

## **Hulmeville Borough Council**

### **Meeting Minutes**

**February 3, 2025**

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  
Nick Lodise  
Judy Coleman  
Dan Mandolesi

#### **Staff in Attendance**

Michael Luongo, Solicitor  
Diane McKairnes, Treasurer  
Dorothy Omietanski, Secretary  
Bill Wheeler, Borough Manager  
John Baran, Chief of Police

**Councilmembers Absent:** Jose Gonzalez and Jim Pio

**Councilmembers Late to Arrive:** none

**Staff Absent:** Debbie Mahon , Mayor (due to absence of the Mayor, Tom Wheeler assumed the role of Mayor therefore abstained from voting)

**Guests in Attendance:** Dennis Mitchell, Patricia Taggart, Joe McKairnes, Joe Hahn, John Cost, Sandy Carroll, Mary Johnson, Sheri Wheeler and Joe Williams

**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. Mandolesi seconded by Mr. Lodise to approve of the minutes of January 6, 2025;**  
**Motion passed with all in favor 4-0-0.**

#### **Public Comment:**

- Joe McKairnes – Mr. McKairnes observed when he is coming down Trenton Rd toward Bensalem there is a flashing sign that states 35 MPH speed limits ahead but then there is no 35 MPH -speed sign indicating the change in the limit. Mr. Lodise will have a sign installed.
- Mary Johnson – The Historical Society event, What Its Worth, was well attended. There are two upcoming Historical Society events: a dinner at the OCI fundraiser on February 20<sup>th</sup> from 5-8pm and the Soup Off on March 1<sup>st</sup> from 4:30 – 6pm.
- Patricia Taggart – Ms. Taggart would like the Borough to continue to keep an eye on the Old Mill to make sure the building is being taken care of. The Borough can send an inspector to view the property from the street and determine if there are any violations. Ms. Taggart also wanted to make council aware that 2 Water St property has been sold and the new owners plan to divide the building to make two apartments. Mary Johnson explained that the only limitation the owner has is they cannot alter the outside of the home without HARB review.

**Mayor:** no report

**Public Safety:**

- Police Report – John Baran read the report for the month of January 2025:

Incident reports	25		Summary citations	0
Accident Reports	1		Traffic citations	32
Assists	9		Criminal arrests	0
EMS calls	2		Parking ordinance	6
Court – local	14		Court – Doylestown	0
Hours worked	212		Salary	\$7,154.56

**Storm Water/Floodplain:**

- Meeting Update – The committee met last week with Jay Ferraro, Debbie Mahon and Bill Wheeler to transfer information.
- Contact – Ms. Krause is going to contact Gilmore and DEP to just touch base regarding upcoming requirements.
- Annual Report – Ms. Krause received an annual report with a deadline of 2/28/25. She will ask Gilmore if this is something they fill out for the Borough.

**Borough Property:** no report**Finance:**

- Tax Collector Fee – Consideration to establish the tax collector's compensation for 2026-2029. Ms. Krause is recommending \$6,000, which is comparable to what the other boroughs' tax collectors are receiving.

**Motion made by Ms. Coleman and seconded by Ms. Krause to adopt a resolution to establish the tax collector's compensation for 2026-2029 at an annual amount of \$6,000; motion passed with all in favor 4-0-0.**

**IT:** no report**Personnel Report:**

- Job Descriptions – Ms. Coleman is asking Ms. McKairnes and Ms. Omietanski to track their time and activities to help assist them in creating job descriptions. They are going to eventually ask this of all paid employees.

**Public Works:**

- Washington and Catherine St Stop Sign – People keep running through the stop signs at Washington and Catherine Streets. Mr. Lodise has installed all new stop signs. Chief Baran is policing the intersection.

**Ordinances:** no report

**Borough Manager:**

- RDA Grants 2025 – Council needs to authorize resolutions to accept the RDA grants for 2025. Bill Wheeler informed the council that the amount for road resurfacing is not the total that was requested. The council will need to determine which roads will be resurfaced with this grant. Also, the grant for the police station and emergency operations will include visual equipment for the meeting room.

**Motion made by Mr. Lodise and seconded by Ms. Coleman to adopt a resolution to accept the RDA grant, for \$150,000 for the 2025 road resurfacing project and authorize Tom Wheeler and Rebecca Krause to sign the contract documents; motion passed with all in favor 4-0-0.**

**Motion made by Mr. Lodise and seconded by Mr. Mandolesi to adopt a resolution to accept the RDA grant, for \$44,166 for the police station and emergency operations center upgrade project and authorize Tom Wheeler and Rebecca Krause to sign the contract documents; motion passed with all in favor 4-0-0.**

**Motion made by Mr. Lodise and seconded by Mr. Mandolesi to adopt a resolution to accept the RDA grant, for \$72,299 for the acquisition of a new police vehicle and authorize Tom Wheeler and Rebecca Krause to sign the contract documents; motion passed with all in favor**

**Motion made by Mr. Lodise and seconded by Mr. Mandolesi to adopt a resolution to allow Chief Baran to purchase a new police vehicle at a cost of \$72,299; motion passed with all in favor 4-0-0.**

- Request for Payment RDA – Authorize a resolution for final reimbursement for RDA grant 2023-12 for the fire company utility truck.

