

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

October 13, 2025
7:00 P.M.

The Regular October 13, 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
Marie Howells
David A. O'Donnell
Lynne A. Saylor

Manager: Brenda L. Detweiler
Solicitor: Vicki Kushto, Esq.
Engineer: Scott P. McMackin, P.E.

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:

There were no developer items at this time.

V. PRESENTATIONS AND HEARINGS:

There were no presentations and hearings at this time.

VI. BOROUGH BUSINESS ITEMS:

A. CONSENT AGENDA:

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

8. September 2025 Building Permits
9. September 2025 Reports from Commissions and Boards:
 - a. Public Management Committee Minutes of September 24, 2025
 - b. Parks and Recreation Board Minutes of September 2, 2025
 - c. Planning Commission Minutes
 - d. Zoning Hearing Board
 - e. Emergency Management Agency

A motion was made by Mrs. Howells and seconded by Mrs. Hallman 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. Crouthamel stated that he received a call from Rob Loughery regarding the Business Campus on Clymer Avenue. He brought up the possibility of placing an overlay of zoning on one of the parcels to allow Mr. Loughery to build townhouses in an area currently zoned Industrial. A few Council members wanted to keep it zoned industrial but would be willing to entertain a discussion of an overlay in more detail. There was also concern about whether the Borough had enough EDUs available for additional development that had not already been reserved by the Borough for future development. Staff would work with the Borough Engineer to get the EDU numbers to Council by the next meeting.

Mrs. Hallman reminded everyone that the Halloween Party and Trunk or Treat was scheduled for October 25th from 11:00 a.m. to 1:00 p.m. at the Sellersville Fire Department. She also reminded everyone that Winterfest was scheduled for December 13th from 5:00 p.m. to 8:00 p.m.

Mr. Crouthamel stated that he and Mrs. Hallman had met with Kompan regarding the renovations of Druckenmiller Playground. He is currently working on getting information gathered to apply for the Local Share Account grant for the playground.

Ms. Dodson thanked Mr. Crouthamel for putting together the 2025 Holiday House Pool report. It was very informative, and she appreciated all the time he put towards it.

H. Manager

1. Sellersville Museum Roof Renovations – Request for Payment #1 for \$125,910.45 to Alden Bailey Restoration Corp.:

Mrs. Detweiler stated Alden Bailey Restoration Corp. was requesting Payment #1 in the amount of \$125,910.45 for the Sellersville Museum Roof Renovations. Cowan Associates had reviewed the request and approved of the request of Payment #1.

A motion was made by Ms. Saylor, seconded by Mr. O'Donnell, and unanimously approved by all present, to approve Payment #1 in the amount of \$125,910.45 to Alden Bailey Restoration Corp. for the Sellersville Museum Roof Renovations.

2. Fire Police Request.:

Mrs. Detweiler stated Chief Schurr received a fire police request letter from West Norriton Township Police Department for the Sellersville Fire Police to assist in their Annual Car Show on November 1, 2025 (with a rain date of November 2, 2025) from 10:00 a.m. to 3:00 p.m.

A motion was made by Mrs. Howells, seconded by Ms. Saylor, and unanimously approved by all present, to approve the request from West Norriton Township Police Department for the Sellersville Fire Police to assist in their Annual Car Show on November 1, 2025 (with a rain date of November 2, 2025) from 10:00 a.m. to 3:00 pm.

VIII. OTHER BUSINESS:

1. Parkmobile Discussion Follow Up:

After careful consideration, Council decided to not move forward with a fee for parking in the Borough. They are working on revitalizing the downtown area and feel that charging for parking at this time would have a negative impact. There is also currently no availability for staff to enforce it, with no budget allowance for an extra staff member.

2. Fred Diserod Discussion Follow Up:

Mrs. Detweiler asked for feedback from Council regarding Mr. Diserod's presentation at the last meeting of his ink drawings of Sellersville Borough buildings. Council would like to purchase a drawing of the Sellersville Borough Hall Building and the Sellersville Museum Building.

3. PennDOT Discussion:

Mrs. Detweiler had heard back from one of the representatives of PennDOT regarding the truck traffic on Lawn Avenue, as well as the construction of the basin on Maple Avenue in the parking lot of Druckenmiller Park. There is currently a truck restriction on Lawn Avenue on any trucks over 45 feet. Staff will need to formally request an update on signs. Mrs. Detweiler asked Council if they had picked out the design for the proposed basin when they were presented a few years ago. According to Council and Scott McMackin, anything presented to them was informal. Staff will need to go back to PennDOT to ask for something in a more formal manner.

4. Letter of Support for Bucks County Redevelopment Authority – Tube Mill Site Remediation Grant:

Mrs. Detweiler stated that the Bucks County Redevelopment Authority was looking to apply for a remediation grant for the Tube Mill Site in Sellersville Borough. They requested a letter of support from Sellersville Borough. Council directed Mrs. Detweiler to send a letter of support to the Bucks County Redevelopment Authority for a remediation grant for the Tube Mill Site.

IX. PUBLIC COMMENT – NON AGENDA ITEMS:

Mr. Gregory Walsh of 190 Maple Avenue questioned how he would find out if the land surrounding his property was going to be sold by the Borough. Ms. Kushto stated that

terms of the sale would be held in executive session and not disclosed to the public, but a decision on the sale of Borough property would be voted on at a public meeting.

Mr. Ryan Field, owner of 100 North Main Street, approached Council due to a letter he received from Staff regarding the repair of the road that was dug up by his contractor due to a repair that was done at his building. He would like to meet with the Borough Engineer to discuss the repairs of his building and sidewalk. He proposed turning that section of Walnut Street into a one-way street since traffic is repeatedly driving over his sidewalk due to the narrowness of the street. Council requested that the Borough Engineer meet with Mr. Fielder and research into whether the proposed one-way street can be implemented.

X. AUTHORIZATION FOR PAYMENT OF INVOICES:

The September 2025 invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 41224 through 41270 totaling \$498,392.78.

A motion was made by Mr. Hull, seconded by Mrs. Howells, and unanimously approved by all present, to authorize payment of Bills for the month of September 2025 totaling \$498,392.78, 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.

XI. EXECUTIVE SESSION:

At 8:09 p.m., Council convened in Executive Session to discuss litigation and land disposition. No decisions were made. Council reconvened the regular meeting at 8:26 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 8:26 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Monday, November 10, 2025, at 7:00 p.m.

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