

**Work Session Meeting Minutes  
October 22, 2014**

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

**Councilmembers Present:** Thomas Wheeler, President, Raymond Johnson, Vice President, Dan Mandolesi, Debbie Mahon, Judy Coleman, Dale Walton Jr and Mayor Harris

**Councilmember's Absent:** Nick Lodise

**Other's in Attendance:** Solicitor Robert DeBias, Secretary Dorothy Omietanski and Fire Marshal William Wheeler

**Guests in Attendance:** Nicholas Cuci, Esq., Andrew Petersohn, PE, Petros Tsoukawas PE, Jeff Diegel, John Diegel, Bill Ruppert and Sue Manchel.

**Call to Order:** Mr. Wheeler called the meeting to order at 7:35 pm; all those present joined in the Pledge of Allegiance.

**Verizon Cell Phone Tower:**

A group representing Verizon requested a meeting with council to present their proposal for a cell phone tower to be located at the Hulmeville Fire House. They have scheduled a meeting with the zoning board to receive approval but wanted to present it to council first. They are proposing a 130 foot tree pole to be located at 321 Main Street at the rear of the property. The tree pole will have a fence compound with a generator at the base and the fire company will receive revenue for housing it on their property. The group distributed plans and photo simulations. The tower will be constructed of steel with fiberglass tree branches with a 44 by 25 foot compound which will house equipment and a generator. The fire house is their preferred location to maximize coverage for the area needed. They did consider the water tower down off of Main Street where t-Mobil and Sprint currently have antennas attached, however the water tower is too low of an elevation and the structure is not in the best condition. Council brought up a safety concerns with an already ongoing issue with sledding in the winter. The Verizon representatives feels the location of the tower is at the very end of the parking lot and would not be an issue for sledding plus they are planning to plant shrubbery around the fence area which should act as a buffer. The fence will be 8 feet high and a 200 amp power line will run underground to the compound. There is no lighting required at the top of the tower. The construction of the tower should take no more than two weeks with a crane on location for one day of construction. The fire department also spoke and is in support of the tower. They are required to raise \$51,000 every year through fund raising of their own and the tower would provide them with \$21,000 of that revenue. Council asked if the pole could be moved to the borough property at the other end of Main Street away from the residential area with the fire department still receiving the funds. The other location would not provide the elevation they need plus it would move them too close to another tower they own. For the tower to be effective it needs to be in the high traffic area close to the population. Council asked if the tower is safe for the residence. The FCC has specific guidelines and prescribed formulas that they use and given the worst case situation they are still 160 times below those guidelines.

A 5 minute recess was requested the meeting stopped at 8:35pm and resumed at 8:40pm.

### **Budget:**

Ms. Coleman distributed two budget spread sheets - budget to actual and the proposed budget. Ms. Coleman highlighted some of the increases in the proposed budget which are salary increases, building repairs (wall and drain), \$3,000 for police computer upgrade, training and new tires for police cars. A few reductions included fines from district court and storm management. The proposed budget totals \$335,593.72. Mr. Wheeler did speak to the Historical Society about the possibility of having them pay for the repairs to the stone wall at Borough Hall. They are looking into it and will get back to council.

### **Johnson Hall:**

Last Wednesday Mr. Wheeler hand delivered letters to all the tenets at Johnson Hall. The tenets told Mr. Wheeler that Mr. Cubernot told them he already gave Mr. Wheeler a check toward the overdue amount, which he had not. On Friday Mr. Wheeler did meet with Mr. Cubernot and he did provide \$2,000 cash, which was \$5,500 short from the original proposed amount from council. Mr. Cubernot also included a letter with his payment outlining his proposed payment schedule which is to pay \$500 each month toward the past due balance and \$250 toward the current charges. Council has decided to accept his proposal even though he was short the original agreed payment toward the balance due. He will need to make a payment monthly of \$750 and if any payment is not made water will be cut off in 30 days unless his balance is paid in full. Mr. DeBias will draft the letter and send it to Mr. Cubernot outlining the updated payment schedule.

### **Solicitor Report:**

- Bids - The borough has received five requests. The requests came from Waste Management, Republic, Gold Medal, Leck and Sons and Integrity Recycling.
- Sewer Ordinance – Mr. DeBias has not received any calls to date.
- RDA – Last Friday we made the presentation and Penndel was there to present as well.
- Neshaminy Interceptor – B.C.W.S.A. is looking for the agreement but they have not answered the questions we sent to them.
- Flood Plain Ordinance – Last Wednesday the committee met to review the issues that needed to be addressed in order to create a draft document. The choice to each question is to totally prohibit, allow with a variance or to allow. Totally prohibiting provides the community with the least expensive flood insurance. The following are the issues they reviewed and presented to council for their approval:
  1. Building new or improvements to existing structures – Doylestown is going with as well as Mario recommends going with allowing with variance. Council agreed
  2. Appoint flood plain administer and alternate – Council agrees it should be Council President Pro Term as administrator and Council President as alternate.
  3. Repetitive Loss – This refers to flood related damages on 2 occasions in a 10 year period where there 25% of the house value is damaged. Council agreed to allow to rebuild with variance
  4. Structural Improvements – Council agrees to allow with variance

5. Accessory Structures – An example of this would be a shed and council agrees to allow with variance new or existing structures
6. Creating Flood Plain Areas – Council agreed to not create any additional flood plain areas
7. Fill – Council agreed to allow by variance
8. Hazardous Materials – Council agreed to prohibit
9. Manufactured Homes – Council agreed to prohibit
10. Recreational Vehicles – Council agreed to allow with variance
11. Prisons and Nursing Homes – Council agreed to prohibit
12. Variance Procedures – Council agreed the procedure should be to go through the zoning hearing board
13. Next step – Mr. DeBias and Ms. Mahon will meet with Mario. They will forward their draft to Leslie Rhoads and will have a conference call to review the draft. Once the draft is complete it will be submitted to the Bucks County Planning Commission then it will be advertised and adopted by the March meeting.

**Mayor:**

The Mayor received paperwork for FEMA impact survey and Penn Dot Green Light Go program.

**Old Business:**

- Borough Maintenance – The plumber came and successfully cleared out the drain. They found 4 beer bottles and a whole lot of debris. They cleaned out the second drain as well. Mr. Mandolesi investigated the dark area in the back of the building and discovered that two light bulbs were out. He replaced them and one has burned out already. He is recommending an installation of 2 LED fixtures that have motion sensors and will provide council with some prices for installation.
- Jim McAndrews – Mr. DeBias is recommending that a policy be put in place for volunteers. He is collecting information from Bristol Township regarding the policies they have in place. All volunteers should be bonded and insured.

There being no further official business the meeting was adjourned at 10:45 pm; motion made by Ms. Mahon seconded by Mr. Walton.

Respectfully Submitted

Dorothy Omietanski,  
Hulmeville Borough Secretary