



The Morrisville Borough Council met on Tuesday, February 16, 2021 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, we were late coming to this meeting because of an executive session before this for personnel. Can we please rise for a moment of silence and the Pledge of Allegiance?

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
Duane Nicol
Scott Robinson (via Zoom)
Nancy Sherlock (via Zoom)
Michael Yager (via Zoom)

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

Not in Attendance: Scott Mitchell, Borough Manager
Dave Rivella, Mayor

Mr. Parker stated, before we get to public comment there will be one action item and that will be to affirm Micah Heitz to continue in the acting Borough Manger position until we complete the hiring process.

SPECIAL PRESENTATIONS

Bryn-Erin Kerr, Bucks County Planning Commission gave a presentation on the Comprehensive Plan Update.

Discussion ensued regarding the Comprehensive Plan Update.

HEARING OF THE PUBLIC FOR SPECIAL PRESENTATION

1. Mary Hrenda – *343 Crown Street*

She stated, one page 57 the commercial development is concentrated on the riverfront which as everybody that lives in Morrisville knows is totally incorrect. All right we have no commercial development on the waterfront that I ever saw and I don't think anybody else in the Borough either did, so I think that needs to be changed.

2. Jackie Carol – *36 Union Street*

She stated, I heard that Williamson Park is considered underutilized which I think you also said that underutilized land can be redeveloped is that correct? Are you planning on redeveloping Williamson Park?

Michael Roedig, Bucks County Planning Commission stated, I think the context of underutilized might have been or actually I don't think we said that I think we said it was well used during the pandemic. As far as the redevelopment of the park that's not something that this Comprehensive Plan is tackling we're noting it because you know a proposal was put before Council but I think that that's an issue that's really kind of beyond what the Comprehensive Plan could say anything about and we were more or less leaving it to Council to evaluate the merit to that proposal.

3. Steven Fowler – *444 Hillside Avenue*

He stated, my biggest problem with the Comprehensive Plan concerns the hazard mitigation in table 43. I need you to take a second look at that. One of the hazards is given as earthquake and there's no way that you can have as an earthquake has to a daycare facility on Harper Avenue and have no earthquake hazard to the fire department which is located two blocks from that particular location. If you're going to have earthquake listed as a hazard then the entire town should be covered so all of those facilities that are listed on table 43 on page 118 need to be entered as yes for the hazard being for each of those facilities. The other item concerns a rail hazard I do not see how a facility on Hillcrest Avenue would be in a hazard area for a rail line which doesn't pass anywhere near Hillcrest Avenue, so again that whole section of the table needs to be revisited. The other one that I had a problem with was airport as a hazard so that we are on a flight plan for Trenton Mercer Airport and so every – flood, flash flood and ice jam if you could take a look at that please. Thank you very much.

Michael Roedig stated, thank you, it's a real pleasure working with the Borough again. Thank you.

Kurt Schroeder and Wade Helder, Gilmore Associates, Inc. gave a presentation on the Comprehensive Annual Grant Program Report for 2021.

HEARING OF THE PUBLIC

1. Noel Sperry – *531 Prospect Avenue*

He stated, I'd like to speak about the Williamson Park Town Square Project. With the recent tax increases Morrisville property owners are paying some of the highest tax rates in Bucks County, these tax increases are not only an extra burden on homeowners but on renters too. Whether

they realize it or not their rent goes up to cover the cost of these tax increases. It's been stated that the park is not utilized to its fullest potential and it is currently costing the town precious tax dollars just to maintain it and as I'm sure that the Council can attest, there's no money in the budget for park improvements, nor will there be in the near future. There are a few people in town that are loudly screaming we are completely going to lose this park that's absolutely not true, we're not going to lose the park. The plans for the park are to reduce its size then redevelop it for the community. If you look at the plans the sledding hill, the 1955 Little League World Series Champions field will be staying right where they are. In addition, the community will have a say in what we want in this new park. Already planned is a new amphitheater to replace the current stage. We could have a walking running course with static workout stations that incorporates access to the levee river walk. We can have new basketball and tennis courts an additional playground to complement the existing top lot. We can make sure there's ample lighting and security cameras for the safety of the community and park users which will further help our police department keep crime out of town all paid by the developer for us. The developer has money set aside to create a new green space to replace lost park space for a new state-of-the-art baseball complex to be used by Morrisville Little League. In regards to the levee, the developer will need to cover the cost of recertifying it in order to move forward with this project. This recertification will help eliminate the extra flood insurance costs for property owners around the park. Finally, the increased usage by the new and existing residents will further help reduce criminal activity around the park. All in all this is a huge win for Morrisville, because improvements to our park and improvements to our community is not gentrification, it's making the town better for the people that live here. We get a new and improved park that is easier to maintain, a new state-of-the-art baseball complex, we eliminate the costly flood insurance by re-certifying the levee, a new tax base to help our struggling budget and

this becomes a keystone to redevelopment of our Bridge Street business district all paid by the developer for Morrisville. Thank you.

