

**HULMEVILLE BOROUGH COUNCIL**  
**Meeting Minutes**  
**September 12, 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  
Doug Harris  
Jim Pio  
Nick Lodise  
Nick Toth

**Staff in Attendance**

Debbie Mahon, Mayor  
Diane McKairnes, Treasurer  
Kurt Ludwig, Water and Sewer President  
Bob DeBias Solicitor  
John Baran, Chief of Police  
Bill Wheeler, Fire Marshall/Borough Mgr.  
Dorothy Omietanski, Secretary

**Council Members on Zoom:** none

**Councilmembers Absent:** none

**Councilmembers Late to Arrive:** none

**Staff on Zoom:** none

**Staff Absent:** none

**Guests in Attendance:** Chris Steward, Marce Heald, Dave Preston, Martin Bradley, Lynda Jones, Jackie Carroll, Kim Carroll, Sandy Carroll, Regina Jones, Sheri Wheeler, J. Dean Giambrone 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 Mr. Lodise to approve the minutes of August 1 and 16, 2022; Motion passed with all in favor 6-0-0.**

Note Nick Toth arrived

Note Mayor Mahon left the meeting at 9:06pm

**Public Comment:**

- Thank You – Sandy Carroll wanted to thank the police department for patrolling the stop sign near her home.
- Zoning Hearing Board Meeting – Zoning Hearing Board meeting will be held at 7pm at the William Penn Fire House on October 26,2022. Every resident who lives within 300

feet from the development of the Black property will be notified by mail of the upcoming meeting. Council will also do their best to make sure all residents are aware of the meeting. Superior Holdings has not submitted any new plans. They have just submitted a Zoning Hearing application where they plan to request variances to build traditional homes. Tom Wheeler reminded residents that this process may take years before homes are actually built. At the meeting residents who are within the 300 feet will be allowed to present a case and ask questions. If people are accepted as a party Tom Wheeler suggested they assign one person as a spokesperson for the group. The board has up to 45 days to decide whether they are going to allow the variances requested. A court stenographer will be present and any person approved as a party would have the ability to purchase the stenographer notes for a fee. Tom Wheeler also reminded the residents present that the Zoning Hearing Board is a different group from council with their own lawyer and they have the authority to act as a judge.

- Preston Property – Mr. Preston came to inform council that he is waiting on a letter from PECO that will confirm that the buffer area in question is actually a right of way for PECO to service the gas lines that are on the back side of his property. Mr. Preston did clear this area partly due to the request of the resident behind his property. The trees were dead and in risk of falling. Now that the property is clear PECO needs 25 feet for right of way which is the total width of the land. Mr. Pio questioned the shed that is still in their right of way, which Mr. Preston explained is removable if the need should arise. Mr. Pio still questioned if the shed needed to be removed. Mr. Preston will provide the Borough a copy of PECO's letter as soon as he receives it.

### **Police Report:**

- Police Report - Mayor Mahon read the report for the month of August 2022: 15 Incidents, 0 Accidents, 8 Assists, 0 EMS, 12 Court, 0 Summary Citations, 32 Traffic Citations, 0 Criminal Arrests, 3 Parking and 0 Court for a total hour worked: 193 Total Salary \$5,265.68.
- New Vehicle Preparations – It is going to take one year before the camera system for the new police vehicle will be available to install. In the meantime, the officers will still have their body camera systems just no dash camera system.
- Police Officer Position – Chief Baran announced on the Police Facebook page that the Borough is looking for a part time officer. He also reached out to the surrounding municipalities to let them know a position is available. Ms. Taggart recommended they try to hire someone who can work daytime hours. In the meantime, the Chiefs hours have been increased to cover the gap.
- Drug Take Back – The next and final drug take back day for the year will be held at William Penn Fire House on 10/29/22 from 10-2 pm. The event will be a drive thru event.
- Speed Limit Sign – The Chief is still working on trying to install the electronic speed sign on Trenton Rd.
- Johnson Hall – This past week Johnson's Hall Coffee House was broken into at 2 am in the morning.
- Home Invasions – To date no arrests have been made.

### **Mayor:**

- Public Safety Items - Mayor Mahon reminded council that the officers still need signage for bad weather situations. Signs for Main Street stating road closed when there is flooding would be helpful.
- Youth Volunteers for 2022 – The youth volunteers are recognized at the December work session. Mayor Mahon asked that any committee or organization that has youth they would like to have recognized to please forward her their name and contact information.
- Flea Market – The flea market will be held on 9/24/22 and the Chief will be working as well as support from one officer of the Penndel Police Department. Cars will be allowed to park on the hill this year and if someone from council reaches out to the OCI they may allow parking down by the Neshaminy.

### **150<sup>th</sup> Committee:**

- Celebration Dinner – The Celebration Dinner will be held this weekend on September 18<sup>th</sup>.
- Ghost Tour – The ghost tours are selling out!
- 5K and Beer Garden – The event will be held on October 1<sup>st</sup> and if doing the 5K run you can register in advanced.

### **Storm Water/Floodplain/MS4:**

- Act 167 & 537 Follow Up – Gilmore and Assoc still have no forward plans for the Act 167 & 537 project. The DEP has not requested any information.
- Storm Water Ordinance – Mayor Mahon wanted to thank Bob DeBias for assisting with the ordinance revision. Mr. DeBias confirmed that the notification of the updated ordinance was advertised and posted at Borough. He also confirmed that the ordinance was submitted to the Law Library.

**Motion was made by Mr. Harris and seconded by Mr. Mandolesi to adopt the updated version of the Act 167 Stormwater Management Ordinance; motion passed with all in favor 7-0-0.**

- Fall Newsletter – The newsletter will be going out next week. If anyone has anything to add to the newsletter, please email Mayor Mahon exactly what needs to be printed. With the Celebration Dinner planning she has very limited time.

**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:**

- Bill Wheeler submitted his report for the month.
- RDA Grant Applications – The grant applications have been narrowed down to the following items. First is paving roads. If council goes with Gilmores recommendation of the worst roads the cost of milling and repaving would be \$95,832 which does not include engineering fees which would be between \$15,000 and \$20,000. However, some of the roads on the list were only part of a road so if council chose to pave whole roads instead of part that would increase the cost to \$186,000 and the engineering cost would remain about the same. The second idea is an audio-visual system for Borough Hall. Bill Wheeler received a rough estimate of \$20,600. Because the cost of electrical work was not provided he added an estimate for the cost of that work. The last item is a new heater air conditioner unit for William Penn Fire Company. Their current boiler was installed in 1963 and is covered in asbestos. They would like to replace the unit with a gas heater and AC unit at a cost of \$68,500, \$19,000 of that cost is disposal cost. Council agreed the request should include the paving and the heater.
- Traffic Light - Bill Wheeler wanted to bring to the attention of council an issue with the traffic light at Bellevue and Trenton. Armour Electric was out three times last week working on the traffic light. They informed Bill Wheeler that the light is very old and in need of replacement. Council suggested adding that cost to the RDA Grant list. Bill Wheeler will contact Armour tomorrow and see if he can secure a price by Tuesday’s work session meeting. Mr. Mandolesi suggested the order of the requests be streets, traffic light then heater.
- American Recovery Plan – Ms. McKairnes did confirm that the second round of funds from the ARP did get deposited. The total amount that was given was \$52,447.57.

**Fire Marshal:**

- Fire Alarm System Borough Hall – The fire detector located at the base of the stairwell is no longer working. Bill Wheeler unprogrammed the detector so it would no longer affect the system. There is another detector located at the top of the stairwell. The detectors should be replaced every 10 years and this year the current system is 10 years old. Council agreed this should be an item for next year’s RDA Grant application requests.

**Emergency Management Coordinator:** no report

### **Zoning/ Code Enforcement:**

- ZHB Meeting 9/7/22 - The ZHB had a meeting to review plans a resident presented for a shed. The owner designed the shed with two rain gutters which piped the collected water underground to an area of rock. The owners design prevented any run off so the ZHB approved the plan.
- HARB – The next HARB meeting will be held on 9/19/22 to review the plans for 309 Main Street.
- Status of Code Enforcement Actions – Bill Wheeler has not been able to talk to Barry Isett regarding letters that should have been sent for the owner of the Mill and home on Main Street as well as Preston’s buffer issue. Mr. Pio asked if it was allowable to make him Code Enforcement Officer. Tom Wheeler explained that anyone could be a code enforcement officer, however given his council position he could not be paid. Mr. Pio said he would be willing to become the officer if the current company does not work out. Many council members as well as residents are concerned about the welfare of the Old Mill. There are windows broken and a hole in the roof. Ms. Wheeler did point out that the RDA does get involved with blight properties. Bill Wheeler will reach out to the owner of the Mill as well as Barry Isett. Tom Wheeler will call the RDA to get information on their blight program.

### **Water and Sewer:**

- Status of BCWSA Proposed Sale – The sale of BCWSA to Aqua did not go through. The County Commissioners did not want the system sold.

### **Borough Property:**

- New Air Conditioning System – Bill Wheeler told Mr. Mandolesi that he needs to gather prices on replacing the one air conditioning unit for the meeting room.

**Trash:** no report

**Lights:** no report

**Streets:** no report

### **Personnel:**

- ZHB Positions – Mr. Pio would like to see council assign alternates to positions on the ZHB. The personnel committee members are very busy currently working on the budget for next year. Mr. Mandolesi stated he would do the work necessary to get the ball rolling on gathering applications for the positions. Mr. Mandolesi will have Mayor Mahon place an announcement in the newsletter asking for interested parties to fill out an application by

10/18/22. Bill Wheeler recommended they create a job description and try to hire people with experience.

**Finance:**

- Budget Update – The finance committee met yesterday and are planning to meet again on 9/15/22.

**Solicitor Report:**

- Ratify Actions Taken at Work Session – Mr. DeBias asked council to adopt and ratify all actions taken at the August 16, 2022 work session.

**Motion made by Mr. Mandolesi and seconded by Mr. Harris to ratify all actions taken at the August 16, 2022 work session; motion passed with all in favor 7-0-0.**

- New Fireworks Law – Mr. DeBias distributed an article explaining the new fireworks law that became effective 9/9/22. The new law prohibits fireworks being set off between 10pm and 10am except July 3<sup>rd</sup> and 4<sup>th</sup> and New Year’s Eve which allows fireworks to be set off till 1am. The law also provides municipalities the ability to ban the use of consumer fireworks if the building density within the municipality is such that it cannot comply with the 150 foot setback. Mayor Mahon is recommending council create an ordinance banning fireworks in the Borough since no area of the Borough would be able to comply with the 150 foot setback. The Chief agreed a ban on fireworks would be very helpful for the police department.

**Treasurer’s Report:** Treasurer’s Report for September 12, 2022 was made available for inspection:

- **General Fund Checking** Balance as of August 1, 2022: \$ 146,643.85  
Expenses Totaled: \$ - 39,715.17  
Income Totaled: \$ 54,379.24  
General Fund Checking Balance as August 31, 2022: \$ **161,307.92**
- **Sewer Fund Checking** Balance as of August 1, 2022: \$ 73,773.48  
Expenses Totaled: \$ -41,316.10  
Income Toted: \$ 20,595.94  
Sewer Fund Checking Balance as of August 31, 2022: \$ **53,053.32**
- **Sewer Fund PLGIT** Balance as of July 1, 2022: \$ **221,052.77**  
Interest Totaled: \$ 624.79  
Deposit Totaled: \$ 20,000.00  
Expense Totaled: \$ 0  
Sewer Fund PLGIT Balances as of August 31, 2022: \$ **241,677.56**
- **Highway Aid PLGIT** Balance as of July 1, 2022: \$ 86,686.38

Interest Totalled:	\$ 234.88
Deposit Totalled:	\$ 572.65
Expense Totalled:	\$ - 35.52
Highway Aid PLGIT Balances as of August 31, 2022:	\$ <b>87,458.39</b>

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| • <b>General Fund PLGIT</b> Balance as of July 1 2022: | \$ 879,452.69          |
| Interest Totalled:                                     | \$ 3,370.05            |
| Deposit Totalled:                                      | \$ 200,000.00          |
| Expense Totalled:                                      | \$ -20,928.94          |
| Sewer Fund PLGIT Balances as of August 31, 2022:       | \$ <b>1,064,639.06</b> |

**Bills:** A copy of the bill list dated September 8, 2022 was provided to Council and offered for review by the public.

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| • <b>General Fund</b> beginning balance as of September 1, 2022: | \$ 117,399.71 |
| ending balance as of September 29, 2022:                         | \$ 101,118.53 |
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| • <b>Sewer &amp; Water</b> beginning balance as of August 31, 2022: | \$ 37,823.22 |
| ending balance as of September 16, 2022:                            | \$ 18,217.04 |
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| • <b>Highway Aid</b> ending balance as of September 12, 2022: | \$ 86,566.52 |
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**A motion made by Mr. Mandolesi seconded by Mr. Pio and carried unanimously to approve the bill list dated September 12, 2022; Motion carries 7-0-0.**

**Correspondence:**

- Neshaminy Shore Club Amusement Tax – To date the Borough has received two checks for an amount totaling \$5,085.41 for the months of June, July and August.

**Old Business:**

- Girl Scout Projects – The girl scouts are currently working on polishing the clock at Memorial Park. They are also close to starting the trash/recycle project.

**An executive session was called to discuss a personnel matter at 9:50 pm**

The meeting was adjourned at 10:44 pm; motion made by Mr. Lodise seconded by Ms. Coleman.

Respectfully Submitted

Dorothy Omietanski,  
Hulmeville Borough Secretary