

## **Hulmeville Borough Council**

### **Meeting Minutes**

**April 7, 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  
John Baran, Chief of Police

**Councilmembers Absent:** none

**Councilmembers Late to Arrive:** none

**Staff Absent:** Debbie Mahon, Mayor

**Staff Late to Arrive:** none

**Staff on Zoom:** Bill Wheeler, Borough Manager

**Guests in Attendance:** Robert Nathan, Joe McKairnes, JD Mullane USA Today, Sandy Carroll, Michelle Mandolesi, Brandi Lindner, Nick Atabas, Dennis Mitchell, Joe Hahn, Doug Harris, Mike Wasson, Sheri Wheeler and Joe Williams

**Call to Order:** Tom Wheeler called the meeting to order at 7:00 pm; all those present joined the Pledge of Allegiance. Note Tom Wheeler will not be voting on any motions because he is filling in for Mayor Mahon.

#### **Minutes:**

**Motion made by Mr. Mandolesi seconded by Mr. Lodise to approve of the minutes of March 3, 2025; Motion passed with all in favor 6-0-0.**

#### **Public Comment:**

- Michelle Mandolesi – Michelle Mandolesi, Brandi Lindner and Nick Atabas came to complain about the ongoing noise level issues at Neshaminy Shore Club. Ms. Lindner and Mr. Atabas read a letter which they then submitted to Ms. Omietanski. Mr. Wheeler said that their topic of discussion should have been placed on the agenda prior to the meeting to provide the opportunity for the Neshaminy Shore Club to attend the meeting as well. Mr. Luongo recommended the council proceed with the process discussed at the last meeting regarding how the Borough was going to handle the noise issue at the Shore

Club. If there is loud noise coming from the Shore Club the residents are to notify the police. The police will come to the homeowner's property and take a reading. If the level is high the officer will then go to the Shore Club and provide the owner with a notice of violation noting the noise level recorded. The Shore Club has 30 days from the date of the violation to meet with the Zoning Hearing Board to discuss. If the violation is ignored, then it will go to the district court where the judge can fine them. If the owner chooses, they can appeal it to a higher court. Every time there is a noise complaint a new violation will be made. Chief Baran did confirm that he talked to the owners last year and did provide them with a copy of the ordinance. If Chief Baran must write a violation this season he will provide another copy of the ordinance at that time along with an explanation of the violation. Mr. Pio has on the agenda to discuss the current noise ordinance and how he would like to amend it to address the bass noise that seems to be an issue that in his opinion is currently not well addressed.

- Joe Williams – Mr. Williams just wanted to follow up on the flooding concerns on his property. He is concerned if anyone enters his property they could fall into the stream. Tom Wheeler will stop down this weekend and look at his property. Mr. Luongo stressed that Mr. Williams post private property signs, so no one enters his property.
- Joe McKairnes – Mr. McKairnes wanted to make council aware of a work van that has been parking near the coffee shop. Tom Wheeler did notice the van and already confirmed it does not belong to the home on Main Street that is having work done. The police department also checked the tags and everything is legal. No one can seem to track down the owner of the truck.

**Mayor:** no report

**Public Safety:**

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

Incident reports	19		Summary citations	0
Accident Reports	0		Traffic citations	40
Assists	2		Criminal arrests	0
EMS calls	1		Parking ordinance	7
Court – local	8		Court – Doylestown	0
Hours worked	211		Salary	\$7,154.18

- Easter Egg Hunt – The Easter Egg Hunt is scheduled for this Saturday with a rain date on 4/19/25 which they may need to use.
- Drug Take Back Event – The Drug Take Back Event will be held on 4/26/25 from 10am to 2pm and will be a drive thru event.
- Main Street Clean Up – The McKairnes family is planning to do their annual clean up Sunday starting at 9am. Ms. McKairnes requested police protection which the chief said he would provide.
- Car Maintenance – Mayor Mahon is requesting approximately \$130 for an inspection and oil change on the police SUV barring no additional work is needed.

**Motion made by Mr. Lodise and seconded by Mr. Pio to approve Chief Baran's request to spend \$130 for a car inspection and oil change for the police SUV; motion passed with all in favor 6-0-0.**

- Direct Deposit – The officers are requesting to have their paychecks direct deposited. Ms. McKairnes is looking into it and will report back.
- Noise Meter – Mayor Mahon would like council to consider approving the purchase of a new noise meter versus calibrating the existing one. Chief Baran explained that the current meter is 13 years old and is missing parts. A new meter would cost \$99.10 but does not come to be calibrated. Calibration costs \$200. Mr. Pio suggested buying a meter that comes already calibrated.

**Motion made by Mr. Pio and seconded by Mr. Mandolesi to approve the police departments purchase of a calibrated noise meter at a cost not to exceed \$400; motion passed with all in favor 6-0-0.**

**Storm Water/Floodplain:**

- Meeting Update – The Storm Water committee met with Amanda Fuller from Gilmore on Friday. They had a very good meeting. They put together a checklist, transferred knowledge and got updates on DEP. The DEP is planning to update the MS4 requirements but not until October 2026. The current project the borough has planned, the retention swale project, does meet all the current criteria under the current permit. The committee would like to make two recommendations. First, they would like Ms. Fuller to attend the storm water committee meetings, and they would like to hire Gilmore to secure grants for the upcoming MS4 project. Ms. Coleman reminded the council that the main reason the council chose to go with Gilmore as the engineer is because they are good at obtaining grants for their clients. Mr. Pio said that if Gilmore attended their meetings, the firm would charge \$150 per hour. In the meeting they did realize that a deadline was missed in December, but it has since been rectified. Ms. Omietanski will add approving Gilmore's hours on May's agenda for approval.

**Borough Property:**

- Lawn Maintenance – Mr. Mandolesi sent out four bid packages and received three bids back. The three bids came in from J&J Landscape, with a total for two years of \$22,300, Power Play, with a total for two years of \$16,575 and Penn Green, with a total for two years of \$ 29,280. Mr. Mandolesi is recommending the council go with the lowest bid from Power Play for a two-year contract.

**A motion by Mr. Mandolesi and seconded by Mr. Pio to accept a two-year contract with Power Play at a cost for the first year of \$250/cut and \$600/cleanup and a cost for the second year of \$260/cut and \$675/clean up; motion passed with all in favor 6-0-0.**

- Apt A – Apartment A is vacant and will need to be evaluated for work that needs to be done to get it ready for re-renting. Mr. Mandolesi will look at it and determine the cost of the materials and will place it on next month's agenda for approval.

### **Finance:**

- Meeting – The next meeting is scheduled for next week where the committee will evaluate year to date numbers to report back to council.

### **IT:**

- Social Media Policy – Ms. Krause distributed a social media policy to address concerns. The version distributed was not the correct version, Mr. Luongo did not receive a copy and the mayor was absent, so the council agreed to table the policy until the next meeting. Ms. Krause will send everyone the most up to date version.

**Motion made by Mr. Pio and seconded by Mr. Lodise to table the social media Policy until the May meeting; motion passed with all in favor 6-0-0.**

### **Personnel Report:**

- Meeting – The next committee meeting is scheduled for 4/22/25.

### **Public Works:**

- Driveway Mirror – The mirror at the end of the driveway broke. Chief Baran does not feel there is any need to replace it. Mr. Lodise will have it removed.
- Electrical wires near Lamb Auto – There are two PECO wires next to Lamb Auto that are coming down due to vines growing on them. Mr. Lodise did make a call to PECO and will follow up on that call to make sure they come and fix the issue.
- Reetz & Main Wires – Mr. McKairnes informed the council that there is a wire down at Reetz and Main St. The wire is a cable wire.

### **Ordinances:**

- Noise Ordinance – Mr. Pio distributed a document noting some recommendations he would like to present for consideration regarding noise. He would like it more clearly stated that amplified music and excessive bass be clearly restricted.
- Pet Ordinance - Mr. Pio - distributed a document noting some recommendations he would like to present for consideration regarding pets. He would like to address chickens and roosters in the ordinance.
- Ordinance Suggestions – Tom Wheeler and the ordinance committee will meet and discuss Mr. Pio's recommendations. Mr. Lodise would like to research what other townships have as far as chicken ordinances are concerned. They will present their ideas back to the council. Ms. Omietanski said that her sister and brothers' townships base the number of chickens allowed on a property based on the size of their lot. She also said it may be a good idea to have a permit required with an inspection to make sure that the proper cage is being used and placed correctly. Ms. Wheeler said that requiring proper enclosures is important because there is a resident on Main Street that allows the chickens to just roam the yard, and they are being killed by foxes and body parts are always in her yard. If anyone currently has a nonconforming structure in their yard it will be allowed to remain, however if they go to fix it or enlarge it, they will need to conform to the new rules.

**Borough Manager:**

- PA DCNR Grant – Bill Wheeler did not apply for the PA DCNR grant that was due last week. There was not enough information to apply, however he is considering applying for a DCED grant due at the end of May that will work better. The grant funds are going toward the new recreation field. Ms. Krause offered to assist Bill Wheeler with the application.
- Hulmeville Soccer Club – Bill Wheeler and Mary Johnson decided to allow the Hulmeville Soccer Club to use the fields till the end of May. Their current field was condemned, and they are in the process of finding another field. Ms. Omietanski did allow one of the players to use the bathroom, however she informed the club that our bathrooms are not available for them to use.

**Fire Marshal/EMC:** no report

**Zoning/ Code Enforcement:**

- Compliance – Bill Wheeler informed council that 522 Main Street has not complied yet.

**Water and Sewer:**

- Meter Reading – There were technical difficulties with the meter reading this quarter, but it was able to be rectified.
- Meter Replacement – There are still issues with new meters leaking and are being replaced.

**Solicitors' Report:**

- Superior Holdings Update – An oral argument before a new judge has been scheduled for April 30, 2025, at 9am. The hearing is open to the public and Tom Panzer will be representing the Borough. The case will be held in court room 320.

**Treasurer's Report:** Treasurer's Report for April 7, 2025, was made available for inspection:

- **General Fund Checking** Balance as of March 1, 2025: \$ 175,389.03  
Expenses Totaled: \$ -52,280.73  
Income Totaled: \$ 29,389.65  
General Fund Checking Balance as March 31, 2025: \$ **152,497.95**
- **Highway Aid PLGIT** Balance as of March 1, 2025: \$ 162,576.90  
Interest Totaled: \$ 564.10  
Deposit Totaled: \$ 0  
Expense \$ 6,285.43  
Highway Aid PLGIT Balance as of March 31, 2025: \$ **156,854.97**

- **General Fund PLGIT Balance as of March 1, 2025:** **\$ 1,489,415.87**  
     Interest Totaled: \$ 5,219.06  
     Deposit Totaled: \$ 80,185.00  
     Expense Totaled: \$ 81,270.49

**General Fund PLGIT Balances as of March 31, 2025: \$ 1,493,549.44**

**Bills:** A copy of the bill list dated April 4, 2025, was provided to the council and offered for review by the public.

- **General Fund** beginning balance as of March 31, 2025: \$ 165,873.20  
     **General Fund** ending balance as of April 14, 2025: \$ 118,489.33

**A motion made by Mr. Mandolesi seconded by Mr. Pio to approve the bill list dated April 4, 2025; Motion carries 6-0-0.**

**Correspondence:** none

**New Business:**

- June Robinson Birthday – Ms. McKairnes is asking everyone if they can send June Robinson a birthday card for her 100<sup>th</sup> birthday on April 24. She is hoping Ms. Robinson receives 100 cards for her birthday. Her address is 3 Park Ave.
- Park and Recreation – Ms. Krause has a volunteer sign-up sheet up front.

**Motion made by Mr. Pio and seconded by Mr. Lodise to cancel the April work session due to lack of agenda; motion passed with all in favor 6-0-0.**

**Unfinished Business:**

- Rooster Concerns Bellevue Ave – Mr. Pio confirmed that the rooster has been removed from the property.
- Earth Day Event – The Earth Day event will be on 4/26/25 at Core Creek Park with set up starting at 9am. Anyone interested in helping is welcome.

**The meeting was adjourned at 8:21 pm; the motion made by Mr. Pio seconded by Mr. Mandolesi.**

Respectfully Submitted

Dorothy Omietanski  
 Secretary