

**Work Session Meeting Minutes
May 20, 2014**

A work session of the Hulmeville Borough Council was held on the above date at the Borough Hall, 321 Main Street.

Councilmember's Present: Thomas Wheeler, President, Raymond Johnson, Vice-president, Judy Coleman, Dan Mandolesi, Debbie Mahon and Mayor Harris

Councilmember's Absent: Nick Lodise

Other's in Attendance: Solicitor Robert DeBias and Secretary Dorothy Omietanski

Guests in Attendance: Jim Nocito, Greg Soto, Ed Vile II and Ed Vile III

Call to Order: Mr. Wheeler called the meeting to order at 7:36 pm; all those present joined in the Pledge of Allegiance.

Property Rental Inspections with Guest Comments: Mr. Mandolesi reviewed the list of items to be inspected and explained that the ordinance was being implemented to insure safety and maintenance be upheld to rental units in Hulmeville borough. Mr. Soto expressed his feeling of being singled out as a landlord and wanted to know why it is just limited to rental units. Mr. Soto's renters treat their units as if they own them and should be treated like any other home owner. He would like to at least see the inspection changed to be only when the renter leaves the unit or he would like to see the inspection cover everyone in the borough not just renters. Mr. Mandolesi explained that this inspection may extend into residential homes but the council needed to start somewhere and right now the biggest complaints they receive are with rental units. The ordinance has been debated for several years and the council finally felt it was time to set something in place for the safety and protection of renters. There have been issues with rental units in the past and the borough cannot single out a single landlord so they need to blanket all landlords to insure compliance. This is a starting point and eventually the council sees moving to expand the ordinance to cover homeowners who are selling their home. Mr. Soto expressed his concern that more regulations will follow. He referred to Bristol Boro, who he feels is over regulated, and he has seen rental unit values plummet due to the hassle of regulations on the landlords. Mr. Soto believes people do not want to purchase rental units in Bristol Boro any more due to the hassle of all the regulations they need to abide by. The Mayor responded that this ordinance has been put in place for the good and safety of the community and that the council made it as simple as possible. He also pointed out that this is not a money maker for the boro. Many communities require inspections of rental units some examples are Hilltown, Bensalem, Bristol and Quakertown. Mr. Vile also feels we are singling out renters and he feels his renters are in many ways better than some of the homeowners in the community. His renter's take great care of their homes and should be treated the same as actual homeowners. Mr. Mandolesi explained that not all our landlords are as good at selecting good renters and when there are issues that need to be resolved they are hard to locate the landlords and they never respond to requests to fix issues with their units. Mr. Vile asked if there would be recourse taken if a landlord does not choose to follow the new ordinance put in place. The answer to his question is yes. The landlord would receive a written warning and then if they still choose to not

comply a fine will be given and if that is not paid jail time could be given. Mr. Soto expressed his concern that the inspection would be a burden on him and or his renter. Mr. Mandolesi explained that Debra Juno the inspector will be very accommodating and that most of her inspections would take place in the evenings or weekends when most people are home so it should be no inconveniences to anyone who is working. Also the cost involved if broken down by month comes to just \$3 a month since the inspections are only required every other year. The ordinance will be voted on at the June 2nd meeting and council welcomes all who would like to express their concerns. With 30% of the borough being rental units they feel the time has come that the ordinance be put in place to protect renters. Mr. Vile said he will follow the new ordinance put in place but would like to see it expanded to include everyone residing in the boro and he also wants reassurance that all landlords will be held to the same standards and that no one will be allowed to not follow the standards put in place. Ms. Mahon reassured Mr. Vile that the boro is prepared for people who don't register or pay the fee. Ms. Juno will address these landlords by first sending a letter, then initiating fines and finally jail time if necessary. Ms. Juno will be submitting monthly reports to council updating them on any violations and progress made.

Solicitor Report:

- Rental Ordinance - The rental ordinance is ready to be submitted for a vote by council at the June 2nd meeting
- Neshaminy Shore Picnics – There has been no agreement made between council and shore points regarding tax so at this point Berkheimer will be monitoring their upcoming season and will determine if the right amount of taxes is being paid. Shore Picnic will submit their returns to Berkheimer. A suggestion was made to appoint someone on council to monitor the progress. Ms. Coleman has been appointed as the lead person and Ms. Omietanski was asked to contact Berkheimer monthly to make sure all the returns are being copied and sent to Ms. Coleman on a timely manner.
- Cable Agreement – Mr. Johnson and Mr. Wheeler forwarded a few suggestions to Comcast and they are scheduling a meeting hopefully within the week to review the suggestions with the cable company. One of the suggestions made was offering the boro free internet.
- Bridge Project – Mario said there are still a few punch list items that need to be completed. A grand opening has been set for June 20th at 3:00 pm meet and greet and 3:15 pm ribbon cutting. Dale will make sure the date is posted at the fire house. Dale will also talk to the owner at the Hulmeville Inn to see if they can provide a food donation to be served at the inn immediately following the ceremony.
- Permits and Inspections - Mr. Mandolesi spoke with Mr. Buchhofer from BIU about permits and inspections. He does not inspect heater re-install, roof or siding replacement. He only opens permits and inspects new buildings and all the items within them (i.e. electrical, plumbing, etc.).
- 516 Main Street – The property was sold at sheriff sale and is now owned by the bank. The bank is inquiring about the water and sewer lean on the property. The lien is for \$18,158 and the bank would like to know how the water and sewer department calculated

this amount. Between the years of 2006 to 2014 the homeowner only paid the amount of \$350 toward the bill. The water has been shut off for some time now but the property still accumulates a quarterly minimum water and sewer charge plus it has in accrued penalties and interest on the balance owed. The water and sewer department is submitting all bills sent to this property for them to review.

Mayor's Report: Mayor Harris is requesting a resolution be drafted in favor of the Road to Radar bill trying to be passed in Pennsylvania allowing all police the use of radar guns. Mr. DeBias will draft up the resolution for the June 2nd meeting. Mayor Harris will be officiating two weddings on Friday.

Storm Water:

- Ms. Mahon is submitting a request for reimbursement for cost incurred for the meet and greet. She is submitting bills totaling \$31.38.
- Letters need to be drafted and mailed out to satisfy the 2013-2014 MS4 permit. Mario provided two sample letters which Ms. Mahon will utilize. One letter will be sent to businesses in the area the other too churches, schools and boy scouts for public involvement. Ms. Mahon is meeting this Thursday with Mario and the letters will be mailed out on letterhead certified mail.
- Ms. Mahon has received one response from Michelle Court regarding the letters that were mailed out in April. The others have until the end of May to respond.
- Ms. Mahon will update the web site regarding storm water concerns. She will also talk to Bill Wheeler regarding adding storm water to the voice mail as well.
- Ms. Mahon is attending a summit on storm water issues Thursday.
- **A motion was duly made by Mr. Mandolesi seconded by Ms. Mahon to allocate \$1000 for street cleaning of all Hulmeville Borough; motion carries 5-0-0.** Ms. Mahon has requested a copy of the bill be sent to her.

Electric: Mr. Wheeler gave all the electric information to the consultant. As of May 12 the electric provider should have switched back to PECO. The consultant said that the street lights will most likely stay with PECO through the summer because they reduce the street light electric cost so much during the summer no one will be able to match their price.

Bridge Opening: Mr. Walton will contact Frank Farry, Tommy Tomlinson and the Courier Times to invite them to attend the opening ceremony. Mayor Harris will contact RDA, county commissioner, and Tina Davis to invite them to the ceremony.

Keys for Borough Hall: Mr. Mandolesi has made a key for the entrance to boro hall and has giving the key to Jim Clark so that he may access the storage area in the building.

There being no further official business the meeting was adjourned at 9:50 pm; motion made by Ms. Mahon seconded by Mr. Walton.

Respectfully Submitted

Dorothy Omietanski, Hulmeville Borough Secretary