

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
January 9, 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
Judy Coleman
Nick Toth
Doug Harris
Jim Pio
Nick Lodise

Staff in Attendance

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

Council Members on Zoom: none

Councilmembers Absent: none

Councilmembers Late to Arrive: none

Staff on Zoom: none

Staff Absent: none

Guests in Attendance: Bob DeBias, Patricia Taggart, Trisha Boyle, Amanda Gonzalez, Sandy Carroll, Jackie Carroll, Dennis Mitchell, Mike Wasson, Linda Jones and Nancy Henry.

Call to Order: Tom Wheeler called the meeting to order at 7:31 pm; all those present joined in the Pledge of Allegiance.

Executive Meeting: Council met in an executive meeting, prior to this meeting to discuss personal matter.

Minutes:

Motion made by Mr. Mandolesi seconded by Mr. Harris to approve the minutes of December 5 and 20, 2022; Motion passed with all in favor 7-0-0.

Review of Positions and Reappointments:

The following positions are reappointed:

1. Solicitor Thomas Panzer
2. Secretary Dorothy Omietanski
3. Treasurer Diane McKairnes

4. Water & Sewer Clerk Patricia Slater
5. Building inspectors BIU (Building inspections underwriters)
6. Paper of record Bucks County Courier Times
7. Water & Sewer Engineer Carroll Engineering
8. President Pro-tem Nick Lodise
9. Chair of Vacancy Board Dave Harris Sr.
10. Borough Engineer Gilmore & Associates, Inc
11. Police Chief John Baran

**Motion made by Mr. Tom Wheeler seconded by Mr. Lodise to accept the slate for 2023;
Motion passed with all in favor 7-0-0.**

1. Manager William Wheeler
2. Borough EMC William Wheeler (Emergency management coordinator)
3. Borough Fire Marshall William Wheeler
4. Zoning Officer William Wheeler
5. Water Meter Reader Sheri Wheeler

**Motion made by Mr. Mandolesi seconded by Mr. Lodise to accept the above slate for 2023;
Motion passed 6-0-1 (Tom Wheeler abstained due to conflict of interest)**

The following committee personnel are appointed or reappointed:

1. Water Authority – Burt Wolfe – 2027 (5-year term)

**Motion made by Mr. Lodise and seconded by Mr. Mandolesi to approve the reappointment of
Burt Wolfe to the Water Authority; motion passed with all in favor 7-0-0.**

2. Zoning Hearing Board – Dan Ferry – 2025 (3-year term)

**Motion made by Mr. Mandolesi and seconded by Mr. Lodise to approve the reappointment of
Dan Ferry to the Zoning Hearing Board; motion passed with all in favor 7-0-0.**

3. Zoning Hearing Board – Carla Helbling (1 year term to fill a vacancy created by a resignation)

**Motion made by Ms. Coleman and seconded by Mr. Harris to nominate Carla Helbling to Zoning
Hearing Board for a 1-year term; motion passed with all in favor 7-0-0.**

4. Planning Commission – Doug Edge – 2026 (3-year term)

**Motion made by Mr. Mandolesi and seconded by Mr. Harris to approve the reappointment of
Doug Edge to Planning Commission; motion passed with all in favor 7-0-0.**

5. HARB – Mary Johnson – 202 (3-year term)
6. HARB – Nicole McKairnes – 2025 (3-year term)

Motion made by Mr. Pio and seconded by Mr. Lodise to approve the reappointment of Mary Johnson and Nicole McKairnes to HARB; motion passed with all in favor 7-0-0.

7. Recreation Board – Brit Bartlett – 2027 (5-year term)

Motion made by Mr. Mandolesi and seconded by Mr. Lodise to approve the reappointment of Brit Bartlett to Recreation Board; motion passed with all in favor 7-0-0.

8. Storm Water Management – Debbie Mahon – 2025 (3-year term)

9. Storm Water Management - Nick Toth – 2025 (3-year term)

Motion made by Mr. Lodise and seconded by Mr. Harris to approve the reappointment of Debbie Mahon and Nick Toth to Storm Water Management; motion passed with all in favor 7-0-0.

Note Tom Wheeler pointed out that HARB is still in need of an Architect and the person does not need to be a resident of Hulmeville. Ms. McKairnes will see if her daughter knows anyone who might be interested.

Public Comment:

- Thank You – Bob DeBias wanted to thank the Borough for the opportunity given to him to serve the community. He enjoyed his time as Solicitor of Hulmeville Borough. He also wanted to inform council of the great job Joe Coleman did presenting Hulmeville history at the Bensalem Historical Board.
- ATV Activity – Mr. Ludwig wanted to report ATV activity on the hill behind his home.
- Mill Update – Ms. Taggart asked if there was an update on the Mill. Bill Wheeler explained that the owner was served with a letter from both Zoning and Code Enforcement. The owner must respond by the end of the month or he will be fined. The fine will be determined by the courts.
- Stop Sign Enforcement – Sandy Carroll reported that vehicles are not stopping at Washington and Ford and Ford and Lincoln. She also distributed to council a summary of emails and texts she has received from people regarding saving the hill.
- Trees on Paper Street – Sandy Carroll inquired about trees that were taken down on a paper street. Dennis Mitchell who is a resident along the paper street explained that the trees were all dead and he took them down. He has taken full responsibility of removing the dead trees even though it is not fully his job to do so. He is concerned with other trees in the same area that are also dead. Trees that have fallen in the past have caused damage to multiple properties.

Police Report:

- Police Report – Mayor Mahon read the report for the month of December 2022:

Incident Reports - 24	Summary Citations - 0
Accident Reports - 3	Traffic Citations - 41
Assists - 10	Criminal Arrest - 0
EMS Calls - 2	Parking Ordinance - 9
Court - 2	Court Doylestown - 0
Hours Worked - 231	Salary - \$6,252.55

- Mayor Mahon also read the year-to-date statistics for 2022.

Incident Reports - 208	Summary Citations - 1
Accident Reports - 19	Traffic Citations - 439
Assists - 65	Criminal Arrest - 3
EMS Calls - 17	Parking Ordinance - 62
Court - 112	Court Doylestown - 0

- Acceptance of Police Officer Resignation – On December 23, 2022 Sgt Carragher resigned from his position as a police officer of Hulmeville Borough. Chief Baran will provide the mayor a copy of the equipment returned document which Sgt Carragher signed.

Motion made by Tom Wheeler and seconded by Mr. Lodise to accept Kevin Carragher’s resignation effective December 23, 2022; motion passed with all in favor 7-0-0.

- Release of Old Ballistic Vest – The Hulmeville Police Department has a 4-year-old ballistic vest that they can no longer use. Mr. Wasson, the Borough Constable, is in need of a new vest to replace his 15-year-old vest. The police department is giving their old vest to Mr. Wasson. Mr. Wasson signed a document accepting full responsibility for the vest as is. Tom Wheeler will also sign off on the document.

Motion made by Mr. Pio and seconded by Mr. Mandolesi to sign off on and release a retired police ballistic vest to Mr. Wasson, Constable; motion passed with all in favor 7-0-0.

- Fire Works Ordinance – Mayor Mahon requested that council revisit the fire works ordinance at the February work session.

Mayor:

- Quarterly Mayor’s Report – Mayor Mahon read and submitted her quarterly report.
- Open Space Concerns – Mayor Mahon is concerned with the ATV traffic along the county property along the Neshaminy Creek at the Neshaminy Falls area. Thank you to the Hulmeville Borough Police Department for their help with this and all ATV traffic in the Borough. Mayor Mahon does have video of the ATV activity.

150th Committee:

- Executive Committee Meeting – The executive committee met via Zoom on January 5, 2023 to discuss moving forward. There will be a meeting in the near future for all to attend to discuss the future of the organization. The 150th committee currently has approximately \$15,000 in the bank.

Storm Water/Floodplain/MS4:

- Annual NPDES Permit Fee – An invoice for \$2,500 was received from PADEP for the annual NPDES fee permit. Mayor Mahon has sent an email to Gilmore and Assoc. to double check the information and for clarification on Chapter 92a that is referenced on the invoice. In the past the permit started out costing \$500 it is now up to \$2,500. The fee does not need to be paid until March. Mayor Mahon informed council and the residents that the fee goes to supporting the DEP. The only funding, they receive is through fees and fines.
- Act 167 & 537 – Gilmore and Assoc. still has no forward plans for project status
- Newsletter – The winter newsletter has been posted. The mayor wanted to thank everyone that caught typos.

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:

- RDA Extension Police Vehicle – The Borough is requesting an extension from the RDA till the end of March for the police vehicle.

Motion made by Mr. Lodise and seconded by Mr. Harris to sign a contract extension for the Police Vehicle RDA Grant to extend the terms until the end of March 2023; motion passed with all in favor 7-0-0.

- RDA Contracts for 2023 – The RDA accepted the three grant requests made by the Borough and so a contract and resolution need to be signed for all three projects.

