

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
December 5, 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
Judy Coleman
Nick Toth
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: Nick Lodise

Councilmembers Late to Arrive: none

Staff on Zoom: none

Staff Absent: none

Guests in Attendance: David Preston, Sandy Carroll, Nancy Henry, Martin Bradley and Patricia Taggart

Call to Order: Tom Wheeler called the meeting to order at 7:33 pm; all those present joined in the Pledge of Allegiance.

Minutes:

Motion made by Mr. Mandolesi seconded by Ms. Coleman to approve the minutes of November 7 and 15, 2022; Motion passed with all in favor 6-0-0.

Public Comment:

- Preston Property – Mr. Preston informed council that he has planted the bushes in the buffer zone as requested by council and in his opinion the case should now be closed. He has requested the resident next to his property remove the trees that are growing through the fence onto Mr. Preston’s property. Bill Wheeler told Mr. Preston that he would come out this week to look at the shrubs as well as the trees he is concerned about. Tom Wheeler will also stop down sometime this week to meet with Mr. Preston regarding the matter. Mr. Preston also wanted to offer his assistance in completing maintenance work

on the police vehicles for free as well as his time to coordinate some future events in the Borough.

- Tire Discount – Sandy Carroll wanted to make the police department aware that Goodyear offers a discount to police departments on tire purchases.

Police Report:

- Police Report – Mayor Mahon read the report for the month of November 2022:

Incident Reports - 12	Summary Citations - 0
Accident Reports - 2	Traffic Citations - 33
Assists - 3	Criminal Arrest - 0
EMS Calls - 1	Parking Ordinance - 5
Court - 4	Court Doylestown - 0
Hours Worked - 222.75	Salary - \$6,035.99

- New Vehicle – Chief Baran has been told that the new car parts should be shipping on January 17th and should be installed on the new vehicle by mid-February. If the work is not completed by the end of March Mr. DeBias explained that council would either need to request another extension from the RDA or pay for the service before it is completed.
- Audit – The Hulmeville Police Department had an audit of their policies and paperwork. This audit is conducted every three years. The auditor found a few minor issues that were easily rectified and overall, the department was found to be compliant.

Mayor:

- Youth Volunteers for 2022 – Mayor Mahon confirmed 10 youth volunteers that will be acknowledged at the December 20th work session. Mayor Mahon is requesting to purchase an additional 14 pins at a cost of \$7 each from Rodriguez Engraving that will display the 150 Celebration Logo to honor the youth volunteers and the female 150th committee chair and co-chairs.

Motion made by Mayor Mahon and seconded by Mr. Mandolesi to purchase additional pins for the youth volunteers and 150th chairwomen at a cost of \$98; motion passed with all in favor 6-0-0.

- Holiday/Retirement Party - The holiday retirement celebration will be held at the December work session.
- Open Space Concerns – Mayor Mahon has open space concerns for County property along the Neshaminy Creek at the Neshaminy Falls area. There is now daily ATV traffic. She suggested the police department install a few hunting cameras to see if they can view who is driving the ATV.
- Tree Lighting – The Mayor wanted to thank the Historical Society for hosting the tree lighting. While attending the tree lighting the mayor noticed that the LED tree lights were affecting the other lights as well as the clock while on. Mr. Mandolesi stated that LED lights can do that but he is also going to look into the matter to make sure.

150th Committee:

- Next Meeting – The next and possible last meeting will be held sometime in January 2023. Mayor Mahon will touch base with the executive board and will send a notice out to all members.
- Few Remaining Events – A few events that remain are a virtual cooking class on December 10th which may be cancelled and luminary nights on December 24.

Storm Water/Floodplain/MS4:

- Act 167 & 537 – Gilmore and Associates still has no forward plans for project status.
- Newsletter – The next Borough newsletter will be compiled for the winter issue. Mayor is asking that all information be submitted by December 16, 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:

- Meeting Schedule 2023 – Bill Wheeler confirmed that council is fine with the 2023 meeting schedule proposed by Ms. Omietanski.

Motion made by Mr. Harris and seconded by Mr. Mandolesi to approve the meeting schedule for 2023 to be run in the Courier Times; motion passed with all in favor 6-0-0.

- Request Payment Tague Lumber – The windows have all been installed in Borough Hall and the balance remaining to be paid is \$40,500.

Motion made by Mr. Mandolesi and seconded by Mr. Harris to pay Tague Lumber the balance due of \$40,500 for window installation at Borough Hall; motion passed with all in favor 6-0-0.

- Grant Authority Water Meter Project – Bill Wheeler found a grant offered by the PA Department of Community and Economic Development. They are offering grants through COVID 19 ARPA for water projects. Bill Wheeler is recommending council passes a resolution to apply for a grant to complete the meter replacement project. The grant is a matching fund grant and there is a \$100 application fee that Bill hopes they will waive.

Motion made by Mr. Harris and seconded by Mr. Toth to authorize a resolution to apply for an application for grant from the COVID 19 ARPA Pa Small Water and Sewer Program; motion passed with all in favor 6-0-0.

- Grant Borough Hall Rehabilitation Project – KC Tomlinson’s office is arranged for a grant from the DCED that would cover repairs to the Borough’s cupola as well as painting the exterior and interior of the building. Bill Wheeler would also like to purchase all new chairs for the office and councilmember chairs in the meeting room. The grant totals \$50,000 and that combined with a DCED grant already arranged by Tina Davis’s office, the Borough would have a total of \$105,000 to complete the above work plus stucco repairs to the building. The money from Tina Davis office needs to be spent by June, however the grants are going to be combined into one and the date may change.

Motion made by Mr. Mandolesi and seconded by Mr. Harris to authorize a resolution for an application for a grant from the DCED Keystone Communities Program arranged through KC Tomlinson’s office; motion passed with all in favor 6-0-0.

- Resolution to Enact Act 57 of 2022 – Act 57 of 2022 previously discussed covering failure to receive real estate tax notice within the first year of home ownership is being required to be passed by January.

Motion made by Mr. Pio and seconded by Mr. Mandolesi to ratify Act 57 of 2022; motion passed with all in favor 6-0-0.

- Assigning Street Numbers to Unnumbered Tax Map Parcels – County Rangers contacted Bill Wheeler to request County parcels be assigned street numbers. There are four County lots that Bill Wheeler has assigned numbers to. He has also identified other lots in the Borough that are not assigned numbers. He distributed a list to council of all lots and the numbers he is assigning. For now, he is only notifying other agencies of the four that the Rangers have requested.

Fire Marshal: no report

Emergency Management Coordinator: no report

Zoning/ Code Enforcement:

- Mill Update – Bill Wheeler has had an ongoing conversation with the owner of the Mill. According to the owner he is following the advice of his lawyer and is refusing an inspection of the inside of the Mill. He is also claiming the tree on the corner of his property

is not his responsibility to remove but PennDOT's. Bill Wheeler has requested that he put all the above in writing but he has yet to receive anything. The owner has mentioned the possibility of putting the building up for sale this spring. He does own the building with another person and claims it is the other person he is having issues with regarding the sale. Tom Wheeler suggested Bill Wheeler start the process of fines and an administrative search warrant.

Water and Sewer:

- BCWSA Flow Rates – Mr. Ludwig reported that the Borough's flow rates are excellent. The numbers may be low due to the drought.
- BCWSA Rate Increase – BCWSA did inform the Authority that there will be a rate increase in sewer rates of 16.6%. Mr. Ludwig informed council that the Authority has not had time to discuss, however rates will need to be increased to cover the costs. He is hoping the rate increase can go into effect by the March billing. Mr. DeBias reminded Mr. Ludwig that any increase requires an ordinance, which will need to be advertised, which could take 2-3 months to accomplish. The Authority is also looking to convert from a flat rate charge to a usage charge, however in order to accomplish that all the meters need to be updated. The Authority did hire Rio to complete the Meter Replacement Program and have had no luck getting them to start the job. Mr. Ludwig is going to try to work through Carroll Engineering to get the project going.

Borough Property:

- Leaf Removal – Leaves were collected and bagged at Borough Hall. Mayor Mahon pointed out that the leaves should be placed in cans rather than the leaf bags. The leaf bags are placed in trash.

