

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
August 7, 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
Jim Pio
Nick Toth
Nick Lodise
Judy Coleman
Doug Harris
Naz Atabas, Junior Councilmember

Staff in Attendance

Diane McKairnes, Treasurer
John Baran, Chief of Police
Debbie Mahon, Mayor
Thomas Panzer, Solicitor
Bill Wheeler, Borough Manager
Dorothy Omietanski, Secretary

Council Members on Zoom: none

Councilmembers Absent: none

Councilmembers Late to Arrive: none

Staff on Zoom: none

Staff Absent: Kurt Ludwig, Water and Sewer President

Guests in Attendance: Mary Johnson, Sheri Wheeler, Patricia Boyle, Candice Fletcher, Jacob Forbes, Sandy Carroll, Patricia Taggart, Rebecca Krause, Jake Krause, Rachel Mackey and Robert Nathan

Call to Order: Mr. Wheeler called the meeting to order at 7:30 pm; all those present joined the Pledge of Allegiance.

Minutes:

Motion made by Mr. Mandolesi seconded by Mr. Harris to approve the minutes of July 10, 2023, meeting; Motion passed with all in favor 7-0-0.

Presentation Eagle Scout:

- Jacob Forbes presented his Eagle Scout project for council's approval. He would like to repair the foot bridge at Washington Ave. on August 27nd. He would like to repair the main support beam, replace the foot boards and hand rails. He will also coat the handrail to eliminate splintering. The project should take 3-4 hours to complete. He will also

dispose of all rotten wood. He estimates it will cost \$250 and he will provide council with a sketch drawing of what he plans to do before starting the project.

Motion made by Mr. Lodise and seconded by Mr. Pio to accept scout Jacobs Forbes proposed Eagle Scout project, subject to submittal, and approval by the Borough, of complete plans and a post-construction inspection; motion passed with all in favor 7-0-0.

Public Comment:

- Thank You – Ms. Boyle thanked the Mayor and Police Chief for all their hard work to make a great event (Family Fun Day/National Night Out) this past weekend.
- Police/Defendant Safety – Ms. Boyle working at the court house regularly sees issues that occur regarding defendants who act out in holding cells. Having the proper facilities not only protect the police but also help to protect the defendant and avoid legal action.

Police Report:

- Police Report – Mayor Mahon read the report for the month of July 2023:

Incident Reports - 14	Summary Citations - 0
Accident Reports - 1	Traffic Citations - 26
Assists - 6	Criminal Arrest - 1
EMS Calls - 0	Parking Ordinance - 5
Court Local – 16	Court Doylestown - 0
Hours Worked - 198	Salary - \$5,776.80

- National Night Out and Family Fun Day – Mayor Mahon told council the event was a huge success. Mayor Mahon wanted to thank all the volunteers who helped make it a great event – Tom and Sheri Wheeler, Taryn and Randi, Dan and Michelle Mandolesi, Nick Lodise, Lisa Pye, Doug Harris, Courtney Harris, Nick, Lee and Brooke Toth, Bill Wheeler, Naz Atabas, Valerie and Jeff Myers, Mike Wasson, Jay Moser, Tricia Boyle, Steve Miszencin, Kristin and Kevin Beier and Stephanie DeLeo. Chief Baran along with Officer DiMeo and Officer Gaffney organized events from local departments and it all ran smoothly. Dignitaries that attended included Congressman Fitzpatrick’s staff, Senator Frank Farry with staff, KC Tomlinson with staff, Commissioner Gene DiGirolamo, and Commissioner Harvie. Mayor Mahon encourages everyone to visit the Hulmeville Boro Facebook page to view images of the day.

