

**Work Session Meeting Minutes
June 21, 2022**

A work session of the Hulmeville Borough Council was held on the above date at the Borough Hall, 321 Main Street.

Councilmembers Present: Thomas Wheeler, President, Dan Mandolesi, Vice President, Judy Coleman, Jim Pio and Doug Harris

Councilmembers Absent: Nicholas Toth and Nick Lodise

Councilmembers Late: none

Others in Attendance: Treasurer, Diane McKairnes, Solicitor, Robert DeBias, Fire Marshal/Borough Manager, Bill Wheeler

Absent: Secretary, Dorothy Omietanski and Mayor, Debbie Mahon

Call to Order: Mr. Wheeler called the meeting to order at 7:32 pm; all those present joined in the Pledge of Allegiance.

Public Comment: none

Solicitor:

- Window Replacement Project - The bids received were from Tague Lumber Inc. for \$57,500.00, Helstrom Construction, Inc. for \$62,700.00, Premier Builders, Inc. for \$97,500.00. The bid is awarded to Tague Lumber, Inc. for \$57,500.00. Mr. DeBias will inform Tague Lumber, Inc., they have been chosen and will ask them for a contract. He will also send letters to the other participants explaining that they have not been chosen.
- Report on Miscellaneous Non-Agenda Matter – Mr. DeBias was contacted by an attorney, Mr. Truelove who has requested some information about possibly placing a cell tower at the end of town. He wanted to know if it was worth their while to pursue. The tower would be in the flood plain open space area, and they would need a zoning variance. Mr. Wheeler pointed out that the area in question is County property. Tom Wheeler asked since it is open space would a cell tower be allowed to be placed on the land and if yes could the revenue be split between the Borough and County? Mr. Pio agreed, saying if the Borough allows the tower the Borough should make some money from it.

Manager's Report:

- Court Case Mr. Schmid - Mr. Schmid's case was thrown out and Mr. Schmid will take care of the items he was asked to do. He will start cleaning up the Old Mill in two weeks. Mr. Wheeler heard music coming from the Mill and asked Mr. Schmid about it. He said they were having band practice. Mr. Schmid was told that the building needs a fire inspection before it can be used. Mr. Schmid said he will get the building ready for inspections. Mr. Schmid paid the court costs.
- Court Case Mr. Woodruff - Mr. Woodruff pleaded not guilty to the condition of the property and the contents on the porch. He was fined \$1,000.00 and put on a payment plan to pay it off in 10 months' time. If the Borough would like they can fine him every day. Mr. Tom Wheeler asked if there is a time frame for Mr. Woodruff to get the situation cleaned up. Mr. William Wheeler also said there has been no communication between Mr. Woodruff and the Borough. He just seems to ignore any letters or phone calls. Mr. DeBias said we could fine both Mr. and Mrs. Woodruff. Mr. Harris asked if there are any liens on the properties.
- New Email System - Mr. William Wheeler mentioned the Borough has switched to Office.com for all emails. He also added for everyone to make sure their cell phone numbers are in their information because the Borough will be using multifactor authentication. Council will no longer use Zoom now everything will be on Teams. He asked everyone to check out SharePoint if you have not done so all ready. Mr. William Wheeler is still trying to transition old emails to the new system.
- Window Replacement Project - The window contractor will be measuring windows tomorrow June 22.
- HARB – The residents of 109 and 113 Trenton Ave are replacing siding and shingles. The new construction at 307 Main St will be building a single-family home, white with black trim, with the garage in the front. The builder said he would make it look appropriate for our neighborhood. The new house will have the address of 309 Main St.
- Rental Inspection Webinar – The last webinar session is Friday June 24 from 10-12. The whole presentation can be viewed on Share Point.
- Shore Club - Mr. Wheeler met with the new owners of Shore Club, Dan and Samantha, and they are very agreeable and willing to work with the Borough. He asked if the police have the sound monitor. Mr. Pio asked exactly what the sound ordinance says. Mr. Mandolesi said he will talk to the new owners and see if they will work with him regarding the noise levels. He asked if the police could write a citation if the noise levels are too high. Mr. Mandolesi will have the Chief listen to the noise at his home. Then ask the Chief to talk to him. Mr. Mandolesi would like to work this out.
- Zoning Hearing Meeting - Mr. William Wheeler placed notices around town to announce the Zoning Heard Board Meeting on June 29th at 7:30. The matters to be discussed are the Firehouse LED sign and the sign on 135 Trenton Ave. Mr. DeBias read the ordinance regarding signs in the Borough, Section 800 of the Zoning Book.
- Green Street - Mr. William Wheeler mentioned a possible new owner at 4 Green St and their desire to change the building to a single-family home instead of a church. There will more communication with the new owner.
- Superior Holding LLC Project Update - Ms. Coleman asked if there is any information regarding the Superior Holding LLC project. Mr. Tom Wheeler said he had not heard a

thing. He mentioned some surveying. Mr. Harris asked if the grass could be mowed, it is about 3 ft high. Mr. Tom Wheeler will ask the owner about who is going to mow the lawn.

Treasurer Report:

- Bills – Ms. McKairnes presented twenty bills to council to authorize payment; A copy of the bills are attached.

A motion made by Mr. Pio seconded by Mr. and Mandolesi carried unanimously to approve the bills presented by Ms. McKairnes; Motion carries 4-0-0.

Old Business:

- 103 Reetz Ave - Ms. McKairnes inquired about the property at 103 Reetz Ave. The pool weeds are growing back. Mr. Bill Wheeler said there is nothing that can be done, but he will talk to the owner.

New Business:

- Donation –Mr. Tom Wheeler asked if the Borough would consider making a donation to the 150th Committee for \$2500.00. If there is any money left over at the end it has to go to a non-profit organization or maybe it can be used to purchase something for the borough. Mr. DeBias said that would be ok. Ms. Coleman said that people are interested in keeping the events going and maybe putting it under Recreation or Historical Society. We are tabling the donation until next month and get an update on how the 150th Committee is doing.
- Mr. Harris said we need to start planning the budget for 2023

There being no further official business the meeting was adjourned at 9:10 pm; motion made by Mr. Pio and seconded by Mr. Mandolesi; carried 4-0-0.

Respectfully Submitted

Diane McKairnes
Treasurer Hulmeville Borough