

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
July 1, 2024

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
Rebecca Krause, Vice President
Jim Pio
Jose Gonzalez
Nick Lodise
Judy Coleman
Dan Mandolesi

Staff in Attendance

Michael Luongo, Solicitor
Debbie Mahon, Mayor
Diane McKairnes, Treasurer
Dorothy Omietanski, Secretary
John Baran, Chief of Police

Councilmembers Absent: none

Councilmembers Late to Arrive: none

Staff Absent: Bill Wheeler, Borough Manager

Guests in Attendance: Sheri Wheeler, Mary Johnson, Amanda Gonzalez, Mike Wasson, Dennis Mitchell, Joe Williams, Jacob Rigg, Gilmore and Assoc, Kevin Todd, Larry Byrne and Jeanine Price

Call to Order: Tom Wheeler called the meeting to order at 7:02 pm; all those present joined the Pledge of Allegiance.

Minutes:

Motion made by Mr. Lodise seconded by Mr. Gonzalez to approve the minutes of June 3, 2024; Motion passed with all in favor 7-0-0.

2 E Fairview Plan Review:

Mr. Byrne presented the council with a letter dated June 17, 2024, listing the updated request of waivers for 2 E Fairview Ave. He confirmed that they have added two stormwater retention pits as requested by the council. They also revised the waivers to address the comments made at the last council meeting. They would like to have storm water mitigation in lieu of sidewalks and curbs. Mr. Pio would like to see sidewalks and curbs put in at the property. Mr. Rigg from Gilmore stated that they would not recommend curbs because that would cause more flooding issues to the neighbors on both sides of the property. Mr. Pio pointed out that Act 167 allows the Borough to require the stormwater retention pits because the property is a part of a known water issue. Mr. Byrne explained that the pits they designed will manage 4,000 square feet, which exceeds the requirements. Mr. Riggs pointed out that if a future owner changed the impervious surface, they would need to then do more to manage the water. Mayor Mahon explained that

adding sidewalks and curbs would create water issues for neighbors who already have issues. Mr. Lodise pointed out that curbs and sidewalks would prevent the water from getting to the pits they are planning to install to help collect water runoff. Mr. Byrne also pointed out that it is a dead-end street. Mr. Riggs did confirm that sidewalks alone should not impede the flow of water.

Motion made by Mr. Mandolesi and seconded by Mr. Lodise to grant the request to waive the requirement to show all existing features within 400 feet of the property; motion passed with all in favor 7-0-0.

Motion made by Mr. Mandolesi and seconded by Ms. Krause to grant the request to permit the plan to be drawn at 1" = 20' instead of 1" = 50' or 1" = 100'; motion passed with all in favor 7-0-0.

Motion made by Mr. Mandolesi and seconded by Mr. Lodise to waive curbs and sidewalks in lieu of a fee in the amount of \$7,500; motion passed with all in favor 7-0-0.

Motion made by Mr. Pio and seconded by Mr. Lodise to permit the proposed utilities to be installed via overhead wires instead of underground; motion passed with all in favor 7-0-0.

It was confirmed that streetlights did not need to be a part of the waivers because a streetlight already exists. Mr. Riggs confirmed that it is at the discretion of council if they want an additional light. There are no set requirements for spacing of lights.

Motion made by Mr. Mandolesi and seconded by Mr. Pio to approve the minor subdivision of 2 E Fairview Ave. The site consists of approximately 39,961 square feet and is situated within the Neshaminy Creek Watershed management district C. The applicant is proposing a lot line change to subdivide Tax Map Parcel Nos 16-002-012 and 16-002-013 into two conforming lots for single family residential use. The applicant is proposing to construct a new single-family dwelling on each new lot. The plans have been prepared by Eastern/Chadrow Assoc Inc consisting of four sheets dated April 12, 2024. In connection with the grant of this approval for the minor subdivision four waivers requested by the applicant were granted by council and included existing features, drafting standards, curbs, sidewalks and electric lines. Plan approval is granted on July 1, 2024, based upon the following documentation and subject to the following conditions:

- **May 13, 2024, Gilmore and Assoc Inc Borough Engineer review letter, May 17, 2024, Bucks County Planning Commission review letter**
- **May 15, 2024, Hulmeville Borough Planning Commission motion to recommend with conditions**
- **April 26, 2024, Bucks County Conservation District review letter**
- **The applicant will sign Developer Agreement, Financial Security Agreement and Stormwater Management Agreement and post appropriate escrow in forms satisfactory to the Borough Solicitor**
- **The applicant shall secure any and all permits required from any agencies having jurisdiction over this project, including Hulmeville Borough, Bucks County, the**

Commonwealth of Pennsylvania, and the Federal Government. The Borough agrees to sign paper copies of the approved plan provided they bear the legend “not to be recorded” if signed paper copies are required to be submitted to the various local, state and federal agencies that must approve the various approvals, permits certificates and the like for the subdivision, provided, however, that the Borough reserves its right of participation in all approval and permitting procedures which will be required for the approval of the final plan; motion passed with all in favor 7-0-0.

Public Comment:

- Joe Williams – Mr. Pio spoke to Mr. Rigg regarding the water issues along Main Street. Mr. Rigg explained that currently the issues concern private property. To be able to list it as a water project with the DEP the property would need an easement so the land would be turned over to the Borough. Mr. Riggs explained that there is grant funding that is available for projects like this. Mayor Mahon pointed out that there is another project at Ford and Main where the residents are willing to help pay for the cost of the improvements. Mayor Mahon told Mr. Riggs that the Borough has been waiting on a cost update to complete that project. Mr. Riggs will investigate it.
- Act 167 Update – Mr. Rigg told the council that the county is updating Act 167 and, in the process, has requested that each municipality provide an update on flood areas. Bill Wheeler and Mr. Riggs submitted the flood areas for Hulmeville Borough.
- Dennis Mitchell – Mr. Mitchell asked if there were any updates on the Superior Holding project. Mr. Luongo informed everyone that Terry Clemons informed Superior Holdings on 6/28/24 that his clients are willing to meet with the Borough ad hoc committee to talk. Ed Murphy requested a Rule 27 conference on 7/1/24 and the meeting has been scheduled for 7/23/24 at 9:30am. This meeting is just a briefing between the lawyers and the judge. Mr. Mitchell also inquired to the issue of the save the hill signs and if they were violating an ordinance for being posted on properties for too long. Tom Wheeler confirmed that the Borough does have a sign ordinance and he will investigate the rules set to determine if the signs should be taken down.
- Sheri Wheeler – An item was stolen from outside Ms. Wheelers home. She wanted to provide an update. She thanked the police department who posted the issue on Facebook and the item was returned.
- Jeanine Price – Ms. Price has been assisting Chief Baran and Mayor Mahon with the upcoming event. She is very willing to help with any upcoming events.

Mayor:

- Memorial Park Clock – Mayor Mahon wanted to thank Mr. Mandolesi for fixing the electric/clock issue at Memorial Park. Mr. Mandolesi had an electrician check the wiring and he discovered a bad connection. The bad connection was causing a voltage drop which was also affecting the clock. The clock needed a battery change as well. After both issues were fixed the problems resolved themselves.

- Tree Maintenance Memorial Park – Mr. Mandolesi needs to take pictures of the tree in question at Memorial Park. He will submit the pictures to PECO, and they will determine if it qualifies for them to remove it for the Borough.
- Junior Council Person – Mayor Mahon has updated the borough website for the Junior Council Person. She wanted to point out that the program is now extended to college students as well as high school students.
- Hulmeville Falls – There continues to be major issues at Hulmeville Falls including the near drowning of a child, trash and feces. Mayor Mahon has been in talks with the park ranger regarding the growing concerns. The police will be issuing violations as well as the park rangers policing the area. The County is in the process of determining if the land is open space or a park. If it is a park, they cannot block it off but if it is open space they can fence off the area.

Public Safety:

- Police Report – Mayor Mahon read the report for the month of June 2024:

Incident reports	17	Summary citations	0
Accident reports	2	Traffic citations	64
Assists	3	Criminal arrests	0
EMS calls	1	Parking ordinance	2
Court – local	6	Court – Doylestown	0
Hours worked	200	Salary	\$6,415.20

- Family Fun Day/NNO – The Family Fun Day and NNO is scheduled for Saturday August 3, 2024, from 12 noon until 4 pm. The mayor needs volunteers for the event. So far, she has two food trucks, and one ice cream truck. She is getting two tents, a water slide, a canine demonstration, an offer for child IDs, face painting and balloon artist. Those in attendance will include William Penn Fire Company, the Hulmeville Historical Society, Pennel Ambulance Squad, Middletown Fire Department, and representatives from Brian Fitzpatrick, KC Tomlinson, and Frank Farry’s office.
- Police Interview – The police committee interviewed a candidate for a part time position at the police department. They unanimously agreed to hire the officer at a rate of \$30.36 per hour part time at will.

The council took a 10-minute recess to have an executive session to discuss the personal matter.

Motion made by Mr. Gonzalez and seconded by Ms. Krause to hire an officer at \$30.36 per hour; motion passed with all in favor 7-0-0.

- Thank You – The Mayor thanked the Hulmeville Police Department for assisting the Run for Fallen. They had 85 participants.

Storm Water/Floodplain/MS4:

- Culvert Webster Ave – Mr. Gonzalez would like to propose the storm water committee go to evaluate the concerns regarding the culvert at Webster Ave. He has noticed that someone is digging a trench which is making matters worse. Tom Wheeler believes this culvert will be a matter Gilmore will need to be involved in solving.

Borough Property:

- Light on Borough Hall – An exterior light at Borough Hall needs to be replaced. A new light has been ordered.
- Playground – Mr. Mandolesi thanked Mr. & Mrs. McKairnes for assisting with the proposed playground refurbishment. They met with the playground sales rep and made a list of items that should be replaced. The rep did confirm that the playground does not pose any danger and there is no need to close it. He will get back to the McKairnes with a cost for items that need replacement. He is also going to provide three options for replacing the bridge that may be more cost effective. He also gave a quote for mulch of \$3,354 for 100 cubic yards. The cost only covers delivery not distribution. Mayor Mahon believes the Borough can get a better price. The mulch is playground mulch which is safe for children.
- Bees Nest at Heritage Park – There is a bee's nest at Heritage Park in a light fixture. Ms. McKairnes will inspect it to see if they are honeybees. If they are honeybees, she will have them removed, if they are anything else she will contact Leck to have them removed.
- Firehouse Chairs – Bill Wheeler presented the firehouse chairs for consideration for the meeting room. The cost of each chair is \$63. Council all agreed to not purchase the folding chairs from the William Penn Fire Company.

Finance:

- Police Payroll – Ms. Krause needs to meet with Ms. McKairnes and compare the police reports to what is entered into the system. The police report payroll does not match the budgeted numbers.

IT:

- Email and SharePoint Policies - Ms. Krause presented the update to the email policy as well as a new policy for SharePoint. All the council, police and staff will need to sign the new forms.

Motion made by Ms. Krause and seconded by Mr. Pio to adopt the revised email and new SharePoint policies; motion passed with all in favor 7-0-0.

Personnel: no report

Public Works:

- Signs – Mr. Lodise is working on repairing a sign that was run over. He is moving the sign to a safer location. Mr. Lodise has also ordered some new street signs and posts.
- Cross Walk Signs – Mr. Pio is recommending the council consider light up crosswalk signs, two for Bellevue Ave and one at Trenton and Main. The signs would light up when a button is pushed. Each sign would cost \$10,000. Tom Wheeler stated that the council would need to get PennDOT approval first since they are state owned roads. Council should ask Middletown and/or Armour for a quote.
- Washington Ave – Mr. Lodise was approached by a resident on Washington Ave asking if a 15-MPH speed limit or speed bumps could be considered for the road. They also asked if the stop lines could be repainted. Mr. Lodise provided Bill Wheeler a list of lines that need repainting.
- Street Paving Project – Gilmore submitted a proposal for a change order. The original contract was for \$77,644.50. The increase is in the amount of \$3,658.42 for a new total of \$81,302.92.

Motion made by Mr. Mandolesi and seconded by Mr. Lodise to approve the change order presented by Gilmore and Assoc by \$3,658.42; motion passed with all in favor 6-0-0 (Mr. Gonzalez was out of the room at the time of the vote)

Ordinances: no report

Borough Manager: no report

Fire Marshal/EMC: no report

Zoning/ Code Enforcement: no report

Water and Sewer:

- Software Issue – Ms. Wheeler reported that she is currently having a software issue that the software company is slow to resolve. She is waiting for them to correct the issue and cannot finish reading meters until it has been resolved. The bills for the next quarter may not go out on time due to the delay.

Solicitor Report: no report

Treasurer’s Report: Treasurer’s Report for July 1, 2024, was made available for inspection:

- **General Fund Checking** Balance as of June 1, 2024: \$ 408,736.48
Expenses Totaled: \$ -31,147.25
Income Totaled: \$ 28,750.53
General Fund Checking Balance as June 30, 2024: \$ **406,339.76**
- **Highway Aid PLGIT** Balance as of June 1, 2024: \$ 166,561.96

Interest Totalled:	\$ 697.77
Deposit Totalled:	\$ 0
Expense	\$ 0
Highway Aid PLIGT Balance as of June 30, 2024:	\$ 167,259.73

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| General Fund PLGIT Balance as of June 1, 2024: | \$ 1,243,203.20 |
| Interest Totalled: | \$ 5,203.17 |
| Deposit Totalled: | \$ 173.28 |
| Expense Totalled: | \$ -1,022.89 |
| General Fund PLGIT Balances as of June 30, 2024: | \$ 1,247,556.76 |

Bills: A copy of the bill list dated June 27, 2024, was provided to the council and offered for review by the public.

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| General Fund beginning balance as of June 27, 2024: | \$ 394,886.29 |
| ending balance as of July 1, 2024: | \$ 178,657.10 |

A motion made by Mr. Mandolesi seconded by Mr. Pio and carried unanimously to approve the bill list dated June 27, 2024; Motion carries 7-0-0.

Correspondence:

- Blood Drive – Ms. McKairnes announced that Grace Episcopal Church is hosting a blood drive on 7/29/24 from 2pm to 7pm. Anyone interested could please pre-register.

New Business: none

Unfinished Business:

Motion made by Mr. Pio and seconded by Mr. Mandolesi to cancel the August work session due to no agenda; motion passed with all in favor 7-0-0.

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

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary