

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
September 11, 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
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

Council Members on Zoom: none

Councilmembers Absent: Judy Coleman

Councilmembers Late to Arrive: none

Staff on Zoom: none

Staff Absent: Kurt Ludwig, Water and Sewer President and Dorothy Omietanski, Secretary

Guests in Attendance: Jacob Forbes, Tricia Boyle, Marce Heald, Robert Nathan, Scott Bastedo Sr, Scott Bastedo Jr, Justin Edelman, Mary Johnson, Martin Bradley, Sandy Carroll, Nancy Henry, Sherri Wheeler, Dennis Mitchell

Call to Order: Mr. Wheeler called the meeting to order at 7:32 pm; all those present joined the Pledge of Allegiance.

Minutes:

Motion made by Mr. Mandolesi seconded by Mr. Harris to approve the Conditional Use Meeting minutes of July 27, 2023; Motion passed with all in favor 6-0-0.

Motion made by Mr. Harris seconded by Mr. Lodise to approve the minutes of August 7, 2023; Motion passed with all in favor 6-0-0

Motion made by Mr. Mandolesi seconded by Mr. Harris to approve the Conditional Use Meeting minutes of August 17, 2023; Motion passed with all in favor 6-0-0.

Presentation Eagle Scout Project:

- Jacob Forbes presented pictures of his finished project for his Eagle Scout Badge. Mr. Lodise and Mr. Mandolesi guided Jacob with this project. Jacob showed and explained step by step his project of replacing the bridge at the end of Washington St. He said the project required 12-13 volunteers. He felt it was very successful and went very well. Mr. Lodise said Jacob did a great job. Jacob thanked Mr. Lodise, Mr. Mandolesi and council for their assistance in this project and making sure he got this done before his 18th birthday. Mr. Lodise asked Jacob how he felt about the project. Jacob said he was happy with the project and he felt like he made a contribution to the community. Ms. Mahon said there is a youth volunteer night on December 19th and invited Jacob to attend.

Public Comment:

- Bill Wheeler has been in contact with Mr. Bastedo concerning the purchase of 653 Main St. (Old Methodist Church). Mr. Bastedo purchased the property in April. Mr. Bastedo wants to continue to use the building as a service center on the first floor with apartment on the second floor of the rear building. Mr. Panzer said since the property has changed hands to a new owner, Mr. Panzer suggested council make a motion to continue to use the building as a service center. Mayor Mahon asked, if he knew about the property being in the flood plain, Mr. Bastedo said he knew. Mayor Mahon also told him if he had any questions, he could call her.

Motion made by Mr. Lodise seconded by Mr. Harris to allow nonconforming use of an auto service center (Use group F2) and a residential dwelling in combination unit (Use group B7) at 653 Main St; Motion passed with all in favor 6-0-0.

- Mrs. Johnson said due to the heavy rain last week, her neighbor Mr. Werbock came to her and showed her the amount of rainwater coming down Main Street into his driveway and flowing into his basement window. Mrs. Johnson asked if the drive way situation can be revisited. She asked if a berm could be put in at the end of her and Mr. Werbock's driveway. Tom Wheeler said he will call PennDOT. He said the road flooding was so bad that the road was taking on water. Ms. Mahon suggested we revisit the new curb project.
- Ms. Carroll asked for the dates of the next meeting regarding the Superior Holdings development project. Tom Wheeler said the next meeting scheduled is on September 21st. This is an executive session and is closed to the public. The next public meeting will be held on October 18th when council will vote on the conditional use.

Police Report:

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

Incident Reports - 14	Summary Citations - 1
Accident Reports - 1	Traffic Citations - 30
Assists - 7	Criminal Arrest - 0
EMS Calls - 0	Parking Ordinance - 4
Court Local – 8	Court Doylestown - 0
Hours Worked - 217.5	Salary - \$6,326.70
- Mr. Baron said the next Drug Take Back Day will be held on Saturday will be October 28th from 10-2. This will be run like in the past, as a drive thru at William Penn firehouse, and they will continue to collect syringes and dog prescriptions.
- Hulmeville Day - Hulmeville Day will be held on September 30th.

Mayor:

- Green St Traffic Issues – Mayor Mahon was just following up to Green Street/Main Street traffic concerns.
- PHS Tree Tenders Bare Root Tree Program – Mayor Mahon has submitted the tree requests for the Borough and she is waiting for availability confirmations.

150th Committee

- Volunteers - Volunteers are needed to keep community events going. Please reach out to Mayor Mahon if you are interested in organizing a 2024 event for the community.
- -Upcoming events - The October 7 5K has been cancelled due to lack of volunteers. The ghost tours will be held on Oct 6, 7, 13, 14 with 3 tours each night.

