

Hulmeville Borough Council

Meeting Minutes

May 5, 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
Jose Gonzalez
Dan Mandolesi
Jim Pio

Staff in Attendance

Michael Luongo, Solicitor
Diane McKairnes, Treasurer
Dorothy Omietanski, Secretary
Bill Wheeler, Borough Manager
Sean DiMeo, Police Officer
Debbie Mahon, Mayor

Councilmembers Absent: Judy Coleman

Councilmembers Late to Arrive: none

Staff Absent: none

Staff on Zoom: none

Guests in Attendance: Michelle Mandolesi, Rose Bonaventura, Dennis Mitchell, Joe McKairnes, Lorraine Lodise, John Cost, Michael Nolan, Joe Williams, Mike Wasson, Andrew Schifferli, Martin Bradley, Sandy Carroll, Sheri Wheeler and Jake Krause

Call to Order: Tom Wheeler called the meeting to order at 7:01 pm; all those present joined the Pledge of Allegiance.

Minutes:

Motion made by Mr. Mandolesi seconded by Mr. Lodise to approve of the minutes of April 7, 2025; Motion passed with all in favor 6-0-0.

Public Comment:

- Michelle Mandolesi – Ms. Mandolesi submitted another letter from another resident on Michelle Court who is expressing their concerns with the noise coming from Neshaminy Shore Club.
- Joe McKairnes – It has now been six weeks, and the work truck is still parking on Main Street across from Johnson's Hall. He reminded the council that this is against an ordinance. Mr. Luongo confirmed there is an ordinance that states no RV, or commercial trucks are allowed to park on the streets of the Borough. The truck in question does have a logo on the side. Mr. Luongo said that the council will have to confirm that the vehicle is being parked on the street. If it is parked in a driveway that is allowable.

- Martin Bradley – Mr. Bradley is concerned about a garage very close to his property line being turned into an apartment. He wanted to confirm that it would not be allowed.
- Joe McKairnes – Mr. McKairnes was hoping to get a date for completing the repair work on the playground. Rebecca suggested May 23rd. Mr. McKairnes will send out an email to a bunch of people for that date to make sure there are enough volunteers. Mayor Mahon wanted to bring to Mr. McKairnes attention that before the mulch is put down, they may need to complete some repairs to the lining.

Mayor:

- Facebook Disclaimer – Mayor Mahon reviewed the document Ms. Krause distributed to council and she had a few questions. First, she felt it read more like a disclaimer than a policy. She also wanted an explanation of what they meant by local laws. Currently the police department does not have policies on how to handle issues stemming from Facebook. Mr. Luongo agreed with the mayor's assessment that the document was a disclaimer and not a policy. The council agreed that any issues stemming from the Facebook page should be forwarded to the FBI and not the local policy department. This way the police do not have to write a policy to address the concerns plus currently they are not equipped to handle issues that stem from online harassment. The mayor will submit her edits to Ms. Krause, ~~and Ms. and Ms.~~ Krause will make the corrections and redistribute them for consideration at the next meeting.
- Playground – The Mayor asked what committee is responsible for the trash cans on the playground. No one has really been assigned the task of keeping it clean. Mr. Lodise offered to look at it.
- High Water Events – As warm weather is approaching and the possibility of water events increases the mayor wanted to remind everyone that high water events are dangerous and should not be waded in. The reminder will also be posted on the police department Facebook site.
- Touched by Teal – Touched by Teal is organizing their run again this year and the organization is looking for volunteers for the event. Anyone interested in helping can reach out to the Mayor or Chief Baran. The exact date has yet to be determined.
- Penndel Hulmeville Memorial Day Parade – Ed Preston is coordinating the annual parade through town. HHS Memorial Day ceremony will be held following the parade at 11:30am. Both KC Tomlinson and Frank Farry are planning to attend. Mayor Mahon inquired as to who from the council will be available to be in the parade this year. Mr. Mandolesi, Mr. Lodise and Tom Wheeler offered to participate.
- Earth Day Event – The Earth Day event was postponed to Sunday (4/26/25) due to bad weather. It used to be a rain or shine event, however this year they decided to have a rain date for the next day. Moving forward they will continue to have a rain date. Rebecca and Jim wanted to thank Debbie Mahon for all her help.
- National Night Out and Family Picnic – The NNO and family picnic will be held on Saturday August 2, 2025.
- Hulmeville Town Flea Market – The Hulmeville Town Flea Market will be held on Saturday September 27, 2025.

