

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

February 12, 2024
7:00 P.M.

The Regular February 12, 2024 Meeting of Sellersville Borough Council was called to order at 7:00 p.m. by President Lois Dodson. All present joined in offering our National Pledge of Allegiance.

I. ROLL CALL:

Mayor: Thomas C. Hufnagle

Councilpersons: Lois A. Dodson, President
James G. Hull, Vice-President
Donald Crouthamel, President Pro Tempore
Kathleen J. Hallman
Marie G. Howells
Lynne A. Saylor
David A. O'Donnell

Manager: Eileen M. Bradley, Manager
Solicitor: Randal S. White, Esq., Borough Solicitor
Engineer: Scott McMackin, Cowan Engineering
Perkasie Police: Chief Robert Schurr

II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:

Ms. Dodson requested that Item V Developer Items be moved ahead of Public Comment.

III. DEVELOPER ITEMS:

Oakwood Terrace:

Appearing for the Applicant, H.G. Properties 40 L.P., was Mr. Dean Rittenhouse. Mr. Rittenhouse was requesting approval of various agreements related to Sellersville Borough accepting the sewage flows from the proposed Oakwood Terrace development at 702 Lawn Avenue in West Rockhill Township, TMP #52-010-146. The project would require 72 EDUs and grinder pumps, which will discharge effluent into the Sellersville collection system on Lawn Avenue. The Borough would be ultimately responsible for the system and grinder pumps should the homeowners' association default.

Mr. Hull made a motion, seconded by Mrs. Howells, and unanimously approved by all present, to authorize execution of a Sanitary Sewer Construction and Financial Security Agreement and a Grinder Pump Operation and Maintenance Agreement.

Sellersville Acquisitions/Park Ten/Twelfth Street Plan:

Appearing for the Applicant, Sellersville Acquisitions, was Mr. Ron Monkres of Gilmore and Associates, and Mr. Bob White, representing the owner, Tony Cino. Mr. Monkres presented a revised plan depicting thirty townhome units (down from 35), two open space

lots, with updated steep slopes, corrected boundary lines, and an assigned builder, Pulte Homes. The plan included an asphalt walking path with bollard lighting, and footbridge over the existing stream. The paper street Undine Road would be established as a private road.

Ms. Saylor suggested the installation of sidewalks extending to and including the five hundred block of N. Main Street.

Mrs. Hallman made a motion, seconded by Mrs. Howells to grant: conditional Preliminary/Final approval of the Sellersville Tract plan dated May 10, 2023, last revised December 12, 2023; approval of waivers as outlined in the Gilmore and Associates Waiver Request Letter of December 12, 2023; and conditioned upon compliance with all requirements as outlined in the Cowan Associates Review Letter dated January 20, 2024; and requiring the installation of sidewalks extending to and including the 500 block of N. Main Street.

IV. PUBLIC COMMENT NON-AGENDA ITEMS:

Ms. Dodson called for public comment.

Mr. Tom Meyer of W. Clymer Avenue expressed his concern and that of his neighbors over the residents at another W. Clymer Avenue property. The property was the sight of suspected illegal activity and multiple police calls.

Mr. Tim Santo of W. Clymer stated that he was a connected neighbor to this property and had been having severe difficulty over the last two years with the residents at that property, including being harassed by the occupants.

After lengthy discussion of issues stemming from this property, Chief Schurr stated that he had met with neighbors regarding this property. He agreed that it was an overwhelming number of complaints. He requested that neighbors continue to call police for any reason, continue to use video cameras to document disturbances, and police would continue to put on pressure and enforce the complaints, no matter how small.

V. PRESENTATIONS AND HEARINGS:

There were no presentations or hearings at this time.

VI. BOROUGH BUSINESS ITEMS:

A. CONSENT CALENDAR:

1. Minutes of January 2 and 8, 2024 Council Meeting
2. January 2024 Treasurer's Reports: See Treasurer's Report on file.
3. January 2024 Tax Collector's Reports: See Tax Collector's Report on file.
4. January 2024 Mayor Hufnagle's Report: See PPD Report on file.
5. January 2024 Reports from Operating Departments:
6. January 2024 Solicitor's Report: See Solicitor's Report on file.
7. January 2024 Engineer's Report: See Engineer's Report on file.
8. January 2024 Reports from Commissions and Boards:
 - a. Public Management Committee Minutes of January 24, 2024

- b. Parks and Recreation Board Minutes
- c. Planning Commission Minutes
- d. Zoning Hearing Board
- e. Emergency Management Agency

A motion was made by Mrs. Howells and seconded by Mrs. Hallman, to approve the Consent Calendar items 1 through 8. The motion carried unanimously.

VII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:

B. Council:

Mr. Hull reminded Council that the next Bucks County Boroughs Association Meeting was scheduled for Tuesday, March 26, 2024 at 6:00 p.m. at the Logan Inn.

H. Manager

1. Special Event Permit Application – Meltdown 5K Perkiomen Watershed:

Ms. Bradley was in receipt of a Special Event Permit Application for a 5K race sponsored by the Perkiomen Watershed Conservancy.

A motion was made by Mr. Hull and seconded by Ms. Saylor, to approve the Special Event Permit for the Perkiomen Watershed Conservancy 5K Race. The motion carried unanimously.

2. Resolution #2024-06 Joint Emergency Management Coordinator:

Ms. Bradley presented a resolution that would allow the Sellersville Emergency Management Coordinator (EMC) to additionally function as EMC for Trumbauersville Borough. She noted that it was Trumbauersville's intention to appoint a deputy in the case of a wider emergency encompassing both boroughs.

A motion was made by Mrs. Howells and seconded by Mrs. Hallman, to approve Resolution #2024-06, authorizing approval of a Joint Emergency Management Coordinator with Trumbauersville Borough. The motion carried unanimously.

VIII. OTHER BUSINESS:

There was no other business at this time.

IX. PUBLIC COMMENT:

Mr. Hall Schirmer of West Rockhill Township and the Joint Recreation Authority asked if the recent feasibility study commissioned by West Rockhill Township would comply with a study needed for application to DCNR for a grant for infrastructure funding. Mr. Crouthamel stated that he believed the current study would be market research and, therefore, would not fit the needs for a DCNR grant application.

X. AUTHORIZATION FOR PAYMENT OF INVOICES:

The February invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 40133 through 40273 totaling \$571,514.25.

A motion was made by Mr. Hull and seconded by Ms. Saylor to authorize payment of Bills for the month of February 2024 totaling \$571,514.25. The motion carried unanimously.

XI. ADJOURNMENT:

There being no additional matters to come before this meeting of Council, President Lois Dodson declared the meeting duly adjourned at 8:55 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Monday, March 11, 2024 at 7:00 p.m.

Attest: _____
Eileen M. Bradley, Secretary
Sellersville Borough Council