

HULMEVILLE BOROUGH COUNCIL

Meeting Minutes

November 7, 2022

The regular monthly meeting 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
Nick Toth
Nick Lodise
Doug Harris
Jim Pio

Staff in Attendance

Bill Wheeler, Fire Marshall/Borough Mgr
Dorothy Omietanski, Secretary
Diane McKairnes, Treasurer
Kurt Ludwig, Water and Sewer President
Bob DeBias Solicitor
John Baran, Chief of Police
Debbie Mahon, Mayor

Council Members on Zoom: none

Councilmembers Absent: Judy Coleman

Councilmembers Late to Arrive: none

Staff on Zoom: none

Staff Absent: none

Guests in Attendance: Patricia Taggart, David Preston, Amanda Gonzalez and Sandy Carroll.

Executive Session was held from 7:00pm – 7:32pm to discuss a personnel matter.

Call to Order: Tom Wheeler called the meeting to order at 7:35 pm; all those present joined in the Pledge of Allegiance.

Minutes:

Motion made by Mr. Mandolesi seconded by Mr. Lodise to approve the minutes of October 3 and 18, 2022; Motion passed with all in favor 6-0-0.

Public Comment:

- Preston’s Buffer – Dave Preston informed council that his lawyer advised him not to sign the document that Borough presented to him. The trees he removed would not even be classified a buffer because they were tall trees. He removed the trees partly at the request of the residents and because they were dying. His wife has encouraged him to plan some arborvitae trees as good will. He will try to get the planting done before winter and will show Bill Wheeler where he plans to place the trees.

- Agenda – Ms. Carroll asked how she can be placed on the agenda to have time to speak at the meetings. Bob DeBias explained that public comment is always on the agenda and that is where she would always have an opportunity to speak. Tom Wheeler explained that public comment is always available for anyone to speak, however council does have the choice to respond and have an open discussion or to wait until a future meeting.
- Zoning Hearing Board Meeting – Ms. Carroll inquired as to why the October ZHB meeting was cancelled. Tom Wheeler said according to the letter read by the ZHB chairperson it was cancelled because the owner is reconsidering his options. Ms. Taggart asked how she could view the exhibits the chairperson referred to in the letter he read. Tom Wheeler explained that the exhibits are filed with the lawyer for the ZHB, however they would not be available to the public until after the meeting has occurred. Mayor Mahon also pointed out that many of the exhibits have already been viewed by the public because they would have included the letter to the residents and the newspaper announcement.
- The Mill – Ms. Taggart requested an update on The Mill. Bill Wheeler explained that code enforcement has been working with the owner with regards to cleaning up the outside of the property. Bill Wheeler is going to request the code enforcement put their requests in writing to the owner so there is a paper trail. The biggest concern with the outside of the property is the large tree hanging over the road. Bill Wheeler has been unsuccessful getting an opportunity to inspect the inside of the building. The owner is currently talking to his lawyer about the request made. Bill Wheeler is keeping records of all communications to help build a case if need be.
- Bensalem Historical Society Presentation – Joe Coleman made a presentation to the Bensalem Historical Society regarding his book on the 150 years of Hulmeville Borough. He is planning to go back again in January to continue a part two presentation. There were 35 people in attendance and they really enjoyed the presentation. Mr. Coleman sold several books and the group did inquire about the ghost tour as well.

Police Report:

- Police Report – Mayor Mahon read the report for the month of October 2022: 20 Incidents, 0 Accidents, 4 Assists, 1 EMS, 10 Court, 0 Summary Citations, 37 Traffic Citations, 1 Criminal Arrests, 3 Parking and 0 Court for a total hour worked: 235.5 Total Salary \$6,428.50. There were extra hours worked for the 5K run on 10/1 and the drug take back on 10/29.
- Drug Take Back Event – The drug take back event was held on 10/29/22 in the parking lot of William Penn Fire Company. The Borough collected 32.87 pounds, the county collected 8,740 pounds and this year they collected 20.87 pounds from senior centers. They are having an issue with syringe collection. They collected 339 pounds of syringes due to doctor's offices dropping them off. The cost of the event the Chief ran in the Borough was \$257 which will be reimbursed by the county. Ms. Taggart asked where the medication goes that is collected and the Chief explained it is incinerated
- New Officer – The new officer, Ryan Gaffney, was sworn into service on October 26, 2022, at Borough Hall.
- New Vehicle – Chief Baran recommended Mr. DeBias file for an extension with the RDA for the new vehicle. The car company is still waiting on parts to arrive.

- Speed Sign Warranty – The speed sign warranty for the four signs will cover the signs until October 18, 2024 at a cost of \$2,394.00. Chief Baran recommends council renew the warranty. The cost to replace one sign is \$2,600 and it also covers battery replacement of which each unit has 2.

Motion made by Mr. Harris and seconded by Mr. Toth to approve the purchase of the speed sign warranty at a cost of \$2,394.00; motion passed with all in favor 6-0-0.

Mayor:

- Youth Volunteers for 2022 – Mayor Mahon has 6 youth volunteers that will be acknowledged at the December 20th work session. Mayor Mahon is requesting to purchase 8 pins at a cost of \$7 each from Rodriguez Engraving that will display the 150 Celebration Logo to honor the youth volunteers. The color of the pins will be black and white.

Motion made by Mr. Mandolesi and seconded by Mr. Lodise to purchase pins for the youth volunteers at a cost of \$56; motion passed with all in favor 6-0-0.

- Firework Ban – Mayor Mahon would like to discuss the possibility of a firework ban ordinance at the work session.
- Open Space – Mayor Mahon has concerns for the county property along the Neshaminy Creek at the Neshaminy Falls area. Mayor will be working with the county regarding the open space concerns she has.
- Holiday/Retirement Party – Mayor is suggesting we have a party at the December work session to celebrate the holidays and Bob DeBias retirement.

150th Committee:

- Meeting – The next meeting is scheduled for December 7th, 2022.
- A Few Remaining Events – There is still a virtual cooking class on December 10th and luminary nights on November 25th and December 24th. The mayor will be providing the luminaries for all Borough properties and they will be battery run which she is recommending everyone in the community uses for safety.
- Refund – Deb Farnham is requesting a refund for the December cooking class as it was a gift and the recipient will be traveling.
- Thank You Letter – The Mayor read a letter from the Krause Family thanking the 150th committee for all the great events this past year.
- Presentation of Pins – The Mayor presented the 150th pins to the William Penn Fire Company on October 29th, 2022.

Storm Water/Floodplain/MS4:

- Act 167 & 537 – Gilmore and Associated still has no forward plans for the project.
- News Letter – The next Borough newsletter will be compiled for the winter issue. The mayor is asking that all information be submitted to her by December 16th, 2022.

TMDL / BMP's: Permit years 2018-2022 – DEP will be doing permit inspections. Samantha Brinker from Gilmore and Associates will keep us informed of that inspection. Due to Covid-19, this has been postponed.

- TMDL No1: encouraged riparian forest buffers for all residents along the creek
- TMDL No 2: conduct site inspections to encourage storm water control measures
- TMDL No 3: installation of 2 deciduous trees in open space or within the borough proper
- TMDL No 4: reduce infiltration
- TMDL No 5: modify basins for increased infiltration reduction
- TMDL No 7: encouraged home owners to install rain barrels
- TMDL No 8: additional provisions:
 - Continued with the 4 leaf pick-ups through the fall/winter season
 - Sump Pump inspection enforcement
 - Decide on sediment reduction project
 - Lawn and garden pick up 4/1-12/1 weekly

Borough Manager:

- Retention of a Labor Law Council – Per discussion in the executive session Bill Wheeler is recommending council hire a labor law council to address a staffing issue.

Motion made by Tom Wheeler and seconded by Mr. Harris to hire Christopher Gerber Esquire, for retention of a labor law council at a cost of \$275 per hour; motion passed with all in favor 6-0-0.

Fire Marshal: no report

Emergency Management Coordinator: no report

Zoning/ Code Enforcement:

- Preston’s Garage – Jim Pio expressed his frustration with Dave Preston for discarding the agreement sent to him by Bill Wheeler and feels he should be fined. Bill Wheeler explained to council he reviewed the original plans and there is no buffer on the plans. The trees he removed from the area in question were never there as a buffer but existed before the construction took place. You cannot require him to have a buffer now if it was not in the original plans which Mr. DeBias confirmed. Bill Wheeler will continue to work with Dave Preston on the matter and will review with Dave where he plans to place the bushes.
- Intersection of Trenton and Bellevue – PennDOT is planning to cut the road curb at the intersection for new ramps.

Water and Sewer:

- BCWSA Increase – Mr. Ludwig received a letter from BCWSA announcing a rate increase effective January 1st 2023 of 16.6 percent for wholesale customers. Nothing has been announced yet regarding water rates for next year. Part of the rate increase is due to the

interceptor upgrade project and due to maintenance, they had postponed due to the pending sale of the system. They have taken a 60-million-dollar bond for the interceptor project. Mayor Mahon remembered past discussions regarding the interceptor and how the cost was going to be allocated according to the size of the municipality. Now it seems like the cost is going to be the same across the board. Mr. Ludwig did point out that BCWSA has not had a rate increase since 2017. Council asked if the Authority was considering converting from a flat rate system of billing for sewer usage to a system based on water usage. Mr. Ludwig did confirm the Authority is currently considering the matter and needs to work out some issues. One issue is part of the customer base is sewer only and he is looking into how the water usage for these customers can be obtained from BCWSA. A second issue is the meters all need to be replaced before the Authority could switch over. Currently the meter replacement project has been on hold first due to lack of meters and now due to not receiving a response from the company who has been contracted to do the work. Ms. Wheeler has been trying to schedule a meeting with the company and no one returns her calls.

