

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

May 9, 2022
7:00 P.M.

The Regular May 9, 2022 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, Mayor

Councilpersons: Lois A. Dodson, President
Alexander M. Potoczny, Jr., Vice-President
James G. Hull, President Pro Tem
Donald Crouthamel
Kathleen Hallman
Marie Howells
Lynne Saylor

Borough Manager: Eileen M. Bradley, Borough Manager

Borough Engineer: J. Cheryleen Strothers

Solicitor: Randal S. White, Esq.

Perkasie Police: Chief Robert Schurr

II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:

There were no changes, additions or deletions to the Agenda.

III. PUBLIC COMMENT NON-AGENDA ITEMS:

There was no Public Comment at this time.

IV. EXECUTIVE SESSION:

Council convened into Executive Session at 7:05 p.m. to discuss litigation related to the Elmhurst Gardens II Application. Council then reconvened at 7:25 p.m.

V. PRESENTATIONS AND HEARINGS:

A. Grandview Hospital EMS Discussion

Appearing on behalf of Grand View Health Emergency Medical Services (GVH EMS) were Chief Brad Eliff and Chief Operations Officer Mark Horne. They requested that Council donate a portion of the Borough's ARPA funding grant toward Grand View EMS to assist with equipment and staffing.

Mr. Crouthamel expressed concern over response times within the Borough. Mr. Hull asked if GVH EMS would be speaking before West Rockhill Township. Mrs. Howells asked if GVH EMS reciprocated with regard to memberships when GVH EMS did not make the initial response call and another squad did.

Mr. Eliff stated that Bucks County Emergency Health did not account for transports when calculating response times. GVH EMS had appeared before Perkasié Borough and was working on scheduling meetings with the Rockhills. GVH did reciprocate membership with other community ambulances in the area.

Ms. Dodson thanked the EMS representatives for coming.

VI. DEVELOPER ITEMS:

A. Elmhurst Gardens II

Having deliberated in Executive Session on the subject application, Ms. Dodson called for a motion.

A motion was made by Mrs. Howells and seconded by Mrs. Hallman, to deny tentative approval of the Planned Residential Development known as Elmhurst Gardens II; and to authorize execution by Borough Officials of the written decision of same. The motion carried unanimously.

B. Sellersville Tract Sketch Plan

Appearing for the Applicant, Sellersville Acquisitions, was Mr. Bob White and Mr. Ron Monkres, P.E. of Gilmore and Associates. The Plan consisted of 9.045 acres on four parcels near N. Main Street and Twelfth Street in the NC-Neighborhood Commercial Zoning District.

The Applicant planned 42 lots including two twins, 33 townhouses, 2.35 acres of future commercial space, two open space lots of 2.16 acres and four common area lots, served by public sewer and water. The lot is the site of a former Gauge/Ametek facility that was presently owned by the Bucks County Redevelopment Authority (BCRDA) and was the subject of prior and current environmental cleanup on approximately five acres.

Mr. Monkres noted that a contract for cleanup of the property was presently out for bid through the BCRDA. The Applicant had attempted to preserve all areas of wetlands and additional testing would be required. There were single garages and a storage area in each townhome to allow for three on-lot parking spots per unit, with additional street parking as extra. This complied with both zoning and subdivision ordinances.

Ms. Saylor asked what the square footage per unit would be. Mr. White responded that the twins would be 3,800 s.f. of living space with one or two bedrooms. Townhomes would range from 1,900 to 2,300 s.f. There were no plans to date to develop the commercial area.

The paper street known as Undine Avenue was proposed to be 32 feet wide and offered for dedication to the Borough. Mr. White presented several sample elevation exhibits the Applicant was considering.

Ms. Strothers asked if the Applicant would assist the Borough in their plans to improve the riparian areas of the two streams located within the project as part of DEP MS4 requirements. Mr. White stated that they would be happy to assist in any way possible. Mr. Monkres added that there would be substantial trees planted throughout the project.

Mr. Monkres noted that there were areas of steep slopes that presented an issue, although those areas appear to have been man-made during the prior environmental cleanup of the site.

VII. BOROUGH BUSINESS ITEMS:

A. CONSENT CALENDAR:

1. Minutes of April 11, 2022 Council Meeting
2. March 2022 Treasurer's Reports: See Treasurer's Report on file.
3. March 2022 Tax Collector's Reports: See Tax Collector's Report on file.
4. March 2022 Mayor Hufnagle's Report: See PPD Report on file.
5. March 2022 Reports from Operating Departments:
6. March 2022 Solicitor's Report: See Solicitor's Report on file.
7. March 2022 Engineer's Report: No Report Received.
8. March 2022 Reports from Commissions and Boards:
 - a. Public Management Committee Minutes of 04/25/22
 - b. Parks and Recreation Board Minutes of 04/05/22
 - c. Planning Commission Minutes of 04/18/22
 - d. Zoning Hearing Board: No business.
 - e. Emergency Management Agency: No business.
 - f. Sellersville Industrial Development Authority Minutes of 04/18/22

Chief Schurr noted that a speed study had been performed along Hughes Avenue from April 23 through May 2, 2022. Average speed was 22 miles per hour and only two vehicles qualified as citable for speeding, which is less than 1%. Chief added that the Department was working on a study for Pine Street at the present time.

Mr. Crouthamel asked if it could be determined in which direction vehicles were traveling. Chief churr stated that the full report would reveal that. He added that the Department and management would come up with an effective means of traffic control.

A motion was made by Mr. Potoczny and seconded by Mrs. Howells, to approve the Consent Calendar as presented. The motion carried unanimously.

B. 2022 Street Resurfacing Program Contract Award

Ms. Bradley noted that three bids had been received for the 2022 Street Resurfacing Program, with GoreCon, Inc. of Chalfont, PA the apparent low bidder at \$359,307.49. Streets to be paved included: Franklin Avenue, Twelfth Street, Jefferson Drive,

Adams Way, Clipper Way, Hillcrest Place, Hickory Lane, Winard Avenue, and the Noble Street Alley.

A motion was made by Mrs. Howells and seconded by Mr. Hull, to award the 2022 Street Resurfacing Program contract to GoreCon, Inc. of Chalfont, PA for \$359,307.49. The motion carried unanimously.

C. ADA Ramp Installation Contract Award

Ms. Bradley noted that five bids had been received for the 2022 ADA Curb Ramp Replacement Program, with Ettore Ventresca & Sons, Inc. of Warrington, PA the apparent low bidder at \$342,635.00. Ramps to be replaced included: one at Jefferson Drive and Franklin Avenue; four at Adams Way and Jefferson Drive; and four at Hickory Lane, Peabody Court and Portsmouth Court.

A motion was made by Mr. Crouthamel and seconded by Mrs. Hallman, to award the 2022 ADA Ramp Installation contract to Ettore Ventresca & Sons, Inc. of Warrington, PA for \$342,635.00. The motion carried unanimously.

D. Lake Lenape Park Trail Rehabilitation Contract Award

Ms. Bradley noted that five bids had been received for the Lake Lenape Trail Rehabilitation Project, with Associated Paving Contractors, Inc. of Warrington, PA the apparent low bidder at \$347,065.00.

A motion was made by Mr. Crouthamel and seconded by Mr. Potoczny, to award the Lake Lenape Trail Rehabilitation contract to Associated Paving Contractors, Inc. of Warrington, PA for \$347,065.00. The motion carried unanimously.

VIII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:

E. Police

Chief Schurr noted that Sgt. Rothrock was scheduled to retire on June 2. The Department was moving ahead with hiring a new officer with hope of appointing late May or early June.

H. Manager

1. Well House Tree Removal

Ms. Bradley had received quotes for removal of 40 dead trees around Well House Four.

A motion was made by Mrs. Howells and seconded by Ms. Saylor, to award the tree removal work to Terrene Construction for \$9,100.00. The motion carried unanimously.

2. Authorization to Advertise for Ninth Street Culvert Repair Bids
Ms. Bradley stated that the engineering design work for repairs to the Ninth Street Culvert had been completed and the project was ready to go out for bids.

A motion was made by Mr. Potoczny and seconded by Mr. Hull, to authorize advertisement for bids to rehabilitate the Ninth Street Culvert. The motion carried unanimously.

3. Oakwood Terrace (WRT) Sewage Facilities Planning Module
Ms. Bradley noted that the Sewage Facilities Planning Module for the Oakwood Terrace Project in West Rockhill Township had been reviewed and was acceptable for conveyance through the Borough sewer system.

A motion was made by Mr. Potoczny and seconded by Mr. Hull, to authorize execution of the Oakwood Terrace Sewage Facilities Planning Module. The motion carried unanimously.

4. Cancellation of May 23, 2022 PMC Meeting
Ms. Bradley noted that the entire Council would be attending the Pennsylvania State Association of Boroughs Annual Conference in Hershey, PA May 22 through 25, 2022. It was her recommendation to cancel the May 23 Meeting.

A motion was made by Mr. Hull and seconded by Mrs. Hallman, to cancel the regularly scheduled Council Meeting of May 23, 2022.

IX. OTHER BUSINESS:

Mrs. Hallman noted that the Sellersville Senior Apartments sponsored an Open House during the period that all of Council would be in Hershey for a conference. Would Ms. Bradley request another tour date?

Mrs. Hallman also stated that the Holiday House benefit at J.T. Bankers would be canceled as the pool would not open for the 2022 season.

Mrs. Hallman added that the Park and Recreation Board would hold their annual Find the Fairy Doors Event on Saturday at 1:00 p.m., followed by planting wildflowers.

Mr. Hull stated that there would be a community shred event at the Penridge Senior Center in Silverdale on Friday from 10:00 a.m. to 2:00 p.m.

X. PUBLIC COMMENT:

There was no public comment at this time.

XI. AUTHORIZATION FOR PAYMENT OF INVOICES:

The monthly invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 30047 through 30102 totaling \$415,152.08.

A motion was made by Mr. Hull and seconded by Ms. Saylor to authorize payment of Bills for the month of April 2022 totaling \$415,152.08. The motion carried unanimously.

XII. EXECUTIVE SESSION:

At 8:50 p.m., Council again convened into Executive Session to discuss Property Disposition and Personnel issues. No decisions were made.

XIII. ADJOURNMENT:

There being no additional matters to come before this meeting of Borough Council, President Lois Dodson declared the meeting duly adjourned at 9:05 p.m. The next Regular Meeting was scheduled for Monday, June 13, 2022 at 7:00 p.m.

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