

**Ivyland Borough Council
Meeting Minutes
October 9, 2024**

CALL TO ORDER: 7:00 PM

ATTENDANCE: Chuck Bristow, Sal DiPaolo, Dr. Chis Finello, Bill Linwood, Jahangir Nasir, Matt Piotrowski, Todd Savarese

ABSENT:

OTHERS PRESENT: Krista DiPaolo, Recorder, Mark Freed, Borough Solicitor, Mayor Tony Judice, Janet Pacchioli, Treasurer, Chris Peterson, Borough Engineer

Establishment of Quorum:

Pledge of Allegiance:

Moment of Silence:

Minutes of 9/11/24:

Mr. Bristow made a motion to approve the minutes. Mr. Linwood seconded the motion. Motion passed 6-0-1.

- **Treasurer's Report:**

Mrs. Pacchioli read the October 9, 2024 Treasurer's report. The balances are as follows as of 10/9/24:

General Fund:	
Balance on Hand:	\$432,716.89
Capital Reserve Fund:	\$562,320.82
Liquid Fuel Fund:	\$76,025.40
Fire Company Account:	\$74,653.28
Total Funds 10/8/24:	\$1,145,716.39

The Treasurer's report was accepted, subject to audit. Budgeted funds for 2024 Capitol Accounts were transferred into them.

- **Bills List:**

Prepaid Bills List Total:	\$46,496.79
Unpaid Bills List Total	\$17,196.74

Mr. Linwood made a motion to pay the bills, Mr. Saverese seconded the motion. Motion passed 7-0-0.

- **Correspondence:**

Mrs. Pacchioli presented the following items:

- a. Application for Special Event: The Hess family is having an Oktoberfest party on Saturday October 12th from 3:00 - 11:00 PM. They requested the road closure of Twinning Avenue between Lincoln and Gough. Mr. Bristow made a motion, Mr. Linwood seconded the motion. Motion passed

- **Public Comment:**

- a. No public comment in person. FaceBook comments regarding sound but those were resolved after a few minutes.
- b. Stephen Moyer - 130 Almshouse Road, Suite 400, Richboro, Pa. 18954. Mr. Moyer was asking about 1061 Geeely Avenue, Ivyland. He is interested in acquiring it for an Edward Jones office. He shared that the office would take up $\frac{1}{3}$ to $\frac{1}{2}$ of the first floor. The remaining space can be used for offices to be rented out. One concern Mr. Moyer has for the property that there is no parking and there are "drainage issues" (unverified). Mr. Moyer asked Council what the long term plans for the intersection of Greeley and Wilson Avenue are. He also asked if the water issue is going to be addressed. Mr. DiPaolo said he is not aware of a drainage issue at that intersection. Mr. DiPaolo deferred to the Borough Engineer and Solicitor. Mr. DiPaolo shared that previous applications for usage were not able to meet the ordinance requirements. Mr. Moyer suggested parking configurations and offered ideas/plans to add parking. Mr. Moyer outlined his observations of how water drains in that intersection and along Greeley Avenue. He asked for long term insight into Borough's plans for the property. He discussed concerns and under which conditions Edward Jones would make an offer on the property. The Council reiterated that there are considerations for both PECO and the Railroad along Greeley Avenue. Mr. DiPaolo discussed the processes and some timelines when dealing with these other companies. Mr. Freed anticipates that the proposal would come from a property owner who is looking to develop. There may be some easement requirements. The initial design should come from the potential buyer including parking plans. Mr.

Moyer said that if the Borough is not interested in fixing the parking issue, he would like to know this upfront. Mr. Moyer estimates that an 18 ' x 9' wide space would be required for one parking spot. Mr. Freed said any movement of curbs must be consistent with the subdivision land ordinance plan. Mr. Moyer said he supports curbs along Greeley. Edward Jones would like to maintain the style of the building, specifically the facade of the property. Mr. Moyer appreciates the time and opportunity to talk to the Borough Council. Mr. Piotrowski commented that the Borough would probably not spearhead the parking. He agrees, the building is sitting empty, but they need to be respectful of the surrounding neighbors. He suggested getting spots at the corner of Wilson and Greeley with parallel spaces similar to what is at the firehouse. Mr. DiPaolo reiterated that the Borough is in favor of developing that property.

- **Code Enforcement/Zoning July Report:**

- a. The Council read the report as submitted. Mr. DiPaolo inquired if there were any comments. Mr. Piotrowski made a motion to approve the report. Mr. Bristow seconded the motion. Motion passed 7-0-0.

