

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
November 6, 2023

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
Jim Pio
Doug Harris
Nick Lodise
Judy Coleman
Nick Toth

Staff in Attendance

Diane McKairnes, Treasurer
John Baran, Chief of Police
Dorothy Omietanski, Secretary
Thomas Panzer, Solicitor
Bill Wheeler, Borough Manager
Debbie Mahon, Mayor

Council Members on Zoom: none

Councilmembers Absent: Naz Atabas, Junior Councilmember

Councilmembers Late to Arrive: none

Staff on Zoom: none

Staff Absent: Kurt Ludwig, Water and Sewer President

Guests in Attendance: Sheri Wheeler, Jake Krause, Rebecca Krause, Trisha Boyle, Joe McKairnes, Doug Edge, Dennis Mitchell, Lauren Kusznir, Richard Johnson, Mallory Rinker, Krysti Strickly, Steve Strickly, Amanda Gonzalez, Jose Gonzalez, David Novak, Cheryl Novak, Martin Bradley, Ryan Cloak, Sandy Carroll, Mary Johnson, Patricia Taggart and Jackie Carroll

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

Minutes:

Motion made by Mr. Mandolesi seconded by Mr. Harris to approve the minutes of October 2 and October 18, 2023, meeting; Motion passed with all in favor 7-0-0.

Tom Wheeler Addressing Council:

- Superior Holdings – On 10/18/23 council voted on the conditional use application for Superior Holdings. On 10/19/23 Mr. Pio took it upon himself to meet with Superior Holdings to discuss plans for the property without informing council. On 10/24/23 Mr. Pio called Tom Wheeler to inform him that he had the meeting. Tom Wheeler told Mr. Pio that his actions were not advisable and should not have taken place. Mr. Pio had

plans to schedule another meeting with Superior Holdings and HCC. Tom Wheeler wanted to bring this up in a public meeting because up until now there have been no backdoor meetings between any council members and Superior Holdings, however now Mr. Pio has conducted one and the public should be made aware.

- Election Letter – Tom Wheeler wanted to set the record straight regarding a letter that Mr. Pio mailed to residents which implies that Borough Council supports 3 candidates who are running for council seats in the November elections. Tom Wheeler has issue with Mr. Pio’s use of the Borough Seal and logo for a personal election letter. Mr. Wheeler felt this was inappropriate and unethical, as it gives the impression that all of Council is supporting these three candidates.
- Mayor Mahon Comments on Mr. Pio Election Letter – Mayor Mahon read the following:
‘With respect to ethics and to everyone in Hulmeville Borough, I would like to address the General Election letter that council Jim Pio mailed out to constituents in Hulmeville Borough last week without authorization from Hulmeville Borough council. In my opinion the letter clearly is misleading voters. Councilman Pio insinuated that the FOP along with the Bucks County Sheriff endorses the republican candidates for the November 7th, 2023, elections while utilizing the Hulmeville Borough Seal, which also misleads voters into thinking that Borough Council agrees with endorsing those candidates. I have had to reach out and apologize to all county officials mentioned in his letter to let them know that Mr. Pio does not represent the Borough while he makes his endorsements. The whole spirit of the council could not be represented by just one person on council without a public vote. I have received a statement from the past president of the FOP, Mr. Daniel J. Doyle that “The Bucks County FOP did not endorse any candidates for Hulmeville Borough Council”. In my position as elected Mayor, I strive to represent the Borough of Hulmeville with respect and honor as a civil servant. Mr. Pio is also an elected official who I feel was not just misleading the Borough’s residents but also shows conduct unbecoming of a member of Hulmeville Borough Council. I request a motion for a vote from Hulmeville Borough council to censor [sic] council Jim Pio under the Pennsylvania Ethics Act that elected officials are to avoid using official resources in their position to coheres or influence votes.’

