

Sellersville Borough Council's
Public Management Committee
Teleconference Via ZOOM
Sellersville, Pa 18960

November 17, 2020
7:00 O'Clock P.M.

The November, 2020 meeting of Sellersville Borough Council's Public Management Committee (PMC) was called to order by Chair Lois Dodson by teleconference at the above designated time.

ROLL CALL:

Mayor	:	Thomas C. Hufnagle
Councilpersons	:	Lois A. Dodson, Chair Alexander Potoczny, Vice-Chair James G. Hull, First Alternate Donald Crouthamel Kathleen Hallman Marie Howells Lynne Saylor
Absent	:	
Manager/Secretary	:	David J. Rivet
Solicitor	:	Randal White
Engineer	:	J. Cheryleen Strothers

SELLERSVILLE SENIOR APARTMENTS

Nate Fox, attorney for Grace Inspired Ministries was in attendance to request that approval be granted for a change in location of the only entrance to the Sellersville Senior Apartments to East Clymer Avenue. The plan approved in December 2019 had the main entrance on Diamond Street. The entrance location was altered due to issues with getting a Pennsylvania Department of Transportation Highway Opening Permit for the Diamond Street entrance. PA DOT wanted drainage from Diamond Street and East Clymer to be diverted onto the site. That design was not acceptable to the borough engineers and administration due to flooding concerns. To move the project along Cowan Associates suggested moving the boulevard entrance to E. Clymer Avenue and make the interior street a cul-de-sac. This change from the approved plan is what prompted the re-review by the Sellersville Planning Commission and Borough Council. Mr. Fox noted that the Sellersville Planning Commission had approved the application with certain stipulated conditions.

PMC and others in attendance extensively discussed the one foot wide (1') section of existing asphalt that would be left between the sidewalk and the developed area.

Concerns were raised about potential tripping hazards for pedestrians. J. Cheryleen Strothers, borough engineer suggested that the materials could be graded to blend in with grading and stay out of the PA DOT right-of-way.

Solicitor White prepared a motion for Sellersville Council's consideration which was read aloud by Chair Dodson. Said motion presented was:

Motion to:

(1) treat the Application as an application for final subdivision and land development approval;

(2) grant the Applicant's request for waivers, subject to the conditions set forth in this motion, of the Borough's Subdivision and Land Development Ordinance as identified in the Borough Engineer's November 3, 2020 review letter; and

(3) grant conditional final approval of certain plans last revised on October 22, 2020, conditioned upon compliance with the following conditions:

a) That the Applicant complies with the SALDO Comment Nos. 3 and 4, Stormwater Management and Erosion Control Comment Nos. 2, 3 and 4, Utility Comment Nos. 1, 2 and 3, and Miscellaneous Comment Nos. 1 through 8, all as identified in the Borough Engineer's November 3, 2020 review letter;

b) That the Applicant construct some or all of the forty-seven spillover parking spaces identified as the Phase II Parking Plan if, in the Borough's opinion, construction of some or all of the spillover parking is reasonably necessary or desirable and the Borough provides written notice to the Applicant within five years of substantial completion of the improvements identified in the Applicant's plans (without reference to the Phase II Parking Plan);

c) That the Applicant executes a Land Development and Financial Security Agreement and a Stormwater Management Facilities Maintenance Agreement acceptable to the Borough Solicitor and Borough Engineer;

d) That the Applicant provides the Borough with final plans that comply with the recording requirements of the Bucks County Recorder of Deeds, including five paper copies of the plans and any exhibits.

e) That the Applicant complies with Comment No. 2 identified in the Bucks County Planning Commission review letter dated November 16, 2020

f) That the Applicant constructs a 5' wide gavel walking path from the end of the planned cul-de-sac to the legal right-of-way of Diamond Street.

Mrs. Hallman moved to approve the motion as read. Motion was seconded by Ms. Saylor and passed with all in favor.

2021 DRAFT BUDGET

Manager Rivet briefly touched on highlights of the proposed 2021 budget which included no additional fees or tax increases. Mr. Crouthamel moved to consider the draft budget to the next Council meeting December 7, 2020 for final approval. Motion was seconded by Mr. Hull and passed with all in favor.

TRAFFIC CONTROL ORDINANCE MODIFICATIONS

PMC discussed three potential changes to the traffic control ordinance. One was to change to one way direction on Old Main Street. With the bridge over the railroad tracks now opened, the sight distance to make a left turn to head north is short. The turn to head south is very sharp. Manager stated that he had not yet received any concerns raised by residents who live on the street. After a brief discussion it was decided to let the one way designation stay as it currently is and take up the matter if it becomes a problem for residents in the future. The topic could be re-discussed at the December PMC meeting.

The PMC discussed the pros and cons of making the west side of Lawn Avenue a permanent no parking zone. That side of the street was temporarily made no parking to facilitate traffic flow during the railroad bridge closure. After considerable discussion about speeding and inconvenience to residents, Mr. Crouthamel moved to prepare an ordinance to establish a no parking zone on the west side of Lawn Avenue. Motion was seconded by Mrs. Hallman and passed six to one with Councilman Hull objecting.

Manager Rivet had received a concern from a resident on Coolidge Avenue about parked cars on that cul-de-sac causing a safety problem and requesting that a no parking on one side of the street zone be instituted. The no parking ordinance would only affect residents of the cul-de-sac and there would be as many of them not happy with a no parking zone as those who would appreciate it. After a brief discussion it was decided to revisit the issue at a future meeting.

PMRS CHANGE

The base Pennsylvania Municipal Retirement System (PMRS) contract has a section that allows for what is referred to as "Permissive Service Credit" in Section 11.07. Sellersville Borough did not check the box to allow for this option when the plan was updated earlier this year. If Council is agreeable to allowing for this option, employees with former service with other municipalities, state or federal would be allowed to purchase their time as well. The employee is required to pay the pension amount at 4.5% of current salary times the service time allowed in order to take advantage of this. The benefit to the employee is that it increases time in the plan, which helps with the retirement calculation upon retirement. There is no borough cost for this option. The change would have to be made by ordinance. There is a current employee who could benefit if this option were available. Mr. Hull moved to prepare an ordinance to amend the current PMRS agreement to allow permissive service credit purchase. Motion was seconded by Ms. Saylor and passed with all in favor.

OTHER

Manager Rivet informed the PMC that he had received a quote for \$2,500 from Servpro to clean the air ducts in the borough hall. To his and other employees memory the ducts have not been cleaned since the building was remodeled in 1987. Ms. Saylor suggested that the ducts cleaning be put on a schedule. All members were in favor of cleaning the air ducts.

PMC discussed installing lights on the fire house bridge. Members decided to have PPL install the lights and to use the acorn lights on black poles

Mr. Crouthamel inquired at whether the Revitalization Committee was still active or if COVID-19 had put them on hold. Ms. Saylor stated that they had not been meeting. He further stated that there were a list of action items in the Comprehensive Plan that the Council and Planning Commission were to consider including changing the zoning ordinance to encourage commercial use on the first floor of buildings in the downtown area.

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 8:47 P.M. The next regular monthly meeting is scheduled to be on December 16, 2020 at 7:00 P.M.

Attest:

David J. Rivet, Secretary
Sellersville Borough Council