

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

May 11, 2026
7:00 P.M.

The Regular May 11, 2026, Meeting of Sellersville Borough Council was called to order at 7:00 p.m. by Council President Donald E. Crouthamel. All present joined in offering our National Pledge of Allegiance.

I. ROLL CALL:

Mayor: Thomas C. Hufnagle

Councilpersons: Donald E. Crouthamel, President
James G. Hull, Vice President
Lois A. Dodson, President Pro Tempore
Kathleen J. Hallman
Marie Howells

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

Absent: David A. O'Donnell
Lynne A. Saylor

II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:

There were no changes, additions, deletions to the agenda.

III. PUBLIC COMMENT AGENDA ITEMS ONLY:

There was no public comment on agenda items.

IV. PRESENTATIONS AND HEARINGS:

600 South Main Street – Zoning Hearing Board Application:

A Zoning Hearing Board Application was submitted for relief for the daycare center located at 600 South Main Street. The attorney submitting the application could not attend the meeting due to a previous commitment but did inform Ms. Kushto that he would be at the next meeting if Council had concerns. The applicant is proposing to construct an 816 square foot modular classroom. Council would like to see an elevation sketch of the modular space since it will be situated so close to Main Street, and they do not want it to be an eyesore. Council also questioned how the center would handle the issue of not adding parking spaces but increasing their enrollment and employees. There was also concern about the lack of additional outdoor fenced-in play area and whether there were any buffering concerns that need to be addressed. Ms. Kushto would relay their concerns to the attorney.

V. DEVELOPER ITEMS:

There were no developer items at this time.

VI. BOROUGH BUSINESS ITEMS:

A. CONSENT AGENDA:

1. Council Meeting Minutes of April 13, 2026.
2. April 2026 Treasurer's Reports: See Treasurer's Report on file.
3. April 2026 Tax Collector's Reports: See Tax Collector's Report on file.
4. April 2026 Mayor Hufnagle's Report: See PPD Report on file.
5. April 2026 Reports from Operating Departments:
6. April 2026 Solicitor's Report: See Solicitor's Report on file.
7. April 2026 Engineer's Report: See Engineer's Report on file.
8. April 2026 Building Permits
9. April 2026 Reports from Commissions and Boards:
 - a. Public Management Committee Minutes of April 29, 2026
 - b. Parks and Recreation Board Minutes of April 7, 2026.
 - c. Planning Commission Minutes
 - d. Zoning Hearing Board
 - e. Emergency Management Agency

A motion was made by Ms. Dodson and seconded by Mr. Hull to approve the Consent Calendar items A.1 through A.9.e. The motion carried unanimously.

VII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:

B. Council

Mr. Hull questioned why the Borough had not reached an agreement with Telford Borough Authority (TBA) to allow the 7 properties on Almont Road to connect to the sewer. Ms. Kushto stated that the Borough presented an agreement to TBA many weeks ago, but when it was signed and returned, TBA revised the agreement to include other factors that will include a lengthy process to resolve.

Ms. Dodson expressed her concern that people were leaving their trash cans on the sidewalk/curb all week long and it was not a good appearance for the town. Mrs. Detweiler would start notifying those that were leaving the trash carts out all week, as well as having staff post something on Facebook.

Mr. Crouthamel discussed Fred Diseroad's proposal from last month to purchase his art prints. Mr. Diseroad's proposal included the Borough purchasing the original 2 art prints they committed to purchase back in late 2025 of Borough Hall and the Museum, purchasing an additional 3 art prints, receiving 2 anonymous donated art prints, 1 art print that he would donate or he would find an additional donor, and receiving 100 art print books the Borough would sell for \$50 per book to recoup the money spent on the prints. Mrs. Detweiler confirmed with Mr. Diseroad that the art print book would be a new version and include 13-15 pictures of Sellersville locations in the book.

A motion was made by Mrs. Howells, seconded by Mrs. Hallman, and unanimously approved by all present, to approve Mr. Diseroad's proposal to purchase his art prints and receive his art print books to sell.

Mr. Crouthamel expressed his concern over parking at 21 East Temple Avenue since it appears the new owner is renovating the building and will likely have multiple tenants in the future.

Mr. Crouthamel mentioned that Council needs to come up with a long-term plan to reforest Lake Lenape since so many trees are dying in the park.

Chief Schurr briefly discussed the annual report that was presented to Council. He also mentioned the new Chevrolet Tahoe that was paid for with grant money was now in service. Perkasio Police Department also submitted a Local Share Account grant application for heavy duty barricades used for road closures but have not received notice of award to date.

Mrs. Detweiler informed Council that she was in contact with the PennDOT representative regarding the Lawn Avenue widening and paving project. The funding was still in place for 2028, pending Section 106 clearance progress.

Mrs. Detweiler stated during a risk control assessment, it was suggested to have the museum fire escape inspected as it appeared to be compromised. Cowan Associates confirmed 3 anchor bolts were partially dislodged and felt an immediate closure of the second floor of the museum was necessary for safety purposes. Mrs. Detweiler requested Cowan Associates to have the fire escape repaired immediately.

Ms. Kushto informed Council that she had researched the applicable tax that was discussed at the previous meeting regarding the Use of Borough Vehicle Outside of Normal Working Hours Policy. The Public Works employees would qualify for the working condition benefit as it meets the criteria with items such as the beacon light, the utility bed of the truck, and a clearly marked Borough logo. The superintendent would be allowed to utilize the vehicle outside of normal working hours to travel to and from his residence and Sellersville Borough without penalty on his income.

