

**Ivyland Borough Council
Meeting Minutes
October 8, 2025**

CALL TO ORDER: 7:00 PM

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

ABSENT: Mayor Tony Judice

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 9/10/25:

Mr. Linwood made a motion to approve the minutes. Mr. Nasir seconded the motion. Motion passed 7-0-0.

- **Treasurer's Report:**

Mrs. Pacchioli read the September 10, 2025 Treasurer's report. The balances are as follows as of 10/8/2025:

General Fund:	
Balance on Hand:	\$355,195.51
Capital Reserve Fund:	\$572,759.24
Liquid Fuel Tax Fund:	\$64,067.43
Fire Company Account:	\$77,987.12
Total Funds October 2025:	\$1,070,009.30

The Treasurer's report was accepted, subject to audit.

- **Bills List:**

Prepaid Bills List Total:	\$69,089.57
Unpaid Bills List Total	\$5,934.80

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

Discussion: None

1. Correspondence:

- a. Mrs. Pacchioli shared correspondences from the current 2025 donations:
 - i. Warminster Free Library - a Thank You card was read from Peter Lahou.
 - ii. SPCA - a Thank You letter was read.
- b. Clemens, Richter & Reese: The borough received information about updated fees for 2026 which will be \$200.00 per hour.

2. Public Comment:

- a. Mr. Tim Hagy, General Manager, and Mr. Daulton George, Assistant General Manager, of Warminster Municipal Authority. The gentlemen have requested the Council's help. Mr. Hagy gave an update regarding the status of the Authority and work being done including PFAS remediation, maintaining water standards, and reinvesting (replacement and upkeep) of the system. The Authority has \$11,000,000 in their Capitol Budget. They started their own construction company to maintain the system as they are committed to serving the community. The reason for the presentation tonight is to request the Borough's cooperation with the sewer laterals. Mr. Bristow asked about the impact of poorly maintained homeowner laterals. Mr. Bristow asked the Council to read through the Ordinance No. 2024-776. He expressed the need to review this Ordinance in full with the Council. Mr. Bristow is concerned that the associated costs can become very large as this is an old neighborhood. The Warminster Authority would be responsible for digging up the street. Mr. Bristow asked where the house lateral stops and where the township lateral picks up. Mr. Hagy stated that the change occurs at the curb. Mr. Bristow has significant concerns and is not comfortable with sections of the Ordinance. For example, Mr. Bristow asked if public buildings are exempt, such as the Borough Hall. It is a government owned building. Mr. Hagy stated they are not comfortable exempting properties. Further, Mr. Hagy stated that the infrastructures really need to be repaired, cleaned and fixed, as "there is no way around it." Mr. Bristow asked what happens if the Borough decides not to participate. Mr. Hagy said that the agreement has to be reviewed. Dr. Finello asked Mr. Hagy and Mr. George about the initial conflicts with state law which occurred in Warminster. Mr. George offered some scenarios to highlight specific issues. He offered a cost range of a couple hundred to a couple thousand dollars. The Authority's website has a list of contractors who can perform the work. A new homeowner has a year to accomplish the identified

repair. Mr. Linwood asked about the materials used in the house lateral. Specifically, he asked if there are restrictions on what can be used. Mr. George stated there are material specifications on the website. Mr. Linwood shared that he had a schedule 40 which comes with a transferable warranty that can be passed through future owners. Mr. Linwood ran into the problem of having the township attempt to stop his work. Although Mr. Linwood used better materials than were specified as the minimum. Mr. DiPaolo asked if the homeowners get an inspection, what is the Authority's point of take over. Mr. George said there is a transition point where you see the 4" lateral move into a 6" lateral. If the township lateral is unusable, the Authority will repair that infrastructure. Mr. Bristow also highlighted that if the inspection fails, can he flush his toilet? Mr. George mentioned they've only had one or two of those occurrences. The fix has to be re-inspected after the repair has been completed. Mr. George explained when a re-inspection will be required. Mr. DiPaolo asked if the Solicitor had any comments. Mr. Freed asked about enactment. His question was about an enactment of the ordinance. He also asked if the Borough's ordinance and the Authority's ordinance are similar? Mr. Hagy replied, "yes." Mr. Hagy opened up the conversation for the Council to ask any questions about the Authority. Mr. Savarese made a comment regarding the availability of the technology to identify potential problems. He does share the Council's concerns about over regulating the systems. Mr. Savarese supports what the Authority is doing and is not comfortable with over regulation. Mr. Savarese thanked Mr. Hagy and Mr. George for attending the meeting and presenting this information to the Borough. Mr. Savarese asked if they are enforcing homeowners dispersing the rain water into the sewer lines. Mr. DiPaolo stated that this is against code and against the law. Mr. Hagy commented that this does happen in the township and that it is a significant problem.

