

Sellersville Borough Council Chambers  
140 East Church Street  
Sellersville, PA 18960

July 12 10, 2021  
7:00 O'clock P.M.

The regular July 12, 2021 meeting of Sellersville Borough Council was called to order by President Lois Dodson in person and via ZOOM teleconference.

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  
Donald Crouthamel  
Kathleen Hallman  
Lynne Saylor  
Marie G. Howells

Manager/Secretary: Eileen M. Bradley

Perkasie Police Chief: Robert Schurr

Solicitor: Randal S. White (via ZOOM)

Absent: Thomas C. Hufnagle, Mayor

**II. PUBLIC COMMENT – NON-AGENDA ITEMS:**

Mrs. Carol Kuhn of W. Church Street expressed concern over recent basement flooding at her property in August and December 2020 and on June 11 2021 and asked what the Borough could do as far as stormwater management to improve the situation. Mr. Barry Kuhn added that the problem had worsened since portions of Washington Avenue were tied into the existing storm drains.

Mr. Walt Sinnwell of Lawn Avenue expressed anger at damage done by J.D. Morrissey during the recent 2021 Paving Program. A steel drainage pipe in the alley had been broken, but no repair had been attempted. When would this work be done? Ms. Bradley noted that the Borough was working with the contractor to get the pipe removed.

Ms. Regina Jacobs of Washington Avenue stated that she experienced a sewage backup into her house from a broken Borough lateral. Gerhart Plumbing had televised the line and noted that the Borough portion of the terra cotta lateral was broken. Ms. Bradley stated that the Borough would investigate the issue.

Mr. Zack Weaver of Washington Avenue agreed with Mrs. Kuhn that stormwater issues in that neighborhood were problematic and needed to be addressed.

Ms. Dodson stated that aging infrastructure was an issue throughout the Borough. Both the sanitary issue and the stormwater issue would be added to the next Public Management Committee (PMC) agenda for discussion.

**III. CONSENT CALENDAR:**

- A. Minutes: May 10, 2021 Council Meeting
- B. May, June 2021 Treasurer's Reports: See Treasurer's Report on file.
- C. May, June 2021 Tax Collector's Reports: See Tax Collector's Report on file.
- D. June 2021 Mayor Thomas C. Hufnagle's Report: See PPD Report on file.
- E. June 2021 Reports from Operating Departments:
  - 1. Public Works Department Report by John Barry Snyder, Foreman
  - 2. Administration Report by Eileen M. Bradley, Manager/Secretary
    - a. All administrative matters were of a routine nature.
    - b. Building Permits: See Building Permit Report on file.
    - c. Zoning Permits: See Zoning Permit Report on file.
    - d. W. Park Avenue Storm Pipe Rehabilitation Project: Barrasso Excavation Payment Request #1 for \$64,291.25, leaving \$17,565.75 remaining
- F. June 2021 Solicitor's Report: See Solicitor's Report on file.
- G. June 2021 Engineer's Report: No Report Received.
- H. June 2021 Reports from Commissions and Boards.
  - 1. West Rockhill-Sellersville Joint Recreation Authority: Mr. Jim Miller of the West Rockhill-Sellersville Joint Recreation Authority (JRA) reported that the Authority was grateful for the recent appointment of Craig Stephens to the JRA. The leaks at the Holiday House Pool had been repaired. Sales for the season were above budget, and the season was working out well for all.
  - 2. Public Management Committee
    - a. See Draft Minutes of June 15, 2021
  - 3. Park and Recreation Board: Kathleen Hallman, Chairperson
    - a. See Draft Minutes of June 1, 2021 meeting.
    - b. Next regular meeting scheduled for August 3, 2021
  - 4. Planning Commission: Rachel Swierzewski, Chairperson
    - a. See Draft Minutes of May 17, 2021.
    - b. Next regular meeting scheduled for July 19, 2021.

5. Zoning Hearing Board: No Business.
6. Emergency Management Agency: Coordinated COVID-19 activities with Bucks County Emergency Management Services.

**IV. ACTION ON CONSENT CALENDAR:**

**A motion was made by Mr. Potoczny that the Consent Calendar, Items A through H, be approved as presented. Ms. Saylor seconded, and the motion carried unanimously.**

**V. UNFINISHED BUSINESS:**

**216 Washington Avenue:** Borough Solicitor Randal White requested that this agenda item be moved to Executive Session.

**Commercial Vacancy Data Chart:** Ms. Bradley presented Council with charts from commercial entities along Main Street, compared to similar municipalities for their use.

**Rental Inspection Program Review:** Ms. Bradley also presented a breakdown concerning the Rental Inspection Program and asked Council to review it for discussion at the next PMC Meeting.

**Chief Report:** Chief reported 181 calls for the month of June, up from 148 in 2020 during the same period. He recommended that all enjoy the upcoming Sellersville Fire Department Carnival scheduled for July 13 through 17.

**VI. NEW BUSINESS:**

**Fire Marshal Hiring:** Ms. Bradley noted that the Borough would need to hire a Fire Marshal/Code Inspector for work required at the Sellersville Senior Apartments. She would be putting together a proposal for Council to consider next month.

**Borough-Owned Property:** Ms. Bradley requested that Council review a list of Borough-owned properties for possible future dispensation, to be discussed at the next PMC Meeting.

**PUBLIC HEARING: Proposed Ordinance #738:**

Ms. Dodson opened the Public Hearing at 7:42 p.m. to discuss Proposed Ordinance #738. The ordinance would amend the Zoning Ordinance by restricting certain uses and limiting the location of dwelling units as an accessory use in the Borough Core District.

After some discussion, Ms. Dodson closed the Public Hearing at 7:45 p.m.

**A motion was made by Mr. Hull, seconded by Mrs. Hallman, and unanimously approved by all present, Ordinance #738, amending Chapter 160 of the Codified Ordinances of the Borough of Sellersville, Zoning, was adopted, restricting certain uses, and limiting the location of dwelling units as an accessory use in the Borough Core District.**

**VII. OTHER BUSINESS:**

PPP – Points of Personal Privilege:

Mrs. Howells thanked Public Works for filling potholes within the Borough.

Mrs. Hallman expressed concern that the Borough could do a better job of advertising events. Perhaps a banner for Main Street that advertised all Borough events would help. Ms. Bradley noted that the newly minted Facebook page and newsletter would aid in getting out word of events.

Mrs. Hallman stated that she had received a complaint about parking over sidewalks at the A&N Diner. Chief Schurr stated that he would investigate the situation.

Mrs. Hallman stated that the Borough's plans to revitalize the downtown area should include cleanup and weeding. Ms. Dodson suggested that Public Works clean up around Temple Avenue.

Mrs. Hallman asked Chief Schurr if Perkasio Police Department was participating in the August 3 National Night Out Against Crime. Chief Schurr stated that while they were not holding an event in a specific location, the Department would be out and about with giveaways.

Mr. Potoczny gifted Council with buttons from the Pennsylvania State Association of Boroughs.

**VIII. PUBLIC COMMENT:** There was no Public Comment at this time.

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

The monthly invoices were presented for payment authorization.

**Mr. Potoczny made a motion "that the invoices as presented be authorized for payment". Mr. Hull seconded, and the motion carried with all in favor. Checks drawn in payment of the invoices are as follows: General-Sewer Check Nos. 29362 through 29409, totaling \$186,584.17.**

**Mr. Potoczny made a motion "that the invoices as presented be authorized for payment". Mrs. Hallman seconded, and the motion carried with all in favor. Checks drawn in payment of the invoices are as follows: General-Sewer Check Nos. 29410 through 29464, totaling \$282,911.58.**

**X. EXECUTIVE SESSION:**

Council convened into Executive Session at 8:00 p.m. to discuss the Police Services Contract and litigation in the Vandemark and Nice cases. The Session ended and reconvened to the Regular Meeting at 8:20 p.m.

**Mr. Potoczny made a motion, seconded by Mrs. Hallman, and unanimously approved by all present to dent all bids for the 216 Washington Avenue property.**

**XI. ADJOURNMENT:**

There being no additional matters to come before this meeting of Borough Council, President Lois Dodson declared this meeting duly adjourned at 8:30 p.m. The next regular Council meeting was scheduled for August 9, 2021 at 7:00 p.m.

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