Ivyland Borough Council
Meeting Minutes
September 9, 2026

CALL TO ORDER: 7:00 PM

ATTENDANCE: Scott Alden, Chuck Bristow, Todd Coulson, Sal DiPaolo, Matt Piotrowski and Todd Savarese

ABSENT: Bill Linwood

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

Establishment of Quorum:
Pledge of Allegiance:
Moment of Silence:

Minutes of 8/12/2026: Mr. Alden made a motion to approve the minutes. Mr. Bristow seconded the motion. Motion passed 5-0-0. (Mr. Coulson had not yet arrived by the time of the vote.)

- **Treasurer's Report:**

  Mrs. Pacchioli read the September 9, 2026 Treasurer's report. The balances were as follows as of 9/9/2026:

General Fund:	
Balance on Hand:	$305,049.45
Capital Reserve Fund:	$461,081.76
Liquid Fuel Tax Fund:	$38,332.15
Fire Company Account:	$87,939.14
Total Funds September 2026:	**$892,402.50**

The Treasurer's report was accepted, subject to audit. A check came into the Capital Reserve Fund in the amount of $207,387. Mr. Savarese asked about the interest on our CDs. Mrs. Pacchioli shared that we no longer hold CDs due to the rate that was offered. Mr. Savarese asked that when we do use CDs, the breakdown be itemized.

- Ivyland Borough Bills List: September 2026:

Prepaid Bills List Total:	$49,804.62
Unpaid Bills List Total	$23,687.05

Mr. Bristow made the motion to pay the bills. The motion was seconded by Mr. Alden. Motion passed 5-0-0. (Mr. Coulson had not yet arrived by the time of the vote.)

1. **Correspondence:**

   a. Mr. Bristow and Mr. Savarese will attend the Bucks County Borough's Association Meeting on September 30, 2026. Mrs. Pacchioli will RSVP and make the required payments. She will send reminders prior to the meeting date.

   b. Mrs. Pacchioli received a call asking if there are transcripts for the monthly meetings. Mrs. Pacchioli informed the caller that a video recording of the monthly meetings is available on Youtube. The caller did not specify if he wanted the Zoning Hearing Board meeting or the monthly Borough Council meeting transcripts. The Zoning Hearing Board meetings transcripts include a fee. The caller also wanted to know how to access the information.

2. **Public Comment:**

   a. Mr. Chuck Mangione - Pennsylvania Avenue: Mr. Magione thanked the Council for keeping the Borough running. He commented that he is surprised to see no neighbor participation at meetings. He can't understand why no one attends.

   b. No online comments were submitted at this point in the meeting.

3. **Presentation:**

   a. No presentations were given during tonight's meeting.

4. **Code Enforcement/Zoning Report:**

   a. Nothing to report

5. **Report of President:**

   a. Mr. DiPaolo has made a request of Mr. Italia (Barry Issett & Associates) regarding a formatted report for all code enforcements, zoning applications and building permits. This report should be made available to the Borough President before

every monthly meeting. Mr. DiPaolo asked Mr. Freed to relay this request to Mr. Italia.

b. Finisher Fitness had a fire last week and has now moved into the Eco Chic space while Finisher's space is being repaired. Mr. BJ Schrief has filed the appropriate applications to make all the necessary repairs.

6. **Engineer:** Mr. Peterson presented his report:

   a. The Greeley Avenue Stormwater Improvements Phase III: The job is substantially complete for Phase III. Carroll Engineering issued a substantial completion certificate dated 9/4/2026 which was accompanied by outstanding punch list items. They will continue to monitor the contractor to ensure these punch list items are completed. The engineer is requesting that, tonight, Council makes a motion to assign the completion certificate. A change order has been issued for the job as it has been reduced by $1,500 as some utility relocations were not needed as was planned for. The change order is in the amount of $1,500 which adjusts the contract total to $215,629.50. The final payment application is in the amount of $60,116.25 to close out the contract. As there are outstanding punchlist items, Carroll Engineering would usually not recommend authorizing the final payment. However, due to the grant deadline at the end of month, Council should approve payment for the remaining balance. As part of this approval, there can be a condition that Carroll Engineering will monitor these items and then make a verbal recommendation to Mrs. Pacchioli to pay for those items. Mr. DiPaolo asked how many items were on the punch list. Mr. Peterson shared that there are four items on the punch list including; top soil and seed for grass, grading, installing flow channels, and the general clean up. Mr. Judice stated that the seeding and hay looks good. Mr. Bristow asked if the system appears to work in light of the amount of rain we have received. Pacchioli shared that Mrs. Linda Fanelli (Greeley Avenue resident) about how her home fared with all the rain. Mrs. Fanelli shared that she is very satisfied with the new stormwater system. Mrs. Fanelli spoke with Carroll Engineering. The only issue is that rain was coming down from the Bristol Road side. It did not make it to the creek. The other questionable spot was behind the apartments across from the bridge. Mr. Peterson remarked that he can follow up with Vince at Carroll Engineering. Both of those considerations are not part of our project. Mr. DiPaolo asked if a FB post can be made to invite neighbors to water the grass seed if they have the availability to do so.

   b. Mr. Peterson requested the approval of Change Order #1 for Phase III of the project in the amount of $1,500 as a reduction in the contract reflecting the final contract amount of $215,629.50. Second, Mr. Peterson is also requesting the approval of the Phase III Completion Certificate dated 9/4/2026 and the issuance of the approval of the final payment of $60,116.25 to close out the Greeley Avenue contract with the condition that Carroll Engineering provide verbal authorization to Mrs. Pacchioli that all final authorization punch list items have been completed. Mr. DiPaolo made a motion, Mr. Alden seconded the motion. Motion passed 6-0-0. Mr. Peterson stated that he will need signatures on a few items. Mr. DiPaolo thanked Mr. Peterson for a job well done.

c. Phase IV: The LSA program is coming up again. Mr. Peterson shared a summary of what the grant can cover. The Gough Ave to Wilson Avenue project is the Phase IV project. Grant dollar thresholds are anywhere from $25,000 to $1,000,000. A stormwater project is covered under the funding categories. The LSA grant application time frame is 9/1/2026 (open) to November 2026 (close). The approximate numbers and scope for Phase IV numbers will need to be adjusted and will be presented to Council at next month's meeting. Mr. DiPaolo made a motion to pursue and submit new LSA paperwork for Phase IV and V of the Stormwater project. The total of these two phases is under $1,000,000. Mr. Bristow seconded the motion. The motion passed 6-0-0.

d. MS4 Annual Report: This is something Carroll Engineering does for the Borough. The report is being prepared to submit by the end of this month, to the Council.

e. Memorial Park Update: Carroll Engineering is putting together plans for the flashing warning device and the pedestrian crossing on Jacksonville Road. Targeting a submission to Penndot for a HOP permit, this fall. Mr. Peterson will report back when he has a preliminary plan and timeframe. The submission time frame is slated for October or November.

f. Memorial Park Plaquered: Carroll Engineering submitted a sketch for thought and feedback. Mr. DiPaolo commented that it is a nice first idea. Mr. DiPaolo commented that the Council can work on the wording/language. Mr. Piotrowski asked if the light post would be electrified? Mr. Peterson recommended using solar power. Mr. Coulson commented that the rock looks gigantic. Mr. Bristow commented that the rock was larger in the picture but would be smaller in comparison to the light post. Mr. Judice commented that he likes the first drawing on the sketch. If this placard is placed at the corner of Eddowes and Jacksonville, it would be a really nice focal point to honor Mr. Oldroyd. Mr. Alden suggested an alternative location for the monument to be at the crosswalk. This was discussed. Mr. DiPaolo asked about word limits, etc. This will be discussed further as this is a work in progress.

g. The landscape planting plan for the park buffer is still in process and should be available at the next meeting.

7. Solicitor:

a. Next month there will be a Hearing on Comcast franchise renewal. It gives the community the opportunity to express testimony about performance, cable related needs, etc.

b. There are occasional requests for videos of the meetings made to the Borough office. The Borough follows the Historical Commission retention policy with regards to recordings. In regards to meeting recordings, you can keep them as long as you need them. You can decide to get rid of them. A lot of municipalities are adopting resolutions to state that recordings will be discarded after a designated time. If this is something the Borough is interested in, Mr. Freed can write a resolution to adopt timelines for disposing of the recordings. Mr. Bristow shared that the Borough Council meetings are available on YouTube via Mr.

