

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

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

The March, 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
Donald Crouthamel
Kathleen Hallman
Marie Howells
Lynne Saylor

Absent : James G. Hull, First Alternate

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

TELFORD LUTHERAN COMMUNITY SENIOR HOUSING PROPOSAL

The PMC heard a presentation from representatives of Grace Inspired Ministries, to build 69 one and two bedroom living units on the old AMETEK parking lot parcels located on Diamond Street and E. Clymer Avenue. Grace Inspired Ministries is a joint effort of the Rockhill Community and Telford Lutheran Home. The three story units would be available for income qualified seniors over the age of 62. Mr. Nathan Fox, Esq. addressed the PMC and explained that as the parcels are in the Industrial Zone and residential uses are not currently allowed, for the project to move ahead, the Council would have to make either a text or map amendment to the zoning ordinance or do a use variance for dimensions and apartments in an Industrial Zoned district. Daniel McKee, President and CEO of Lutheran Community at Telford, explained the need in the area for seniors to have affordable housing for those who cannot afford to remain in their homes or can no longer maintain them. Income qualified is topped out at 50% of the median income which is currently about \$36,000/year. The property is attractive for this project as is in a borough with walkability to amenities.

The project would be funded through a federal program that is administered by the state. Tax credits are used as a funding mechanism and the program is competitive. Mr. McKee stated that it may take a couple of years for the funding to be approved. They

would pay real estate taxes for the first 15 years and then it would be owned by a not for profit and a payment in lieu of taxes (PILOT) would have to be negotiated thereafter.

Mr. Frederick Schea, who is in the Grace Inspired Ministries board is a retired banker and is putting together the project's funding package.

Chair Dodson asked for a consensus of the PMC's reaction to the project as presented. Ms. Saylor and Mrs. Hallman expressed an interest in having green space. Mr. Crouthamel and Potoczny stated it was attractive and reduces blight. Chair Dodson said the project was exciting. By consensus all PMC members in attendance were in support of having the project move forward.

DRAFT RENTAL PROPERTY/PROPERTY MAINTENANCE ORDINANCE

Manager Rivet presented the Douglass Township rental property ordinance as a new template for formulating a similar ordinance for Sellersville. Discussion centered on the re-inspection and requirement that a responsible party be located within a set distance from the rental property. Manager and PMC will further review the draft rental ordinance prior to action.

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. PMC reviewed the Zoning Use Regulation Table but no suggestions to make changes were discussed. PMC will review this topic at future meetings.

TREASURER POSITION

Solicitor White has informed the Manager that in a borough of more than 3,000 residents, an elected official cannot be an employee, therefore, Real Estate Tax Collector Sue Snyder cannot be the Treasurer as previously appointed at the March 12, 2018 Council Meeting. Sue Snyder suggested that her daughter Jillian Snyder would be interested. Utilities Manager Cheryl Zischang also stated she would be interested. Manager had checked with the solicitor regarding an employee that lives outside the borough and there is no prohibition against it. After further discussion, Mrs. Howells moved to appoint Cheryl Zischang to the position of Treasurer for a pro-rated annual stipend of \$2,760 starting May 1, 2018. Motion was seconded by Mrs. Hallman and passed with all in favor.

UNIVEST TREE FUND ACCOUNT

Manager informed the PMC that the borough had established an account with Univest Bank in the project's early days as a payment account for the Pennvest grant/loan tree project. The account was never used and the auditors are recommending that it be closed. Mr. Potoczny moved to close the Univest Bank Tree Account. Motion was seconded by Mrs. Howells and passed with all in favor.

OTHER

Mrs. Howells said that she has a group called Jazz Sanctuary that could play at Winterfest. Winterfest co-chairs Robert Rudick and James Steele are now no longer

involved, leaving a leadership vacuum. Mrs. Dodson will contact Mr. Rudick to follow-up on what they did to organize Winterfest.

Mayor Hufnagle informed PMC that PSAB has a good webinar on crosswalks available March 22nd that PMC might be interested in joining.

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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 9:27 P.M. The next monthly meeting is scheduled to be on April 17, 2018 at 7:00 P.M.

Attest:

David J. Rivet, Secretary
Sellersville Borough Council