Mayor:

- Neshaminy Falls – There is a meeting set for tomorrow August 8, 2023, at 3 pm on Microsoft Teams with the County Commissioners to discuss the concerns at Neshaminy Falls.
- Green St/Main St Traffic Concerns – The Trenton Rd bridge is now reopened. Mayor Mahon asked if a traffic study will now be conducted. Bill Wheeler will count cars at Green and Main St. Mr. Pio suggested putting up a sign with time restrictions. Tom

Wheeler would like to know how other residents feel about possible changes suggested for their roads. Mr. Lodise will knock on doors of all the residents that live along the affected area to see how they feel. Mr. Lodise will plan to do it in the evening hours. Mr. Pio and Mr. Mandolesi offered their assistance if Mr. Lodise should need it.

- Upcoming Events – Saturday September 30th the Hulmeville Flea Market, Saturday October 7th - 5k at Neshaminy Shore Club Picnic Park and October 6,7,13 and 14th - 3 tours a night for the Ghost Tours. Ms. Wheeler stated she is going to try to secure sponsors for the 5K run t-shirt this year and is hoping the sponsorships will cover all costs incurred for the event. Mayor Mahon offered her assistance in completing the task.

Storm Water/Floodplain/MS4:

- Act 167 & 537 Follow Up – There are still no forward plans for the projects
- Neshaminy Interceptor Connection Management Plan (NICMP) – A letter was received requesting updated projections for interceptor connections. They are planning to do repairs to the lines within the next 3 years. Mayor Mahon will forward the letter to Patricia Taggart.
- Storm Drains – Mayor Mahon stressed to all residents that they are encouraged to report any storm drains that are not allowing storm waters to run through.
- PHS Tree Tenders Bare Root Program – The Tree Tenders Bare Root Tree Program deadline is September 1st. Mayor Mahon proposed that council purchase 5 trees for planting within the recreational field at a cost of \$350 (\$70 per tree). Trees are also available for private purchase. The cost to the residents would be \$105 per tree. There are certain requirements for planting the trees. They must be 10 feet from any sidewalks and the planting must be organized by a tree tender. Mayor Mahon would assist any resident with the application. The trees need to be planted by November 20th. Mayor Mahon plans to place the trees in the wet areas of the soccer field along the property line. Bill Wheeler is concerned with planting trees before having a plan in place for the park. Mr. Mandolesi thought it might be smarter to wait until next year after the park plans are in place and purchase twice the number of trees to avoid having to move any misplaced trees.

Motion made by Mr. Harris and seconded by Mr. Toth to approve the purchase of 5 trees at a total cost of \$350 for planting within the recreation field; motion passed 5-2-0. (Mr. Mandolesi and Ms. Coleman voted no)

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 homeowners 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:

- 2024 RDA Grant Applications – The applications for the RDA grants will available mid-August and are due to the RDA by Friday September 29th by 4:30pm. Bill Wheeler suggested using the September work session to discuss the projects for submission. William Penn Fire Co has submitted a request for a new utility truck. Their current truck is from 1994. Bill Wheeler also suggested council may want to request money for phase two road repairs.
- Commonwealth Financing Authority (CFA) – The CFA is offering grant opportunities for projects that improve the quality of life in the community. Bill Wheeler suggested submitting the soccer field rehabilitation for consideration. The grants are for \$25,000 - \$1,00,000 with no matching requirements. The application fee is \$100 and is due by 11/30/23,
- State Grant & Funding Workshop – Senator Frank Farry is hosting a workshop at Northampton Country Club on 8/15/23 from 9am – 11 am. Bill Wheeler is attending.

Fire Marshal: no report

Emergency Management Coordinator: no report

Zoning/ Code Enforcement:

- HARB Meeting – HARB is making two recommendations for Certificates of Appropriateness. They are making one for the Borough Hall Stucco and Painting Project and the other for re-roofing the residence at 331 Main St.

Motion made by Mr. Mandolesi and seconded by Mr. Harris to authorize certificates of appropriateness per HARB’s recommendations, for the Borough Hall Stucco and Painting Project and for Re-roofing the residence at 331 Main St.; motion passed with all in favor 7-0-0.

- Mill Property Update – Bill Wheeler did conduct an inspection and presented the findings to the owner. Bill Wheeler has requested a reinspection and has not received a response from the owner. He is giving the owner until 8/11/23 then the matter will go to court. The owner of the property did contact Tom Wheeler this past week to ask about whether a roof repair needed a permit. Tom Wheeler told him he would need to go to HARB for approval before completing the work.

Water and Sewer:

- Preliminary 2023-24 Authority Budget – Bill Wheeler, Ms. Taggart and Mr. Ludwig are scheduled to have a meeting on Friday to finalize the budget for the Authority. Bill Wheeler needs Ms. Omietanski to advertise the budget by Friday in order to have it available to view by the public 8/14 – 8/28. The budget will then be approved at the 8/28/23 Authority meeting.

Motion made by Mr. Lodise and seconded by Mr. Harris to authorize the Borough Secretary to advertise the availability for viewing of the proposed 2023-24 budget; motion passed with all in favor 7-0-0.

Borough Property:

- Status on Borough Painting Project – The painters will be starting the inside painting within the next couple of weeks. They will patch any holes and they will not remove any nails. They will paint the stairwells, meeting room and secretary room.
- Status on Borough Stucco Project – The base coat for the repairs is the coat that is going on the building now. Bill Wheeler is recommending leaving the historical plaque on the front of the building but remove the poster board sign and other signs. Bill Wheeler warned that in the process of removing the poster board may damage it in which case it will need to be replaced.
- Outdoor Installation of Hose Bib – A hose bib needed to be installed for the stucco project. A temporary hose bib was installed. After the stucco project is complete we can consider a more permanent installation.
- Status on Plans for Police Addition – Mr. Mandolesi told council that the sketches for the police department addition would cost up to \$1,500. Bill Wheeler recommended that council may want to consider the needs of the whole Borough not just the police department when considering the addition. Currently there is a need for a Borough Manager office, and in the future possibly a Water Authority office. The Historical Society is in need of more storage. Ms. Coleman reminded council that there is the other building (114 Trenton Rd) to consider too. Council may want to move the Historical Society to the other building freeing up some space at Borough Hall. Mr. Lodise believes it is extremely important that council recognize the safety issues the current police department has regarding their office space and the need to offer them better working conditions. Bill Wheeler suggested a committee be formed to consider all needs that may occur in the next 10 years. Mr. Mandolesi, Mr. Lodise and Mr. Wheeler will meet to discuss. There will be further discussion of the addition at the September work session.
- Yard Maintenance – Mr. Mandolesi directed the landscaper to do some cleanup on Borough property. Ms. McKairnes will receive an additional bill for the services. Mr. Mandolesi suggested council add that service to lawn care on the next contract.

Trash: no report

Lights: no report

Streets:

- Status on Borough Paving Project – The paving project is expected to take 45-90 days to complete. The company is aware of the flea market and will remove their equipment from the firehouse the day of the event. The company will post signs on each street shortly before the work starts. Bill Wheeler currently has information regarding the project on the firehouse sign and will add specific start dates when set. The time between milling and paving will be no more than one week’s time.

Personnel: no report

Solicitor Report:

- Minor Edit to Zoning Ordinance – Mr. Panzer is proposing council consider a minor edit to the zoning ordinance section 27 of the code of ordinances. The correction is regarding one word change from “maximum” to “minimum” with regards to lot width. Mr. Mandolesi did check with the Planning Commission regarding lot width for a traditional neighborhood development (TND). Mr. Mandolesi did check with the Bucks County Planning Commission regarding lot width for TND’s and they do not have any other townships who have a maximum lot width of 25 feet. Mr. Mandolesi does believe this was an error that slipped through and was not caught until the discussion of the development of the Superior Holdings property began. Mr. Pio is concerned with the timing of the correction and was wondering if it would be better to wait until the Conditional Use Hearings ended before making the change. Mr. Panzer explained to council that the correction would not change the outcome of the hearing and it is really just an administrative cleanup. The issue is a maximum lot width of 25 feet would only allow extremely narrow e.g., mobile homes, to be constructed. Mr. Panzer told council that the courts will not enforce the current ordinance the way it is written and so the appropriate thing to do is correct the error. Bill Wheeler pointed out that the whole document at some point needs a revision. He has found other typos and mistakes.

Motion made by Mr. Harris and seconded by Mr. Mandolesi to authorize the Borough Secretary to advertise an ordinance for minor editing of the Borough Zoning Ordinance and authorize the advertisement of a date for a hearing on `10/2/23; motion passed 5-2-0 (Mr. Pio and Ms. Coleman voted no)

Treasurer’s Report: Treasurer’s Report for August 7, 2023, was made available for inspection: Ms. Coleman questioned the rate the Borough is being charged for the audits. Tom Wheeler said the Borough could gather prices for auditing services and confirm whether they are receiving the best price. The next audit is in March.

• General Fund Checking Balance as of July 1, 2023:	\$ 406,236.75
Expenses Totaled:	\$ -80,991.36
Income Totaled:	\$ <u>26,523.85</u>
General Fund Checking Balance as July 31, 2023:	\$ 351,769.21

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| • Sewer Fund Checking Balance as of July 1, 2023: | \$ 47,957.42 |
| Expenses Totaled: | \$ -69,356.16 |
| Income Toted: | <u>\$ 45,512.31</u> |
| Sewer Fund Checking Balance as of Junly31, 2023: | \$ 47,957.42 |

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| • Sewer Fund PLGIT Balance as of July 1, 2023: | \$ 249,787.50 |
| Interest Totaled: | \$ 1,051.28 |
| Deposit Totaled: | \$ 0 |
| Expense | \$ 0 |
| Sewer Fund PLGIT Balances as of July 31, 2023: | \$ 250,838.78 |

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| • Highway Aid PLGIT Balance as of July 1, 2023: | \$ 113,680.12 |
| Interest Totaled: | \$ 588.89 |
| Deposit Totaled: | \$ 0 |
| Expense Totaled: | <u>\$ -30,130.21</u> |
| Highway Aid PLGIT Balances as of July 31, 2023: | \$ 144,357.80 |

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| • General Fund PLGIT Balance as of July 1, 2023: | \$ 1,078,239.02 |
| Interest Totaled: | \$ 4,537.23 |
| Deposit Totaled: | \$ 0 |
| Expense Totaled: | <u>\$ -217.70</u> |
| General Fund PLGIT Balances as of July 31 2023 | \$ 1,082,558.55 |

Bills: A copy of the bill list dated August 3, 2023, was provided to Council and offered for review by the public.

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| • General Fund beginning balance as of July 21, 2023: | \$ 329,585.55 |
| ending balance as of August 7, 2023: | \$ 319,259.80 |

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| • Highway Aid PLGIT Balance as of August 7, 2023: | \$ 87,765.98 |
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A motion was made by Mr. Pio seconded by Mr. Lodise and carried unanimously to approve the bill list dated August 3, 2023; Motion carries 7-0-0.

Jr. Council Person: no report

Correspondence: none

New Business:

Unfinished Business:

- Soccer Field Rehabilitation Project – Bill Wheeler has accumulated ideas for the soccer field rehabilitation project. He will summarize the ideas for discussion at the

September work session. The next step would be to hire a planner e.g., Gilmore, to put a plan on paper.

- Status of Superior Holdings Field Maintenance – Mr. Panzer will contact Ed Murphy regarding the maintenance of the hill. The grass is in need of cutting.

The meeting was adjourned at 10:00 pm; motion made by Mr. Mandolesi seconded by Mr. Lodise.

Respectfully Submitted

Dorothy Omietanski
Secretary