

Hulmeville Borough Council

Meeting Minutes

March 3, 2025

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
Nick Lodise
Judy Coleman
Dan Mandolesi
Jim Pio
Jose Gonzalez

Staff in Attendance

Michael Luongo, Solicitor
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

Staff on Zoom: Debbie Mahon, Mayor

Guests in Attendance: JD Mullane, Dennis Mitchell, Joe McKairnes, Patrick Nicaastro, Sandy Carroll, Mike Wasson, Mary Johnson and Sheri Wheeler

Call to Order: Tom Wheeler called the meeting to order at 7:00 pm; all those present joined the Pledge of Allegiance.

Minutes:

Motion made by Mr. Pio seconded by Mr. Gonzalez to approve of the minutes of February 3, 2025; Motion passed with all in favor 4-0-0.

Public Comment:

- Mr. Nicaastro – Mr. Nicaastro inquired about the borough's policy for roosters and chickens in residential areas. His neighbor at 918 Bellevue Ave has a rooster who is very noisy, and he is hoping something can be done. Roosters and chickens are not allowed in residential areas. The borough will send code enforcement to the home.
- Mr. McKairnes – The playground parts are going to be delivered sometime next week. Mr. McKairnes will need a place to store the equipment until the weather is warmer. Chief Baran said they could use the garage if it fits. Mr. McKairnes is trying to find out how large the delivery is going to be. At the April 7th meeting the council will pick a date for installation. Once the equipment is in place they will schedule the delivery of the mulch.

- Ms. Johnson – Ms. Johnson wanted to thank everyone who participated in the soup off. She also reminded everyone that the event at the OCI has been rescheduled for 3/27/25 from 5pm to 8pm.

Mayor: (Chief Baran read report)

- Facebook Disclaimer – Mayor Mahon was asking for an update on the Facebook disclaimer.
- Event List - Mayor Mahon thanked Bill Wheeler for distributing a list of events in Hulmeville Borough for the year.
- Thank You – Mayor Mahon wanted to thank everyone for all the well wishes. She plans to be back at the April meeting.
- Flea Market – The 150th committee paid William Penn Fire Department for their building/parking lot to be used for the flea market.
- Soup Off Event – Mayor Mahon thanked Ms. Johnson, Ms. McKairnes and Mr. McKairnes for all efforts coordinating the event.

Public Safety:

- Police Report – John Baran read the report for the month of February 2025:

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|------------------|-----|--|--------------------|------------|
| Incident reports | 10 | | Summary citations | 0 |
| Accident Reports | 3 | | Traffic citations | 36 |
| Assists | 0 | | Criminal arrests | 1 |
| EMS calls | 1 | | Parking ordinance | 5 |
| Court – local | 10 | | Court – Doylestown | 0 |
| Hours worked | 183 | | Salary | \$6,194.04 |

- Update Police Uniform – Chief Baran showed council a new patch that will be placed on the officers' uniforms.
- Stop Sign Main and Trenton – Mr. Mandolesi asked if more could be done at the stop sign to make sure people are stopping. So many accidents occur at that intersection. They are two state roads so PennDOT would need to do it. Also, there is a detour sign at the corner which Chief Baran explained could be for road work on Trenton or tree removal.
- Easter Egg Hunt – The Easter egg hunt will be held on 4/12 with a rain date of 4/19. He is requesting \$200 for the purchase of candy and small toys. Mr. Nicastro will donate \$100 to be used toward the candy purchase. Ms. Johnson said the Hulmeville Historical Society will also donate \$50.

Motion made by Mr. Mandolesi and seconded by Mr. Lodise to authorize the police chief to spend up to \$200 on candy for the Easter egg hunt; motion passed with all in favor 7-0-0.

Storm Water/Floodplain:

- Earth Day Event – The stormwater committee did register for the Earth Day event hosted by Middletown on 4/26/25. There are no rain dates. The committee will reach out to

Mayor Mahon to work out all the logistics of the event. The event does fall on the same date as the Drug Take Back event the police department hosts. The committee is looking for volunteers to help run the event. The event does provide credit for MS4.

Motion made by Mr. Pio and seconded by Ms. Coleman to authorize the stormwater committee to spend up to \$200 for seed packets and envelopes for the Earth Day event; motion passed with all in favor 7-0-0.

- Gilmore – Amanda Fuller has been out of the office. The committee will continue to try to touch base with Gilmore regarding stormwater compliance. Gilmore did confirm that the Floodplain Management Report was submitted.
- Additional Meeting Update – Mr. Pio added more information from the meeting the committee had with Jay Ferraro and Debbie Mahon. Mr. Ferraro provided the committee with a copy of Langhorne Manors' policies on floodplain management. Mr. Pio would like to review the material and possibly take some of their ideas and incorporate it into the Borough's policies. He especially liked the idea that the floodwater committee is the one who polices the borough regarding floodplain matters and if a resident has an issue instead of appealing to the district judge they would be directed to the ZHB. Mr. Luongo did comment that even with that process in place people may still end up at district court. Tom Wheeler also pointed out that that process works for municipalities who have ZHB meetings monthly. Hulmeville rarely has meetings and to have one the borough would have to incur costs of a stenographer, lawyer and possibly advertising. It may not be a cost-effective idea. Bill Wheeler made the committee aware that Langhorne Borough is enacting a new stormwater management ordinance this month and the committee may want to review that as well.

Borough Property:

- Lawn Maintenance – The lawn maintenance contract is up. Mr. Mandolesi suggested collecting bids for 1, 3, and 5 years.
- Boiler Inspector – The boiler inspector showed up at the borough unannounced to perform his inspection. No one was available to let him in. Mr. Mandolesi will call him back to schedule a time to meet.

Finance:

- Meeting – Ms. Krause would like to schedule a meeting in April to review the first quarter budget numbers.

IT:

- Facebook Policy – Mr. Pio explained that the committee has a rough draft of the Facebook policy and should have something to share at the April meeting.
- Emergency Operation Upgrade Project – The internet service is the first thing that needs to be addressed as part of the Emergency Operation Upgrade Project.

Personnel Report:

- Job Descriptions – Ms. Coleman has collected information from Ms. Omietanski and Ms. McKairnes regarding their position responsibilities and tasks. Ms. Coleman would like to have a meeting in March to review the information they provided the committee.

Public Works:

- Street Sign – Mr. Lodise has not had the opportunity to install the 35-speed limit sign on Trenton Rd. Tom Wheeler recommended that Mr. Lodise contact PennDOT first to make sure hanging the sign on the state road is ok.

Ordinances: no report**Borough Manager:**

- Heart and Lung Act – The Heart and Lung Act requires the borough to pay their police officers salary when they get injured on duty and are placed on temporary disability. The officer should receive full pay tax free. Workman's Comp usually covers sixty-six and two thirds' percent and the borough would need to pay the remainder. Bill Wheeler distributed calculations of the hours worked for the officer currently on disability. The officer is a permanent part-time employee who was injured while on duty performing a job task. His calculation for what we need to pay the officer is based on the average hours he worked over the last 3 full months, times the rate of pay this year. The officer went on disability 1/8/25 and is expected to return 3/26/25.
- Upcoming Events– Bill Wheeler wanted to bring to councils' attention that BCBA Bill Wheeler feels is currently struggling to exist. They are hosting their next meeting on 3/27/25 at Login Inn starting at 6pm. The cost to attend is \$45 and the BCBA needs a head count of who is attending by 3/21/25. PSAB is having a public relations webinar on 3/12/25 from 12-1:30 any council member can attend and there will be EMC quarterly training on 3/13/25 from 2-6pm.
- Road Repaving Project – Bill Wheeler informed council that Gilmore had to push back the bid date for the road repaving project to 3/10/25. The bid should be ready to award at the April council meeting.

Fire Marshal/EMC: no report**Zoning/ Code Enforcement:**

- ZHB Meeting 2/26/25 – The continuing meeting from January ZHB occurred on 2/26/25 and the application for a variance was denied.

Water and Sewer:

- Billing – Mr. Mitchell explained to council that the Authority is in discussion regarding the current flat sewer rate verses converting to a charge based on usage.
- Meter Replacement Project – Ms. Wheeler stated she has 12 meters left to replace. The larger issue currently is with the new meters. Some of the meters are leaking due to a bad gasket. The council suggested Rebecca write an article in the newsletter explaining the issue and encouraging everyone who has a new meter to check and make sure it is not leaking.

Solicitors' Report: no report

Treasurer's Report: Treasurer's Report for March 3, 2025, was made available for inspection:

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| • General Fund Checking Balance as of February 1, 2025: | \$ 163,858.60 |
| Expenses Totaled: | \$ -46,395.30 |
| Income Totaled: | \$ <u>57,925.73</u> |
| General Fund Checking Balance as February 28, 2025: | \$ 175,389.03 |
| • Highway Aid PLGIT Balance as of February 1, 2025: | \$ 172,014.42 |
| Interest Totaled: | \$ 534.25 |
| Deposit Totaled: | \$ 0 |
| Expense | \$ <u>9,972.37</u> |
| Highway Aid PLGIT Balance as of February 28, 2025: | \$ 162,576.30 |
| • General Fund PLGIT Balance as of February 1, 2025: | \$ 1,484,875.44 |
| Interest Totaled: | \$ 4,779.43 |
| Deposit Totaled: | \$ 0 |
| Expense Totaled: | \$ <u>239.00</u> |
| General Fund PLGIT Balances as of February 28, 2025: | \$ 1,489,415.87 |

Bills: A copy of the bill list dated February 27, 2025, was provided to the council and offered for review by the public.

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| • General Fund beginning balance as of February 28, 2025: | \$ 129,118.57 |
| General Fund ending balance as of March 3, 2025: | \$ 112,283.92 |
| • Highway Aid beginning balance as of March 3, 2025 | \$ 155,342.95 |
| Highway Aid ending balance as of March 3, 2025 | \$ 155,140.02 |

A motion made by Mr. Lodise seconded by Mr. Pio to approve the bill list dated February 27, 2025; Motion carries 7-0-0.

Correspondence:

- Upcoming Event – Ms. Omietanski just wanted to remind everyone of the upcoming event the 150th committee is hosting at Johnson's Hall Coffee House on 3/22/25. There are still a few tickets left.

New Business:

- Document Disposal – Ms. Omietanski has pulled the old files from the year 2014 to be disposed of. She currently holds onto 10 years of documents along with permanent records like the minutes and ordinance books. Ms. Omietanski placed the records on the office conference table and asked Bill Wheeler to review the documents to ensure that there is nothing there that should not be disposed of.

Motion made by Mr. Lodise and seconded by Mr. Mandolesi to authorize a resolution allowing the secretary to dispose of all non-permanent records for the year 2014; motion passed with all in favor 7-0-0.

Motion made by Mr. Pio and seconded by Mr. Mandolesi to cancel the March work session due to lack of agenda; motion passed with all in favor 7-0-0.

Unfinished Business:

- Noise Concerns Neshaminy Shore Club – Mr. Luongo reviewed the information Mr. Mandolesi submitted to council last meeting. He recommended the police department secure a functioning noise meter. When Mr. Mandolesi has a concern about the noise level the officers are to go directly to his home and take a reading. If the reading registers too high, they need to go to Neshaminy Shore Club and issue a citation. Mr. Luongo urged Mr. Mandolesi to reach out to his neighbors and have them register their complaints directly to council. To successfully address the matter at hand it would be very beneficial to have more complaints from other residents on Michelle Court. Mr. Pio inquired if there is a noise standard. Mr. Luongo advised the council to reach out to the surrounding boroughs and find out what their standards are, and to match what levels are set in the other boroughs. Amusement tax did come into question and the council agreed it is a separate matter and should not be tied to this issue. The amusement tax does need to be addressed, and consideration needs to be given the bar/restaurants if they need to be taxed on the games they offer at their establishments.

The meeting was adjourned at 8:03 pm; the motion made by Mr. Pio seconded by Mr. Gonzalez.

Respectfully Submitted

Dorothy Omietanski

Secretary