Trash: no report

Lights: no report

Streets: no report

Personnel:

- Jr Council – Mayor Mahon received a resume from a high school student in the Borough who is interested in the junior council position. She emailed the student information regarding the program and will invite her to January's meeting for council to meet her.
- Interviews for Solicitor – The interviews for solicitor start at 5:15 pm on December 15th in an executive session. Bill Wheeler told council to pay attention to their email as there may be a start time change.
- Zoning Hearing Board Solicitor Resignation – Richard Osterhout sent a letter stating that his resignation will be effective December 31, 2022. Mr. DeBias reminded council they need to be interviewing for this position as well on December 15th.

Finance:

- Budget – Mr. Harris is submitting the budget for approval.

Motion made by Mr. Harris and seconded by Mr. Mandolesi to approve the budget of \$646,577.00 for 2023 with an assessed property value of \$8,848,693, value of a mill \$8,849, general fund tax of 14.5 mills, fire tax of 1.5 mills, per capita tax of \$5.00, earned income tax of 1% and refuse collection fee of \$281 per EDU; motion passed with all in favor 6-0-0.

Solicitor Report:

- Ratify Actions Taken at Work Session – Mr. DeBias asked council to adopt and ratify all actions taken at the November 15, 2022 work session.

Motion made by Mr. Pio and seconded by Mr. Mandolesi to ratify all actions taken at the November 15, 2022 work session; motion passed with all in favor 6-0-0.

Treasurer’s Report: Treasurer’s Report for December 5, 2022 was made available for inspection:

• General Fund Checking Balance as of November 1, 2022:	\$ 204,122.69
Expenses Totaled:	\$ - 33,140.24
Income Totaled:	\$ 58,693.97
General Fund Checking Balance as November 30, 2022:	\$ 229,676.42
• Sewer Fund Checking Balance as of November 1, 2022:	\$ 54,717.23
Expenses Totaled:	\$ -18,531.05
Income Toted:	\$ 15,436.99
Sewer Fund Checking Balance as of November 30, 2022:	\$ 51,623.17
• Sewer Fund PLGIT Balance as of November 1, 2022:	\$ 242,710.90
Interest Totaled:	\$ 685.51
Deposit Totaled:	\$ 0
Expense Totaled:	\$ 0
Sewer Fund PLGIT Balances as of November 30, 2022:	\$ 243,396.41
• Highway Aid PLGIT Balance as of November 1, 2022:	\$ 87,793.15
Interest Totaled:	\$ 247.92
Deposit Totaled:	\$ 0
Expense Totaled:	\$ - 19.79
Highway Aid PLGIT Balances as of November 30, 2022:	\$ 88,021.28

- **General Fund PLGIT** Balance as of November 1, 2022: **\$ 1,067,064.73**
- Interest Totaled: \$ 3,013.36
- Deposit Totaled: \$ 0
- Expense Totaled: \$ - 199.53
- General Fund PLGIT Balances as of November 30, 2022: **\$ 1,069,878.56**

Bills: A copy of the bill list dated December 1, 2022 was provided to Council and offered for review by the public.

- **General Fund** beginning balance as of November 30, 2022: \$ 222,962.07
- ending balance as of December 28, 2022: \$ 209,377.27

- **Sewer & Water** beginning balance as of November 30, 2022: \$ 45,728.44
- ending balance as of December 9, 2022: \$ 24,639.46

- **Highway Aid PLGIT** Balance as of December 5, 2022: **\$ 87,519.67**

A motion made by Mr. Mandolesi seconded by Mr. Pio and carried unanimously to approve the bill list dated December 1, 2022; Motion carries 6-0-0.

Correspondence:

- Bucks County Transportation – They emailed us asking if we could post a now hiring flyer anywhere in our office. Council agreed there is really no where to place a flyer.
- Borough News – Ms. Omietanski reviewed the current subscription list for 2023. Mr. Mandolesi is going to confirm if John Cost is interested in receiving a magazine. Mr. Harris’s address was updated and the solicitor copy will be sent to the Borough.

Old Business:

- Update on Superior Holdings – Tom Wheeler did reach out to the owner of Superior Holdings and he is expecting a call back on Wednesday. Tom Wheeler has no updates. Reminder next ZHB meeting is scheduled for January 25th, 2023.

New Business: none

The meeting was adjourned at 9:07 pm; motion made by Mr. Pio seconded by Mr. Harris.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary