

**Work Session Meeting Minutes  
September 20, 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, Nickolas Toth, Nick Lodise and Jim Pio

**Councilmembers Absent:** Doug Harris and Judy Coleman.

**Councilmembers Late:** none

**Others in Attendance:** Solicitor, Robert DeBias, Secretary, Dorothy Omietanski, Fire Marshal/Borough Manager, Bill Wheeler, Mayor Mahon and Cassandra Pio

**Absent:** Authority President, Kurt Ludwig

**Call to Order:** Mr. Wheeler called the meeting to order at 7:30 pm; all those present joined in the Pledge of Allegiance.

**Public Comment:**

- Zoning Hearing Board – Cassandra Pio submitted her resume to Mr. Mandolesi for consideration of one of the Zoning Hearing Board positions currently available.

**Solicitor:**

- Fire Works Law – Mr. DeBias distributed a copy of the fireworks law. He noted that the law does not include ground and hand-held sparkling devices, novelties or toy caps.
- Water Shut Off Update – The three accounts that were posted shut off notices the one on Bellevue made their first payment and signed a payment agreement, the one on Birch Ave. hired a lawyer who did reach out to Mr. DeBias for information and have not heard from them since and the one on McKinley made their first payment and signed a payment agreement. Mr. Ludwig today had to post a water shut off notice at 210 Pennsylvania Ave. due to failure of payment.

**Borough Property:**

- Air Conditioner Repair – Air Tech provided two estimates for the air conditioning repair on the unit for the meeting room. The first estimate is for a whole new unit and comes with a 5-year warranty for \$2,900 and the second estimate is for a compressor replacement only with a 10-day warranty for \$2,950.

**Motion made by Mr. Mandolesi and seconded by Mr. Lodise to purchase a new air conditioner unit from Air Tech at a cost of \$2,900; motion passed with all in favor 5-0-0.**

**Borough Manager**

- RDA Grant Application Updates – Bill Wheeler drafted three resolutions for the RDA grants council discussed last meeting. The first request is for road resurfacing at a cost of \$195,000. The cost did increase from last meeting. After talking to Amanda from Gilmore she suggested increasing the amount due to inflation. Mr. DeBias asked if Bill has all the road resurfacing information on Gilmore letterhead. Currently Bill Wheeler does not so he will call Amanda and make sure the spreadsheet cost is revised and put on Gilmore letterhead. The second request is for traffic signal modernization. A few weeks ago, the current traffic light was damaged from a surge of electricity. The unit was very old and it was determined that the damage was not repairable. Currently the Borough has a loaner traffic light controller from Armour Electric. Bill Wheeler did receive a proposal for a new unit at a cost of \$22,90, with the price guaranteed for 30 days. He will reach out to Armour Electric and ask them if the quote can be good for 6 months. Bill Wheeler did confirm that the new light will still work with the current preemption device. The third request is for William Penn Fire Company. They are in need of a new heater/air-condition unit at a cost of \$68,500 which includes the cost of removal of the current system. Tina Davis did mention that she has an application for money to support local fire departments. Bill Wheeler did complete that application. Middletown Township is only requesting one RDA item for the fire departments and that is a partial financial support of a new fire truck for the Middletown paid crew. Council agreed to all three requests and would like them to be submitted in order of roads, traffic light then WPFC heating system.

**Motion made by Mr. Lodise and seconded by Mr. Toth to authorize the application for RDA grant for road resurfacing at a cost of \$195,000; motion passed with all in favor 5-0-0.**

**Motion made by Mr. Mandolesi and seconded by Mr. Lodise to authorize the application for RDA grant for traffic signal modernization at a cost of \$22,901; motion passed with all in favor 5-0-0.**

**Motion made by Mr. Pio and seconded by Mr. Lodise to authorize the application for RDA grant for a new heater/air conditioner system for William Penn Fire Company at a cost of \$68,500; motion passed with all in favor 5-0-0.**

- SharePoint – Bill Wheeler and Dorothy Omietanski have been adding information to SharePoint. Bill Wheeler will create a list of all items found in SharePoint with some instructions on how to access information. He is encouraging all council to go into SharePoint and familiarize themselves with the information.

### **Zoning:**

- Zoning Hearing Board Meeting – The next ZHB meeting will be held on October 26 at 7 pm at William Penn Fire Company.
- HARB – Last night HARB met with the developer of 309 Main Street regarding their plans. The architect agreed to all their requests. The only request the architect could not guarantee was the request to push the home back from the street. There are large trees in the back of the property that the Borough wanted to save. The architect can only move back about 40 feet. Any further and another tree would need to be removed. HARB agreed with his conclusion and approved the plans. HARP is recommending council approve their plan and issue the owner a Certificate of Appropriateness.

**Motion made by Mr. Lodise and seconded by Mr. Mandolesi to provide the developer of 309 Main Street a Certificate of Appropriateness; motion passed with all in favor 5-0-0.**

- Change of Address – Bill Wheeler is writing letters to three residents informing them of the address change to their mailing address. The changes are as follows: an unnumbered parcel on Main St. will become 309 Main St., an unnumbered parcel on Green St. will become 121 Green St. and 520C Main St. will become 522 Main St.

### **Code Enforcement:**

- Code Enforcement Violation Updates – Eric Schmid was contacted regarding the clean-up of both properties again. Tom Wheeler talked to the RDA regarding their blight program. The cost of rehabbing the property is paid for by the Borough the RDA just assists with the project and assists in the sale of the property at the end. The RDA will reach out to Mr. Schmid and offer their assistance to him if he needs help finding a seller. Bill Wheeler is still waiting on the letter from PECO for Preston's property. Mr. Preston will receive another letter with a deadline of when the PECO letter needs to be received by Borough.

**Note an executive meeting was requested for a personnel matter 8:33 pm  
Meeting came to order again at 8:51 pm without Mayor Mahon present**

### **Treasurer Report:**

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

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

**There being no further official business the meeting was adjourned at 8:57 pm; motion made by Mr. Mandolesi and seconded by Mr. Lodise; carried 4-0-0.**

Respectfully Submitted

Dorothy Omietanski  
Secretary Hulmeville Borough