Public Safety:

- Police Report – Debbie Mahon read the report for the month of April 2025:

Incident reports	14		Summary citations	0
Accident Reports	1		Traffic citations	45
Assists	5		Criminal arrests	1
EMS calls	0		Parking ordinance	1
Court – local	8		Court – Doylestown	0
Hours worked	209		Salary	\$7,067.92

- Drug Take Back Event – The Drug Take Back event was a huge success. The Borough collected 62.33 lbs. of medication and 15.05 lbs. of sharps. The county will reimburse the police department for \$272.
- Direct Deposit – Mayor Mahon inquired about direct deposit for the police department. Ms. McKairnes confirmed that she is working on it. She needs to gather information from each employee and hopes to have it in place for the July paychecks.

Storm Water/Floodplain:

- Gilmore – Mr. Pio recommended having a representative from Gilmore to attend the committee meetings as needed.

Motion made by Mr. Pio and seconded by Mr. Mandolesi to have Amanda Fuller from Gilmore attend the stormwater meetings on an as needed basis at a rate of \$150/hour. Mr. Pio amended the motion by changing the motion from \$150/hour to the current rate; motion passed with all in favor 6-0-0.

- MS4 Project – The Borough Manager from Penndel Borough reached out to Bill Wheeler regarding an MS4 project in Middletown Township. The project is a streambank stabilization project located above the Hulmeville falls in Middletown Township. They are hoping to receive a DEP grant to cover the costs of the project. If Hulmeville decided to join the project the borough would be responsible for 5% of the cost of the portion they agree to be responsible for. The application for the grant needs to be submitted by June 20th and Amanda Fuller feels it is a great opportunity for the borough. However, if they do not receive the full grant amount Hulmeville Borough may pull out because it would cost too much. The committee will try to schedule a meeting in the next two weeks with Amanada Fuller to discuss the project and determine if Hulmeville should proceed with the project. Bill Wheeler forwarded the information to Rebecca Krause.

A motion made by Mr. Pio and seconded by Ms. Krause to continue discussions with Penndel Borough regarding a joint MS4 project; motion passed with all in favor 6-0-0.

Borough Property:

- Apartment A Maintenance – Mr. Mandolesi confirmed that Apartment A is mostly cleared out. The carpet is very old, and the apartment needs painting and cleaning. The

range is very dirty and may need to be replaced. The breakdown of costs is \$600 cleaning, \$1,600 painting, \$4,000 carpet, \$800 range and \$6,000 new air conditioner units.

A motion made by Mr. Mandolesi and seconded by Mr. Gonzalez to authorize the Borough Property committee to spend up to \$13,000 to make the necessary repairs to get apartment A ready for occupancy; motion passed with all in favor 6-0-0.

- Rental Rate – Mr. Mandolesi proposed raising the monthly rental rate to \$1,750 per month plus utilities.

A motion made by Mr. Mandolesi and seconded by Mr. Pio to set the retail price of Apartment A to \$1,750; motion passed with all in favor 6-0-0.

- Light Replacement – Mr. Mandolesi saw Armor Electric installing a new light at Borough Hall.

Finance:

- Quarterly Review – The finance committee had a meeting where they reviewed all the year-to-date budget numbers. There is nothing concerning to report.

IT:

- Social Media Policy – Ms. Krause will make edits to the policy including a name change to state it is a disclaimer. She will present it at the next meeting for adoption.

Personnel Report:

- Meeting – The personnel committee plans to meet this month.

Public Works:

- RDA Road Rehabilitation – Recommendation made by Bill Wheeler to award the contract for the 2025 road rehabilitation project to Bray Brothers. He distributed a summary of the lowest bid. Bill Wheeler pointed out if the council chooses to stay with the entire scope of the project, they will have to pay for some of the work. The RDA grant will only cover \$150,000. The council may be able to use liquid fuels for some of the inlet repairs.

Motion made by Mr. Lodise and seconded by Mr. Gonzalez to award a contract with Bray Brothers Inc for the 2025 road rehabilitation program, to include the base bid and all alternates, at a cost of \$187,194.50 and to authorize the Council President to sign any contract documents subject to review by the Borough Solicitor; motion passed with all in favor 6-0-0.

Ordinances:

- Noise Ordinance – The only bass noise regulation the committee could find at the time of their meeting was in Philadelphia. The equipment Philadelphia used to police the bass noise the Borough does not have. However, they have recently found more information

and are going to work with the Bucks County Planning Commission. They will continue to work on the matter and report at a future meeting.

- Pet Ordinance – The committee reviewed Langhorne’s ordinance on owning chickens and are considering following the same policy. They limit the chickens to 5-6 and have an annual permit requirement with an inspection. There are no roosters allowed. Tom Wheeler opened it up for community feedback. Mr. Pio is against permits and inspections and would like the number of chickens to be increased to 10. Mr. Mitchell explained that chickens are usually sent in groups of six. Mr. McKairnes pointed out that currently chickens are against the law to have in the borough and wondered why they have been allowed on residential properties. Tom Wheeler confirmed that if an ordinance is passed no one will be grandfathered since it was not supposed to be occurring in the first place. Issues of attracting foxes into the community and health concerns were also raised. The council agreed to more discussion and research needs to be done before a decision can be made on how to proceed.

Borough Manager: no report

Fire Marshal/EMC: no report

Zoning/ Code Enforcement: no report

Water and Sewer:

- Non-Payment Accounts – Mr. Mitchell provided an update on the Authorities actions toward the nonpayment accounts. They are starting the process with the assistance of Bill Wheeler and Mike Luongo to address the matter.
- Sewer Cap Replacement – The Authority is in discussions on how best to address the sewer cap issue in the Borough.

Solicitors’ Report:

- Superior Holdings Update – On April 30, 2025, there was an oral argument before the Bucks County Court of Common Pleas Judge Jordan Yeager. The arguments were consistent with each side’s briefs. The judge offered to mediate a possible resolution if the parties agreed. Neither party was interested in mediation. Now the decision is in the hands of Judge Yeager, who did not commit to any time frame.

Note Jim Pio left at 8:15pm

Treasurer’s Report: Treasurer’s Report for May 5, 2025, was made available for inspection:

- **General Fund Checking** Balance as of April 1, 2025: \$ 152,497.95
Expenses Totalled: \$ -59,037.85
Income Totalled: \$ 81,190.37
General Fund Checking Balance as April 30, 2025: \$ **174,650.47**
- **Highway Aid PLGIT** Balance as of April 1, 2025: \$ 156,854.97
Interest Totalled: \$ 605.38
Deposit Totalled: \$ 0
Expense \$ 24,565.35

Highway Aid PLIGT Balance as of April 30, 2025: \$ 182,025.70

- **General Fund PLGIT** Balance as of April 1, 2025: \$ 1,493,549.44
 - Interest Totalled: \$ 5,121.56
 - Deposit Totalled: \$ 0
 - Expense Totalled: \$ 507.79

General Fund PLGIT Balances as of April 30, 2025: \$ 1,498,163.21

Bills: A copy of the bill list dated May 2, 2025, was provided to the council and offered for review by the public.

- **General Fund** beginning balance as of April 30, 2025: \$ 101,462.35
- **General Fund** ending balance as of May 5, 2025: \$ 81,021.92
- **Highway Aid** beginning balance as of May 5, 2025 \$ 155,138.08
- **Highway Aid** ending balance as of May 5, 2025 \$ 155,138.08

A motion made by Mr. Lodise seconded by Mr. Mandolesi to approve the bill list dated May 2, 2025; Motion carries 5-0-0.

Correspondence: none

New Business:

- Work Session – Tom Wheeler announced there will be no work session due to lack of agenda.

Unfinished Business:

- Park Grant – Bill Wheeler recommends to submit an application for a Greenways, Trails and Recreation Program Grant by May 31, 2025. There is a \$100 non-refundable application fee. The total grant would be \$250,000 with required matching funds of \$37,500. Bill Wheeler explained that the council can use the property as the required \$37,500. To do that they would need to have the property appraised, which Bill Wheeler has no idea how much that will cost. The mayor will forward a person she knows in the area who offers appraisal services to Bill Wheeler. Bill Wheeler pointed out that this money will only cover a phase of the project. The total cost of the project is approximately \$487,000.

A motion made by Mr., Lodise and seconded by Mr. Mandolesi to authorize a resolution to apply for a grant for \$250,000 from the Commonwealth Financing Authority, to pay the \$100 grant application fee, to utilize the borough property as the matching commitment and to authorize the borough manager to obtain an appraisal of the property at a cost not to exceed \$1,000; motion passed with all in favor 5-0-0.

- Thank You – Ms. McKairnes wanted to thank everyone who sent birthday cards to June Robinson. June had a great day and received 75 cards. Ms. McKairnes also wanted to thank Chief Barran for the protection detail while her family conducted the annual cleanup of Main Street.

- Revolutionary War Celebration – Mayor Mahon is starting to plan for celebrating the anniversary of the Revolutionary War in 2026.
- Run for Fallen – Ed Preston will be organizing the Run for Fallen on June 29, 2025.

The meeting was adjourned at 8:45 pm; the motion made by Mr. Lodise was seconded by Mr. Gonzalez.

Respectfully Submitted

Dorothy Omietanski

Secretary