Motion made by Mr. Harris and seconded by Mr. Mandolesi to censure Jim Pio for use of the Borough seal and letterhead for personal interest in endorsing election candidates; motion passed 4-3-0 (no’s Jim Pio, Judy Coleman and Nick Toth)

- Jim Pio Response – Mr. Pio pointed out that he did use his name, address, and phone number on the letterhead. This letter was a personal endorsement and did apologize if anyone thought it was misleading. That was not his intent.
- Joe McKairnes Response – Mr. McKairnes just wanted it noted for the record that he was never asked permission to be a part of the letter and he never received a copy of the letter.
- Dennis Mitchell – Mr. Mitchell asked if Mr. Pio’s behavior could be considered an ethical violation? Mr. Panzer reviewed the actions and because Mr. Pio did not have any financial gain from his actions there is no violation of election laws.
- Trisha Boyle – Trisha Boyle pointed out that Mr. Pio has used Borough letterhead now two times for personal interest.

- Mayor Mahon Request – Mayor Mahon read the following request – “I am requesting authorization from council president Tom Wheeler to send letters to Bucks County District Attorney’s Office and the Pennsylvania Attorney General’s Office to investigate councilman Jim Pio’s letter. I will also call upon the Bucks County Ethics Commission to investigate those falsehoods’ misrepresentations and abuse of Borough property as mentioned in Mr. Pio’s letter.” Mr. Wheeler denied her request. Moving forward Mayor Mahon will be encouraging the council to address the lack of policies on this matter.

Treasurer’s Report: Treasurer’s Report for November 6, 2023, was made available for inspection:

• General Fund Checking Balance as of October 1, 2023:	\$ 371,000.50
Expenses Totaled:	\$ -47,888.69
Income Totaled:	\$ 36,242.66
General Fund Checking Balance as October 31, 2023:	\$ 359,354.47
• Sewer Fund Checking Balance as of October 1, 2023:	\$ 52,531.05
Expenses Totaled:	\$ -22,456.99
Income Toted:	\$ 51,201.20
Sewer Fund Checking Balance as of October 31, 2023:	\$ 81,275.26
• Sewer Fund PLGIT Balance as of October 1, 2023:	\$ 252,995.13
Interest Totaled:	\$ 1,066.06
Deposit Totaled:	\$ 0
Expense	\$ 0
Sewer Fund PLGIT Balances as of October 31, 2023:	\$ 254,104.80
• Highway Aid PLGIT Balance as of October 1, 2023:	\$ 145,577.86
Interest Totaled:	\$ 638.41
Deposit Totaled:	\$ 0
Expense Totaled:	\$ -41.55
Highway Aid PLGIT Balances as of October 31, 2023:	\$ 146,174.72
• General Fund PLGIT Balance as of October 1, 2023:	\$ 1,041,817.90
Interest Totaled:	\$ 4,499.81
Deposit Totaled:	\$ 0
Expense Totaled:	\$ -23,265.19
General Fund PLGIT Balances as of October 31, 2023	\$ 1,023,052.52

Bills: A copy of the bill list dated November 2, 2023, was provided to Council and offered for review by the public.

- **General Fund** beginning balance as of October 31, 2023: \$ 352,056.51
- ending balance as of November 27, 2023: \$ 327,503.28
- **Highway Aid** ending balance as of November 6, 2023: \$ 119,489.08
- **General Fund PLGIT** ending balance as of November 6, 2023: \$ 966,300.19

A motion was made by Mr. Pio seconded by Mr. Harris and carried unanimously to approve the bill list dated November 2, 2023; Motion carries 7-0-0.

Public Comment:

- Mary Johnson – Ms. Johnson told council she was very happy to see 37 conditions to the conditional use vote. The council mentioned that the land development process will be a public process and Ms. Johnson would like to suggest that the council consider having public volunteers be a part of this process. Ms. Johnson will be having a HARB meeting to address an addition on the home next to the Methodist Church on Main Street. She is encouraging all council to take the time to look at the addition because she will be coming to the next meeting with HARB recommendations on how to proceed with the matter.
- Ryan Cloak – Mr. Cloak asked what the Borough is doing regarding the Green St church which is now a group home for women in alcoholic recovery. Bill Wheeler has requested to have a meeting with the owner of the property to discuss the status of the use of the building and confirm the safety and welfare of the community.
- Trisha Boyle – Ms. Boyle wanted to thank the Hulmeville Historical Society for running the craft show this past weekend.
- What It Is Worth Event – The Hulmeville Historical Society will be hosting their own antique road show on January 12, 2024, from 6-8pm. A registration form was in a mailer that went out to residents. Also, the Soup Off event will be held this year on March 2, 2024.

Police Report:

- Police Report – Mayor Mahon read the report for the month of October 2023:

Incident reports	20	Summary citations	0
Accident reports	2	Traffic citations	22
Assists	4	Criminal arrests	1
EMS calls	0	Parking ordinance	6
Court – local	8	Court – Doylestown	6
Hours worked	190	Salary	\$5,556.00

- Drug Take Back Day – Hulmeville Police Department collected 48 lbs. of drugs and the county collected a total of 9,560 lbs. of drugs and 570 lbs. of syringes. The next event will be held in April; however, you can drop off drugs at any time at the station.
- Active Shooter Policy – Mayor Mahon presented an active shooter policy for adoption.

Motion made by Mr. Lodise and seconded by Mr. Toth to adopt the Active Shooter policy dated 11/6/23; motion passed with all in favor 7-0-0.

- Life Insurance Reimbursement – Mayor Mahon requested the approval of \$170 reimbursement to officer Ryan Gaffney to put towards his life insurance policy.

Motion made by Mr. Mandolesi and seconded by Mr. Harris to reimburse officer Ryan Gaffney \$170 to be put towards his life insurance policy; motion passed with all in favor 7-0-0.

Mayor:

- Green St Traffic Issue – Mayor Mahon would like to have discussion regarding the traffic concerns on Green St. The council will discuss it at the work session.
- PHS Tree Tenders Bare Root Program – The Tree Tender requests have been confirmed. Installation dates need to be moved to Sunday November 19, 2023, starting at 9am at the recreation field. The trees will be picked up by Friday November 17th and placed at their respective locations until installation. Mayor Mahon reminded the residents involved in the program that all trees must be planted by a tree tender.
- Youth Volunteer Recognition – Mayor Mahon needs all names and contact information of all youth volunteers that have helped Hulmeville Borough in 2023. All volunteers will be recognized at the December 19th work session.
- Welcome Wagon – Mayor Mahon would like to start a welcome wagon in Hulmeville. Mayor Mahon plans to ask for volunteers in the next newsletter and plans to canvas the area for donations in the form of coupons.

Motion passed by Mr. Mandolesi and seconded by Mr. Lodise to start a welcome wagon program in Hulmeville Borough; motion passed with all in favor 7-0-0.

- Rededication of Hulmeville Borough – Council agreed this action would not be a rededication but a thank you to Tina Davis and KC Tomlinson for the financial support in the stucco repair/painting project. Mr. Mandolesi will reach out to both and invite them to the December 19th meeting.
- Tree Lighting – The Christmas tree lighting will take place on 11/24/23 at 7pm. Baked good donations will be accepted late afternoon at the William Penn Fire House the day of the event.

Storm Water/Floodplain/MS4:

- Act 167 & 537 Follow Up – To date Gilmore estimates the cost of the planned projects to be over \$600,000.
- Winter Newsletter – Mayor Mahon needs all information for the newsletter by December 3, 2023.

