

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

June 18, 2019
7:00 O'Clock P.M.

The June, 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 James G. Hull, First Alternate Donald Crouthamel Kathleen Hallman Marie Howells Lynne Saylor
Absent	:	
Manager/Secretary	:	David J. Rivet
Solicitor	:	Randal White

VANDEMARK PROPERTY - 216 WASHINGTON AVENUE

Solicitor White reviewed his memo of May 31, 2019 regarding options moving forward with addressing the continuing problem with the Vandemark property at 216 Washington Avenue. Options include perfecting and foreclosing on the outstanding liens; waiting until the tax sale in September and let the Bucks County Tax Claim Bureau put the property up for sale or the Borough could declare the building blighted and uninhabitable, get an administrative warrant to take possession and have him removed. The Borough may also have the option of working with the Bucks County Redevelopment Authority (RDA) which has acquired blighted properties through eminent domain and paid the owners fair market value and also displacement costs. The RDA, however, has not taken occupied properties nor usually dealt with single, small, individual lot properties. The Borough would have to create a Blight Board and enter into an agreement with the RDA. Executive Director Jeff Darwak has agreed to meet with Council to discuss working together on this and other future blighted property projects. The PMC agreed to invite Mr. Darwak to the July 16, 2019 meeting.

RENTAL PROPERTY MAINTENANCE ORDINANCE

PMC discussed draft Rental Property Maintenance ordinance and inspection fee schedule and the timing of advertising and enactment. The fee schedule will be determined largely by Barry Isett & Associates. The Council will approve advertising the ordinance at the July 8, 2019 Council meeting with enactment scheduled for August 12, 2019.

REAL ESTATE FIRE TAX

PMC discussed the request from the Sellersville Fire Department for a 2 mill Fire Tax. Manager Rivet reviewed the general fund accounts for general fund expenses supporting the fire department. The Borough currently budgets \$27,000 in general funds for the fire department not including the Workers' Compensation insurance expense or the State Act 205 Fireman's Relief. Manager suggested making the tax 3 mills and funding the existing expenses from the tax as well as providing additional funds to the fire department. Mr. Hull stated that the towns served by the fire department also need to increase their support of the fire department.

Mr. Hull moved to establish a Fire Tax at 3 mills beginning with the 2020 tax year. Motion was seconded by Mrs. Howells and passed with all in favor.

STREET RESURFACING BID ACCEPTANCE

Bids to mill and pave Green Street and reconstruct West Ridge Avenue were closed on Tuesday, June 11, 2019. Six bids were received ranging from the low bid of \$127,733.15 from GoreCon, Inc, of Chalfont to a high of \$172,285.05 from Harris Blacktopping, Inc. GoreCon has performed paving work for the borough in the past on Silver Street and E. Ridge Avenue near the Sellersville Heights.

Mr. Potoczny moved to approve the bid from GoreCon, Inc. to resurface Green Street and reconstruct West Ridge Avenue for \$127,733.15. Motion was seconded by Mr. Hull and passed with all in favor.

SWIMMING POOL SETBACKS

PMC discussed changing the setbacks for private swimming pools from the current 20' to less restrictive distances as a result of a request from a resident on E. Ridge Avenue. After discussion, Mr. Potoczny moved to change to setbacks to surrounding property boundaries 10' from all pool appurtenances including decks. Motion was seconded by Mrs. Howells and passed with all in favor.

NOBLE STREET STREAM WORK

The Nuneviller's, 44 Noble Street contacted the Borough manager regarding the failing gabion baskets that line the streambed on their property. The Nuneviller's concern is with the resulting erosion as well as children playing in the stream around the broken basket wires. The manager discussed this situation with Cheryleen Strothers, Cowan Engineers. There is a possibility that the Borough could shift the Municipal Single Separate Storm Sewer System (MS4) streambank work originally planned to be done on County owned property at the former Park Ten site to Noble Street. Permanent easements would have to be obtained from the Nuneviller's as well as the owners at 50 Noble Street and 60 Noble Street (Jerusalem Gold, the former steel factory). All property owners would need to sign permanent easements granting the Borough rights to build and maintain the streambank improvements. The repairs would include

installing Filtrex Grow Sox in the stream and along the banks which would grow grass and hold the banks in place. PMC discussed the long term maintenance responsibilities that would come with the easement. Solicitor White and Manager said that the easement gives the Borough the right to perform maintenance activities but not the obligation. Mr. Potoczny moved to proceed with negotiations with the three property owners. Motion was seconded by Mrs. Howells and passed with all in favor.

DRAFT RESOLUTION - RELIEF FROM VEXATIOUS RIGHT-TO-KNOW REQUESTERS

The Borough received a draft resolution from another borough that was looking for support to have the state legislature change the Right to Know (RTK) law to provide some degree of protection from requesters whose only goal is to burden governments with overbearing RTK requests. Manager presented their resolution with Sellersville inserted in the appropriate places for consideration. Mr. Potoczny moved to place the resolution on the July 8, 2019 Council agenda. Motion was seconded by Mrs. Howells and passed with all in favor.

OTHER

Mr. Potoczny confirmed Council member participation in the July 4th Bell Ringing Ceremony. He also stated that he got Carol Nace to be the organist for the event.

Mr. Crouthamel inquired whether or not the Borough could make it a zoning requirement that facilities maintain their licenses as a half-way house, etc. Solicitor White will investigate.

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 9:12 P.M. The next regular monthly meeting is scheduled to be on July 16, 2019 at 7:00 P.M.

Attest:

David J. Rivet, Secretary
Sellersville Borough Council