2. Mary Hrenda – *343 Crown Street*

She stated, I have a comment on the revised Comprehensive Plan. In chapter 7, Parks Recreation Open Space it says that parks, recreation and open space are important to the community's identity sense of community quality of life and the parks and rec are underlying strengths of Morrisville. The open space one is to maintain existing open space and the plan for the Williamson Park Town Square is basically to get rid of our largest piece of open space in Morrisville. On page 73 is basically what the gentleman just said in his comment basically all these, it sounds like this is going to be great for recreation in Morrisville because the conceptual plan says that it will be a complete overhaul of existing recreational facilities. When we saw the last iteration of a conceptual plan it involved removing all the ball fields except for that one little league field and as of now he talks about the park being underutilized but when you go down there when they're playing ball all those parks are utilized and people are in the park every time we go down there, people walking dogs, walking on the levee, playing basketball, and it says there's supposed to be more basketball, pickleball, tennis ball courts and it's there right now there will be none of those, only that one little league field and this amphitheater is going to take up a lot of room in open space that people can't use to recreate. The fourth bulleted item on page 73, it says five new ballparks will be built at cloverleaf property that's incorrect, that came out of the plan in the second iteration and I actually asked Mr. McGrath's lawyer about it, he said where will those ball fields be, he didn't know, he just said somewhere else. That was not a good answer, somewhere else. The last sentence that Morrisville should consider is open space when considering new development opportunities is a very apt sentence. We really need to keep our park and as part of this community it is the first thing you see when you come to Morrisville. The comprehensive plan needs to be changed to take this page 73 section

out about the Williamson Park Town Center Development because it is false. We also need to keep our park.

3. Don Rice – *343 Crown Street*

He stated, I wasn't going to make a comment on this but I was really disturbed in the last presentation by Gilmore that we saw now Gilmore Associates and they said decided not to pursue the Williamson Park master plan at this time. I mean, if that is a Gilmore Associate decision that's totally unacceptable, they are responsible to us as the public not to unilaterally make a decision about Williamson Park there is a public perception that the park is being intentionally neglected at this time and to then on top of that say you're not going to do the Williamson Park master plan because you want to give McGrath a chance, that's wrong on the face of it. Let's go back to what I was going to talk about. Also we just heard that Gilmore said phase two study of the levee was 80 percent complete. My question is, may I see what is done with the study, it's publicly funded so it should be publicly available. I would love to see it. I will work with you to get me what has been done and please consider that. Second, much of the land on which the levee is built is not owned by the Borough unless the Borough has more current information than I do. The land was leased by the Borough in 1939, there is a portion of the land that is within Williamson Park but there is a significant portion that follows the levee, it extends approximately from where the stage is and the northern end of the park all the way down to the Toll Bridge Commission property near the Trenton Makes. All that land was given to the churches in 1885, the Borough acknowledged this in their lease, it's directly quoted in the lease and it is still their property as far as I know unless there was an agreement at the time the levee was constructed which I can't find any record of. I just wanted to alert the Borough to the fact that they may not own the land on which the levee is built, much of the land. I would say right now undeveloped our flood plan is now to wait for the water to go down. You want to build a spillway perhaps a pump station, that's millions of dollars where all you have to do is leave

the park alone and you won't have to do any of that. If the levee accreditation goes through, the people on Park and Central should not get rid of their flood insurance, hopefully your rates will go down if they levee is accredited but it's still the same levee your risk of flood is still the same and you need to keep your flood insurance so make sure that you do to protect yourself.

4. Jackie Carol – *36 Union Street*

She stated, I don't think this development will actually improve the parks. Developing a park and putting businesses and boutique or luxury apartments isn't going to improve the park it's going to take away from it and it's taking also away like the affordability of this town when the apartments are going to start at \$1,700 a month which is like unaffordable for everyone I know, I don't know who can afford that. I do see an issue with gentrification with this also that's a big issue and you're pushing out land as well and right now with COVID where people are having issues of finding places to go and socialize and distance and like not go stir crazy they have this land right around the corner from them and I see it being used every day. I don't see how this development would benefit us, I personally know it won't benefit me and I know many other people who don't see benefit with it. The park is definitely not underutilized if that's something that you're trying to say about it. I'll just end it, that's it, that's my time.

5. Joshua Kuntz – *40 Union Street*

He stated, I'd like to start off my time with a fun fact. Some of the earliest provable evidence of sledding is around 100 BCE over 2000 years ago. Why is this relevant, well for starters, in case anyone hasn't noticed it has snowed several times over the last month, but more so it is relevant because every evening I have driven home from work coming southbound down on River Road right before I turned off Delmorr on to my road I have been able to see the treasurers, that is children sledding at Williamson Park. Night after night, children and their parents sled on a

small but accessible hill at Williamson. Now the first night I saw this it was simply nice, kind of a reminder of when I was a child and had greater access to nature's wonders, something that is dwindling in this world. I have to admit that it made me think about how long it has been since I've done something like that so wholesome and a nice activity and then night after night 8pm rolls around and I drive and I see them still diligently sledding. I remember how deceptively alluring it was because of just this image coming into -- being reminded of my history going deeper into these memories of my own. I think about the preparation needed of donning my armor against the snow so I could survive the chill as long as my little limbs could last. I remember a degree of independence as I test the limits of my own childish thrills in the safety and approval of the adults and I remember the return home to sanctity found in wholesome exhaustion and hot chocolate rewards. This practice of sledding is something that is economically accessible also, I growing up as a poor child can really relate to that. If you only have three things, you can do it. You need a sled, snow and a hill and wouldn't you know it, but the only easy accessible hill I've seen around here is at Williamson. An aspect of human culture dating back 2000 years provably, is taken away by taking away this park and is taking away to the children of this town. It is honestly impressive to me to see how useful Williamson Park is even in this weather that others might consider quite unfavorable and to me this was another reminder of how precious and invaluable that space is, even if it means shrinking it. That is an invaluable resource that is being wasted so we should not probably do that. I wanted to share this experience for those who may not have witnessed the survival of this cultural heritage first hand recently being fostered in our park. So I would like to finish this with pointing out that if the Comprehensive Plan does not explicitly and in plain language put forward intentions of the further protections of Williamson Park and the preservations of its intentions against potential commercial and residential-based development that the Comprehensive Plan feels as if it is looking to obfuscate the public awareness that such development is

being attempted to give false hopes of helping ease tax burdens of what seems like a small and loud partition of our town. That is my time and thank you for listening.

6. Steve Fowler – *444 Hillside Avenue*

He stated, for information purposes I am a member of the Morrisville Environmental Advisory Committee, however, I am not speaking tonight representing the EAC, I'm speaking strictly as a resident of Morrisville. I have previously gone on record opposing any commercial and residential development of Williamson Park and I will continue to do so. The park belonged to the citizens when the property was gifted to the community and 40 plus acres were set aside. It has become Williamson Park and continues to belong to all of us and it is a part of our present and yes it is a part of our future, the future that we're going to leave to our kids. Please keep in mind that a park of 40 acres the size of Williamson Park is once gone, it can never be replaced. No other town in our area has such an incredible park and if we do not take advantage of that park it will be taken from us forever. I would like to see Morrisville use Williamson Park as a central part of any redevelopment to occur in Morrisville downtown. Let the park in our overall environment become the draw around any further redevelopment efforts. The park will become a central focus of any redevelopment that occurs in the town. The Redevelopment Authority of the County of Bucks has significant powers that are unavailable to municipality owned operated entities, so when adjusting blighted properties such as the ability to negotiate for the selection of developer based on the merits of a proposal rather than the highest bid for a property. These broad powers are especially important for the acquisition of properties for the purpose of eliminating blight and obtaining a redeveloper to work in accordance with an approved local municipal plan. So the Redevelopment Authority has broad powers when it comes to the utilization of Williamson Park and I strongly urge the citizens of Morrisville to keep in mind that once that park is gone as we see it now there's no getting it back, it's never going to occur

anywhere else in Morrisville and will have been taken from all of us. So the other thing to note when we talk about utilization, even if the park is not used every day by every person in town it's reassuring to know that it is there when it is needed for recreation, when it is needed to be alone, when it is needed for picnics, just playing in the park. Ethically it would be wrong to destroy this park or take it for any other purpose than for which it is currently being used. Thank you.

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

She stated, the first page of the Comprehensive Plan explains what a Comprehensive Plan is, it serves as a policy guide to decision making about physical development in the community. You should articulate and express these ideas so that future policies choices are clear and consensus-driven and more importantly a Comprehensive Plan must reflect the values and opinions of the community to ensure that outstanding issues are being addressed and that the vision of the plan reflects the community's hopes and desires. A number of years ago the Borough conducted a good public process to determine our hopes and desires for revitalization, among the outcomes was the blueprint for downtown and the designation of redevelopment areas with strategies. The Comprehensive Plan acknowledges these efforts and suggests adoption. The expansion of the commercial district to include the Bridge Commission parcels along Bridge Street was not part of this public vision but it was done so by Council with limited public notice and discussion. To now include the Williamson Park proposal in the Comprehensive Plan is just another example of a few people who've decided, what's the best vision for Morrisville contrary to the public's vision. There are a number of references regarding the Williamson Park proposal and all are incorrect. The first mention is on page 56. While it may be appropriate to mention that the proposal has been made and is under consideration that is the only reference to the proposal that should be in the plan. Certainly the statement that says that the concept at Williamson Park continues the pattern of potential redevelopment proposals must be

removed because we don't know that yet, that proposal is still fluid and the next reference to the proposal demonstrates this fluidity it's in the parks and recreation section page 73, the details provided have been rescinded and we do not know yet what is being offered. The only statement that should remain is from the final sentence, the Borough should carefully consider the impact to its recreational facilities as it evaluates various redevelopment strategies and plans. The next time it's mentioned, it's an accomplishment. How a development offer could be considered an accomplishment is beyond me, it's changing the meaning of the word and it's not consistent with the actual Borough accomplishments that are listed in the section. An accomplishment is something that has been carried out into effect this does not belong in this section. Regardless the Williamson Park proposal is not really known unless you guys or someone else knows something that we don't. We don't know the costs and final impacts we don't know the financial aspects and what this means to taxpayers. It certainly does not belong in the Comprehensive Plan as the plan needs to represent the community's vision. Again, we are pleading for an open process to planning and decision making as taxpayers and residents we have a right to know what is happening on the Williamson Park proposal and what staff is doing. All of you promised us transparent government but we aren't seeing it yet. Please, please tell us what is going on and how you engage with the public on this issue thank you.

8. Reza Rahman –*155 Hillcrest Avenue*

He stated, I'm keeping this entire proposal with a fairly open mind, I don't necessarily have strong opinions one way or the other but to be honest I do have some very serious reservations. So to give you some background let me tell you what I did and share with you what my findings are. I use to work in New York City for consulting here and there but I'll be honest with you those consulting assignments I really try to avoid. I'll tell you the facts of that so just going to Penn Station which is where you would go from Morrisville, it takes about two hours door-

to-door going anywhere to midtown downtown in all practicality you have to add at least half hour or an hour more right especially to downtown, so that means a three-hour one-way trip back and forth so definitely not something I would endeavor but regardless I went and paying some of my former colleagues a visit that I used to work with in these consulting assignments and really had to chat with them as much as I could and what I had chat with about three or four of these young men and I tried to find out where do they live and the people that they work with where do they live and in all reality what I found was and I even asked them hey, don't just think about people our age I want you to think about the newcomers in your company and more junior people and basically the consensus is that people live in between 20 miles to 30 mile radius at max right, so most people are living in Central Jersey or North Jersey or one of the Manhattan Boroughs of New York or Connecticut that's where they're living. Almost no one told me that anyone lives where we are, which is more like a 50 mile radius. So what that means is I really am continuing to be very concerned what the economic viability and the market research behind this proposal actually is. It is really not that sound what the consequences are going to be in terms of having more of that apartment stock of more renters, more frankly low income people and what the consequences to the town is going to be if that is ultimately what happens despite what this developer might think is going on. I would frankly find it a lot more comfortable if I actually go to see what this market research actually is, is there even a market research and how strong it is before we do anything as drastic as putting yet another apartment complex in the town so I do hope, obviously I'm not in Government, so I hope and plead honestly that we're going into this with very open-minded fashion and ask all of the questions to these developers if things really don't look good not to go down this path.

