

**Ivyland Borough Council
Meeting Minutes
September 11, 2024**

CALL TO ORDER: 7:00 PM

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

ABSENT: Mayor Tony Judice, Todd Savarese

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

Establishment of Quorum:

Pledge of Allegiance:

Moment of Silence:

Minutes of 8/14/24:

Mr. Bristow made a motion to approve the minutes. Mr. Linwood seconded the motion. Motion passed 4-0-2.

- **Treasurer's Report:**

Mrs. Pacchioli read the September 11, 2024 Treasurer's report. The balances are as follows as of 9/11/24:

General Fund:	
Balance on Hand:	\$445,696.62
Capital Reserve Fund:	\$575,048.62
Liquid Fuel Fund:	\$75,750.83
Fire Company Account:	\$75,421.05
Total Funds 9/11/24:	\$1,171,917.12

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:	\$44,763.38
Unpaid Bills List Total	\$6,206.93

Mr. Linwood made a motion to pay the bills, Mr. Bristow seconded the motion. Motion passed 6-0-0.

- **Correspondence:**

Mrs. Pacchioli presented the following items:

- a. The Borough received information about the Peco Green Region grants. Mrs. Pacchioli shared the information with the Council by circulating the materials. This grant can be used for our current park project. The maximum grant amount is \$10,000.

- **Public Comment:**

- a. No comments

- **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 6-0-0.
- b. Mr. DiPaolo reported that Mr. Hallowell was notified that his last day as Borough Zoning Officer would be on September 20, 2024. Mr. DiPaolo also informed Council that a letter of termination was sent by the Solicitor to Keystone Inspections informing them of the Borough's intention to terminate our current inspections contract with the company. The Borough has signed a new contract with Barry Issett (BI). BI will be taking on Zoning Officers responsibilities starting October 20, 2024 and will be taking on Building Inspector responsibilities when Keystone's services terminate, 60 days after our notification letter.
- c. Use and Occupancy Procedures: BI has provided new electronic templates for permits and zoning paperwork. Forms were put on the Borough website online. The Borough does not provide a list of what is inspected for Use and Occupancy certificates. Barry Issett has provided a list of items that are included in their inspections. The lists are very detailed and it follows the International Building Code. The Borough has adopted the IBC. The other difference between the two Inspection companies is that all inspections had to be done with United and were built into the building permit. This fee included the \$50 permit fee and \$90 fee for United Electrical Inspections for a total \$140. Barry Issett

handles it differently as they have a list of electrical inspection companies. This is a change that Mrs. Pacchioli feels that Council needs to be aware of. The Borough just had two submissions for Use and Occupancy certificates. Barry Issett issued these certificates. The U and O is under our ordinance but it is not believed to be in our building ordinance per Mark Freed. Anything covered by a building code officer should continue to be done by Keystone until the 60 days has been reached. Mr. Piotrowski stated that after the transition, we should follow Barry Issett's procedures. Mr. Freed stated that we need to clarify if this falls under the U and O or code enforcement.

- d. Barry Issett does a door hanger program. Mrs. Pacchioli received the information about this and she reviewed the marketing materials. 250 pieces were ordered. Mr. DiPaolo forwarded an example of hanger to Council.

- **Report of President:**

- a. Nothing to report

- **Engineer:**

- a. Mr. Peterson presented his report.
 - i. Navy Housing Demolition - Contract is still open. There is still \$4,042 available on contract. Someone from the contractor's office came to the office looking for payment.
 - ii. The Ivyland Park - Carroll Engineering is working on a preliminary plan and estimate for presentation at next month's meeting. The due date is September 30, 2024. If it is approved, Mr. Peterson requests that Mrs. Pacchioli sign off on this.
 - iii. PA Small Water and Sewer Grant, Carroll Engineering is working on a Phase 01 plan for this grant to support.
 - iv. Local share account grant is currently open, the due date on the grant is November 30, 2024. Mr. Savarese reached out to Carroll Engineering regarding a possible re-routing of Kirk Road and/or crosswalk across Jacksonville Road.
 - v. Mr Petersen suggested getting a letter of support from Warminster on the grant application for a crosswalk. Regarding the rendering for the park, Dr. Finello asked about a walking path in the plan. Mr. Peterson said the path will be tailored to the budget. Dr. Finello is in favor of a walking path and commented that residents prioritized this as something to have in the park. Mr. Peterson can add

to the plan as a future project with associated costs. Mr. Pitrowski asked if the walking path can be part of the Peco Green Grant can be used. Mr. Peterson said the \$10,000 might not be enough for a whole path. Mr. Peterson also stated that this could be another phase in the plan. Dr. Finello asked if the LSA can be used for a walking path. Mr. Peterson replied that it can be used this way.

Solicitor:

- a. A letter sent to Keystone for 60 days notice that we are switching providers. Keystone has received it. The Borough has received a number of Right to Know and Appeals to Rights to Know requests. Mr. Freed is working on getting these responded to with Mrs. Pacchioli's assistance.
- b. The Ivyland Hotel land development - The owner is reported to be selling the property and hoping with a closing date of 9/12/2024. The plan is to first, regarding bond and finances, prepare a new finance agreement for the purchaser to execute. They will post a bond that is currently in place for property. All interest in stormwater plans will move from NTWS to the purchaser. Mr. Freed will circulate these documents. The Borough needs to consider approving the agreements. Once considered, as escrow's still owed, there will be fees. Regarding outstanding escrow, Mr. Freed asked that this agreement be conditioned on receiving the fiscal bond and the escrow payments to the satisfaction of the solicitor and Borough Council. Mr. Bristow read the Bond Agreement. NTWS is the "developer". Mr. Bristow commented that he is highly suspicious of the bond. Mr. Freed reiterated that the resolution of outstanding monies due will be to the satisfaction of the solicitor and Borough Council. In addition, there will be a new bond from the purchaser. Also, we will be looking for confirmation that the settlement has occurred. Finally, we will receive executed documents from the purchaser before the Borough signs off on it. A bond is an acceptable method of financial security. Municipalities do not prefer this but it is allowed under the law. The bond is not getting gifted from the seller to the purchaser. The Borough just has to agree to the amount. Mr. Pitrowski asked if the land development plan had been recorded. Mr. Freed believes that it has been recorded. Mr. DiPaolo recalls signing off on it. Borough will not be releasing the current bond until we have a new bond. A motion was made to accept the outlined conditions. Mr. Pitrowski seconded the motion 5-1-0.

● **Unfinished Business:**

a. No report

- **Mayor:**

a. Police report: None

- **Committee Reports:**

a. *Park and Recreation:*

- i. The Borough received a Quote from Superior Play Systems on swings and rehabilitating the border. The quoted cost is around \$16,000. Granieri will provide and lay new mulch. The Borough is awaiting quotes from those other two companies; Rainbow Swing Set Superstore and Swing Set Superstore
- ii. The Ivyland Bonfire will take place on October 19, 2024 at 7:00 PM. The Fire Company will be doing their fire prevention night. A Better Way Farm fee is the same as last year.
- iii. Mr. Bristow thanked the committee for a successful annual Ivyland 5K. Mr. DiPaolo thanked Jon and Mary Severn for the 25th year. The Ivyland Presbyterian Church also supports this wonderful event.
- iv. Ivyland Free Library - thank you to the Bristow's for the beautiful library box. Mrs. Pacchioli's two granddaughters were the first two users of the new library. There was a write up in the Loudspeaker. There are now two libraries in town.

b. *Finance:* Mrs. Pacchioli needs input from Sgt. Carey and Mayor Judice for police budget figures. Mrs. Pacchioli will be away for the November 2024 meeting.

c. *Public Safety:* Nothing to report

d. *Borough Property:* Mr Piotrowski is getting quotes for the replacement of street signs. He asked if the Borough wants the company to install or do we install ourselves? Mr. DiPalo asked for a quote for both. The porch floor needs to be repaired and the whole porch needs to be painted. Mr. Piotrowski got a quote for \$2,740 to repair the porch, power wash, paint the floor and ceiling and minor repairs to railings and sides. Mr. Piotrowski made a motion to select Montana Tradesman to complete the work needed for the porch and related items. Mr. Nasir seconded. Motion passed 6-0-0.

e. *Streets and Walks:* No report

f. *Planning Commission:* No report

g. *Fire Company*: Mr. James Cantore presented reports that occurred within the last 30 days. The Fire Department had 11 calls; 1 for fire, and 10 fire police. There are 88 calls YTD.

i. Fire training going well

ii. Thank you to the Borough for supporting the company's the fundraisers

iii. Upcoming Events:

1. Bonfire and Fire Prevention: Saturday, October 19, 2024

2. Coin Toss: Black Friday, November 29, 2024, rain date Saturday 11/30

3. Breakfast with Santa: December 8, 2024

4. Santa visits Ivyland: December 17, 2024

- **Emergency Management:**

a. Audry Kenney was Director of Emergency Services. She is now the Deputy Director for FEMA. An interim will Director is to be named.

New Business:

a. No report

- **Personnel:**

a. No report

- **Public comment:**

a. In person: Charles Margiotta; 1257 Pennsylvania Avenue. Asked if he can have the Chase and Pennsylvania Avenue signs when the new ones are installed.

b. Facebook: Someone commented that all the Stormwater links are broken on the website.

c. In person: Councilman DiPaolo received an in person complaint about excessive dog barking from the neighbor at 1169 Greeley Avenue. Mr. DiPaolo asked the homeowner to email him with details and any videos per their discussion. Under Ivyland ordinance Policy 2-112 under Animals: Unreasonable barking has fines and penalties associated with repeat incidents, Mr. Piotrowski asked to keep any enforcement actions with the Police. A citation can be issued to the homeowner.

- **Adjournment:**

a. Mr. Bristow made a motion to adjourn, Mr. Linwood seconded. Motion passed 6-0-0.

Meeting adjourned at 7:53 pm.

Respectfully Submitted,
Krista DiPaolo, recorder

Minutes Approved by Borough Council October 9, 2024

As presented.