Mrs. Detweiler was presented with a proposal from a Boy Scout for an Eagle Scout project at Lake Lenape for fishing line recycling tubes. PVC collection tubes would be placed in appropriate locations along the creek to keep the area cleaner and safer. He would be responsible to organize, coordinate and maintain/empty the tubes on a regular basis. Council approved the Eagle Scout project.

H. Manager

1. Lenape Woods Development – Request for Escrow Release #5:

Mrs. Detweiler stated Lenape Woods Development was requesting Escrow Release #5 in the amount of \$56,072.08. Cowan Associates, Inc. has reviewed the request and approved the request of Escrow Release #5.

A motion was made by Ms. Dodson and seconded by Mrs. Hallman, and unanimously approved by all present, to approve Escrow Release Request #5 in the amount of \$56,072.08 for Lenape Woods Development.

2. Perkasio Place/505 Constitution Avenue – Gilmore & Associates Review:

Mrs. Detweiler stated the Gilmore & Associates review for Perkasio Place/505 Constitution Avenue was included in the packet for Council's review. Mr. McMackin reviewed the main points with Council. The review did include Council's concern regarding sewer connections, as well as their request for sidewalk extension to connect to Sellersville Borough.

VIII. OTHER BUSINESS:

1. Authorization to Advertise Amusement Machines Ordinance:

Ms. Kushto presented the amusement machines ordinance to Council for their review and feedback. Each establishment in the Borough that possesses a Skill-Based Gaming Device will be required to apply for and carry an annual license. The license fee is \$500 per device.

A motion was made by Mrs. Howells, seconded by Mrs. Hallman, and unanimously approved by all present, to authorize advertisement to Amend the Codified Ordinances by Inserting a New Chapter 47 Amusement Machines, with an amendment to 47-6 Limit on Devices to allow the amount of existing devices in place, but limit to four devices to any new location(s).

2. Property & Liability Insurance Proposals:

Mrs. Detweiler presented the property and casualty quotes for the 2026 insurance renewal. Brown & Brown Insurance 2026-2027 premium quote with McKee was \$41,089 with all coverage remaining at the same limits. Delaware Valley Property & Liability Trust (DVT) pro-rated premium quote for 6/01/26 through 1/1/2027 was \$24,793; 1/01/2027 through 1/01/2028 was \$42,308 with an additional 1% discount on the Workers' Compensation Insurance policy and 1% discount on the Health Insurance policy, surplus returns, and a \$1,000 risk control reimbursement grant. Many of the DVT policies had increased limits of coverage versus the McKee coverage as well.

A motion was made by Mrs. Hallman, seconded by Ms. Dodson, and unanimously approved by all present, to accept the insurance proposal presented by Delaware Valley Property and Liability Trust and move the Property and Casualty Insurance coverage to them.

3. Parks & Recreation Board Vacancy Candidate:

Mrs. Hallman stated the Parks and Recreation Board recommended appointment of Ms. Gibat to fill the vacancy on the Board.

A motion was made by Mrs. Hallman, seconded by Mr. Hull, and unanimously approved by all present, to appoint Jami Gibat of

Cherry Street to the Parks and Recreation Board to fill an unexpired term ending December 31, 2028.

4. Data Center Preliminary Discussion:

Ms. Kushto provided 3 samples of data center ordinances for Council's review to begin a discussion on a data center ordinance for the Borough. It was suggested not to have a lengthy ordinance as many items are already addressed within current ordinances; for example, noise is already addressed within the Borough ordinance. Council would like to see an ordinance that addresses air pollution as well as requiring a closed loop system since sewer EDU's are limited in the Borough.

5. American Broadband Bill Opposition Letter:

Mrs. Detweiler presented a sample opposition letter that was sent from the Bucks County Consortium regarding the proposed American Broadband Bill. The bill would reduce the power of local governments to manage telecom companies and would negatively impact public safety. Council directed Mrs. Detweiler to send a letter of opposition to Congressman Fitzpatrick.

6. Fire Police Request – Borough of Quakertown Police Department – Borough of Quakertown Carnival, June 2 – June 6, 2026:

Mrs. Detweiler received a fire police request letter from Borough of Quakertown Police Department for the Borough of Quakertown Carnival from June 2 – June 6, 2026.

A motion was made by Mrs. Howells, seconded by Mr. Hull, and unanimously approved by all present, to approve the request from Borough of Quakertown Police Department for the Sellersville Fire Police to assist with the Borough of Quakertown Carnival from June 2 – June 6, 2026.

IX. PUBLIC COMMENT – NON AGENDA ITEMS:

There was no public comment on non-agenda items.

X. AUTHORIZATION FOR PAYMENT OF INVOICES:

The April 2026 invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 41484 through 41515 totaling \$629,726.13.

A motion was made by Ms. Dodson, seconded by Mrs. Hallman, and unanimously approved by all present, to authorize payment of bills for the month of April 2026 totaling \$629,726.13, along with any additional invoices that may be received before the next meeting and incur additional fees due to payment date and any invoices with automatic payments and to authorize automatic payment of the Pennsylvania Infrastructure Investment Authority (PennVEST) loan for the Lawn Avenue Sewer Replacement project.

XI. EXECUTIVE SESSION:

At 8:55 p.m., Council convened into Executive Session to discuss legal matters. No action was taken. Council reconvened the regular meeting at 9:23 p.m.

XII. ADJOURNMENT:

There being no additional matters to come before this meeting of Council, Council President Crouthamel declared the meeting duly adjourned at 9:24 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Monday, June 8, 2026, at 7:00 p.m.

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