9. Nicole Rahman –*155 Hillcrest Avenue*

She stated, I will keep it very short. I just have a couple of points that are just overarching like really important to me. One is the loss of parkland,

it's just every place I've ever worked or lived once I've seen it goner, it just never comes back. In our lifetimes, probably never but right now let's just worry about our lifetimes. I don't see it coming back. I know there's still a little bit left but the majority of it will be gone and that is a huge concern for me and also the economic concern studies that I used to have to read for work they all indicate that apartments typically cost more in services than they bring in with tax dollars so again I just don't see how losing parkland and losing money -- it just does not make sense to me. Thank you very much for your time.

10. Elizabeth Lester-Abdalla –*1328 Polar Run Drive, Lower Makefield*
She stated, I am a member of the local Presbyterian Church and invested in this community as well. I just had a couple of comments or question concerning the land, that part of the proposal concerns. I think in our packet you have a copy of the lease and the deed for Williamson Park. The lease that is dated from May 2nd 1939 and runs for 99 years and then there's a Deed of Trust underlying the land upon which the lease is held by three churches in Trenton, First Baptist, First Presbyterian and Turning Point Methodist. The land was deeded to them in 1885 and says that “they shall hold and trust as a park for the use of the several churches of what is basically Trenton and Morrisville” and then the lease to the Borough states that the lease is because “the Borough of Morrisville is desirous of developing a park for recreational purposes for the use of residents of the Borough of Morrisville to be known as Williamson Park” and that the purposes of the deed are best realized “by leasing the aforesaid land to the Borough of Morrisville to be a part of the park development” and the terms of the lease include things like planting the same number of trees that are removed if ever there are any trees removed and keeping the park open for recreational purposes. According to the three churches through their representatives they have reached out to the Council to the Borough Council here and specifically asked that they be kept informed of plans to develop Williamson Park since this concerns the land that they hold the trust for but they were not

contacted by anyone on behalf of the Borough or Council regarding the December 7th presentation that Mr. McGrath and his lawyer made to the council or the December 21st meeting in which the Council unanimously approved the preliminary proposal. I also know that Mr. McGrath and his lawyer made mention at the presentation that the Redevelopment Authority of Bucks County would be getting involved if the preliminary proposal was approved which you all did unanimously in December so to either purchase the Church's interest or to condemn the land my questions are just related to that. Why is the RDA involved since their purpose their stated purpose both in law and also on their website is to help in the rehabilitation of blighted and deteriorated properties which this does not seem to be. Also wondering why the Borough Council haven't reached out to the Trenton churches when this clearly concerns their land and the lease between the Borough and these churches is not set to expire for another 18 years. So I'm just wondering if the Council is empowering the RDA to break that lease to either buy the church's land or condemn it and if so what the legal basis for that breaking the lease is and then finally just why was condemnation even discussed at all by Mr. McGrath's lawyer and designated this area as blighted when Williamson Park does not appear to meet any of the conditions for blight that are in the Pennsylvania statute for blight. So basically I just want to know and also for the residents of Morrisville to know what the RDA's role in all this is and their purpose and what is being done regarding the land that is currently held by the churches in Trenton and leased to the Borough. Thank you. I hope that there can be answers at some point. Thanks so much.

11. Stephen Hoppe –*121 Park Avenue*

He stated, I'm mostly here tonight because I would like to be appointed to the Zoning Board. Separately from that just as a private citizen I hear a lot of talk about the plans for the park I'm not going to comment directly on that but one concern I have I moved in about a year ago to the property here, spent a lot of time working from home this year and

have seen the traffic patterns around Park Avenue and Central Avenue and one of the huge quality of life issues I see with the park as it currently stands is the frequent large truck traffic that is diverted down our streets around the corner and basically disrupts the quiet neighborhood that we live in, disrupts levee recreation, it disrupts Williamson Park recreation. I'd love to see the Borough work with the Bridge Commission, the State Police and other policing authorities in the area to develop a way to divert these trucks from coming down our streets, it's usually when they're pulled over and then diverted down the street the streets not built for that. It's deteriorating the actual conditions of the roadway and I would love to see something about that. The signage down at the end it's supposed to be no parking near the large parking lot in Williamson Park but a lot of residents I notice especially folks from New Jersey that come over to use Williamson Park like to park down at the end of the street here around the corner which makes it even harder for these trucks to navigate and continue on. That's it. I just think there's a lot of things we can do for the park in the future but right now there's a couple of real quality of life issues that I'd like to see the Borough investigate. Thank you.

Ms. Hlahol asked, Stephen, I don't recall, does Park Avenue have a sign that says no trucks except for local deliveries?

Mr. Hoppe replied, it does not and like I said it's usually a policing action that diverts the truck because most of these trucks are too large to go over the Trenton Makes Bridge. They're not allowed to go down other streets in the area there's actually no sign on Pennsylvania when you turn left onto Bridge Street that says truck for a certain limit not allowed I think that would actually help a lot because it seems a lot of them make that left, get stuck before the bridge diverted down Park Avenue. I'm just waiting to hear a large crash down at the end as they can't make the curve.

Mr. Robinson stated, Steve this is Scott here, I'm in the second ward. I understand the issue with that. I think it's – I'm not speaking for the Bridge Commission or the PSP, the State Police, but I believe it's more than likely a safety issue. Again, it's an unfortunate outcome of the safety issue versus stopping the truck right on Bridge Street and citing it and or inspecting it versus getting it off of the main street onto Park.

Mr. Hoppe replied, Scott, I totally understand they've got to pull these trucks over somewhere. I think investigating a diversionary area to do that that's away from all sorts of traffic I mean trucks are banned on lots of streets right in that area I don't see why we would allow them to go down these small residential streets.

Mr. Robinson stated, coming across the bridge we don't have any jurisdiction over on that side so we can't catch them until it's too late for lack of a better phrase and I mean if they could be escorted down to Delmorr and make a right on Delmorr and get out of the parking lot down the island and be dealt with down there, maybe that's something we can look in to.

Mr. Hoppe replied, I wish our park was redeveloped and there was a way to include some pullover area for that I think that'd be a really smart idea. Everybody talks about how used the park is, I do see a lot of people there especially small people you know children just waiting for a disaster to happen as the kid runs right into the street.

Mr. Robinson stated, right I get it. Thank you Steve.

12. Josh Adare –49 N. Delmorr

He stated, I'm in the park every single day. That's the first place I go when I get up. I walk across the street, I take my dog out I clean up his poop and I do what I got to do. I enjoy that park. I'm not going to keep you long, I just want to let you know I'm another member of the community that doesn't want this and I find that there's like two kinds of

people here, they're either people that don't know this is about to happen or they don't want it to happen if they do know it's going to happen. It's going to impact our lives a lot bigger than we realize. Traffic on Bridge Street, imagine that for a minute, during rush hour now you got all these businesses and more places for people to live. I mean just think about it for a second, do you live here? I mean if you do live here that's something we should think about. I haven't heard anybody talk about the wildlife that's down there I don't know where they are supposed to go. I don't know where the kids are supposed to play anymore. When do we start caring about things like this? I haven't heard anything about an environmental impact plan, I want to know about that, is that something that's available to the public, if it is like where is it? So that's pretty much -- I just want to voice my concerns and I appreciate you taking the time to listen thanks very much.

13. Eva KP –85 *Central Avenue*

She stated, I'm also one of the residents that are in the immediate area or around the park. One of the major concerns that I have is that we really hear almost nothing about the development and how that would impact especially residents along Delmorr Avenue and along Central and Park Avenue. What I am also missing in all of the discussion is really seeing the facts, what this development would actually do for us. It always says well it will definitely reduce taxes but I would really like to see numbers what does that mean, how much are we reducing it or how much will they in fact go up? So we need much more clarity there. Also there has never been any communication with us here and I've lived here for a year what that would mean when construction machinery would be brought in, what impact that would have on us, the noise, the disruption here of the peaceful neighborhood, the toxins in the air from all of that plus I see today firsthand when the snow was melting the entire park where the grocery store and hotel and parking lot is supposed to be built is basically a beautiful pond and the ducks are enjoying it very much. So of course there can be studies done and there can be found some

ways of leading that water somewhere else but I'm very much convinced that this will just be a threat to our basements and to our backyards as well as the levee that it might not function anymore so that's a big concern of mine. In your Comprehensive Plan you state that people enjoy living here for its small town feel, however, when I look at the proposed development they are thinking of bringing in people who will then go to Philadelphia or New York City. Also, it says in the Comprehensive Plan that there's a focus on families and kids. The way I understand this development, it's really more for millennials who want to focus on their careers and just see this as a nice way of living close to major highways and the train station so this actually goes against what the Comprehensive Plan states about this beautiful town of Morrisville. Transport of the traffic pattern has been brought up and that is also a major concern of mine because when you plan a development of such grandeur why not thinking of other parts in town where there wouldn't be such a bottleneck because people are as it is standing on the bridge at 5:00 in the evening. This has to really be reconsidered. Plus another concern of mine is how will this impact all the other parts in town that are basically empty right now that also developed or redeveloped. Just putting a nicely looking wonderful Town Center in the park might sound wonderful for the developer but how will this really help our town? So lots of questions, I would really like to see answers. Thank you very much.

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

MINUTES

Motion 6A - Motion to approve the Borough Council Budget Meeting Minutes of December 10, 2020.

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 8-0.

ACTION ITEMS

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

Motion made by Mr. Yager.

Motion seconded by Ms. Hlahol.

Discussion took place regarding the motion.

Mr. Parker stated, roll call please.

Motion carried by roll call vote 8-0.

REPORTS

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

Police Chief's Report – Chief George McClay – (read by Mr. Parker) He stated, please excuse my absence tonight, I am securing the vaccine site at the Newtown Campus of the Bucks County Community College with the major incident response team. On January 24th, Morrisville Police along with the Peace Center and the Bucks County District Attorney's office hosted Walking While Black, which hosted approximately 110 participants along with 10 police officers. Each participant watched the movie and then engaged in a conversation in small groups. This was a great event for all involved. On February 18th, I will be meeting with the Bucks County Chapter of the NAACP, the Chapter has been meeting with departments around Bucks County to talk about the future of policing and to gather specifics of how each department operates. Thank you.

Manager's Report – Scott Mitchell – There was no report this evening.

COMMITTEE REPORTS

Ms. Hlahol stated, you and Nancy went to the school board meeting, do you have anything to tell us about that?

Mr. Parker stated, no. I was going to get to that, there was nothing really discussed because of the fact that the district is doing distance learning there wasn't really much to discuss.

Ms. Sherlock stated, they're going to reevaluate at the end of the next quarter. There's no word on the Manor Park School at this time, nothing that can be shared yet with the public, I mean they have an agreement I think or working on an agreement and that was it. It was a very quick meeting.

ACTION ITEMS

Motion 9A - Motion to affirm Micah Heitz to continue as acting Borough Manager until a candidate is hired as a Full Time Borough Manager.

Motion made by Mr. Yager.

Motion seconded by Ms. Sherlock.

Discussion took place regarding the motion.

Mr. Parker stated, roll call please.

Motion carried by roll call vote 8-0.

APPOINTMENTS

Motion 10A - Motion to appoint Recreation Advisory Board: One 2-year appointment to expire on 5/21/22.

Mr. Parker asked, is everyone okay with waiting to see if anyone else puts in for the one position that's open?

Ms. Hlahol stated, sure.

Ms. Sherlock stated, I think we should since we don't have an official name.

Motion 10B - Motion to appoint Zoning Hearing Board: One 3-year appointment to expire on 1/2/24.

Mr. Parker stated, we have two letters of interest.

Motion to nominate **Suzanne Zukowski** made by Ms. Sherlock.

Motion to nominate **Stephen Hoppe** made by Ms. Hlahol.

Mr. Parker asked, do we have any other nominations? Hearing none, I'm going to close nominations.

No discussion took place regarding the motion.

Mr. Parker stated, since we have just two names we'll just go through, do a roll call and we'll just say the person that we wish to go through and if they have a majority then that person will be appointed.

Virginia Cyphers stated, we have one position and then one alternate position, so there's actually two positions available. Suzanne happens to be on it currently but the alternate position expires tomorrow, so there are two positions.

Mr. Parker stated, can we do a roll call and each member of Council will state the person that they wish to nominate for the position?

Mr. Bowers stated, Stephen Hoppe

Ms. Hlahol stated, Stephen Hoppe

Mr. Nicol stated, Stephen Hoppe

Mr. Paul stated, Suzanne Zukowski

Mr. Robinson stated, Stephen Hoppe

Ms. Sherlock stated, Suzanne Zukowski

Mr. Yager stated Suzanne Zukowski

Mr. Parker stated, Mr. Hoppe

Motion to appoint **Stephen Hoppe** carried by roll call vote 5-3.