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 homeowners 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:

- 2023 Grants –
 - Road Rehabilitation Project - The road rehabilitation project is complete and came in \$12,033.20 less than the grant amount (\$55,090 less than contract amount). Bray Brothers used less materials than expected. If there is anything the council can suggest spending the money on, in the next month and related to this project, otherwise Gilmore suggested asking the RDA to roll it over to next year if they approve the 2024 grant for paving roads. Mayor Mahon asked whether painting the no parking areas at the corners of Trenton and Main could be considered. Mr. Toth stated that residents of Walnut and Fairview had no forewarning of the paving start date. He suggested if the Borough uses them again next year that they do a better job informing residents of the work before they start. Chief Baran did provide them with signage, but they never moved the signs from the initial location.
 - Building Stucco Repair Project – The stucco repairs and painting are completed. The project ended up being \$3,000 over the budgeted amount. Bill Wheeler will determine how to receive reimbursement from the DCED. Bill Wheeler pointed out that the borough will need to replace the cupola at some point in the future. Mr. Lodise also pointed out that the roof will also need to be done soon.
- 2024 Grants – The RDA will present the 2024 RDA grants mid-December.
- New Council Member Webinar – Bill Wheeler recommended all new council members attend the webinar to be held on 11/15/23 at 5:30pm for new council members.

Fire Marshal:

- Inspections – Bill Wheeler has been busy conducting inspections.

Emergency Management Coordinator:

- EMC Requirements – Bill Wheeler will investigate the new requirements for EMC. Having an EMC in the community is beneficial for federal funding, however if the new requirements are unreasonable the community may have to do without. Mayor Mahon would like Bill Wheeler to forward the requirements to her.

Zoning/ Code Enforcement:

- ZHB Meeting – Next ZHB meeting will be held on 11/15/23.
- 522 Main St – The owner has now proposed a stormwater control system. The matter will be presented to the ZHB for exceeding impervious surface and water runoff issues before proceeding with the project.
- Old Mill – Reinspection was conducted on 11/2/23. The north extension roof of the Old Mill has been completely replaced. A significant patch has also been made to the main roof.
- 329 Main St – A garage needs to be rebuilt and before proceeding the owner needs to present to the ZHB.
- HARB – HARB will be meeting on 11/20/23 to review an addition and rebuilt garage at 329 Main St.
- 4 Green St – Bill Wheeler in coordination with the solicitor has a scheduled meeting with the owner to draw up parameters for operating a women’s alcohol abuse home.

Water and Sewer: no report

Borough Property:

- Mailboxes/Bulletin Board – Mr. Mandolesi and Bill Wheeler installed the mailboxes and bulletin boards.
- Sewer Back Up – There was a clog in the main sewer line which caused damage in the basement. Servpro came out and completed the cleanup. Tom Wheeler explained that depending on how much it cost to complete the cleanup will determine if it is worth submitting to insurance.

Trash: no report

Lights:

- Park Light – The light in the park is still blinking.

Streets:

- Truck Accident - A truck drove up Reetz Ave., down Lincoln Ave, then down Ford Ave and took out several street signs and a fire plug. According to Chief Baran they have identified the trucking company. The company is in Souderton so he will be working with the State Police to resolve the matter.
- New Street Sign – Mr. Lodise will be installing a sign at Fairview and Walnut

Personnel: no report

Finance:

- 2024 Budget – Mr. Harris reviewed the budget numbers. One important note is that grant money is now required to be a part of the budget. This new requirement has increased

the total budget numbers significantly. The budget will be available to be viewed by the public from 11/17-12/1 and should be adopted at the December meeting.

Motion made by Mr. Harris and seconded by Ms. Coleman to authorize the secretary to advertise the pending 2024 budget for public review; motion passed with all in favor 7-0-0.

Solicitor Report: no report

Jr. Council Person: no report

Correspondence: none

New Business:

- Job Descriptions – The Mayor would like to have a job description for every volunteer and paid employee position. She is asking that each employee submit a description and the council review them.
- Meet and Greet – Ms. Coleman missed the meet and greet conducted by some of the council candidates. She thought it was wonderful that they took the initiative to do it.
- HCC Meeting – An ad hoc committee has been formed to meet with HCC. The committee will include Ms. Coleman, Mr. Toth and Tom Wheeler. The goal of the meeting is to help mend relations between council and the community over the Conditional Use Meetings.

Unfinished Business: none

The meeting was adjourned at 8:58 pm; motion made by Mr. Pio seconded by Mr. Lodise.

Respectfully Submitted

Dorothy Omietanski
Secretary