**Motion made by Mr. Lodise and seconded by Mr. Mandolesi to adopt a resolution to request final payment of \$80,185, from the RDA for the William Penn Fire Company purchase of a new utility truck; motion passed with all in favor 4-0-0.**

- Recreation Field – Bill Wheeler would like to schedule a public meeting to discuss the future of the recreation field. To receive grants, they like you to hold public meetings for input. The meeting will be held at 7pm.

**Motion made by Mr. Mandolesi and seconded by Ms. Krause to hold a public meeting for input on the development of a master plan for the recreation field project for February 19, 2025; motion passed with all in favor 4-0-0.**

- Mosquito Control – The Borough has received a request from Bucks County Department of Health to participate in their 2025 mosquito disease control program. They don't spray anymore, they set traps, and there are no air quality concerns.

**Motion made by Mr. Mandolesi and seconded by Mr. Lodise that Hulmeville Borough participate in the 2025 Bucks County Department of Health mosquito disease control program; motion passed with all in favor.**

- ZHB Meeting – There is a follow up ZHB meeting scheduled for 2/26/25 to discuss further Kim Vile's request for an extension to her home. This is a continuation of the AHB meeting on 1/22/25.
- Officer Injury – Bill Wheeler explained that a Hulmeville police officer was injured on the job and made the office staff aware that the policies and procedures regarding injured staff was not up to date. Bill Wheeler set up a meeting that included a representative William Penn Fire, Chief John Baran, and Mary Johnson, a retired WC nurse, to advise on ways to update the process of handling an injury.
- Concern with Resident – There is an elderly couple on Trenton Rd who has had the ambulance service at their home multiple times this past week. Our solicitor told the council that the borough could contact

the Area Agency for Aging and or the Health Department if they are concerned about their well-being. Bill Wheeler will follow up on this issue.

**Streets and Lights:** no report

**Fire Marshal/EMC:** no report

**Zoning/ Code Enforcement:** no report

**Water and Sewer:** no report

**Solicitors' Report:** no report

**Treasurer's Report:** Treasurer's Report for February 3, 2025, was made available for inspection:

• <b>General Fund Checking</b> Balance as of January 1, 2025:	\$ 170,465.87
Expenses Totaled:	\$ -36,739.99
Income Totaled:	\$ 30,141.72
General Fund Checking Balance as January 31, 2025:	\$ <b>163,858.60</b>
• <b>Highway Aid PLGIT</b> Balance as of January 1, 2025:	\$ 171,548.77
Interest Totaled:	\$ 616.60
Deposit Totaled:	\$ 0
Expense	\$ 150.95
Highway Aid PLGIT Balance as of January 31, 2025:	\$ <b>171,014.42</b>
• <b>General Fund PLGIT</b> Balance as of January 1, 2025:	\$ <b>1,479,814.38</b>
Interest Totaled:	\$ 5,321.47
Deposit Totaled:	\$ 0
Expense Totaled:	\$ 260.41
General Fund PLGIT Balances as of January 31, 2025:	\$ <b>1,484,875.44</b>

**Bills:** A copy of the bill list dated January 31, 2025, was provided to the council and offered for review by the public. Seifert has bills for 1/6, 1/11, 1/16 and 1/19-20 but they do not break down the service provided.

• <b>General Fund</b> beginning balance as of January 24, 2025:	\$ 146,536.47
<b>General Fund</b> ending balance as of February 3, 2025:	\$ 120,860.47
• <b>Highway Aid</b> beginning balance as of February 3, 2025	\$ 161,507.82
<b>Highway Aid</b> ending balance as of February 3, 2025	\$ 161,425.45

**A motion made by Mr. Mandolesi seconded by Mr. Lodise and carried unanimously to approve the bill list dated January 31, 2025; Motion carries 4-0-0.**

**Correspondence:**

- Statement of Financial Interest – Ms. Omietanski asked council to complete their Statement of Financial Interest for 2024.

**New Business:**

- Noise Ordinance – Mr. Mandolesi distributed a packet of information to all of council. He has been struggling with excessive noise coming from the Neshaminy Shore Club and would like the matter to be addressed by zoning enforcement. Mr. Mandolesi reminded the council that the previous

owner was given a break on their amusement tax fee if they abided by the noise ordinance and did not have the music too loud. The new owners are doing nothing to help with the noise issue. Mr. Mandolesi has tried to work with them. He has also contacted the police on occasions and when Chief Baran came to measure the noise level at Mr. Mandolesi's home the reading has shown to be high. Mr. Mandolesi asked that the council read through the paperwork, and he would like to discuss the matter at the March meeting.

- The noise complaint at Preston's seems to have been resolved. Chief Baran spoke to Mr. Preston, the cheerleading school, and Judge Baranowski. Judge Baranowski did request Chief Baran when writing a noise citation that he also records the sound level. It is not required but helpful. Chief Baran is working with Mr. Krause to fix the meter.

#### **Unfinished Business:**

- Superior Holdings Inc Update – Tom Wheeler spoke to Mr. Lorenzetti to see if he had any updates on the court case. He informed Tom Wheeler that he had no updates on the case however, he has teamed with D.R. Horton as the builder of the project should the courts rule in his favor. Tom Wheeler explained that the case is taking so long due to the fact that the court system is overloaded, and they are losing 4 judges to retirement.

**The meeting was adjourned at 8:10 pm; the motion made by Mr. Mandolesi seconded by Mr. Lodise.**

Respectfully Submitted

Dorothy Omietanski

Secretary