- **Report of President:**

- a. Nothing to report

- **Engineer:**

- a. Mr. Peterson presented his report.
 - i. The Ivyland Park - base plan and survey is complete. The plan provided tonight is Phase II. In this phase, the Borough can use the Greenways Trail Recreation Grant (\$122,188.00). Current considerations when assessing the parking situation included resurfacing the current parking areas using grant funds. However, the decision was made to remove all parking. This has been removed from plans and work to remove existing asphalt pavement is included in the plans. The plan includes a few other improvements based on community feedback. A new sidewalk is proposed on Eddowes Avenue on the left hand side of the plan and connects with the existing sidewalk and goes up to Jacksonville Road. On the Kirk Road side of the plan, extend the sidewalk and connect to Jacksonville Road as well. Will need to put in an ADA compliant ramp at that corner because we are modifying the sidewalk. There is already a ramp at the

western corner. Other improvements include an asphalt looped trail. The cost will be as originally proposed and includes the improvements of the sidewalks, removing the asphalt, the ADA ramp and interior loops and some sidewalk connections for \$162,000+. There may be some potential Borough expenditures with the plan as presented tonight. We can modify how the bids are done on this project by making certain things viable as an alternate item. Mr. Peterson recommends this so we have spending flexibility. His recommendation was to take the plan we have, provide markups, and modify plans as needed. The opportune time to bid this is November or December 2024 to get it approved in February 2025. Then work can begin in the Spring. This is a good time to remove asphalt. Also this time frame can afford the best prices. Of note, there are no plantings in the current plan. Mr. DiPaolo had a question about the curb cuts. The curb cut at Eddowes and Jacksonville was going to be at the back part of the park. That was left out due to being at grant funding limit. Mr. Peterson said that can be added back in with associated costs. Mr. Piotrowski commented that in the center where the path ends, could a path be made to the front so there is no dead end. Mr. Peterson mentioned that there are three concrete pads left for benches, etc. They can add extensions to create that walking trail. Dr. Finello is in favor of walking trails. Mr. Peterson said that plan prints can be available for Council. Mr. Nasir asked about the length of the trail. Mr. Peterson will get that information and report back to the Council. Mr. Moyer asked about the park that is the Kirk Road portion. Mr. Peterson said that the Kirk Road entrance will be removed. Mr. Moyer asked if there will be a sidewalk on that side. Mr. Judice stated what belongs to the Borough and what belongs to Warminster Township. Dr. Finello commented that a path from Kirk Road to Warminster Community Park would be ideal. This would involve the Warminster Community. This would afford almost 10 miles of very safe running space.

- ii. Phase III - LSA Grant Funding is due at the end of November 2024. The potential project plans are presented tonight. Please refer to the provided drawings. One of the goals is to try to build the buffer between Jacksonville and the interior loop. The plan includes placing benches on the remaining concrete slabs, and two trash receptacles. The main focus of Phase III is the extension with ADA ramp to extend the sidewalk of Jacksonville with a crosswalk at Wilson Ave. with flashing warning devices.

1. Mr. Savarese introduced Mr. and Mrs. Krazyzanowski who reside on the Warminster side of Jacksonville Road, directly across from Wilson Avenue. Mr. Gregori was also present tonight. Mr. Savarese stated that the Borough needs a letter of support for this crosswalk for Warminster Township. Mr. Savarese invited these community members to attend tonight's meeting to discuss the crosswalk location. Mr. Savarese stated that the initial crosswalk was to be across from Wilson. However, in speaking with Mr. Petesron, it was identified that the cross walk would come in across from Willard. Which Mr. Savarese thinks is more appropriate. He stated that Wilson Ave. the topography is much lower. The sight distance at Willard is better than Wilson. The crosswalk with the warning lights will have an impact on property owners located closest to this. If the crosswalk can be established at Willard there would be less of an impact on homeowners, in Mr. Savarese's opinion. Mr. Krazyzanowski offered to be on a committee, with Mr. Savarese, to work on this crosswalk project. The first step would be to consult with the Borough Engineer. Mr. DiPaolo talked about ensuring the crosswalk is connected to a sidewalk. Mr. Peterson shared some considerations of doing the sidewalk at Willard Ave. He stated it may be more expensive. Mr. Piotrowski offered to extend the sidewalk across Jacksonville. The idea of putting a sidewalk from Willard to Wilson. Mr. Peterson shared that there are impacts there including losing some trees and infringing on neighbors front lawns. That was an original idea as presented to PennDot for a multi modal plan.
2. Mr. Walt Krazyzanowski - 1075 Jacksonville Road, Warminster: He commented when and how he became aware of this project. He expressed concerns with the proposal in terms of the rise of the sidewalk and having a crosswalk placed there. There is also a utility pole in this area. There are line of sight issues especially with cars coming from Bristol as there is a hedgerow. He agrees that something needs to be done but he is not sure if establishing it on the Warminster side is the most feasible. Mr. Krazyzanowski favors the crosswalk being on Willard Avenue. He is open to discussions and urges the Council and Engineer to look at Willard Avenue as the better option. Mr. Savarese said we need a

letter from Warminster Township. A component of the grants is that they want interconnection. Mr. Savarese stated at Willard there can also be a connection to Ivyland Commons Park. Mr. Savarese feels that we need to consider this option. The crosswalk project can occur in a later phase. And one where we can submit a grant application. Mr. Peterson said we can explore this option. Mr. Piotrowski asked if we could paint out a bike lane. Mr. Bristow commented that the north side does not have the utility pole which would be easier. In the majority of the Borough there is not a grass buffer. Mr. Peterson said we need a waiver. Mr. Bristow asked further, does a crosswalk have to terminate at a sidewalk? Mr. Peterson said it does not have to terminate at a sidewalk. For grant reasons, the crosswalk would be preferable to end at a sidewalk. Discussion ensued about adding a landing zone for people to stand before crossing Jacksonville Road. Mr. Krazyzanowski made another comment that it's presumptuous that this project could end at their property. Mr. DiPaolo commented that this started a few years ago with a Borough desire to see a safe crossing across Jacksonville. Mr. DiPaolo asked Mr. Krazyzanowski, as he has the Warminster connections, could we get the communities together to discuss? Mr. Krazyzanowski said he feels that the Warminster Supervisors would be open to discussions. Mr. DiPaolo asked if there was a way to get a letter from PennDot. Mr. Peterson said we could not get a letter in time for this phase. Also, PennDot is not involved in the LSA grant. Dr. Finello commented that the best route is to continue conversations with our representative and state senator. That is the conduit to move forward with this with the LSA grant. We would need two letters from the State Representative and State Senator. Second, for commentary purposes, if we add the crosswalk at Willard versus Wilson, as the grant us up to \$1,000,000 and the current proposal is at \$200,000, the suggestion is to write the grant for more rather than less. For example, a previous grant was awarded for half of what was requested. Finally, don't do anything with the money until the grant is in place. Mr. Moyer commented that in front of Tamanend Park, there is a crosswalk with landing strips. He commented that handicapped users would not be able to use them because those landing strips don't go anywhere. Mr.

Moyer commented that a traffic light along Jacksonville is really needed. There was a similar situation at the George School on route 413. They did put in a crosswalk with a blinking light. The idea of a blinking light in a crosswalk is "just not real." Mr. Moyer suggested that Wilson Avenue be used. Mr. Piotrowski commented that the intersection of Jacksonville Road and the townhouse development does not warrant a traffic light per PennDot. He feels Wilson or Willard would not get a traffic light. Mr. Bristow shared that there is a crosswalk on Byberry Road near Masons Mills that is very effective. Mayor Judice pointed out there is an island in that Byberry Road crosswalk. Mr. DiPaolo said we need to decide if we will pursue a grant application tonight. Mr. Peterson said we need a consensus tonight to meet the grant deadline so it's ready for the next meeting, which is also the same month that the grant is due. Mr. Peterson said you have to have the improvements on the estimate for the amount you are asking for. So are we increasing the scope? Mr. Savarese favors the Willard Avenue location. He is in favor of a motion to give the plan what it needs. A motion was made, by Mr Savarese to abandon the proposed crosswalk at Wilson Ave and in lieu, pursue a crosswalk at Willard Ave. In addition, including the necessary addition of lineal feet of sidewalk on the preferred side of Willard to the Ivyland Commons. Mr. Bristow feels we should put in the grant for a crosswalk with all the bells and whistles. Mr. Bristow seconded the motion. Passed 6-0-1 (Dr. Finello abstained). Dr. Finello asked if letters of support are needed. Mr.

Peterson agreed. The task was handed to Mr. Savarese and Mr. Bristow

- iii. The annual report presented last month has been submitted. The Borough received correspondence from PA DEP on September 3, 2024, indicating that their permit will expire on July 31, 2025. Renewal for permit is due Feb. 1, 2025. Move forward with renewing the application.

Solicitor:

- a. The Ivyland Hotel sold on September 12, 2024. The assignment of the land development agreements, a new financial agreement, and a new bond posted from the new owner. We have communicated with the new owner trying to set up a meeting to make introductions. Mr. Piotrowski asked if Council Members have to meet with the owner. It is

more staff/employees. Mr. Freed suggested one or two Borough members attend as a way to welcome the new owner to town. Mr. DiPaolo reminded everyone that we are changing over from Keystone Inspections at the end of the month and that Barryt Isett & Associates will be handling both zoning and inspections services in the borough. Mr. Freed mentioned the meeting will be planned after the changeover.

- b. More Right to Know requests have been submitted in regards to the Mill Property.
- c. Appeals to the office of open records are being addressed.
- d. No Executive Sessions discussions needed.

- **Unfinished Business:**

- a. Nothing to report

- **Mayor:**

- a. Police report: Monthly report for August: 25 traffic citations, 3 written warnings and a parking ticket. The August 2024 court check was \$718.45. The monthly report for September 2024: 3 physical arrests from the ongoing process from the car break ins). Our police force liaises with the Warminster Township police. Warminster did the investigation then turned over the case to Ivyland Police. There is video evidence and statements. Currently, there are three people who are arrested. One adult and two juveniles. There were 23 traffic citations, and the court check was \$535.20.
 - b. The Borough received a bill from the Animal Control Office. The total was three times what it normally is. In reviewing the bill, they responded to three calls for barking dogs and a dead rabbit. The problem is that in our agreement with this agency, Warminster Animal Control will not respond to direct calls from Ivyland residents but only from the Ivyland Administrative Office, Police Department, Public Works Department, or Warminster Police. The residents called Bucks County 911 for barking dogs. There are two issues we are dealing with. First, we need to get information out to all residents that they are not to call Animal Control. A barking dog is not an animal control issue. It's a public nuisance issue. The other problem is that our police responded to two of those calls. Our Police department must let Animal Control know that we responded to the call. Third, Animal Control must be contacted. Our contract is up at the end of the year. We need to renew this contract because we have no other option. If we don't renew our contract, we have a problem because there is no other agency to handle these issues. We need to have our police make sure to contact animal control. Our residents should

not call 911 or Animal Control. Animal control should abide by their contract. Mr. Bristow said we cannot tell residents that they cannot call 911. The responding agency should inform the caller it's not their sphere of responsibility. Mr. Piotrowski said we can ask someone to serve as our animal control officer and we don't have to use Warminster Animal Control. Mr. Piotrowski offered an option of a contact that can serve as our Animal Control officer. Mrs. Pachioli stated that her understanding when the contract was signed was that Animal Control would be responsible for two things: stray dogs and cleaning up dead animals. Animal Control is in violation of the agreement. Mr. DiPaolo suggested we don't pay the bill. Secondly, we cannot tell residents not to call 911. The bill is over \$3,000. The budgeted annual cost is usually \$1,900. Mr. Freed recommended not having the number for Animal Control on the Borough website. Mr. Savarese made a motion to pay the bill. Mr. Linwood seconded. The motion passed 4-0-3.

- **Committee Reports:**

- a. *Park and Recreation:*

- a. The Ivyland Village swings have been installed. Mr. Nasir sent pictures to Borough Council members. Last month there were 3 quotes, this month a fourth quote came in from Superior Play Systems, King Swings, Amish Direct Playsets, and Swingset Warehouse. We went with King Swings at \$12,994.30 installed. Granieri filled in the mulch last week. Kids have been playing on the swings everyday since they were installed.
 - b. The Borough Playground is missing a toddler swing. Mr. Nasir reached out to King Swings and the cost was \$143. Mrs. Pachioli asked to consider obtaining a new basketball net. The playground is also due for mulch.
 - c. Ivyland Bonfire is Saturday, 10/19/2024 at 6:30 PM.
 - d. The next meeting is Tuesday, 10/15/24 at 7:30 PM.

- b. *Finance:* Budget presentation - Mrs. Pachioli shared a hard copy of the budget. She asks that Council review it and share comments. The police received a 3% salary increase.

- a. In General Fund Building Admin - see line item - 400.210 - a new copy machine is needed. The current one is eight years old. The office staff was advised that we are reaching the end of repair life for this machine. Mrs. Pacchioli has received a bid from the Saxxon Company for \$5,085. Of that, \$4,585 is the cost

for the new machine. It is a black and white machine. The color machine is very expensive

- b. Line item 400.310 for \$16,000 is for the codification we initiated last year. To date, we've only paid \$4,000 this year. Total cost is \$20,000. We owe \$16,000. We are waiting to hear back from the company
- c. Operating transfer from the General Fund, unallocated: had \$200,000 which was placed in Capital Accounts. This year the balance is \$95,585. The copier is being taken out of the unallocated funds. The codification is a Capital expense . Of that \$95,585, \$10,000 for maintenance was put into the Building Account (at \$39,000). \$50,000 was put into the Infrastructure Account. \$5,000 into the Park and Rec General Capital Account. That account has a little over \$3,000 and needs to build back up. Last year we used funds for trees so recommending \$10,000 for that ongoing account. This all totals \$95,585. We have interest in the Capital Account and we have not put it into any of our Capital Accounts. Our interest, by the end of December, will be about \$44,721. Mrs. Pacchioli suggested that this be put into the Infrastructure Account as well. The Capital Infrastructure Account totals \$374,823.70. Recommended to put \$50,000 into that with the interest to total \$469,544.70. In that we are committed to matching our Park Grant for \$92,852. There is \$18,328 for the ramp and our Storm Water match of \$74,524. Even after our commitment to those two accounts, we would still have \$376,693.
- d. Mr. Savarese asked about line item 439.70 Highway Construction Rebuilding for \$32,513 is our debt service. Mr. Savarese asked what the interest is? Mrs. Pacchioli stated that this is a 20 year USDA loan. She is not aware of the interest rate. Mr. Savarese asked if we should pay it off. It is due in 2027. Mrs. Pachioli will get more information and report back. This report needs to be approved by the November 2024 meeting unless it is approved tonight. Mrs. Pacchioli will not be attending the November meeting. Mr. Savarese asked about any consideration in the budget for IT work. Would we consider microphones/podium/screen for public comment and viewing documents? Mr. Bristow commented that we can do a simple project to display information on a monitor. Mr. Savarese asked for a podium for public comment. Mr. Savarese stated that we may want to consider consulting or bringing a professional in to help update and enhance the public's ability to participate in meetings. Mr.

DiPaolo agreed and Mrs. Pachioli stated we can start a small capital account for these items. We can put money in Unallocated Funds so we can start building on it. Mrs. Pachioli stated that we need a monetary figure. Discussion ensued about what our current costs are to provide virtual access to the meetings. No decision was made to allocate funds for IT at this time. Mr. Linwood made motion to pass the budget, Mr. Bristow seconded the motion. Motion passed 7-0-0. The budget is available for inspection during office hours.

- e. Mr. Bristow asked about line item 410.324 - Wireless Aircard for the police connection with the network. Mr. DiPaolo asked to label that, "Police Mobile Internet".
- c. *Public Safety*: Nothing to report
- d. *Borough Property*: Mr. Piotrowski has a proposal for signs. We need 50 signs. The cost will be \$2,795 installed. The material is coated aluminum and there may be some additional cost with cutting the material. If Council is ok with this the vendor can next proceed with providing samples. The letter application will be vinyl. Mr. DiPaolo made a motion to proceed with the sample, Mr. Linwood seconded. Motion passed 7-0-0. Mr. Savarese and Mayor Judice commented on collecting all the old signs and not dispersing to Borough residents.
- e. *Streets and Walks*: Nothing further to report
- f. *Planning Commission*: Nothing to report
- g. *Fire Company*: Deb presented the report that occurred within the last 30 days. The Fire Department had 11 calls; 3 for fire, and 8 medical/fire police/other. There are 88 calls YTD. One member is in vehicle rescue technician training and one in Firefighter 1 training.
 - i. Upcoming Events:
 1. Bonfire and Fire Prevention: Saturday, October 19, 2024
 2. Halloween: handing out candy at the Firehouse and in the Village
 3. Coin Toss: Black Friday, November 29, 2024, rain date Saturday 11/30
 4. Breakfast with Santa: December 8, 2024
 5. Santa visits Ivyland: December 14, 2024

- **Emergency Management:**

- a. Nothing to report

New Business:

- a. Nothing to report

- **Personnel:**

- a. Nothing to report

- **Public comment:**

- a. From Facebook:

- i. Several comments were made about the park.
 - ii. A resident asked about a workout park.
 - iii. Another resident asked about connecting the park to Warminster Park.
 - iv. A request was made asking that we make sure the hotel tenants be mindful of neighborhood residents when parking. Mayor will ask the police chief to repost the no parking signs.

- b. Mr. DiPaolo asked if the new hotel owners got a Certificate of Occupancy. Mr. Freed said it has not happened yet and this can be discussed in an Executive Session if needed. No executive session was called.

- **Adjournment:**

- a. Mr. Bristow made a motion to adjourn, Mr. Linwood seconded. Motion passed 7-0-0.
Meeting adjourned at 9:05 pm.

Respectfully Submitted,
Krista DiPaolo, recorder

Minutes Approved by Borough Council November 13, 2024

As presented