avenue*

She stated, I have been a renter for the past 7 years in Morrisville and I want to speak for the renters who are here tonight and for those who are not being spoken for. Morrisville is rapidly gentrifying whether you see it or not as homeowners. This proposal needs to be shot dead in the sand before it ever gets anywhere. We should not be considering this redevelopment plan for many reasons. It will price the residents who already live here, the many renters who already living here, working here and spending here alongside you, those who matter, they matter to you, they matter, they are listening to what you are thinking and what you are doing. The fact that this was all done behind closed doors to see if it could just be shoved through quite nicely says a lot about what is

being considered here. We need transparency, we do not need this. We do not need this redevelopment plan, we don't want to keep pricing people out of Morrisville who currently live here and who are trying to work and live and spend here. If you enjoy the Delaware and you enjoy Williamson Park and you enjoy your walks and your rides, then you shouldn't want to destroy that land. You shouldn't want to get rid of any more land and open space that we so desperately need, especially in the middle of a pandemic and a global climate crisis. Please keep in mind that people deserve housing and affordable housing in Morrisville, not more luxury apartments, not higher cost of living, and no more discrimination against renters who deserve to live, work and spend here just as much as the homeowners do. Say no. Thank you.

15. Eva Kastner-Puschi –85 *Central Avenue*

She stated, thank you to the Council for letting me speak. I am a recent resident, I moved here not quite a year ago, but I have made the conscious decision to move to the park because that's what spoke for Morrisville. Being a foreigner not being from here but you have this heritage of green space, the history that Morrisville carries as a town for many centuries and also the Little League 1955. These were things that attracted me, these were things that were actually put up to me when I first came here and I have been to Morrisville as a visitor way before just this year. So I was very sad to hear about the plans of transforming this and I have reached out to people and I have talked to the community and to my neighbors, which I am very grateful to have met along the way. We started a petition, I would like to bring that to the attention of the Council and I think that you have received an email about it as well and it was put into the chat here. The petition we have just started it on Saturday and it has reached well over 300 signatures. Walking around the neighborhood talking to neighbors it has come to my attention that many people weren't aware of this development which really startled me. I have also attended a Planning Commission meeting a few days ago and it has been said that there was a survey in January and February

of 2020 and that residents here have been made aware of the plans. Speaking with many of the residents, they had absolutely no clue that this has been going on and they were not very happy, even COVID, or course it was difficult, but of the failure to communicate with the residents. I really encourage you to do better and also to post things in advance and I know some people are not as technically savvy as others, so it needs to be much more promoted. You need to speak to people. What I have witnesses here is beautiful neighborhoods that work together, that support each other. We don't need to cater to rich people, building up luxury housing, pushing out the ones that have been here for generations. Please do read the petition, please share it, I would urge Council to really carefully consider what you're voting on, what heritage we're losing and I have to say what has been said before me, those are also points that are part of this petition that I absolutely second. Please consider that, please consider the people, please consider the residents here and talk with us again before you make a decision. Thank you.

16. Joe Marlow –248 Stockham Avenue

He stated, I am not really prepared. I am a teacher and honestly it has been a little hectic these past few months that I know you guys have been discussing this. I just want to pull up a couple of things that I've been seeing a lot going around. I see people saying things like we cannot be funding baseball and they haven't paid their bills to the Borough, they will have other space, the players in Morrisville Little League don't even live in Morrisville. So to go through those, I just want to address those. As a person that doesn't have any children involved in the Little League, I live by myself. To the first item, I've coached baseball and also served on the board of the little league that I coached in. Obviously everyone knows that these people are volunteers and the positive impact having youth organizations such as this serve. Additionally, while I cannot speak, when I served on the board for Levittown International many years ago, I know that the Township was not only charging a head tax or whatever you want to call it per player,

they were actually providing our league with what worked out to be about \$10 to \$15 per player. I certainly understand we are in a much different situation than they are, we are a smaller community, we have a significantly smaller tax base, but similar to the School District when you're working with a smaller tax base and a smaller organization, breaking the cost down per tax payer has a larger impact. While we may not be able to subsidize the Little League in the same manner that Bristol Township has done in the past and they still do, I think it's inappropriate to be adding Borough fees to the Morrisville Little League at all. Just like the school district, the Little League provides a service to the community regardless of whether or not you have children. As far as the space goes, they say we'll give them other places, but when you're talking about Little League, you can't break it up. When people are maintaining the field as volunteers they are lining the field, restocking the concession stand. You shouldn't put a large restraint on people that are coming after their 9 to 5 jobs to help teach their kids and make their world a better place by spreading them out and creating this logistical nightmare. As far as the majority of players not being from Morrisville, where do our children from Morrisville play soccer? I know we have a lot of Little League kids that come here from Yardley and other places, but when they play soccer, they go to Yardley or Falls Township, right? Again, I don't have children, but that's my understanding. With all that said, I'm not necessarily opposed to doing something. I also have not been actively engaged in this conversation as I should be as a member of this community. I just ask that you take the time to consider what you are hearing from our neighbors prior to backing yourselves and us into a corner. Thank you.

17. Andrew Leidy –227 West Palmer Street

He stated, I grew up on 484 Hillside Avenue and I've lived here my whole life. I just want to express my desire to keep Morrisville Little League in Williamson Park. I played there when I was 6 years old until I was 17 years old. My older son played there from when he was 4 years

old until he was 14 years old. My younger son currently plays there now and I coach and I would like to give them the opportunity if they do decide to stay in Morrisville and raise their kids here, they can have their children and they can coach their sons at Morrisville Little League in Williamson Park. It's a wonderful program and I'd like to thank Yardley and Lower Makefield for what they do for Morrisville Little League, because if it wasn't for them it wouldn't be as well run as it is now. That's all.

18. Amanda Elle –*654 Barclay Avenue*

She stated, I just want to make you aware in case you didn't see it that a petition was started against the project on Saturday morning and since Saturday morning, we've already gained over 300 signatures. I just wanted to point out Article 1 Section 27 of the Pennsylvania Constitution, Natural Resources and the Public Estate. The people have a right to clean air, pure water and the preservation of the natural scenic historic and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all people including the generations yet to come. As trustees of these resources, the Commonwealth shall conserve and maintain them for the benefit of all people. That's all. Thank you.

19. Jennifer Bower –*441 N. Pennsylvania Avenue*

She stated, I agree with the parents when you have ballfields, it is so much easier when they are all together, but my biggest concern is that we're looking to put apartments in and not condos. I have apartments connected to me they change over every two years. I don't think we are going to get the tax base that we would from condos because those people are actually investing into their property that we would see with apartments. I don't know financially the difference how that would be, but I know we have had so many people in the apartment next door, they don't stay in Morrisville. They are moving out of Morrisville because of the school district. When people walk through town they are surprised

that my age group is still here. I have kids in the high school, but most of the people, by the time they hit high school they have moved on from Morrisville, they are not staying here. I think if we do this and not address the schools as an issue as to why people are moving out of Morrisville, then we're only doing half the issue. Overall, I think it's a two part problem and we need to look at it as a two part problem. That's it.

20. Cheryl Sweitzer Tanzillo –63 Central Avenue

She stated, a few things, some of these were talked about in the planning meeting a few weeks back. Right behind our house, I think on the plan is where they were planning on putting a grocery store and the architect even said that it was kind of in an awkward place it's kind of like right in the middle of nowhere, all of the other businesses were kind of outside, built around Bridge Street or Delmorr or whatever and the grocery store was kind of right in the middle between the baseball fields and the tennis courts and I think they were going to take a look at that. If the grocery store gets moved and we also talked about the amphitheater which I believe had parking for 6000, there's something else that they looked at about reducing that, potentially couldn't we take a look at that and keep the baseball fields there, because again, the baseball fields are used, people do use the tennis courts, anybody who lives around here or sees the kids using the hills with the snow and they're still using it and sledding down the hills and things like that, so some open space is really important to make sure we leave as much open space as we possibly can and still make it a win win situation. Also, with the traffic I know they are going to address the traffic and things like that, but those that are on Park Avenue and Central Avenue, getting out of those streets with the apartments and things like that we are hearing yes, there's going to be a solution, but we want to make sure that the solution that is provided to us, we want to make sure that we understand what that solution is, because we are kind of trapped in the street to begin with when traffic is heavy and I guess finally, when we

talk about the field flooding and things like that and there's going to be a solution for that, but I guess what type of contingency plan, backup or what happens if our residents start flooding and things like that, what kind of support, or what's going to happen with the homeowners if that happens? Those are the big concerns.

21. Rich Brigham –*608 Prospect Avenue*

He stated, Morrisville pays one of the highest taxes in Pennsylvania and I'm not sure if anyone else understands this fact. We have no new revenue we have old buildings that are eyesores to the community. We need this new development for new tax revenue and new shops to brighten up this town. We are losing good neighbors from high taxes and horrendous schools. How many that have spoken tonight have been to the park in the last 365 days? Don't make COVID scapegoat of why this should not be voted tonight. My wife and I are for this new development, we need new shops. There is nothing this town offers except for a few local shops like Cunningham Hardware. The park is not utilized, we currently do not have luxury apartments and we need the taxable income. Everyone wants it to stay the same with no new development, but we can't stay status quo. We can't take another tax hike or worse yet, allow the E.I.T. to come into effect. Please vote yet for this development. Thank you very much.

22. Michael Barkin –*751 Gordon Drive, Lower Makefield*

He stated, we started off in Morrisville for many years and started off participating in Morrisville Little League where I've coached, I've been on the Board etc. This whole situation to me with this development kind of reminds me of a childhoods fable Aesop's Fables, the goose that laid the golden egg. I kind of equate Morrisville Little League to being that and let me explain. Because Morrisville Little League keeps crime, drugs out of the park and keeps our children active in the park. It's open space that can never be replaced, and because of that, just like the fable states, eventually, the goose is cooked and there is no more park, and

once it's gone, it's not going to be replaceable, so this plan will totally bypass that and ultimately will cause Morrisville to have to spend more money because you're going to need more resources to man this project that you're not even taking into account, more police, more sewage, upgrade of electrical grid, etc., traffic studies that need to be done. All of these things and it's not going to be the savior that people think it's going to be, so I just kind of wanted to voice that. Thank you very much for your time. I appreciate you letting me speak.

23. Melissa Duvelsdar – *515 Woodland Avenue*

She stated, I am a renter. I just first want to start by saying thank you for holding this forum. I wish it wasn't people that I know had to tell everyone that this was happening. I wish it was more publicized. I agree with everyone that has spoken that says we need to have more public opinion about this. We need more public comment with decisions like this. The Council needs to take into account what residents of Morrisville are thinking. I want to speak about the fact that we would be taking public land that we may not be able to get back and putting it towards retail spaces and restaurants and apartments that may not fund the Borough like people think that they will. That money will go toward the owners of those places more than it will into the Borough. We would be funding people who are developing and we would get nothing out of it, because when the time comes that we want that land back, it would cost us more in the long run, we will not have public spaces, we will not have a park. I don't have kids, I recently moved here, I am a millennial and part of the reason I say that I am a millennial is because they think that these apartments will attract millennials. We cannot afford \$1,700 apartments, so already I agree with people saying that those spaces will not be filled to begin with. I agree with a lot of what a lot of people were saying. I don't have kids. I think that park spaces are essential for kids and their developments and if we take that away, we won't be giving our children the chance to have a space and an outlet outside. Thank you.

24. David Novick – *501 Hamilton Boulevard*

He stated, we actually own three properties in the Borough, myself and my wife and I've been a resident of Morrisville for 20 years. The reason that we bought the property in Morrisville in the first place is because one of the things that I saw that was unique about Morrisville was some of the features that it had. The fact that it had the history, many of you probably know that Morrisville missed being Capitol of the United States by two votes, the access to transportation and access to the river and I thought that with the proper redevelopment plan much like they've done in the New Hope Lambertville area much like has been done, starting in Bristol, some of the work that was done in the business district years ago when they started in the early 2000's that Morrisville had the potential to really be a destination and a tourist area which would help alleviate some of the issues with the tax base which would help the community as a whole as well as provide for some of the needier residents. I feel that this project with the backing behind it and the decline of the Williamson Park with the floods from the mid 2000's and the closing of the pool and the recreation areas, this is our best hope to revitalize the Borough. Understandably, there will certainly be some traffic issues, but I feel that the benefit to the Borough overall that you will bring in influx of professionals and businesses as well as hotels restaurants, the fact that they do have a plan for open space. I do feel that it would have a positive impact on the Borough and I think just looking at some of the issues as far as the history of the park is rather shortsighted when you are looking at the opportunities as a whole. The other thing is there is talk about developers maybe considering this project in Trenton, and I think that this is probably our best and last hope to really revitalize the Borough and I urge the Council to consider that. Would you like to add anything?

25. Mrs. Novick –*501 Hamilton Boulevard*

She stated, just also the concerns about the schools and I think that the influx of business would help to alleviate some of the tax burden with the schools. Morrisville has done a great job with what they can with the school system, but that continues to be a source of tremendous undertaking for the teachers and the community and the tax base, so any new development would certainly be a substantial help in that area as well. Thank you.

26. Rocco Covello –*109 N. Delmorr Avenue*

He stated, I've been a resident of Morrisville for 33 maybe 34 years now and one of the best things I like about Morrisville was that it did have the park. I'm against any redevelopment of the park and I want to use this analogy to try to get this point across. If New York City was going broke and the Mayor said we are just going to tear down Central Park to drive more business to make more money, it would be insane.

Williamson Park is about the only gem left in Morrisville. During the summertime on a cool summer night, the baseball lights for the fields are up and they are playing baseball and you hear the crack of the bat and the roar of the crowd, and it's not for major league baseball players, it's for the children and these memories that they will have and they will take with them for a long time to come and for me too, just to enjoy the sound of it, and the same thing during the winter time too. Today, for the last three days, children have been sledding down that hill right there. You just can't say, I want to make more money and take this away. There's Bridge Street for crying out loud, there's the Stockham Building and all that development area over there where you have the fireworks building and that hotel over there. You have all that space, but yet, you want to take the one gem that Morrisville has, so I'm saying, please, don't tear down the park. That's all.

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

MINUTES

Motion 6A - Motion to approve the Borough Council Regular Meeting Minutes of October 19, 2020.

Motion made by Ms. Hlahol.

Motion seconded by Mr. Yager.

No discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 6B - Motion to approve the Borough Council Special Meeting Minutes of October 27, 2020.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Yager.

No discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Ms. Sherlock stated, there were a couple of corrections that I sent Scott Mitchell today I just wanted to make sure that he makes everybody aware of that. That particular motion on the 27th, I believe at the top of the page, it was listed as a 7:00 meeting, but it is actually 5:30, I think he is going to make that change. I'm sorry I didn't get that in there before we voted. Do you understand what I'm saying, because we had two meetings that night. I just want it clear that the 5:30 meeting is 5:30 even though it says 7:00 at this time. Thank you.

Mr. Yager asked, but no content, just the time?

Ms. Sherlock replied, no, just the time.

Ms. Hlahol stated, it wasn't 5:30, it was 6:00, right?

Mr. Parker replied, 6:00, yeah.

Mr. Yager stated, yeah, it was 6:00.

Ms. Sherlock stated, 6:00, thanks.

Motion 6C - Motion to approve the Borough Council Budget Meeting Minutes of October 27, 2020.

Motion made by Ms. Hlahol.

Motion seconded by Ms. Sherlock.

No discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 6D - Motion to approve the Borough Council Budget Meeting Minutes of November 16, 2020.

Motion made by Ms. Hlahol.

Motion seconded by Ms. Sherlock.

No discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

ACTION ITEMS

Motion 7B - Motion to approve the bill list and pay the bills.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Yager.

No discussion took place regarding the motion.

Mr. Parker stated, roll call please.

Motion carried by roll call vote 7-0.

REPORTS

Mayor's Report – David Rivella – There was no report this evening.

Mr. Mitchell stated, if I can, just to inform you since you're not in the room, the Police Chief as part of his report would like to introduce to Council his part-time Police Officer candidate Andrew Nagel.

Police Chief's Report – Chief George McClay – He stated, good evening Council. The Mayor has asked me to remind everyone that while there are soft costs involved in hiring a part-time police officer, the cost savings outweigh those soft costs during the first shift they work. The Mayor just asked me to state what he has said at a public meeting for a few years now that the part-timers actually pay for themselves within the first 12 hours they work. Also, since the cost savings is so large, the Mayor wanted to remind everyone once again that he is not looking to replace our full-time officers or part-timers, but to use them to fill in the holes for shifts to ensure that Morrisville has police officers on duty all the time. Without the availability of using part-timers it would jeopardize public safety. I want to emphasize that we have been explaining this to Council for several years now, and it doesn't cost the Borough but save the Borough money by using these part-times. With that being said, I'd like to introduce Officer Andrew Nagel to Council and to the Borough. Andrew still needs a

complete background, physical and psychological test before he is sworn in and he will begin his field training. Thank you. Do you have any questions for me? Thank you Council.

Ms. Hlahol stated, Chief, I know that one of the Borough Council had asked for a report an analysis, was that being done or not being done?

Chief McClay asked, analysis on what?

Ms. Hlahol replied, about part-time and the usage.

Chief McClay replied, there was an analysis that was sent to the Borough Manager last week of how many vacation hours and things like that all the officers get and what we do. An analysis, I did state after Mr. Yager -- I'm not sure quite what they were looking for with that.

Mr. Yager replied, I can speak to that. It's pretty much the same thing I have asked for in the past, I have never been afforded the opportunity to get, it's really more or less a capacity plan, so the question is, it's prudent for Council on any spending decision at all is what's the need right? All it really is saying is this is the usage currently and this is what we forecast the usage to be, that's why we need to add additional staffing. It's really that simple, I'm not asking for anything intricate, nothing that would take very much time, just literally, this is where we are, this is what we are using and this is what we're forecasting to use in the future, that's why we need to add to the staff.

Chief McClay asked, Scott, did you got an email from me last week breaking down my officers that are part-time as well as all the hours my full-time officers could use if they did use their time and that was the reason why we need more part-timers then we have.

Mr. Mitchell stated, if it's what I'm thinking of, it was shared with Council in their delivery.

Mr. Yager asked, which delivery, sir, I don't remember seeing that.

Mr. Mitchell stated, you sent it to me last week and it would have been in Friday's delivery if you sent it to me. If I received it, I don't recall seeing it.

Mr. Yager stated, I don't recall seeing it, but I'll double check.

Ms. Sherlock stated, we did receive something from the Mayor that broke down where we are with our part-time position now, but I'm not sure if there was a more extensive analysis, I'm not sure I saw that, but did anyone see that memo from the Mayor how we have one that is out right now, and two part-timers are sheriffs and they can only work the weekends, so it's a lot of juggling.

Chief McClay replied, Ms. Sherlock, that's not what Mr. Yager is asking, but I did send that, that was the resume for Andrew stating a two line paragraph for what my part-timers do, the reason why I don't have that many of them and the other thing was a whole complete different memo that was sent to the Manager about how many hours, vacation, Kelly time, sick time, if they end up using those hours, how many hours I would need from part-timers not to have to go into the full-time overtime.

Ms. Sherlock replied, I do not recall seeing that.

Ms. Hlahol stated, I didn't see that. Can you send that to all of us Chief?

Chief McClay replied, no, I'll send it to the Manager, everything has to go through him. I will resend that to him tomorrow morning.

Ms. Hlahol stated, Andrew, I googled you. I saw that you were really involved in a lot of police things much earlier than just going to college for police work, right? What got you interested in it?

Andrew Nagel replied, I grew up in the Berks County area and Princeton area. I made the decision to get into law enforcement – I got experience with Princeton Fire Department, Princeton First Aid Rescue Squad. I fell in love with the idea being out in the community and helping people.

Ms. Hlahol stated, that’s great, if we vote yes, welcome.

Andrew Nagel replied, thank you.

Manager’s Report – Scott Mitchell – He stated, thank you Mr. President, I only have a couple of things for you this evening. The first is, as we all know, we had a recent snow event. Nor’easters are always fun, fortunately we didn’t receive as much snow as was anticipated but it was still a mess. As with all snow events, we received a handful of compliments and a fistful of complaints, we are of course mindful of all of that and we are monitoring another weather event in the forecast for this week. We appreciate everyone’s patience during snow events. The second thing I’d like to point out, I did not mention this at last month’s meeting because we were pressed for time, but Council is already aware of this, but for anyone else who is interested in knowing, Morrisville Borough was awarded a Community Development Block Grant by the Bucks County Commissioners in the amount of \$125,000.00 for the continued installation of ADA compliant curb ramps and this project will complement our Road Paving Program. We are hoping to get this started in the summer of 2021. Thirdly, if you haven’t already noticed, we have made the citizen reporter feature and function available on the Borough’s website now. It’s actually available in a couple of places on the website. If you’d like to check it out, the citizen reporter allows residents to make requests for service and report community issues electronically that then get rerouted to the appropriate person or department to be dealt with, so if you haven’t had a chance to check it out yet, take an opportunity and try it, we’ve done quite a bit of testing on it and I think we’ve got the bugs figured out. Last but not least, recently I distributed to Council a copy of -- at the request of the Fire Chief I should say, a copy of legislation in Pennsylvania providing for incentives for Municipal volunteers of Fire Companies and this is of course, tax credits. The Fire Chief sent this to me and asked me to share it with Council which I did recently in one of your deliveries,

he thinks it will help the Fire Company greatly in terms of recruitment and retention of volunteer Fire Fighters, so if Council would like to discuss this at a future opportunity or task it to one of Councils committees for further discussion that would probably be most appropriate. Unless you have any questions for me, that's all I have for you this evening.

Mr. Bowers stated, during our public comment, I heard a number of times the topic of the Stockham Building come up, and how it's an unpleasant view to look at, being on Council, I am aware of what the situation is for the most part, can you give a brief update on the Stockham Building and what's going on with the redevelopment of that?

Mr. Mitchell replied, sure, the Borough is working with the County in two parts basically. The County Redevelopment Authority and the County Industrial Development Authority are going to be entering into a three party agreement hopefully after the new year, where the RDA will then start the legal process to take over that property. It will be funded through the Industrial Development Authority, the Borough will be the benefactor and the RDA in cooperation with the Borough will be soliciting RFQ's basically requests for proposals, requests for qualifications from various developers, builders who are interested in stepping in and redeveloping that property to its highest best use, which of course we believe is the retail space on the ground floor and residential units on the upper floors. This property as most of you know has been a thorn in my side since I came here, it's been an embarrassment to the Borough for a decade or more and quite frankly the steps that we're taking now are long overdue and hopefully we can expedite this, but the lawful taking process through court proceedings will take about a year to complete and then we will be soliciting proposals for the redevelopment of that building. That's the short answer.

Mr. Bowers stated, one more question on that. When you say that the RDA is going to be taking the properties are they taking the properties, are they going to be paying fair market value for them or will they be taking them and paying nothing?

Mr. Mitchell replied, no. The court will determine through the taking process the just compensation to be paid to the owner. You don't just get to take someone's property. In any kind of situation like that, appraisals are done and a court, a Judge will determine the just compensation that the government is to pay to the property owner to take over the property based on its current condition. Fortunately for all of us, the Borough and the County, the building is in such poor condition that I think there will be a reasonable figure to be paid and the County has agreed through the Industrial Redevelopment Authority to fund the taking process as well as the project management costs incurred by the Redevelopment Authority of course they will be paid back by the proceeds of the sale once it's finished. But again, the Borough will be involved as an equal partner without having to invest any Borough funds into the project and will ultimately be the benefactor of it.

Mr. Bowers stated, just to extend on that and then I'm going to stop at the point where you went into talking about the County financing it, but the same process for going through the government would apply, should we move ahead with the Williamson Park Town Center, I know people are concerned about us just going over and ripping land out from the Church, there's a process in place.

Mr. Mitchell stated, of course, whenever you go through the blighted property process or eminent domain or any kind of government taking of private property, there are appraisals done, those appraisals are presented in the court of law, they are reviewed by all parties, the Court determines the just compensation to be paid by the owner for the governments taking of the property and away we go from there. That's how it's done, that's the law.

Ms. Sherlock stated, Mr. Parker, I have a question for Mr. Mitchell. So who is the owner of the Stockham Building right now?

Mr. Mitchell replied, there's more than one. The building has technically been subdivided so to speak, so there's the owner who owns the ground floor and the common area and the roof and then there's an owner who owns the upper floors which would be considered residential units, so there's multiple parties involved. There's

litigation involved on the property, so there's the whole question of cell tower revenue. This is not going to be one that chugs along and suddenly we're at the finish line. There's going to be starts and stops because there's a lot of bizarre factors involved in that property that are going to have to get unraveled.

Mr. Yager stated, it's taken nearly two and a half years of work to get it to this point.

Mr. Mitchell replied, that is correct.

Ms. Sherlock replied, thank you.

Mr. Mitchell stated, these things don't happen overnight.

Mr. Parker stated, but it's nice to see some movement.

Ms. Sherlock stated, back to Justin's point though, regarding Williamson Park, so am I to believe that we will be considering the park blighted and use the Urban Redevelopment Law to take that property?

Mr. Yager stated, I don't believe so, I think the process of taking through the government doesn't need to be a blighted property it's for best and highest use. The government can petition the courts for that I believe. Scott, stop me if I'm wrong.

Mr. Mitchell replied, I'll yield to the Solicitor on the law of course, but I believe it would be basically an eminent domain process and the Redevelopment Authority can do that more expeditiously and can cluster the various parcels involved for the project than any other entity could, but I'll defer to Randy on the specifics.

Mr. Flager stated, the Redevelopment Authority, when we talk about the Stockham Building, we'll go through with them and they'll pay the parties will either negotiate, they can't agree, eventually it gets decided and then a decision comes out and hopefully that resolves it. I can't predict if one party were to want to appeal, but generally that's what happens. Government cannot just take private property.

Ms. Sherlock stated, I get that, but the Urban Redevelopment Law has been mentioned a couple of times and even by the LLC and I was just curious where we stand with regards to that law. Do we still have negotiating capabilities or is this just eminent domain I guess is what I'm asking?

Mr. Mitchell stated, I believe anything can be negotiated.

Mr. Flager stated, let me say this, we are nowhere near that. First of all, it's not part of this, that next motion, but since you asked it, it's a good question. We are nowhere near that, there's 20 steps before you even get there, which is why when I contacted the Churches, I said there's nothing to talk about yet, because Council hasn't authorized anything at this point. If and when it gets to that step, the developers and the RDA will reach out and try to work out and amicable – because right now, we have the use for free essentially. It's ours for free, but if we're going to take it and use it for something different, they want to be compensated, we don't even know, truthfully I'm not even sure and I'm saying this with all due respect to the Churches, those claims are very old, very merky and I'm not sure legally how even sufficient they are at this point. I'm not saying they are not, I'm not saying they are, once that all gets tossed and we look at it, if in fact they have valid claim to this and these are the present people that have the interest, then of course they would be compensated, so there's a lot of ifs before you get there and that's way down the road.

Ms. Sherlock asked, should I save my question for when we get to that 9J? Ted, what do you prefer? Should I save it for that discussion?

Mr. Parker replied, I would.

Ms. Sherlock stated, okay, fine. Because I wasn't addressing the churches at the time, I was addressing the Borough and how the government will take from the government is how I'm kind of seeing it, but we'll wait until we get there. Thank you.

Mr. Parker asked, anything else Mr. Mitchell?

Mr. Mitchell stated, no, I have nothing further this evening unless you have any questions for me.

Mr. Bowers stated, Mr. Mitchell, I have another request. Can you give a quick update on the Hookah Lounge? I know that was a popular topic at the last meeting.

Mr. Parker stated, very popular.

Mr. Mitchell stated, several citations have been issued against the operator. They are pending with the court. As I understand it, the establishment, and this may have changed, the establishment ceased operations in light of the State's newest COVID-19 restrictions. I don't know how long that will continue or if that's going to change when they expire after the first of the year unless they extend it but the Borough has citations pending at the court against the operator of the establishment and we've cited them previously twice before and they've been fined both times, so I have a feeling that's going to be a theme that continues until we reach the point where we can take more direct legal action against them.

Ms. Sherlock stated, Mr. Parker, one quick question on the Hookah Lounge, they have their hours listed up to 3:00 am, is that actually even permitted in an establishment that has alcohol?

Mr. Mitchell replied, I believe it is, because they do not serve or sell alcohol, it's BYOB.

Ms. Sherlock stated, okay, so all hands off.

Mr. Mitchell replied, they are essentially an unregulated business, and they have no formal County Health Department or State LCB or any kind of licensing that you're thinking of.

Ms. Sherlock replied, okay. Thank you.

ACTION ITEMS

Motion 9A - Motion to approve the Borough 2021 Meeting Schedule.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Yager.

Discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9B - Motion to adopt the 2021 Salary Schedule.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Parker.

Discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9C - Motion to adopt the 2021 Final Budget.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Parker.

Discussion took place regarding the motion.

Mr. Parker stated, let's do a roll call on this.

Motion carried by roll call vote 5-2. (nay votes being Mr. Bowers and Mr. Yager)

Motion 9D - Motion to adopt the 2021 Tax Levy Ordinance, subject to court approval.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Paul.

No discussion took place regarding the motion.

Mr. Parker stated, hearing none, can I have a roll call please?

Motion carried by roll call vote 6-1. (nay vote being Mr. Yager)

Motion 9E - Motion to approve payment in the amount of \$11,987 to Capital Health as final payment per the EMS Fund as of 12/31/20.

Motion made by Mr. Bowers.

Motion seconded by Mr. Yager.

Discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9F - Motion to approve payment in the amount of \$22,229 to Morrisville Fire Company as final payment per the Fire Fund as of 12/31/20.

Motion made by Ms. Hlahol.

Motion seconded by Mr. Bowers.

Discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9G - Motion to approve PMRS updates to the Non-Uniformed Pension Plan.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Yager.

Discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9H - Motion to approve PMRS updates to the Uniformed Pension Plan.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Bowers.

No discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9I - Motion to adopt an amendment to update and clarify certain provisions of the Borough Code by amending Section 435-4 “Temporary and Emergency Regulations” to better define the times and circumstances of emergency regulations.

Motion made by Ms. Hlahol.

Motion seconded by Mr. Yager.

Discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9J - Motion to accept the conceptual proposal submitted by Select Morrisville for the Williamson Park Town Square Project and to authorize Borough staff and professionals to engage with Select Morrisville and the Bucks County Redevelopment

Authority to aid Morrisville Select's completion and submission of a full subdivision and land development plan application for the Project in compliance with all Borough Ordinances and the Pennsylvania Municipalities Planning Code.

Motion made by Mr. Yager.

Motion seconded by Mr. Parker.

Discussion took place regarding the motion.

Motion to table the motion until next months meeting made by Mr. Paul.

Motion seconded by Ms. Sherlock

Mr. Parker stated, roll call.

Motion to table failed by roll call vote 5-2. (nay votes being Mr. Bowers, Ms. Hlahol, Mr. Parker, Mr. Robinson and Mr. Yager)

More discussion took place regarding the motion.

Mr. Parker stated, roll call.

Motion carried by roll call vote 7-0.

Motion 9K - Motion authorizing the Borough Solicitor to enter the Borough's intervention into New Horizons Zoning Appeal for TMP# 24-008-624, 250 N. Pennsylvania Avenue, with the Bucks County Court of Common Pleas.

Motion made by Ms. Sherlock.

Motion seconded by Mr. Parker.

Discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9L - Motion to approve the annual contribution of \$3,000 to the Morrisville Senior Servicenter, Inc.