Judice's account. The Borough does pay for a YouTube business Zoom account. When a video is streamed from Youtube, Zoom keeps a copy which the Borough pays for. Mr. Savarese suggested finding an IT solution with a reasonable cost to purchase Cloud storage to hold the meeting recordings. There are 44 videos on our YouTube channel available to be viewed. Currently, the Borough does not store the recordings. Mr. Bristow wants to ensure the Borough has access to the videos. Mr. Freed will look to find a solution for Cloud storage. Mr. Bristow commented, to Mr. Coulson, that YouTube is not required to guarantee access to the videos. Mr. DiPaolo asked Mr. Bristow if the Borough has access to any storage through our IT vendor? Mr. Bristow said there is very little storage. YouTube's terms of service state that a user can store up to 5,000 videos which are saved to the subscriber's account. Mr. Freed stated that if the recordings are on Youtube, storage is less of an issue. Mr. Freed stated that the videos are used to help with meeting minutes. Mr. Freed has brought this topic to the attention of the Borough as he has seen other municipalities navigating this scenario. Mr. Freed will continue to monitor this.

8. Unfinished Business:

a. Nothing to report

9. **Mayor:**

a. Police Report: For August 2026, there were 35 service calls, one incident that required a physical arrest, 26 traffic citations and one written warning. There was one Bus Patrol violation. The August 2026 Bucks County court check was $755.59.

b. Mr. Bristow asked for an update on recruitment. Mayor Judice stated that there are the same three candidates who were mentioned at last month's Borough Council meeting.

10. Committee Reports:

A. Park and Recreation:

a. Mr. Coulson shared that the Bonfire is on 10/17/26 with a rain date of 10/24/26. He is working on a Sign Up Genius and a webpage to advertise the event. Mr. DiPaolo asked Mr. Coulson to contact A Better Way Farm. Mrs. Pacchioli suggested that they be contacted as soon as possible. Mr. Alden spoke with Hutch at the Grange Fair and they are planning to be present for the bonfire this year. Mr. Judice needs a wagon ride route, asap, so that signage can be posted and the police can be aware of the route.

b. Mr. Coulson got an email about weeds at the park.

c. Mrs. Pacchioli spoke about banners for the light poles. The current ones from the 150th celebration are faded. Mrs. Pacchioli spoke with Mr. Rapp. All the necessary hardware is in hand, but the new banners are not yet in possession of the Borough. Mr. Savarese asked if there can be more

protection from fading. The two renderings provided are for the Borough and the Village. They are different. Each image represents the neighborhoods. Mr. Bristow suggested that the banner reflect both images to help unify the two neighborhoods. Mr. Savarese likes two different images. Mr. Coulson suggested using one unified tag line. Mr. Hoffman suggested alternating the banners to reflect both images in both neighborhoods. Mr. Alden asked if printing two different images on one banner would cost more? The total cost for the banners will be $1,069.20 for 45 banners (18 x 36). The banner production takes approximately 10 days. Mr. Coulson made a motion to cover the cost of the pole banners from the Park and Recreation budget, the motion was seconded by Mr. Alden. The motion passed 6-0-0. Mr. DiPaolo asked Mr. Rapp to get numbers on all the banner configurations. Mr. Rapp will pay, out of pocket, for samples (with better fade protection) and then submit to be reimbursed for samples. The previous motion was amended to include reimbursement from the Park and Recreation budget, for Mr. Rapp. The motion was brought by Mr. Coulson and seconded by Mr. Bristow. The motion passed 6-0-0.

B. **Finance:**

a. Pacchioli is still in need of Council's financial submissions. The Public Safety financials have been submitted. The committee will meet on the first Thursday in October which is 10/1/2026 at 7:30 PM.

C. Public Safety:

a. Nothing to report this month.

D. Borough Property:

a. Mr. Piotrowski has not gotten prices for the gazebo roof yet. Mr. Nasir has a potential lead on a vendor who offered to provide a free repair.

b. 99 Willard (basement):Mr. Piotrowski has a call in to Justin Deselineck regarding his report. Mr. Piotrowski has not received a call back. One portion of the basement is occupied and the other is not. The unoccupied part is in bad shape. If the Borough decides to repair it, consider doing a permanent repair, and consider using this space as storage for the Borough. Mr. Piotrowski asked Mr. Deselineck to quote on a minimal fix to remediate the code violations. In addition, he asked Mr. Deselineck to provide prices to make this space occupiable for storage. Mr. DiPaolo and Mr. Bristow commented that this sounds like a great option. Mr. Rapp suggested that a lock be placed on the door that separates the two spaces. Mr. Piotrowski will put a preliminary plan together to have a budget for imagining this space as Borough storage. This will help determine the most cost effective use of this space.

E. Planning Commission:

a. Nothing to report this month.

