

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

February 20, 2018
7:00 O'Clock P.M.

The February, 2018 Meeting of Sellersville Borough Council's Public Management Committee was called to order by Chairwoman Lois Dodson at the above designated time and location.

ROLL CALL:

Mayor : Thomas C. Hufnagle, Mayor

Councilpersons : Lois A. Dodson, Chairman
Alexander Potoczny, Vice-Chairperson
James G. Hull, First Alternate
Donald Crouthamel
Kathleen Hallman
Marie Howells
Lynne Saylor

Absent :

Manager/Secretary : David J. Rivet, Manager/Secretary

DRAFT RENTAL PROPERTY/PROPERTY MAINTENANCE ORDINANCE

Members of the Revitalization Committee, Jared Kimmel, Tiki Martino, Keri Branch, John Larsen and Nick Yandolino were present to address the draft Rental Property ordinance. Chair Dodson reviewed the discussions to date that the PMC has had and its concerns that the draft ordinance was overly broad and included language that held landlords responsible for the behavior of rental unit tenants. She stated that there was a need to address property maintenance first then rental property requirements and nuisances including tenant and owner behavior as separate ordinances.

Manager Rivet presented the 2018 International Property Maintenance Code as the latest standard, which can be adopted with modifications as a property maintenance ordinance. Mr. Hull moved to advertise the property maintenance code with the 2018 International Property Maintenance Code as the standard. Motion was seconded by Mrs. Howells and passed with all in favor.

COMMERCIAL RECREATIONAL FACILITIES INDUSTRIAL ZONE

A draft ordinance prepared by Solicitor Randal White following months of deliberation from the Planning Commission, to allow commercial recreational and entertainment uses in industrial zones areas by conditional use was briefly reviewed. Mr. Hull moved to advertise the commercial recreational and entertainment facilities in industrial zones by conditional use ordinance for future action. The ordinance cannot be enacted until the passage of the wireless communications facilities ordinance is passed as the establishment of the process for a conditional use is incorporated in that ordinance. Motion was seconded by Mr. Potoczny and passed with all in favor.

SPECIAL EXCEPTIONS VERSUS CONDITIONAL USE

Manager Rivet briefly described the difference between the newly established Conditional Use (CU) in the zoning ordinance that allows borough council to permit a non-standard use in a zoning district. Previously the process was with a Special Exception (SE) granted by the Zoning Hearing Board. Manager suggested that council may wish to review the Zoning Use Regulation Table to determine if it would want to change any of the uses currently able to be granted by SE to CU. PMC will review this topic at future meetings.

UPDATE COMPREHENSIVE PLAN

Bucks County Planning Commission had presented an agreement to update the borough's 1995 Comprehensive Plan for a cost not to exceed \$12,830 with an option to have them provide a Finance and Budgeting section for \$830. Mr. Hull moved to approve the agreement with Bucks County Planning Commission to update the Borough's Comprehensive Plan. Motion was seconded by Ms. Saylor and passed with all in favor.

TREASURE POSITION

Treasurer Karen Weikel wrote a letter of resignation as treasurer effective April 30, 2018. Sellersville Borough has historically used the position to prepare a monthly fund report, reconcile the bank statements and sign checks. Manager stated that he discussed the need to replace the position with former Manager Frick and Ron Ely of Styer and Associates, the borough's auditors. Mr. Frick was of the opinion that it was not a needed position. Mr. Ely stated that Styer and Associates could not perform the duties as they would then be a part of the internal financial controls presenting a conflict of interest. PMC directed the Manager to try and find a new Treasurer.

REVITALIZATION COMMITTEE

Marie Howells was appointed to replace former Councilman Robert Rudick. Lynne Saylor and Kathy Hallman will be ad hoc members on the Revitalization Committee.

OTHER

Mr. Crouthamel inquired about the liaison with the local business community and the council. Veteran PMC members stated that there is no Sellersville business organization and the Revitalization Committee was an attempt to create a liaison. He further inquired into whether the council has had a junior councilperson. Long term members stated that there had been junior council members in the past, some better than others. Getting the schools to get the word out to potential candidates has been difficult. Mr. Crouthamel will pursue getting a candidate.

ADJOURNMENT

There being no additional matters to come before this meeting of Sellersville Borough Council's Public Management Committee, Chairwoman Lois Dodson declared this meeting duly adjourned at 8:10 P.M. The next monthly meeting is scheduled to be on March 20, 2018 at 7:00 P.M.

Attest:

David J. Rivet, Secretary
Sellersville Borough Council