

Sellersville Borough Council  
140 East Church Street  
Sellersville, PA 18960

July 10, 2023  
7:00 P.M.

The Regular July 10, 2023 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:**

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

Absent: Thomas Hufnagle, Mayor  
Donald Crouthamel  
Marie Howells  
A'va Morgan, Junior Council Person

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. Bradley requested a BRIEF Executive Session after the meeting to discuss land disposition and personnel issues.

**III. PUBLIC COMMENT NON-AGENDA ITEMS:**

Mr. Henry Hufnagle of Franklin Street asked when Sellersville Acquisitions would appear before Borough Council. Ms. Bradley stated that the developer had decided to revise their plan to address all comments outlined in the Cowan Associates review letter dated June 14, 2023. They would resubmit plans, which would again be reviewed. They would then be placed on a Council agenda. She suggested calling the office or checking the Borough website for dates.

**IV. PRESENTATIONS AND HEARINGS:**

There were no presentations or hearings at this time.

**V. DEVELOPER ITEMS:**

There were no developer items at this time.

**VI. BOROUGH BUSINESS ITEMS:**

**A. CONSENT CALENDAR:**

1. Minutes of June 12, 2023 Council Meeting
2. June 2023 Treasurer's Reports: See Treasurer's Report on file.
3. June 2023 Tax Collector's Reports: See Tax Collector's Report on file.
4. June 2023 Mayor Hufnagle's Report: See PPD Report on file.
5. June 2023 Reports from Operating Departments:
6. June 2023 Solicitor's Report: See Solicitor's Report on file.
7. June 2023 Engineer's Report: No Report Received.
8. June 2023 Reports from Commissions and Boards:
  - a. Public Management Committee Minutes of June 28, 2023
  - b. Parks and Recreation Board Minutes of June 13, 2023
  - c. Planning Commission Minutes of June 19, 2023
  - d. Zoning Hearing Board
  - e. Emergency Management Agency
  - f. Rental Inspection Report for Second Quarter 2023

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

**VII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:**

**B. Council:**

Mr. Potoczny inquired of Chief Schurr if ATVs were permitted on public roadways, as he had seen them on Maple Avenue and Noble Street.

Chief Schurr stated that ATV are unregistered vehicles, and therefore not allowed on public roadways. He suggested looking at Perkasié's ordinances on off-road vehicles for additional regulations that might help.

**E. Police Chief:**

Chief Schurr stated that officers from his department observed and counted pedestrian and vehicular traffic on Green and E. Church Streets between High and N. Main Streets on Sunday mornings between 9:30 a.m. and 12:00 p.m. It was the Department's recommendation to remove the two flashers signifying one-way traffic on Sundays between 9:30 and noon due to lack of issues. Chief Schurr also suggested that a clearer pedestrian crosswalk would aid in safety.

**H. Manager**

**1. Sign Ordinance Amendment:**

Ms. Bradley presented a Draft Sign Ordinance Amendment that had been recommended for adoption by the Planning Commission.

**A motion was made by Ms. Saylor, seconded by Mr. Potoczny, and unanimously approved, to table discussion of the amendment to a future meeting.**

**2. New Employee Policy Manual:**

Ms. Bradley presented a new edition of the Employee Policy Manual, which was last revised in 2003, and recommended adoption of the new Manual.

**A motion was made by Mr. Hull, seconded by Mr. Potoczny, and unanimously approved, to adopt the Employee Policy Manual as Resolution 2023-10.**

**3. Resignation of Amanda Martin from Park and Recreation Board:**

Ms. Bradley stated that Amanda Martin had resigned from the Park and Recreation Board, as she was moving outside the Borough.

**A motion was made by Mr. Hull, seconded by Mr. Potoczny, and unanimously approved, to accept the resignation of Amanda Martin from the Park and Recreation Board.**

**VIII. OTHER BUSINESS:**

**A. Special Event Permit Request**

Ms. Bradley had received a Special Permit Application for a charity 5K race in Lake Lenape Park on October 1 from 8:00 a.m. to 12:00 p.m. Less than one hundred people were expected to attend.

**A motion was made by Mrs. Hallman, seconded by Mr. Hull, and unanimously approved, to approve the Special Event Permit for the 5K race in Lake Lenape Park on October 1, 2023.**

**B. One-Way Sundays on Green and E. Church Streets**

Ms. Bradley presented a draft ordinance that would remove one-way travel restrictions on Green and E. Church Streets between High and N. Main Streets on Sunday mornings (see section VII.E above).

Mrs. Molli Hufnagle of Franklin Street stated that she believed Green Street was too narrow for two-way traffic during church hours.

**A motion was made by Mr. Hull, seconded by Mrs. Hallman, and unanimously approved, to remove the restriction to one-way only traffic on Green and E. Church Streets between High and N. Main Streets on Sunday mornings between 9:30 a.m. and 12:00 p.m., and removing the flasher systems at High Street.**

**C. Jessica Lane Traffic Complaint**

Ms. Bradley stated that she had received several complaints from a resident on Jessica Lane, a private street, about speeding on Seventh Street and down Jessica Lane. The resident wished to have multiple signs erected to prevent traffic from turning onto Jessica Lane.

Mr. White stated that Jessica Lane was a private road, and any signage placed there would be at the discretion and cost of the residents on Jessica Lane.

**IX. PUBLIC COMMENT:**

There was no public comment at this time.

**X. AUTHORIZATION FOR PAYMENT OF INVOICES:**

The monthly invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 30910 through 30987 totaling \$570,207.40.

**A motion was made by Mr. Hull and seconded by Mrs. Howells to authorize payment of Bills for the month of June 2023 totaling \$570,207.40. The motion carried unanimously.**

**XI. EXECUTIVE SESSION:**

The Council convened into Executive Session at 7:45 p.m. to discuss land disposition and personnel issues. Council reconvened the Regular meeting at 8:00 p.m.

**Ms. Saylor made a motion, seconded by Mrs. Hallman, and unanimously approved by all present, to authorize an appraisal of property discussed in Executive Session.**

**Mr. Hull made a motion, seconded by Mrs. Hallman, and unanimously approved by all present, to hire Conor Pfaff of Sellersville as a Public Works Laborer at \$52,000 per year.**

**XII. ADJOURNMENT:**

There being no additional matters to come before this meeting of Council, President Lois Dodson declared the meeting duly adjourned at 8:05 p.m.

The next Regular Meeting of Council was scheduled for Monday, August 7, 2023 at 7:00 p.m.

Attest: \_\_\_\_\_  
Eileen M. Bradley, Secretary  
Sellersville Borough Council