

Sellersville Borough Council's
Public Management Committee
Council Chambers
140 East Church Street
Sellersville, Pa 18960

July 16, 2019
7:00 O'Clock P.M.

The July, 2019 meeting of Sellersville Borough Council's Public Management Committee was called to order by Chair Dodson at the above designated time and location.

ROLL CALL:

Mayor	:	Thomas C. Hufnagle
Councilpersons	:	Lois A. Dodson, Chair Alexander Potoczny, Vice-Chair Donald Crouthamel Marie Howells Lynne Saylor
Absent	:	Kathleen Hallman James G. Hull, First Alternate
Manager/Secretary	:	David J. Rivet
Solicitor	:	Randal White
Invited guests	:	Jeffrey Darwak, Executive Director Bucks County Redevelopment Authority
	:	Allen Toadvine, Esq. Solicitor for Bucks County Redevelopment Authority

BLIGHTED PROPERTIES AND THE BUCKS COUNTY REDEVELOPMENT

Bucks County Redevelopment Authority (BCRDA) Executive Director Jeffrey Darwak and BCRDA Solicitor Allen Toadvine, reviewed his agency's Blight Abatement Program. Mr. Darwak stated that the BCRDA undertook a Blight Abatement Program in Bristol Township that addressed approximately 220 blighted properties that were primarily residential, and now the number has been reduced to around 80. To enlist the BCRDA's assistance, Sellersville Borough and the BCRDA would enter into a Cooperative agreement at the invitation of the borough; the Borough would have to create, by ordinance, a Blighted Property Review Committee. The Blighted Property Review Committee would prepare a Blight Report, which can be done by the BCRDA or borough staff. That report is then sent to the Borough's Planning Commission for review, then to the Zoning Officer. The owner must be properly served and given time to

respond. If there is no response, the BCRDA does a search of the property records then publishes a Condemnation Notice. Owner is tendered just compensation and only then does the BCRDA have access to the property.

Condemnation extinguishes all liens and mortgages against the property. There is a one (1) year statute of limitation for challenging a condemnation. Residents still residing in the condemned property must be provided relocation expenses.

Regarding the ongoing nuisance problem at 217 Washington Avenue residence, an alternative plan besides the above Blighted Property Review procedure, could be to have the BCRDA purchase the property at the Tax Sale. Yet another would be for the Borough to foreclose on its liens and go to a Sheriff's Sale, however, that could be a gamble as it would be the unknown as to who may purchase it.

Mr. Darwak will provide sample ordinance language to establish a Blighted Property Review Committee as well as a Cooperative Agreement between the BCRDA and Sellersville Borough for Council consideration.

DONATION TO BUCKS COUNTY TOUR OF HONOR

Mr. Crouthamel moved to donate \$200 to the Bucks County Tour of Honor as has been done in prior years. Motion was seconded by Mr. Potoczny and passed with all in favor.

PERKASIE BOROUGH POLICE CONTRACT

Manager Rivet reminded the PMC that the contract with Perkasio Borough for police services expires at the end of the year. He said that he spoke with Perkasio Borough Manager Coaxum and due to the recent passing of the police chief; a police study currently underway by Perkasio Borough Council and that the police union contract expiring at the end of the year, that it would be a good idea if the boroughs extend the current contract for a year. PMC was in agreement with that proposal.

DONATION TO CHIEF HILLIAS EDUCATION FUND

PMC discussed the Borough's making a donation to the educational fund that has been set up to benefit the children of the late Perkasio Police Chief Steven Hillias. After a brief discussion, Mr. Crouthamel moved to donate \$1,000 to the Hillias Educational Fund. Motion was seconded by Mr. Potoczny and passed with all in favor.

OTHER

Ms. Saylor recommended that a defibrillator be purchased for Borough Hall and that there are units that are not very expensive. Manager will order one.

Chair Dodson stated that the July 4th Bell Ringing Ceremony brought up a couple of needs that would make it better. One item was a portable canopy to get out of the sun. She further stated that she would like to have the borough purchase a public address system as there were issues with the ones we have borrowed in the past for both the July 4th and Winterfest events.

A brief discussion ensued regarding the type of time-period street lighting the new bridge and downtown should have. Manager will contact PPL for available styles. PMC members expressed a desire to begin addressing the signage zoning violations that Mr. David Jones with Boucher & James Consulting Engineers pointed out at the joint strategic planning meeting Council had with the Revitalization Committee. The PMC also briefly discussed having a table at the Gallery of the Arts event to inform citizens of the Revitalization efforts. Another point made at the strategic session was to look at the lines for the borough core district, branding Sellersville and painting the traffic signal poles.

Mr. Crouthamel stated he took a ride down Jessica Lane following the complaint from residents at 8 Jessica Lane lodged at the past Council meeting, regarding an alleged vehicle repair business blocking access and egress. He stated it did not look like a business to him and that one can get in and out of the cul-de-sac. Other members had also inspected Jessica Lane and did not see any major issues.

ADJOURNMENT

There being no additional matters to come before this meeting of Sellersville Borough Council's Public Management Committee, Chair Dodson declared this meeting duly adjourned at 8:28 P.M. The next regular monthly meeting is scheduled to be on August 20, 2019 at 7:00 P.M.

Attest:

David J. Rivet, Secretary
Sellersville Borough Council