Motion 10F - Motion to appoint Alternate Zoning Hearing Board: One 3-year term to expire on 2/17/24.

Motion to nominate **Suzanne Zukowski** made by Ms. Sherlock.

Mr. Parker asked, do we have any other nominations? Hearing none I'm going to close nominations. Since we only have one person we're just going to do a roll call yes or no.

Discussion took place regarding the motion.

Mr. Parker stated, roll call vote. It's a yes or no from Council for Suzanne Zukowski.

Motion to appoint Suzanne Zukowski as alternate carried by roll call vote 5-3.

(nay votes being Bowers, Ms. Hlahol and Mr. Robinson)

Discussion took place regarding the Comprehensive Plan.

BOROUGH OFFICIALS

Mr. Flager stated, I want to thank Micah for pinch hitting beautifully I might add for our Manager in Court a week or so ago, I lost track. As you recall, originally the Judge scheduled it for like weeks after the February 1st deadline and then we wrote to him and we had this whole back and forth, he gave us two hours to give him the sites and we wrote back in 15 minutes and gave him what he wanted and then he moved the hearing to February 1st which was the deadline and I wrote back saying we'll be there just hope it doesn't snow and of course we had a snowstorm and they closed the courthouse down for two days and so we finally got in, Micah did a phenomenal job pinch hitting for our Manager and it was approved by the Judge. Thank you.

Mr. Yager stated, I do want to touch base because there were a lot of comments on the park. I'm not going to take up too much time but I do want to address a couple things. One, somebody made mention about Gilmore & Associates making a decision to not move forward with the plan, that is not accurate, the Borough decided that and pushed that to Gilmore & Associates for a couple of reasons, one COVID-19 was a big reason, the other big reason was the cost and not knowing with COVID-19 how our financials were going to look for 2020 and third was yes, to listen to the proposed plan. Now for everybody who has comments about the proposed plan and concerns about it, I appreciate you, keep speaking up, I got no problem with that. I am not ignoring you, I'm hearing every word but I just want you to think for a minute and put yourself in Council's position, we're being looked in the face of 100 to 150 million dollar investment into our town. If we want to be able to answer all of the questions that you guys have, you want to know the impact, you want to know how it's going to benefit us, you want to know whether it's going to cost which it shouldn't cost the taxpayer anything that's why the developer does it, but all these things that we have questions about no one can answer if we don't allow the process to take place so understand that as we're Council watching everybody and we're talking 8,000 plus people not a couple of dozen, 8,000 plus people we have the best interest of, so as we're doing that, if we were to take the stance of we don't even want to hear about this you'll never get your questions answered. So as we're going through this process guys again keep speaking up keep giving your opinions and keep getting involved that's healthy that's great but understand that what you're up against is questioning whether or not looking into it to be able to answer the questions is the right answer and in my opinion getting the information is the only answer. If we just shut the door on the option and we don't let the developer bring to us his findings and let him do his due diligence, no one will ever be able to answer any of the questions you guys have, so just please understand and be patient because these things don't move in a day or two, these things take a very long time to manifest so when you don't hear anything for a month or two it's because we haven't heard anything for a month or two because this is the time frame that it takes to really do deep due diligence. Now I've spoken directly as all Council has I believe at this point directly to the developer and I've spoken to them personally about Morrisville Little League. The very first time I

spoke to the developer I said what are you going to do about Morrisville Little League, I believe the answer that they're giving right now isn't we don't know what to do with Morrisville Little League because they said it in the last meeting that they presented, they're waiting for Council to give them some guidance. In other words, they can't just go ahead and say they're taking a piece of property that they don't own to build ball fields, so they've peeled back to just give you the honest answer of well Council and the town needs to tell us where these fields would go. So just understand that this is going to be a very long process, dealing with this a year, two years down the road on this thing. This isn't something that I would expect anyone to have a boatload of movement on or any movement on for quite some time. So if you feel like you're not getting information it's because this is how long things take like this, these things are not done overnight guys. I just wanted to address -- because I hear you, I understand you're frustrated and I am not ignoring you, I hear every word you're saying and I want you guys to know that it's not -- if you're hearing that we're listening to the developer, it's because we want to get those same answers you guys do but we can't if we just shut the door on them. Thank you.

ADJOURNMENT

Motion to adjourn, made by Mr. Yager.

Motion seconded by Ms. Sherlock.

Meeting adjourned at 9:40 p.m.