- PA One Call – The Authority is responsible to respond to PA One Call requests from residents in the Borough. The Authority has decided to hire a company to assist them with this work. Typically, the Authority receives roughly 100 calls a year. They are also looking for a company who would be able to inspect vent caps and laterals. The company they hired to complete the One Calls does offer that service and Carroll Engineering would complete the work as well. Before Carroll Engineering would start the work, they could need a letter to go out to all residents informing them of the work that is going to be done, which has been done already for the vent caps, as well as an ordinance passed allowing them to do the work.

Borough Property:

- Window Replacement Project – The windows are expected to arrive this week and be installed shortly. The second payment will be due when the windows do arrive and the third payment after installation.

Trash: no report

Lights:

- Light Blinking – Mr. Mandolesi made Mr. Lodise aware that the light in the center of Memorial Park is blinking. Mr. Lodise will contact Armour Electric to look into the matter.

Streets: no report

Personnel: no report

Finance:

- Budget – Mr. Harris would like to advertise the 2023 budget for adoption at the 12/5/22 council meeting. The ad needs to run one time in the newspaper and be posted at Borough

Hall and allow the opportunity for residents to view the budget for a period of at least 10 days.

Motion made by Mr. Harris and seconded by Mr. Mandolesi to advertise the 2023 budget in the Courier Times one time; motion passed with all in favor 6-0-0.

Solicitor Report:

- RDA Grant Request for Payment – Mr. DeBias is asking council to approve a resolution and request for payment to the RDA for the municipal grant program for the purchase of three AED machines in the amount of \$5,286.00.

Motion made by Mr. Lodise and seconded by Mr. Mandolesi to approve the application for payment to the RDA for the purchase of three AED machines at a cost of \$5,286.00; motion passed with all in favor 6-0-0.

- Ratify Actions Taken at Work Session – Mr. DeBias asked council to adopt and ratify all actions taken at the October 18, 2022 work session.

Motion made by Mr. Lodise and seconded by Mr. Harris to ratify all actions taken at the October 18, 2022 work session; motion passed with all in favor 6-0-0.

- Solicitor Replacement – Mr. DeBias recommended council put a plan into place regarding securing a new solicitor for the Borough. Bill Wheeler suggested having all applications submitted by 12/5 for review by council. On 12/15 at 6pm at Borough Hall council will start interviews of all applicants giving each person 45 minutes to interview. On 12/20 council will vote on the new solicitor. Council agreed to the time line and Bill Wheeler will distribute resumes as he receives them.
- Webinar – This Wednesday there will be a webinar on Liquid Fuels 101 at 12 noon.

Treasurer’s Report: Treasurer’s Report for November 7, 2022 was made available for inspection:

• General Fund Checking Balance as of October 1, 2022:	\$ 221,906.89
Expenses Totaled:	\$ - 42,331.79
Income Totaled:	<u>\$ 24,547.59</u>
General Fund Checking Balance as October 31, 2022:	\$ 214,122.69
• Sewer Fund Checking Balance as of October 1, 2022:	\$ 55,003.99
Expenses Totaled:	\$ -49,604.42
Income Toted:	<u>\$ 49,317.66</u>
Sewer Fund Checking Balance as of October 31, 2022:	\$ 54,717.23
• Sewer Fund PLGIT Balance as of October 3, 2022:	\$ 242,518.15
Interest Totaled:	\$ 192.75
Deposit Totaled:	\$ 0

	Expense Totalled:	\$ <u>0</u>
	Sewer Fund PLGIT Balances as of October 31, 2022:	\$ 242,710.90
•	Highway Aid PLGIT Balance as of October 3, 2022:	\$ 87,744.18
	Interest Totalled:	\$ 48.97
	Deposit Totalled:	\$ 0
	Expense Totalled:	\$ <u>- 0</u>
	Highway Aid PLGIT Balances as of October 31, 2022:	\$ 87,793.15
•	General Fund PLGIT Balance as of October 3 2022:	\$ 1,072,873.02
	Interest Totalled:	\$ 652.27
	Deposit Totalled:	\$ 0
	Expense Totalled:	\$ <u>-6,460.56</u>
	Sewer Fund PLGIT Balances as of October 31, 2022:	\$ 1,067,064.73

Bills: A copy of the bill list dated October 26, 2022 was provided to Council and offered for review by the public.

- **General Fund** beginning balance as of October 31, 2022: \$ 202,448.92
ending balance as of November 7, 2022: \$ 196,203.59
- **Sewer & Water** beginning balance as of October 31, 2022: \$ 38,895.75
ending balance as of November 11, 2022: \$ 21,164.39

Note the bill from Seifert for \$150 was not for work done at the Borough and should not be paid.

A motion made by Mr. Mandolesi seconded by Mr. Lodise and carried unanimously to approve the bill list dated September 12, 2022 with the removal of an erroneous bill from KE Seifert for \$150; Motion carries 6-0-0.

Correspondence: none

Old Business: none

New Business:

- Meeting Schedule for Next Year – Council reviewed the meeting schedule for 2023. They will vote on the schedule at the December meeting.

The meeting was adjourned at 9:14 pm; motion made by Mr. Lodise seconded by Mr. Mandolesi.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary