

**Work Session Meeting Minutes
May 17, 2022**

A work session 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 Lodise and Judy Coleman

Councilmembers Absent: Nickolas Toth and Doug Harris

Councilmembers Late: Jim Pio

Others in Attendance: Solicitor, Robert DeBias, Secretary, Dorothy Omietanski, Fire Marshal/Borough Manager, Bill Wheeler, Authority President Kurt Ludwig and Mayor Mahon

Absent: none

Call to Order: Mr. Wheeler called the meeting to order at 7:39 pm; all those present joined in the Pledge of Allegiance.

Public Comment:

- 220 Main Street – Mr. Ludwig has noticed that the resident at 220 Main Street has been driving up on their curb to park their car and there is a lateral shut off valve they are hitting with the car when they drive up. Mr. Ludwig is concerned that they are going to do damage to the value. Bill Wheeler has spoken to the owner once he will speak to them again regarding the matter.

Solicitor:

- Code Enforcement Update – The home at 337 Main Street did clean up their yard the day of the court hearing. Given the effort of clean up the judge provided the homeowner a 30-day extension. Bill Wheeler spoke to the owner and they promised to also clean up the Mill property. He also told Bill Wheeler he is planning to sell both properties. The homes on Bellevue Ave did cut the grass but failed to clean up the property. The judge fined them \$1,000 for unsanitary conditions and found them not guilty of needing the grass cut.
- Window Replacement Project – Mr. DeBias explained to council that there was an error in the specs for the window replacement bids and he is recommending rejecting the bids and re-advertising. Some of the bids included prevailing wages others did not. The grant money for the project did not cover prevailing wages. Bill Wheeler has called the state to confirm that this project can be considered a maintenance project which would allow the Borough to not pay prevailing wages. If prevailing wages is not required it would reduce

the cost of the project significantly keeping it in line with the grant amount. Mr. DeBias will send an email to all bidders informing them that council is rebidding the project. He will also forward them the new specs that Bill Wheeler will provide. The new specifications will take out prevailing wages and will also clarify the windows need to be factory finish white both inside and outside. The bids will be advertised on May 23rd and 26th. The bids will be opened at the next council meeting on June 6th.

Motion made by Ms. Coleman and seconded by Mr. Mandolesi to reject the bids for the window replacement project and readvertise; motion passed with all in favor 4-0-0.

Manager's Report:

- Gas Leak – Seifert came and made the repairs to the gas line. Bill Wheeler explained they did a nice job fixing the angle of the pipe however is not happy with the work feels they did a slopy job. He has asked Ms. McKairnes to hold off paying the bill until he has time to talk to Seifert regarding the work. PECO did come and turn the gas back on.
- Email Transition – Bill Wheeler has been unsuccessful migrating the emails from the old system to the new system. At this point he would like to set up everyone's new email accounts. If anyone wants to access the old email information they can download the emails to their computer, then convert the emails to a PST format and then upload into the new system. The new system will provide everyone access to Teams, Share Points, One Drive and the latest version of Windows, Excel and Power Point.

Note Jim Pio arrived 8:05 pm

Water & Sewer:

- Pipe Lining Project – Mr. Rehab provided an update on the cost of lining the pipe on Trenton from manhole to manhole and the price was actually \$1,500 lower. The Authority approved proceeding with the work.
- Letters to Customers – Mr. Ludwig sent out all letters to customers with a balance due. He heard back from two, one paid in full and the other set up a payment plan. He is currently having an issue with 856 Birch Ave. The home is a sewer only account and was recently sold. Ms. Slater was not made aware of the sale due to the fact Mr. Ludwig believes it was transferred within a family. The home at sale did have a balance due that is now the responsibility of the new home owner. Mr. Ludwig reached out to the new homeowner to explain the situation and he refused to accept that he owes the money and that Hulmeville is even their sewer service provider. Mr. Ludwig called BCWSA to confirm they are water only service to the resident and they are. Mr. Ludwig will now write a letter to the homeowner explaining all this to him and either they will pay the balance and bills moving forward or their water will be shut off.
- Subdivision 307 Main Street – The owner needs a new resolution to submit to the DEP. They attached a copy of the resolution which is required to be retuned to the DEP by June 3rd. The next council meeting is June 6th so Bill Wheeler will have Ms. Omietanski call DEP and explain the situation to them.

Treasurer Report:

- Bills – Ms. McKairnes presented twenty-one bills to council to authorize payment; A copy of the bills are attached.

A motion made by Mr. Pio seconded by Mr. and Mandolesi carried unanimously to approve the bills presented by Ms. McKairnes; Motion carries 5-0-0.

Old Business:

- World Kitchen – Ms. Coleman presented the information she gathered for the World Kitchen fundraiser she is planning for the day of the Memorial Day Parade. Council is in support of her endeavors.

New Business:

- Zoning Board Alternates – Mr. Pio asked that the appointments for the alternates for the Zoning Board be discussed and voted on at the next meeting. Ms. Omietanski will add it to the agenda.

There being no further official business the meeting was adjourned at 8:36 pm; motion made by Mr. Pio and seconded by Ms. Coleman; carried 5-0-0.

Respectfully Submitted

Dorothy Omietanski
Secretary Hulmeville Borough