

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
January 2, 2024

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
Rebecca Krause, Vice President
Dan Mandolesi
Jim Pio
Nick Lodise
Judy Coleman
Jose Gonzalez
Naz Atabas, Junior Councilmember

Staff in Attendance

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

Councilmembers Absent: none

Councilmembers Late to Arrive: none

Staff Absent: none

Guests in Attendance: Jake Krause, Michelle Mandolesi, Rob Natlan, Mike Wasson, Trisha Boyle, Mercy Ingraham, Amanda Gonzalez, Joshua Gonzalez, David Gonzalez, Jose Gonzalez, Nelly Gonzalez, Sandy Carroll, Martin Bradley, Wayne Carroll, Sheri Wheeler, Kim Carroll, Mary Johnson, Patrica Taggart and Ed Dutil

Call to Order: Mayor Mahon called the organizational meeting to order at 7:00pm; all those present joined in the Pledge of Allegiance.

Swear in Elected Councilmembers

Mayor Mahon swore in Dan Mandolesi, Jose Gonzalez, and Rebecca Krause as council members.

Reorganization of Council:

- **Motion made by Mr. Pio to nominate Mr. Tom Wheeler to position of council president; Motion passed with all in favor 7-0-0.**
- **Motion made by Mr. Gonzalez to nominate Ms. Krause to position of council vice president; Motion passed 4-3-0.**

Mayor Turned the Meeting Over to President:

Review of Positions and Reappointments:

The following positions are reappointed:

Motion made by Mr. Tom Wheeler to accept the slate for 2024:

- | | |
|----------------------------|---|
| 1. Solicitor | Thomas Panzer (7-0-0) |
| 2. Manager | William Wheeler (6-0-1 Tom Wheeler abstained) |
| 3. Secretary | Dorothy Omietanski (7-0-0) |
| 4. Treasurer | Diane McKairnes (7-0-0) |
| 5. Water & sewer clerk | Patricia Slater (7-0-0) |
| 6. Borough Fire Marshall | William Wheeler (6-0-1 Tom Wheeler abstained) |
| 7. Borough EMC | William Wheeler (6-0-1 Tom Wheeler abstained) |
| 8. Building inspectors | BIU (Building inspections underwriters) (7-0-0) |
| 9. Paper of record | Bucks County Courier Times (7-0-0) |
| 10. Water & Sewer Engineer | Carroll Engineering (7-0-0) |
| 11. President Pro-tem | Nick Lodise (7-0-0) |
| 12. Chair of Vacancy Board | Doug Harris (4-3-0) |
| 13. Borough Engineer | Gilmore (7-0-0) |
| 14. Water Meter Reader | Sheri Wheeler (6-0-1 Tom Wheeler abstained) |
| 15. Police Chief | John Baran (7-0-0) |
| 16. Zoning Officer | William Wheeler (6-0-1 Tom Wheeler abstained) |

The following committee members are appointed or reappointed:

1. Zoning Hearing Board – Carla Helbling – 2026 (3-year term)
2. Alternate Zoning Hearing Board – Casandra Pio - 2026 (3-year term)
3. Planning Commission – John Cost – 2027 (3-year term)
4. Recreation Board – Joe Heald – 2028 (5-year term)

Motion made by Mr. Tom Wheeler to approve the appointments and reappointments; motion passed with all in favor 7-0-0.

Minutes:

Motion made by Mr. Mandolesi seconded by Ms. Krause to approve the minutes of December 4 & 19, 2023; Motion passed with all in favor 7-0-0.

Public Comment:

- What’s It Worth – The Hulmeville Historical Society will be hosting What’s It Worth on 1/12/24 at Borough Hall from 6pm – 9pm. There are still 13 spots open.
- Potholes – Mr. Dutill reported two potholes at the corner of Main Street and Green Street. Mr. Dutill also stated he would still like to have Green Street made one way.
- Old Bank – Ms. Ingraham is putting the old bank (6 Hulme Ave) up for sale.

Police Report:

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

Incident reports	16	Summary citations	0
Accident reports	1	Traffic citations	34
Assists	3	Criminal arrests	0
EMS calls	1	Parking ordinance	3
Court – local	6	Court – Doylestown	0
Hours worked	203	Salary	\$5,914.80

Mayor:

- Welcome Council Members – The Mayor wanted to welcome Rebecca Krause and Jose Gonzalez as council members.
- Quarterly Report – Mayor Mahon read her quarterly report to the council.
- 150th Committee – Mayor Mahon asked the executive board members to email her a few dates that would work to meet to plan for 2024.

Storm water/Floodplain/MS4:

- Act 167 & 537 – Gilmore and Assoc is still working on price updates for project quotes.
- Winter Newsletter – The Mayor completed the winter newsletter and moving forward is passing the responsibility of writing the newsletter to council.

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:

- Two Factor Authentication – Bill Wheeler reminded the council that access to our Microsoft 365 sites, including email, will now require two factor authentication.
- Sewer Issue – Bill Wheeler received a bill from Servpro for the sewer back up at Borough Hall. The cost was twice what it was previously. Bill Wheeler questioned Servpro, and they reduced the bill.
- Car Sales – An antique car sales company is planning to move in at Lincoln and Reetz. Bill Wheeler spoke to the owner, and they explained that their sales are all online. There will be no outside car lot or servicing of vehicles. All their sales will be done online.
- Old Church on Green Street – Bill Wheeler and Tom Panzer will be meeting with the owner of the old church on Green Street to discuss how the building is being used.
- Washington Ave Culvert Repairs – Bill Wheeler did reach out to the RDA regarding using the 2023 RDA road repaving grant money to cover the cost of repairs and they have not returned his call. Gilmore is sending R & S out to the location to evaluate and provide a price for repairs. Gilmore also called the RDA regarding the issue.

Fire Marshal: no report

Emergency Management Coordinator: no report

Zoning/ Code Enforcement: no report

Water and Sewer: no report

Borough Property: no report

Finance: no report

IT: no report

Personnel: no report

Public Safety: no report

Public Works:

- Christmas Tree Pickup – Leck will be collecting trees on 1/10/24 and 1/17/24.

Solicitor Report:

- Ratify Action Taken – Mr. Panzer recommended the council ratify actions taken during the December work session.

Motion made by Mr. Pio and seconded by Mr. Lodise to ratify actions taken at the 12/19/23 work session; motion passed with all in favor 7-0-0.

- Sunshine Act Review – Mr. Panzer reviewed the rules regarding the Sunshine Act for new council members. No more than three council members can meet outside a regularly scheduled and advertised meeting. All meetings must have an agenda that is posted ahead of every meeting. All meetings must be advertised.

Treasurer’s Report: Treasurer’s Report for January 2, 2024, was made available for inspection:

• General Fund Checking Balance as of December 1, 2023:	\$ 173,407.18
Expenses Totaled:	\$ -49,503.43
Income Totaled:	\$ 40,979.17
General Fund Checking Balance as December 31, 2023:	\$ 169,882.92
• Sewer Fund Checking Balance as of December 1, 2023:	\$ 78,206.79
Expenses Totaled:	\$ -21,812.26
Income Toted:	\$ 4,660.95
Sewer Fund Checking Balance as of December 31, 2023:	\$ 61,055.48
• Sewer Fund PLGIT Balance as of December 1, 2023:	\$ 255,187.12
Interest Totaled:	\$ 1,123.70
Deposit Totaled:	\$ 0
Expense	\$ 0
Sewer Fund PLGIT Balances as of December 31, 2023:	\$ 256,310.82
• Highway Aid PLGIT Balance as of December 1, 2023:	\$ 146,797.33
Interest Totaled:	\$ 646.32
Deposit Totaled:	\$ 0
Expense Totaled:	\$ -20.84
Highway Aid PLGIT Balances as of December 31, 2023:	\$ 147,422.81
• General Fund PLGIT Balance as of December 1, 2023:	\$ 1,006,150.27
Interest Totaled:	\$ 4,614.32
Deposit Totaled:	\$ 179.05
Expense Totaled:	\$ -385.37
General Fund PLGIT Balances as of December 31, 2023	\$ 1,010,558.27

Bills: A copy of the bill list dated December 28, 2023 was provided to Council and offered for review by the public.

- **General Fund** beginning balance as of December 29, 2023: \$ 149,836.00
 ending balance as of January 3, 2023: \$ 139,935.02

A motion made by Ms. Krause seconded by Mr. Pio and carried unanimously to approve the bill list dated December 28, 2023; Motion carries 7-0-0.

Correspondence:

- Borough Magazine – Ms. Omietanski reviewed the updates to who will receive the Borough Magazine in 2024. The council approved.

New Business:

- Committee Assignments for 2024:
 1. Borough Property – Chair Dan Mandolesi, members Jose Gonzalez and Tom Wheeler
 2. Finance – Chair Rebecca Krause, members Tom Wheeler and Judy Coleman
 3. IT – Chair Jim Pio, members Judy Coleman and Rebecca Krause
 4. Ordinances – Chair Tom Wheeler, members Dan Mandolesi and Jose Gonzalez
 5. Personnel – Chair Judy Coleman, members Dan Mandolesi and Nick Lodise
 6. Public Safety – Chair Tom Wheeler, members Jose Gonzalez and Nick Lodise
 7. Public Works (new title which will now include trash, streets and lights) – Chair Nick Lodise, members Jim Pio and Jose Gonzalez
 8. Stormwater – Chair Judy Coleman, members Rebecca Krause and Jim Pio

Unresolved Business:

- Hearing for 329 Main St – Bill Wheeler needed to make some adjustments to the letter that is going out to the homeowners of 329 Main St. Due to the delay Bill Wheeler is recommending the council push back the hearing to the February council meeting instead of the January work session.
- Executive Meeting – Tom Wheeler reminded council that there is a scheduled executive session on 1/8/24 at 6pm at Borough Hall.

The meeting was adjourned at 7:56 pm; motion made by Mr. Pio seconded by Mr. Lodise.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary