

**Work Session Meeting Minutes  
September 18, 2018**

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, Dan Mandolesi, Vice President, Mayor Mahon, Doug Harris, Judy Coleman, Mallory Menta and Sarah Omietanski, Jr. Council Person.

**Councilmember's Absent:** Doug Edge and Nick Lodise

**Other's in Attendance:** Stephen Vasso, Christian Evans, Joseph Kiss and Patrick Carr.

**Call to Order:** Mr. Wheeler called the meeting to order at 7:32 pm; all those present joined in the Pledge of Allegiance.

**Solarize Hulmeville:** Joe Kiss and Patrick Carr made a presentation to council regarding their plan to bring solar panels to the residents of Hulmeville Borough. Mr. Kiss distributed a packet to each council member which included an outline of his plan, how solar will benefit the community, choices available and references. Kiss Electric was one of twelve companies who provided solar to Philadelphia County during a county wide program. The benefit of a borough wide campaign is the more residents who sign up for solar the lower the price per panel Kiss Electric can offer everyone. They will be providing residents three choices for receiving solar – direct ownership, solar lease or power purchase agreement. Mr. Kiss pointed out that the government is still offering to pay 30% of the cost for installing solar panels. All they are asking of the borough is for an endorsement. Kiss Electric warrants the work for 25 years and if you chose direct ownership the panels they will be paid off within 4-6 years

**Snow and Ice Bids:** Mr. Wheeler opened the snow and ice bids.

- Bradford Services, Bensalem – Bradford provided a one-year bid only. Their hourly rate is \$125 per hour. The cost for a backhoe is \$175 per hour and a dump truck \$200 per hour. They did not provide a cost for shoveling services.
- Hutchinson Contractors, Morrisville – Hutchinson provided a one, two and three-year bid. Their one year bid hourly rate is \$125 per hour. The cost for a backhoe is \$175 per hour, dump truck \$145 per hour and shoveling \$63 per hour. The second-year cost would increase by 3% and the third year 1.75% of the second-year cost.
- Councils Recommendation – Council agreed to have Mr. DeBias check references for Hutchinson. Mr. DeBias also reminded council that the plan is to award the bid at the October 1<sup>st</sup> meeting.

**Subdivision:** A property that was subdivided recently is now having a house build on it. According to the original agreement when the property was subdivided a requirement was made by council that the house be built on a cement slab. Mr. Vasso and Mr. Evans reached out to Mr. Wheeler to request a change in the plans from the cement slab to a crawlway space. They explained at the meeting to council that the builder is concerned that with the current foundation the slab may

roll so he is recommending a crawlway space to provide a more stable foundation. Mr. Mandolesi read the plans and confirmed that the plans show they are going no further than 8 inches below the soil line and that the crawlway is planned to be 18 inches. Council asked that a formal request be made from either the builder or the architect. Council also told Mr. Vasso and Mr. Evans they could proceed with the footers and walls but the crawlway work would need to wait until council received the letter of reason for the change.

**Motion made by Mr. Mandolesi seconded by Mr. Harris to provide a waiver for the restriction of a slab for the construction on the subdivision provided a qualified professional submits a letter explaining the reason for the change; Motion passed 3-0-1 (Ms. Coleman abstained).**

**Solicitor Report:**

- Cimino Parking Issue – Mr. Wheeler found a proposal for a stipulation which included parking on Cimino’s property. The document was not signed so it is not enforceable. Further research will need to be done. Mr. DeBias will search on line to try to find docket entries for the case. Mr. DeBias explained to council he understands that the reason for the issues regarding parking on the property occurred because Mr. Cimino’s insurance will not provide coverage residential or public parking. Apparently the carrier is under the impression that Mr. Cimino is allowing the parking because he is just being nice and that he has no obligation to do so. Mr. DeBias explained that if Mr. Wheeler can locate a signed document requiring that residents can park on his property then the insurance company may provide insurance coverage for that purpose. Mr. DeBias also suggested council consider allowing parking on the residential side of Reetz Ave. The main reason for no parking on Reetz is to allow trucks to maneuver. Mr. Mandolesi suggested asking Mr. Cimino to investigate whether or not trucks can make the turns on Reetz, since it is his trucks that would be the ones in question and he is eliminating the residential and public parking on his premises the parking.
- Employee Policies – Mayor Mahon told council to date she only received comments from Mr. DeBias. She is encouraging everyone on council to read the material and provide comments to her. She is going to resend the documents plus two more in word format so everyone can access them. She is asking everyone to focus on the first two documents. Mayor Mahon would like to approve two documents a month. If she receives no comments she will assume everything is good to go.
- Rental Inspections – Mr. DeBias distributed a flyer to council. There is a one evening course being held on October 23<sup>rd</sup> in Montgomery County from 6-9pm. The course is titled Establishing a Rental Property Inspection Program. Ms. Menta said she would attend the seminar.

**Finance:** Ms. Coleman distributed a copy of the proposed 2019 budget. She highlighted some of the changes in the budget. The police are receiving a 3% cost of living raise and the treasurer and secretary a 5% raise. The two largest cost items on the budget are police and storm water. The budget this year is \$527,326.00. Mr. Mandolesi asked if the playground maintenance was in the budget because after all the hard work getting it redone he would like to see council maintain it. Mayor Mahon explained that she did reach out to the recreation committee regarding the

upcoming budget and no one responded. Currently there is \$2,500 in the budget for the playground. Mr. Mandolesi said that amount should be fine. Mr. DeBias confirmed that the budget should be finalized at the next meeting, advertised in November and adopted in December.

**Correspondence:** none

**Old Business:**

- Boy Scout Parking – Mr. Lodise asked Mr. Wheeler to present a request to council from the boy scouts. They are asking if they would be allowed to park a camper in the borough parking lot. Council all agreed they would love to help, however they feel there is not enough space, in that soccer, the church and the borough activities that are held regularly require use of all existing parking spots.
- Software Discussion – Mr. Harris was scheduled to discuss the software options with council this meeting, however due to the length of the meeting that discussion has been postponed to the next work session.

There being no further official business the meeting was adjourned at 10:15 pm; motion made by Ms. Menta and Mr. Mandolesi; carried 4-0-0.

Respectfully Submitted

Dorothy Omietanski,  
Hulmeville Borough Secretary