F. Streets and Walks:

a. Mr. Alden asked Mrs. Pacchioli if the PA Municipal signs were ordered? She will call and order them.

b. Mr. Alden asked the timeline for when the Borough calls about contracting for snow and ice removal? This contract is done every three years. Mrs. Pacchioli will get back to Mr. Alden about when this needs to be done moving forward.

c. The committee has cleaned up some signs with pollen/mold throughout the Borough. Mr. Alden will reset the Valentine/Ryan sign that was destroyed last winter. The two stop signs on Twinning and Lincoln Avenues will also be addressed this month. Finally, the signs at Twining and Gough (Hess family) will also be addressed.

c. There are a couple of break aways set in the street, Mr. Alden will grind them down so no one gets hurt. He asked if it is OK to do this grinding.

d. Mr. Bristow inquired as to who takes care of street lamps when the bulbs are out. There is one light that stays on 24/7. Mrs. Pacchioli requested that she be contacted about this so she can get it addressed.

G. Fire Company: Mr. Hoffman shared the report for the Ivyland Fire Company for September 9, 2026: Emergency Services Updates:

a. In 2026, the department had 88 calls YTD, the calls are mostly medical.

b. Mr. Hoffman offered a caution to drivers to remember school is back in session. He asked the community to use caution on the roads.

c. The 25th anniversary of 9/11 is upon us. The fire department will be attending local events to remember and honor this day.

d. There was a fire at 120 Wilson Avenue which is used by Finisher Fitness. The fire was contained to one specific room. There was a lot of smoke damage to the building. The Ivyland Fire Department was the first company on the scene. The fire department had to go back several times and did find multiple hot spots. These have been fully handled.

e. The fire department provides services outside of the Borough. For example, for the Lingahawking and Upper Dublin departments. They were also recently dispatched by 911 to help with storm clearance.

f. The department is actively seeking volunteers. Training is provided for people aged 16 years and older.

g. The upcoming events include:

i. Sep. 19th - WTHS COB
ii. Oct. 17th – Bonfire, Fire Prevention Night
iii. Dec. 13th – Santa Breakfast
iv. Dec. 19th – Santa Claus comes to Ivyland

Mr. James Cantore will report next month. Mr. DiPaolo thanked Mr. Hoffman for their excellent management of and breakfast for the annual Ivyland 5K. Mrs. Pacchioli shared that a Borough resident came into the office and expressed concerns about getting his wife back into their home after a hospital stay. Chief Carey was able to support these residents with this.

11. Emergency Management:

a. Mrs. Pacchioli read the Resolution to Adopt an update to the 2026 Hazard Mitigation Plan; Resolution Number 2026-1. This link was sent to the Council members. The document is over 400 pages. Mr. Bristow has started reviewing it. If there is ever a scenario where FEMA would be involved, this document would need to be in place. When this is in place, any FEMA application can be processed. Mr. DIPaolo made a motion to adopt this resolution, Mr. Bristow seconded the motion. The motion passed 6-0-0. Mr. Bristow asked that this be sent to the company updating the Borough code. Mr. Freed was not sure if Resolutions go into code. It was confirmed that ordinances are in the code.

12. New Business:

a. Nothing to discuss or report

13. Personnel:

a. Personnel will be discussed in the Executive session following the regular meeting.

14. Public comment:

a. Ms. Ashley Alden: 1217 Greeley Avenue: Ms. Alden asked if the Council would be receptive to resurrecting the Ivyland Peach Festival. If the Council is receptive, Ms. Alden will prepare a presentation/pitch for the next meeting.

b. Ms. Alden also has fundraising ideas for the Borough.

c. Mr. Geoff Rapp: Gough Avenue: In regards to the symphony orchestra, Mr. Rapp had an idea on how to utilize the tent for a strawberry festival on the same weekend. Group G is offering a location to assist with a potential strawberry festival. Mr. DiPaolo stated that the Borough Council will support anything that the community wants to support for the good of the community. He reiterated the need for volunteers and community involvement.

d. Mr. Rapp is the person who uploads the Council meeting videos. Mr. Rapp has the physical files on an external hard drive. They are still public domain. Mr. Rapp offered to help store and circulate the physical video files. He suggested not going to IT to store the videos. However, he feels that YouTube is a great storage solution.

An executive session will follow this meeting.

15. Adjournment: Mr. DiPaolo made a motion to adjourn, Mr. Bristow seconded the motion. An Executive Session is following this meeting. The Executive meeting adjourned at 9:15 PM.

Respectfully Submitted,

Krista DiPaolo, Recorder

Minutes Approved by Borough Council October 14, 2026
As presented