TMDL / BMP's: Stormwater/Floodplain/MS4

- Act 167 & 537 follow up - Gilmore & Associates is still working on price updates for project quotes
- Storm Water - All residents are encouraged to report any storm drains that are not allowing storm waters to run through/clogged, especially during this storm season
- Fall Newsletter – The fall newsletter is in the final stages. Any information that needs to be updated, please let Mayor Mahon know by this Saturday, 9/16/23.

Borough Manager:

- BCBA Dinner Meeting – There is a BCBA dinner meeting on September 26, 2023. Bill Wheeler said the cost is \$35.00 per person. Bill stated if anyone is interested in joining him, please let him know.
- RDA Requests for 2023 - Bill Wheeler explained that council needs to make a decision to night regarding the RDA requests and priority order to submit the requests.

- RDA Grant Ideas –
 - Paving - Mr. Mandolesi said we should do 5-6 streets this year, then wait a year and do more. Mr. Harris suggested we do all the street because the cost may go up. Bill Wheeler suggested council should space out the repaving so in the future they are not doing all the streets at the same time. Mr. Harris mentioned the monies from the RDA might not be there in the future and their thought process might change as to who receives the money. Mayor Mahon agreed that the paving should be spread out. Mr. Mandolesi reminded council that the RDA is spreading the monies out among more townships.
 - Cameras – Chief Baran would like to purchase cameras to be placed at high volume intersections throughout the Borough. Mr. Lodise suggested we purchase the traffic cameras; we are experiencing a lot more traffic and the cameras would provide more security to our community. Mayor Mahon reminded the residents; that the RDA money is for neighborhood safety due to the influx of traffic from the park’s casino. Mr. Harris asked if the Borough would be exposed to legal matters if cameras were purchased.
 - CPR Device - Mr. Mitchell explained a Lucas is a mechanical CPR device. It will save a lot of lives because doing CPR is very exhausting, particularly if you need to do it for a long period of time. Penn-del-Middletown Emergency Squad is asking that Hulmeville, Penn-del and Langhorne boroughs to each purchase one. Ms. Johnson said the CPR devices truly save lives.
 - Drone – Chief Baran would like to purchase a drone for use in the Borough. Mr. Pio asked if we can add a few more persons to the training of the drones. Mr. Mandolesi asked Mr. Baran if can use it during flooding to asset damage and if can be used for roof inspections, he said yes. Mr. Baron said training cost is \$900.00 per person and is good for 2 years. An operator must be registered with the FAA. Ms. Wheler asked if the drones are waterproof. Mr. Baran said we can use them at high accident areas and for missing cars.

Motion made by Tom Wheeler seconded by Mr. Pio to authorize the Borough Manager to prepare and submit an application to the Bucks County Redevelopment Authority for a grant for the Penn-del Middletown Emergency Squad for a Lucas 3 CPR/chest compression device at a cost of \$23,420.80; Motion passed with all in favor 6-0-0.

Motion made by Tom Wheeler seconded by Mr. Lodise: move to authorize the Borough Manager to prepare and submit an application to the Bucks County Redevelopment Authority for a grant for the William Penn Fire Company for a new utility truck at the cost of \$80,184.80; Motion passed with all in favor 6-0-0.

Motion made by Tom Wheeler seconded by Mr. Harris to move to authorize the Borough Manager to prepare and submit an application to the Bucks County Redevelopment Authority for a grant for the continuation of the road resurfacing project at the cost of \$86,373.71; Motion passed with all in favor 6-0-0.

Motion made by Mr. Wheeler seconded by Mr. Harris to move to authorize the Borough Manager to prepare and submit an application to the Bucks County Redevelopment Authority for a grant for an emergency services drone at the cost of \$9556.00; Motion passed with all in favor 6-0-0. Note the price is to be confirmed after adding training for 3 individuals.

Fire Marshal: no report

Emergency Management Coordinator: no report

Zoning/ Code Enforcement:

- Update on Old Mill - A new roof on north side as well as the roof beams have been replaced on the roof of the Old Mill.
- Update on Green St Traffic Flow –no update
- Stormwater Management Webinar – There will be a two-part Stormwater Management webinar. The first part is scheduled for September 20, 2023 and part two sometime in October.

Water and Sewer:

- 23-24 Budget – The Authority met and approved the budget for September 1, 2023 to August 31, 2024. The budget totaled \$341,891.00 and does include the sewer rate increase. Mr. Panzer said if council ratified the Water and Sewer budget in the past, to continue.

Motion made by Mr. Harris seconded by Mr. Lodise to ratify the Water and Sewer budget for September 1, 2023 to August 31, 2024 for \$341891.00; Motion passed with all in favor 6-0-0.

Borough Property:

- Update on Borough Municipal Building Painting Project- Painting inside and outside of Borough Hall has been completed. Bill Wheeler mentioned the painters had to do a lot of caulking, painting and scraping to the cupola and suggested having it rebuilt. Also, there is damaged flashing above the main door entrance to the municipal offices that needs to be repaired before the stucco contractor can finish his work.

Motion made by Mr. Lodise seconded by Mr. Mandolesi to fix the roof above the main door entrance at a cost of \$1,500.00; Motion passed with all in favor 6-0-0.

Trash: no report

Lights:

- Traffic Signal – There was an issue with the traffic signal not working properly. The issue has been reported to Armour. Bill Wheeler mentioned the traffic light is not synchronized and he will have Armour look into it.
- Street Light Out – The street light in front of Neshamony Methodist Church was out and Armour did fix it.

Streets:

- Update on Borough Streets Repaving Project –The project will be starting Monday

Personnel: no report

Finance:

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- Update on 2024 Budget - Mr. Harris said he will present the budget at the November meeting. He said it will reflect the RDA grants approved at this meeting. Jim Pio asked if Mr. Harris could send out the budget ahead of time so council will have time to review it.

Solicitor Report:

- Superior Holdings - Superior Holdings time frame has not changed.
- Lot Size Correction – The ordinance to amend maximum lot size in a TND development is in process.
- Property Issues - Several properties in the Borough had a few issues that he addressed.

Treasurer’s Report: Treasurer’s Report for September 11, 2023, was made available for inspection:

General Fund Checking Balance as of August 1, 2023:	\$ 351,769.21
Expenses Totaled:	\$ -51,785.15
Income Totaled:	<u>\$ 64,727.45</u>
General Fund Checking Balance as August 31, 2023:	\$ 364,711.51
• Sewer Fund Checking Balance as of August 1, 2023:	\$ 69,356.19
Expenses Totaled:	\$ -21,049.73
Income Toted:	<u>\$ 21,141.44</u>
Sewer Fund Checking Balance as of August 31, 2023:	\$ 69,447.87
• Sewer Fund PLGIT Balance as of August 1, 2023:	\$ 250,383.78
Interest Totaled:	\$ 1,090.29
Deposit Totaled:	\$ 0
Expense	\$ 0
Sewer Fund PLGIT Balances as of August 31, 2023:	\$ 251,929.07

- **Highway Aid PLGIT** Balance as of August 1, 2023: \$ 144,357.80
 - Interest Totalled: \$ 627.46
 - Deposit Totalled: \$ 0
 - Expense Totalled: \$ 0
 Highway Aid PLGIT Balances as of August 31, 2023: \$ **144,985.26**

- **General Fund PLGIT** Balance as of August 1, 2023: \$ **1,082,558.55**
 - Interest Totalled: \$ 4,703.02
 - Deposit Totalled: \$ 0
 - Expense Totalled: \$ -680.20
 General Fund PLGIT Balances as of August 31, 2023 \$ **1,086,581.37**

Bills: A copy of the bill list dated September 6, 2023, was provided to Council and offered for review by the public.

- **General Fund** beginning balance as of August 22, 2023: \$ 324,971.44
 - ending balance as of September 25, 2023: \$ 296,103.17

- **General Fund PLGIT** Balance as of September 11, 2023: \$ 1,023,673.95
 - ending balance as of September 11, 2023: \$ 1,011,473.95

- **Highway Aid PLGIT** Balance as of September 11, 2023: \$ 87,745.16

A motion was made by Mr. Pio seconded by Mr. Lodise and carried unanimously to approve the bill list dated September 6, 2023; Motion carries 6-0-0.

Jr. Council Person: no report

Correspondence: none

New Business:

- Budget - Tom Wheeler said when the budget is sent out council members need to make notes so any issues/concerns can be discussed. Mr. Pio mentioned to add to the budget another rifle for the police department.
- EIT - Tom Wheeler brought up EIT. Question for all council should it be keeping the same, reduce to one half percent, dropped completely or possibly reducing property taxes instead. Mr. Panzer will have to make an ordinance for whichever changes council decides to do. Any change in directive needs to be in by December 1st. Council needs to think about it and be ready to discuss at next meeting.
- Halloween Decorating Contest - Mayor Mahon said there is a Halloween decorating contest. Judging will be on October 7th during the day.

Unfinished Business:

- Zoning Drafts - Mr. Mandolesi located the Borough Zoning book drafts from the last time the ordinance was updated. He explained that himself, Mr. Johnson and Mr. McKairnes worked on all the updates made. He welcomed anyone who would like to look through the draft. He feels strongly that the lot size issue was a typographical error in the lot sizes.

The meeting was adjourned at 9:18 pm; motion made by Mr. Pio seconded by Mr. Mandolesi.

Respectfully Submitted

Diane McKairnes
Acting Secretary