Motion made by Mr. Lodise and seconded by Mr. Mandolesi to adopt a resolution for the road rehabilitation RDA Grant; motion passed with all in favor 7-0-0.

Motion made by Mr. Lodise and seconded by Mr. Harris to adopt a resolution for the traffic signal modernization RDA Grant; motion passed with all in favor 7-0-0.

Motion made by Mr. Lodise and seconded by Mr. Mandolesi to adopt a resolution for the William Penn Fire Company boiler RDA Grant; motion passed with all in favor 7-0-0.

Bill Wheeler wanted to point out that Armor Electric is a part of COSTARs so the Borough does not need to put the traffic signal out for bid. Tom Wheeler can sign a contract tonight to allow Armor to order the new parts.

Fire Marshal:

- Wood Burning Rules – Bill Wheeler will be writing an article to be placed in the next newsletter regarding what types of woods residents can safely burn.

Emergency Management Coordinator: no report

Zoning/ Code Enforcement:

- Update on Superior Holdings Development Project – Superior Holdings withdrew their request for three variances and are going request a conditional use approval for a Traditional Neighborhood Development (TND). They have submitted an application for a traffic study PennDOT approval. Their application assumes that there will be less than 1,000 cars a day entering and exiting the development. Ms. Boyle requested that council accept the plan that by law they are allowed to do and not choose to challenge the building process which in her opinion would be a large waste of taxpayers’ funds. Linda Jones expressed her concerns with water runoff and how that may affect the current residents. She is asking that council stay on top of the water plans for the new development and look out for the wellbeing of the current residents. Mayor Mahon explained that water concerns will be addressed by Gilmore and Assoc and the DEP. Several residents asked why Carroll Engineering was at the development site. Tom Wheeler will contact Carroll Engineering to inquire if they were on site and if so why. Tom Wheeler also reassured the residents that Carroll Engineering and Gilmore and Assoc are the Borough engineers and would not be representing any other party with regards to the development of the land.
- Status Update on Solicitor Applications for ZHB – Mr. Panzer informed council that the new ZHB solicitor should be chosen by the ZHB members. Currently the Borough received 4 applications for the position, two from those interviewed for the Borough solicitor position and two new applications. Council does set the rate at which the solicitor is paid. Council agreed to have the interviews take place on 1/25/23 starting at 6pm and will invite the three ZHB members to participate in the interview process.

	Expenses Totaled:	\$ -17,205.29
	Income Toted:	\$ 4,061.37
	Sewer Fund Checking Balance as of December 31, 2022:	\$ 38,479.25
•	Sewer Fund PLGIT Balance as of December 1, 2022:	\$ 243,396.41
	Interest Totaled:	\$ 806.80
	Deposit Totaled:	\$ 0
	Expense Totaled:	\$ 0
	Sewer Fund PLGIT Balances as of December 31, 2022:	\$ 244,203.21
•	Highway Aid PLGIT Balance as of December 1, 2022:	\$ 88,021.28
	Interest Totaled:	\$ 291.77
	Deposit Totaled:	\$ 0
	Expense Totaled:	\$ - 0
	Highway Aid PLGIT Balances as of December 31, 2022:	\$ 88,313.05
•	General Fund PLGIT Balance as of December 1, 2022:	\$ 1,069,878.56
	Interest Totaled:	\$ 3,457.37
	Deposit Totaled:	\$ 5,464.37
	Expense Totaled:	\$ -40,686.03
	General Fund PLGIT Balances as of December 31, 2022:	\$ 1,038,114.27

Bills: A copy of the bill list dated January 5, 2023 was provided to Council and offered for review by the public.

•	General Fund beginning balance as of January 1, 2023:	\$ 225,510.39
	ending balance as of January 30, 2023:	\$ 209,583.78
•	Sewer & Water beginning balance as of January 6, 2023:	\$ 34,056.56
	ending balance as of December 9, 2022:	\$ 7,119.94
•	Highway Aid PLGIT Balance as of January 6, 2023:	\$ 88,229.06

A motion made by Mr. Mandolesi seconded by Mr. Lodise and carried unanimously to approve the bill list dated January 5, 2023; Motion carries 7-0-0.

Correspondence:

- Gilmore and Assoc – Gilmore and Assoc sent their professional service fee schedule for 2023.
- Board of Elections – Ms. Omietanski still needs several council members to confirm with her that the contact information she emailed them was correct.

Old Business: none

New Business:

- Salting – Ms. Coleman noticed the last storm there seemed to be an excessive amount of salt on the roads. Others also noticed the salt was more heavily in the center of the road possibly because the company's spreader malfunctioned.

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

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary