

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

August 20, 2019  
7:00 O'Clock P.M.

The August, 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

**COOPERATIVE AGREEMENT WITH THE BUCKS COUNTY REDEVELOPMENT AUTHORITY**

Solicitor White presented a Cooperation Agreement with the Bucks County Redevelopment Authority (BCRA) to enlist their assistance in dealing with the problem property owned by Robert Vandemark at 216 Washington Avenue. The agreement would allow the BCRA to bid on the property at the upcoming Tax Upset sale. At the Tax Upset Sale, bidders must pay the Upset Price which includes liens and taxes. For the subject property equates to approximately \$30,000. The property does not have a mortgage however Vandemark has a couple of judgements against him.

Mrs. Howells moved to approve the Cooperative Agreement with the BCRA. Motion was seconded by Mr. Crouthamel and passed with all in favor.

After a brief discussion regarding the amount of money to authorize the BCRA to bid for the property, Mr. Hull moved to authorize the BCRA to bid up to \$5,000 over the Upset Price. Motion was seconded by Mr. Potoczny and passed with all in favor.

Mr. Crouthamel asked the Solicitor who would be the bidder and what others bidders would be in the room. Solicitor White stated that the bidder would be BCRA and the other individuals in the room would be parties who may be interested in bidding on this and any other properties offered at the Upset Tax sale. The auction is open to the public.

### **CROSSWALKS**

PMC discussed the Borough's desire to upgrade the crosswalks throughout the borough. Mr. Potoczny moved to authorize the manager to get quotes for marking the crosswalks. Motion was seconded by Mr. Hull and passed with all in favor.

### **SIGNAGE ZONING VIOLATIONS**

David Jones, engineer with Boucher & James, noted during the round table discussion with the Revitalization Committee that many businesses in the borough have some signage zoning violations. These tend to distract from the borough's attractiveness. The PMC requested that the manager write the appropriate notices informing them of the violations.

### **SOCIAL MEDIA POLICY**

At the recent PSAB Legal Updates conference attended by several council members and the manager, at least two sessions discussed having a social media policy. Solicitor White noted that the National Labor Relations Board has strict regulations pertaining to employee's right to complain about their employer and any policy would have to have those rights in mind. Also, borough council members and mayor are elected officials, making it very difficult to enforce a social media policy on them. Mr. Crouthamel will contact one of the presenters for a policy template for council and solicitor review.

### **LAWN AVENUE TRAFFIC PROBLEM**

The recent closure of the Main Street bridge over the SEPTA tracks has increased vehicular traffic on Lawn Avenue. Suggested actions to assist with the situation included painting a centerline, instituting no parking on both sides of Lawn Avenue and installing more 25 MPH signs. After discussion the PMC decided to institute no parking on both sides of Lawn Avenue from Noble Street to Maple Avenue. Manager will contact PA DOT regarding installing a centerline.

### **LAWN AVENUE SEWER LINE REPLACEMENT**

Manager suggested that with the PA DOT moving forward with reconstruction of Lawn Avenue in the next three – five years that the Borough should be in a position to have the main sewer line and laterals replaced ahead of it. Having plans also puts the borough in a position to apply for grants. Mr. Hull moved to authorize the Borough's engineers to prepare plans for the main sewer line replacement and laterals. Motion was seconded by Mr. Potoczny and passed with all in favor.

### **OTHER**

Manager rivet stated that he will be working on the 2020 budget. He suggested that employee raises be 3%. He also intends to include a position of Assistant Manager. He will look at a surrounding area survey of what salary range would be appropriate for the position.

Chair Dodson stated that she would provide a meeting protocol to post for further Council and other meetings.

Mr. Crouthamel asked about any new developments on the 475 East Park Avenue complaint. Manager informed the PMC that a meeting was scheduled on August 23<sup>rd</sup> with the owner, Solicitor White, Perkasio Police Officer Sprouse and him.

**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 9:30 P.M. The next regular monthly meeting is scheduled to be on September 17, 2019 at 7:00 P.M.

Attest:

---

David J. Rivet, Secretary  
Sellersville Borough Council