- b. Mr. Brian and Mrs. Jill Wenstrup, 58 Brewster Drive: They have been residents of the Borough for 13 years. They love the town. They have noticed that lights are being replaced on Johnsville Boulevard that are a completely different configuration and look. Mr. Wenstrup feels it does not represent the style of the Borough. The Council identified that these lights are the jurisdiction of Warminster Township. Mr. Wenstrup mentioned he could attend the Township's next meeting to share this concern with them.
- c. Mr. Scott Alden, 49 Wilson Avenue: Asked when the tree trimming will occur. Mrs. Pacchioli stated that the Borough received a notification that this should have occurred at the end of August. This notification stated that Wilson Avenue would be managed. Pacchioli will call Ted Duran, the Peco Municipal contact, to follow up.

3. **Code Enforcement/Zoning Report:** Mrs. Pacchioli alerted Mr. DiPaolo and Mr. Bristow to an upcoming meeting.

4. **Report of President:** No report.

5. Engineer:

Mr. Peterson presented his report:

- a. **Greeley Avenue Storm Sewer:** The plans have been sent to the Warminster Municipal Authority.
- b. **The draft Annual MS4 Report:** Has been completed and submitted.
- c. **Verizon Communication Boxes Issue:** Still ongoing and while they are making progress, nothing has been resolved yet. The issue is that if there are live wires, these have to be managed by Verizon.
- d. **Local Share Account (LSA):** The grant application is underway. At the next meeting, Mr. Peterson will request to approve the resolution on behalf of the Borough. The resolution will be sent to Mrs. Pacchioli for approval and presentation at the next meeting.
- e. **Fire Line striping:** Mr Peterson is continuing to address this issue with the vendor. Mr. DiPaolo asked Mr. Peterson to stay on top of this.
- f. Mr. Piotrowski asked about the **pothole** that was filled with river rock. Mr. DiPaolo asked Granieri to remove the rock and repair the hole. Mr. Peterson asked if the Borough wanted to petition Penndot to make the repairs. Mr. Piotrowski asked if the pothole is on Penndot's road? Mr. Peterson believes it is in Penndot's right of way. The Council advised Mr. Peterson to move forward with the petition. Mr. Bristow asked if petitioning Penndot is the same as making the request online? The example was given of how quickly a township road got fixed. There is a difference in our scenario. Mr. Peterson said it is worth it to fill out the online form.

6. Solicitor:

- a. Mr. Freed stated that there is an upcoming bid proposal for snow and ice removal. This was advertised once at the end of September and then at the end of October. The bids are due November 5, then Council can select a contractor.
- b. Zoning Application for 84 Gough: The owners are seeking a special exception to put an in-law suite on the detached garage. It's a permanent use that needs a special exception. The meeting will take place on Tuesday, October 21, 2025.
- c. Discussion ensued regarding the automated Traffic Enforcement. The Mayor met with the Centennial School District. Mayor Judice presented the Solicitor with an agreement. Mr. Freed had comments that were shared with the Mayor. These comments should be shared and the agreement should be revised accordingly. The law was changed in 2023. So the format that was presented to the Mayor was outdated. Mr. Linwood spoke with the Mayor. The statutes being cited are no longer appropriate. The Mayor is not authorized to sign an agreement. This will be discussed in an executive session.

7. Unfinished Business:

- a. Radar signs: These are still in process.
- b. Mr. Bristow asked Mr. Peterson to send him a photo of the pothole on Jacksonville Road. Mr. Peterson will do so via email.

8. **Mayor:** The Mayor was not present tonight.

9. **Committee Reports:**

a. **Park and Recreation:**

- a. Eagle Scout Project: Patrick Forman planted 15 Cherry trees along Pennsylvania Avenue. There is an additional tree behind Borough Hall. Mark Foreman and Sean Pope coordinated this. Thank you to Mrs. Pacchioli for her coordinated efforts to get equipment secured. Mr. DiPaolo stated one tree may be too close and may need to be moved. A Borough resident asked Mrs. Pacchioli if the trees are being watered. The trees are being tended to.
- b. Ivyland Bonfire and Hayride: October 25 from 7:00 to 8:45 PM in conjunction with the Fire Department's Fire Prevention Night.
- c. Eugene, resident and volunteer, donated palettes for the bonfire
- d. Mr. DiPaolo asked if all the flags have all been removed from the poles. There are few more to be removed.