Motion made by Ms. Hlahol.

Motion seconded by Mr. Bowers.

No discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9M – Motion to hire a part-time Police Officer.

Motion made by Ms. Hlahol.

Motion seconded by Ms. Sherlock.

Discussion took place regarding the motion.

Mr. Parker stated, all in favor? Opposed? Abstentions?

Motion carried by voice vote 7-0.

Motion 9N - Motion to appoint a new Council member from the First Ward to fill an unexpired term to January 3, 2022.

Motion made by Ms. Hlahol.

Motion seconded by Mr. Bowers.

Mr. Parker stated, we're going to take a roll call and at the time of the roll call, we have three candidates or if anybody else has a candidate they wish to add you're going to say the name of the candidate that you are selecting and if we have a majority for one candidate, that candidate has been selected. If there is no majority, we will take the first and second highest vote getters and try it again. Being we have an odd number, there's the potential that we might not have a first and second, we'll just have to do --

Mr. Flager asked, Mr. President are you nominating, is everyone going to nominate and then second?

Mr. Parker stated, out of the three we have, they are going to say who they – this is the way we did it last time.

Mr. Flager asked, are you going to mention so that the public knows who the three are?

Mr. Mitchell stated, if I could just clarify, there were four applicants.

Mr. Parker replied, I'm sorry, I didn't know about -- who was the fourth one?

Mr. Mitchell stated, if you'd like, I'll name them.

Mr. Parker replied, yes please, because I only know of three.

Mr. Mitchell stated, Regina Wallace, Catherine Price Engelhard, Todd Sanford and Duane Nicol.

Mr. Parker stated, I did not see Todd Sanford.

Mr. Mitchell stated, Mr. Sanford's came in, actually he didn't put a date on it, but this went out to you guys back in October.

Mr. Parker stated, I don't remember seeing that one, my oversight.

Ms. Hlahol stated, he was for the Zoning Board.

Mr. Parker stated, yeah, the Zoning Board.

Mr. Mitchell stated, I'm sorry you're right, I'm sorry, it was to be the alternate on the Zoning Hearing Board.

Mr. Parker stated, I'm sure he would have been shocked if we had voted for him for Council.

Ms. Hlahol stated, guess what, you're back.

Mr. Mitchell stated, I stand corrected, it's three, yes.

Mr. Parker stated, we have three candidates, Mr. Mitchell has named all three of them. Like I said, you can add if anybody feels inclined they can add them. That's how we are going to handle it, we've handled that before for other appointments. Virginia, can you do a roll call. You will be selecting a name that you are voting for the position.

Mr. Bowers stated, Regina Wallace.

Ms. Hlahol stated, Duane Nicol.

Mr. Parker stated, Duane Nicol

Mr. Paul stated, Catherine Price Engelhard

Mr. Robinson stated, Duane Nicol.

Ms. Sherlock stated, Duane Nicol

Mr. Yager stated, Regina Wallace.

Motion to nominate Duane Nicol carried by roll call vote 4-2-1.

Mr. Parker stated, Mr. Nichol has won the nomination, congratulations. Mr. Mitchell, can he be sworn in at Borough Hall at his earliest convenience?

Mr. Mitchell stated, yes. I will contact him tomorrow and go through various arrangements and arrange a meeting to orient him on where we're at with things.

Mr. Parker replied, okay. I appreciate that.

BOROUGH OFFICIALS

Ms. Sherlock stated, I'd like to say Merry Christmas, Happy Holidays, whatever holiday that you are celebrating, Kwanza, Christmas, Happy New Year. Be safe.

Mr. Yager stated, I'd just like to thank everybody who showed up to this meeting and is voicing their opinion. Whether we agree or disagree, you are a big part of the process and I appreciate all of you getting involved. If this is what gets you involved, so be it.

Ms. Sherlock stated, and to Mike's point, don't go away.

Mr. Parker stated, I'd like to wish everybody Happy Holidays no matter what holiday you celebrate. I'd also like to thank Mr. Mitchell I know he got a lot of heat after the last meeting. I am thoroughly impressed with the technology upgrades and the ability to have the public join the meeting for their public comment, it's helped a lot in allowing us to hear more people than we would have if we restricted it to what people could attend at Borough Hall or what they sent in through email or regular mail, so I'd like to thank him for that and for whoever else was involved in it. It's been a tremendous help in handling these meetings remotely and hopefully soon with the two vaccines on the horizon we'll be back to regular meetings and packed in like sardines again up on the dais. Anyone else? Nancy, make your motion please.

ADJOURNMENT

Motion to adjourn, made by Ms. Sherlock.

Motion seconded by Ms. Hlahol.

Meeting adjourned at 10:11 p.m.