

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

June 9, 2025
7:00 P.M.

The Regular June 9, 2025, Meeting of Sellersville Borough Council was called to order at 7:00 p.m. by Council 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
Lynne A. Saylor

Manager: Brenda L. Detweiler
Solicitor: Vicki Kushto, Esq.
Engineer: Scott P. McMackin, P.E.
Perkasie Police Dept. Chief Robert Schurr

Absent: Marie Howells
David A. O'Donnell

II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:

There were no changes at this time.

III. PUBLIC COMMENT AGENDA ITEMS ONLY:

There were no public comments on agenda items.

IV. DEVELOPER ITEMS:

A. Kratz/Farmers Lane Preliminary/Final Plan Approval:

Appearing for the Applicant, Kratz Farmers Lane, was Mr. Steve Yates of Lynn Builders, Mr. Jason Smeland, P.E. of Lenape Valley Engineers, and Bob Acuff representing the owner for the plan for TMP #39-002-002, in the LR-Low Density Residential Zoning District, which proposed to erect five single family homes at Farmers Lane and Maple Avenue.

Borough Council previously granted Preliminary Approval only; Planning Commission recommended approval for Preliminary/Final Approval at their May 15, 2025, meeting. Mr. Smeland stated that they made the requested changes of the width of the roadway, elevated the rain garden due to resident concerns of flooding, inserted erosion control lining, shifted the spillway location, added individual outdoor lamps, and inserted a buffer along the property line. They will give Mr. Terry Weikel of 15 Farmers Lane a portion of ground at the back of the property, as well as availability

for him to connect to the sewer in the future. He will need to purchase an EDU from the Borough, but the builder will leave a stub for him to connect a grinder pump in the future when he desires. They will also provide a buffer of trees for Mr. Weikel. Mr. Paul Clymer of 12 Farmers Lane, West Rockhill Township, asked if a traffic study was completed. Mr. Smeland stated that a study had been done, and the conclusion was that Farmers Lane is adequate for the traffic. Mr. Greg Walsh of 190 Maple Avenue questioned if the proposed HOA would have detailed information on the care and maintenance of the rain garden. Mr. Smeland stated there will be regular maintenance and long-term maintenance to monitor its status. The Borough will be able to enforce or make repairs at the cost of the HOA (or putting liens on the properties if the HOA does not have the funds). Mr. Walsh's other concern is that the Borough uses the area that will be the rain garden to get to the bottom of the property to clean out the ditch. Mr. Weikel asked if there would be fencing around the rain garden. Mr. Smeland stated that it will not require a fence because it is only 2 feet deep. Mr. Crouthamel asked Mr. McMackin if he was satisfied with the rain garden/enhanced detention basin because it seems rather shallow to him. Mr. McMackin responded that the basin is rather wide to hold more volume.

A motion was made by Mr. Crouthamel, seconded by Mr. Hull, and unanimously approved by all present, to authorize the Borough Solicitor to prepare a resolution granting preliminary/final approval with the conditions outlined by the Borough Solicitor letter dated October 22, 2024 and the Cowan Associates letter dated May 7, 2025.

V. PRESENTATIONS AND HEARINGS:

A. Ordinance #755 Amending Chapter 152 Vehicles and Traffic – 15-Minute Parking East Walnut Street:

A Public Hearing was opened for discussion of Proposed Ordinance #755, which would amend the parking time limit of 15 minutes to 2 hours on the North side of East Walnut Street between North Main Street and a portion of Tax Parcel #39-223-1.

A motion was made by Mr. Hull, seconded by Ms. Saylor, and unanimously approved by all present, to adopt Ordinance #755, amending the parking time limit of 15 minutes to 2 hours on the North side of East Walnut Street between North Main Street and a portion of Tax Parcel #39-223-1.

VI. BOROUGH BUSINESS ITEMS:

A. CONSENT AGENDA:

1. Minutes of May 12, 2025, Council Meeting.
2. May 2025 Treasurer's Reports: See Treasurer's Report on file.
3. May 2025 Tax Collector's Reports: See Tax Collector's Report on file.
4. May 2025 Mayor Hufnagle's Report: See PPD Report on file.
5. May 2025 Reports from Operating Departments:
6. May 2025 Solicitor's Report: See Solicitor's Report on file.
7. May 2025 Engineer's Report: See Engineer's Report on file.
8. May 2025 Reports from Commissions and Boards:

- a. Public Management Committee Minutes of May 28, 2025
- b. Parks and Recreation Board Minutes of May 6, 2025
- c. Planning Commission Minutes of May 15, 2025
- d. Zoning Hearing Board
- e. Emergency Management Agency

A motion was made by Mr. Crouthamel and seconded by Mr. Hull, to approve the Consent Calendar items A.1 through A.8.e. The motion carried unanimously.

VII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:

B. Council

Mr. Hull stated that he attended the PSAB Conference and talked to a sales representative regarding street sealcoating. He requested that Mrs. Detweiler call the representative to discuss the product and pricing.

Mr. Crouthamel stated that he looked over the Museum Roof Renovation specs that were written up and the project is out for bid. The Historical Authority is excited to get the project started.

H. Manager

1. Trash Bid Discussion:

Ms. Angela Celeste of BFI Waste Services (Republic Services) was available to discuss concerns Council had with the new trash bid proposals that were presented at the prior PMC meeting. She informed Council that certain communities that cannot store the carts can continue to collect the trash bags and not accept the provided carts. There was also discussion regarding properties that may need to have a 35-gallon wheeled cart instead of the 96-gallon wheeled cart.

A motion was made by Mr. Crouthamel, seconded by Mrs. Hallman, and unanimously approved by all present, to award the Collection, Transportation, and Disposal of Solid Waste and Recyclables in Sellersville Borough, to BFI Waste Services (Republic Services) Bid Alternate #6 containing a five (5) year contract with automated collection once a week, bulk collection once a week, and recyclables collection once a week with contractor owned 96-gallon wheeled carts for \$3,132,376.19.

2. Resolution #2025-12 DP Signage 193 Diamond Street:

Mrs. Detweiler was in receipt of a request for Disability Parking at 193 Diamond Street. The paperwork was in order and the Police Department had verified the site.

A motion was made by Mr. Hull, seconded by Mrs. Hallman, and unanimously approved by all present, to pass Resolution #2025-12, authorizing the installation of Disability Parking in the vicinity of 193 Diamond Street.

VIII. OTHER BUSINESS:

No Other Business was discussed.

IX. PUBLIC COMMENT – NON AGENDA ITEMS:

Mrs. Joan Keating of 560 Lawn Avenue had concerns about the upcoming sewer main replacement project on Lawn Avenue. She asked who determined whether her sewer lateral needs replacement. She was informed that it is up to each individual property owner, and they can hire their own plumber prior to the project to help them with determination.

X. AUTHORIZATION FOR PAYMENT OF INVOICES:

The May invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 41095 through 41123 totaling \$92,013.33.

A motion was made by Ms. Saylor, seconded by Mr. Hull, and unanimously approved by all present, to authorize payment of Bills for the month of May 2025 totaling \$92,013.33.

XI. EXECUTIVE SESSION:

At 8:15 p.m., Council convened in Executive Session to discuss litigation and personnel issues. No decisions were made. Council reconvened the regular meeting at 8:34 p.m.

XII. ADJOURNMENT:

There being no additional matters to come before this meeting of Council, Council President Dodson declared the meeting duly adjourned at 8:36 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Monday, July 14, 2025, at 7:00 p.m.

Attest: _____
Brenda L. Detweiler, Secretary
Sellersville Borough Council