b. **Finance:**

- a. Mrs. Pacchioli shared the proposed 2026 budget. There is a proposed change in the tax rate from 11.25 mills to 13.25 mills. This is the first tax increase since 2011. The next finance meeting is on November 6. Any comments or changes must be submitted before the November finance meeting. Total assessment for the borough is \$14,140,090. The average borough property assessment is \$30,780. Assessments will be below average in the grid and above average in the village. The Meadows assessments will be a little less than those in the grid. The average household will see about a \$60 annual increase. Village households will see about an \$80 annual increase. Households in the Grid will see about a \$60 annual increase. Households in the Meadows will see about a \$40 annual increase. Mr. Bristow commented that we have not had to raise taxes in such a long time. "Kudos to the team who kept taxes low. But this is a reality that we knew was coming."
- b. Mrs Pacchioli i stated "The thought was to be prudent and put funds into the capital accounts. By taking \$50,000 from unallocated funds, placing \$10,000 into capital account for buildings, \$10,000 into capital Park and Rec account and \$10,000 in capital account for park trees. The remaining \$20,000 would be placed in the infrastructure capital account.
- c. There is \$28,500 of interest from capital accounts, the recommendation is to place it in the infrastructure capital account. We have to look forward as interest rates will most likely decline. Right now we are getting 4.5%. December 1, the rates will be reduced. Mr. DiPaolo concurred with planning ahead, as we have to consider storm water and street work that will need to be done in the near future. Mrs. Pacchioli asked the Council

to review and share comments and suggestions with her and the Finance Committee. Dr. Finello made the statement "we (the Borough) want to make sure we pursue grants to offset as many expenses as possible, grants have already kickstarted a number of Borough projects. The Borough needs to make sure we are using the infrastructure funds and matching wisely with grants." Mr. DiPaolo said we have also applied for the intermodal grants which are in line with Dr Finello's thinking. Mr. Bristow asked if the report can be presented with last years' and this years' budget side by side. Mr. DiPaolo commented that the Finance Committee would work on presenting a side by side presentation.

c. Public Safety:

- a. There was no meeting this month so there is nothing to report.
- b. Mr. Linwood shared the police report: There were no physical arrests, one parking ticket and eight traffic citations. No check was received by the courthouse, to date.

d. Borough Property:

- a. Mr. Piotrowski investigated getting a new generator for the property. There are two options: \$20,000 generator for just power (no AC). If the AC is wanted, the Borough will need a very large commercial generator at triple the cost. If the larger generator is wanted, price quotes can be obtained.
- b. Mr. Piotrowski with a contractor to repair boards on the porch, he did not respond. Mr. Piotrowski will continue looking for a vendor

e. Planning Commission: Nothing to report

f. Streets and Walks: Nothing to report

g. Fire Company: Mrs. Deb Hoffman, Fire Department, reported for the Ivyland Fire Company for September 2025:

- a. Emergency Services Updates:
 - 1. For 2025 the fire company YTD has 88 calls. There were two fire and five EMS calls in the last 30 days.
 - 2. The department replaced AED and battery pads in Borough hall
 - 3. Fire and EMS coverage and fire support was provided for the Ivyland 5K in August.
 - 4. Events:
 - a. Fire Prevention - October 25, 2025 - 7:00 to 9:00 PM in conjunction with support for the annual Ivyland Bonfire. The theme is *fire safety when it comes to Lithium Ion batteries in your home.*

- b. On October 18, 2025 the fire department will provide medical services for William Tennent High School 29th annual Celebration of Bands.
- c. The fire department will be handing out candy for Halloween in the Village and the Grid.
- d. Coin Toss - November 11, 2025

10. Emergency Management: Nothing to report.

11. New Business:

- a. Mr. DiPaolo thanked the Borough for putting an Ad in the WTHS music boosters Ad Book.
- b. Dr. Finello about light that flickers at Eddowes and Brewster. The number on the light is 25.

12. Personnel: Nothing to report.

13. Public comment:

- a. Scott Alden asked which positions are up for re-election on Borough Council. He also commented that the pothole is not on Jacksonville Road, but it is more on Wilson Avenue.

14. Adjournment:

Mr. DiPaolo made a motion to adjourn. The meeting adjourned at 8:17 PM. The Executive Council will meet immediately following this adjourned meeting.

Respectfully Submitted,
Krista DiPaolo, Recorder

Minutes Approved by Borough Council November 12, 2025
AS presented



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October 28, 2025

Borough of Ivyland
Attn: Council President Salvatore DiPaolo
991 Pennsylvania Avenue
Ivyland, PA 18974
Sent via email: sdipaolo@ivylandborough.org

RE: Solicitorship

Dear Council President Salvatore DiPaolo:

Please accept this letter as our statement of interest in seeking reappointment to serve the Borough as Solicitor in 2026. We propose to increase our hourly rate by \$5 per hour to \$180 per hour for attorneys and to \$100 per hour for paralegals. For services involving Subdivision and Land Development matters, we propose to increase our hourly rate by \$5 to \$235 per hour.

If you have any questions or concerns, please do not hesitate to contact us. Thank you very much for giving us the opportunity to serve.

Very truly yours,

A handwritten signature in black ink, appearing to be 'M. Freed'.

Mark L. Freed, Esquire
For CURTIN & HEEFNER LLP

cc: Janet Pacchioli (via email at info@ivylandborough.org)