

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

July 13, 2026
7:00 P.M.

The Regular July 13, 2026, Meeting of Sellersville Borough Council was called to order at 7:00 p.m. by Council President Donald E. Crouthamel. All present joined in offering our National Pledge of Allegiance.

I. ROLL CALL:

Mayor:	Thomas C. Hufnagle
Councilpersons:	Donald E. Crouthamel, President James G. Hull, Vice President Lois A. Dodson, President Pro Tempore Kathleen Hallman Lynne A. Saylor
Manager:	Brenda L. Detweiler
Solicitor:	Vicki Kushto, Esq.
Engineer:	Scott P. McMackin, P.E.
Perkasie Police Dept.	Chief Robert A. Schurr
Absent:	Marie Howells David A. O'Donnell

II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:

There were no changes, additions, deletions to the agenda.

III. PUBLIC COMMENT AGENDA ITEMS ONLY:

There was no public comment on agenda items.

IV. PRESENTATIONS AND HEARINGS:

A. Ordinance #757 Inserting New Chapter 47 Amusement Machines:

A Public Hearing was opened for discussion of Proposed Ordinance #757, which would insert Chapter 47 of the Codified Ordinances of the Borough requiring licenses for skill-based gaming devices.

Consideration of the ordinance has been placed on hold pending a decision by the Pennsylvania Supreme Court regarding the legal status and regulation of such devices.

B. Ordinance #758 Amending Chapter 152 Vehicles and Traffic Parking Penalties:

A Public Hearing was opened for discussion of Proposed Ordinance #758, which would amend Chapter 152 Vehicles and Traffic Parking Penalties for parking

violations, reports and ticketing. By passing the ordinance, it will allow the Borough to adjust their parking fees to be adjusted through the Borough Fee Schedule. A new Fee Schedule will need to be presented to increase the rates to increase from \$10 to \$25, which is equivalent to Perkasio Borough's fee, allowing consistency for the Perkasio Police Department.

A motion was made by Ms. Dodson, seconded by Mrs. Hallman, and unanimously approved by all present, to adopt Ordinance #758, amending Chapter 152 Vehicles and Traffic Parking Penalties of the Codified Ordinances of the Borough.

C. Ordinance #759 Amending Chapter 160 Zoning to Regulate Noise:

A Public Hearing was opened for discussion of Proposed Ordinance #759, which would amend Chapter 160 Zoning to regulate Noise. The ordinance would establish regulations for noise, including sound measurement standards, maximum daytime and nighttime decibel levels, and applicable exemptions.

A motion was made by Mrs. Hallman, seconded by Mr. Hull, and unanimously approved by all present, to adopt Ordinance #759, amending Chapter 160 Zoning to Regulate Noise of the Codified Ordinances of the Borough.

D. Ordinance #760 Inserting New Chapter 96 Peace and Good Order:

A Public Hearing was opened for discussion of Proposed Ordinance #760, which would insert Chapter 96 Peace and Good Order. The Ordinance would prohibit disorderly conduct and disturbances of the peace, define conduct that constitutes such violations, and establish applicable penalties.

A motion was made by Ms. Dodson, seconded by Mrs. Hallman, and unanimously approved by all present, to adopt Ordinance #760, inserting New Chapter 96 Peace and Good Order of the Codified Ordinances of the Borough.

E. Ordinance #761 Amending Chapter 160 Zoning to Provide Regulations for Short Term Rentals:

A Public Hearing was opened for discussion of Proposed Ordinance #761, which would amend Chapter 160 Zoning to provide Regulations for Short Term Rentals. The ordinance would permit Short-Term Rentals as conditional uses in specified zoning districts, establish licensing and inspection requirements, set forth operating standards and fees, provide for enforcement and appeals, and establish nuisance and violation procedures.

A motion was made by Ms. Dodson, seconded by Mr. Hull, and unanimously approved by all present, to adopt Ordinance #761, amending Chapter 160 Zoning to Provide for Regulations for Short Term Rentals of the Codified Ordinances of the Borough.

V. DEVELOPER ITEMS:

There were no developer items.

VI. BOROUGH BUSINESS ITEMS:

A. CONSENT AGENDA:

1. Council Meeting Minutes of June 8, 2026.
2. June 2026 Treasurer's Reports: See Treasurer's Report on file.
3. June 2026 Tax Collector's Reports: See Tax Collector's Report on file.
4. June 2026 Mayor Hufnagle's Report: See PPD Report on file.
5. June 2026 Reports from Operating Departments:
6. June 2026 Solicitor's Report: See Solicitor's Report on file.
7. June 2026 Engineer's Report: See Engineer's Report on file.
8. June 2026 Building Permits
9. June 2026 Reports from Commissions and Boards:
 - a. Public Management Committee Minutes
 - b. Parks and Recreation Board Minutes of June 9, 2026.
 - c. Planning Commission Minutes
 - d. Zoning Hearing Board
 - e. Emergency Management Agency

A motion was made by Ms. Dodson and seconded by Mr. Hull to approve the Consent Calendar items A.1 through A.9.e. The motion carried unanimously.

VII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:

B. Council

Mayor Hufnagle thanked Ms. Dodson for her hard work for the skit that was part of the National Bell Ringing on the 4th of July. Everyone agreed the event was a success.

Ms. Dodson mentioned that she reached out to a political science teacher at Pennridge High School to discuss the Junior Council program. He will be putting it on his agenda to discuss with his students when they return in the fall.

Mrs. Hallman provided a list of areas that need to be addressed for clean-up around town.

Mr. Crouthamel expressed concern to Chief Schurr regarding motorized bikes and scooters and questioned whether an ordinance prohibiting them had already been adopted. It was noted that the Borough is waiting for Perkasio Borough to finalize its ordinance so Sellersville Borough can adopt a similar ordinance for consistency in enforcement. Chief Schurr informed Mr. Crouthamel that he would share Perkasio Borough's ordinance once it was closer to being passed.

H. Manager

1. **Resolution #2026-12 – Authorizing Submittal of an Application for the 2026 Pennsylvania Department of Community & Economic Development Multimodal Transportation Fund for Five Points Intersection:**

Mr. Crouthamel stated he was working on a multimodal transportation fund grant application through PA DCED for the Five Points Intersection. The funds would be used to repair the failing storm water system, sidewalks, lighting, and ADA

compliant ramps along the section of Main Street from the Five Points Intersection to Temple Avenue.

A motion was made by Ms. Saylor, seconded by Mrs. Hallman, and unanimously approved by all present, to adopt Resolution #2026-12 authorizing grant application in the amount of \$2,730,594.67 to the Pennsylvania Department of Community & Economic Development Multimodal Transportation Fund for the Five Points Intersection.

2. Resolution #2026-13 – Sunshine Act – Opposition to PA State Senate Bill No. 1150 and House Bill No. 2146:

Council directed staff to prepare resolution #2026-13 opposing Pennsylvania State Senate Bill No. 1150 and House Bill No. 2146. The Bills would restrict adding agenda items to a Council meeting, forcing Council to hold special meetings or delays in action on last-minute items.

A motion was made by Ms. Dodson, seconded by Mrs. Hallman, and unanimously approved by all present, to approve Resolution #2026-13 that expresses Sellersville Borough Council's opposition to PA State Senate Bill No. 1150 and House Bill No. 2146.

3. Farmers Lane Development – Request for Escrow Release #1:

Farmers Lane Development was requesting Escrow Release #1 in the amount of \$48,567.02. Cowan Associates, Inc. has reviewed the request and approved the request of Escrow Release #1.

A motion was made by Ms. Dodson and seconded by Ms. Saylor, and unanimously approved by all present, to approve Escrow Release Request #1 in the amount of \$48,567.02 for Farmers Lane Development.

4. North Main Street Sewer Replacement Award of Contract:

Four bids had been received for the North Main Street Sewer Replacement, with the lowest responsible bid being Wolverine Constructors of Quakertown, PA, at \$171,788.99.

A motion was made by Ms. Dodson and seconded by Mrs. Hallman, and unanimously approved by all present, to table the North Main Street Sewer Replacement Award of Contract for a future meeting.

VIII. OTHER BUSINESS:

1. County Tax Collection Ordinance Draft Discussion:

Ms. Kushto created a sample ordinance that would allow the Bucks County Tax Claim Bureau to collect delinquent taxes on behalf of the Borough. The Borough currently uses Portnoff Law Associates to collect the delinquent taxes, for a fee. The Bucks County Tax Claim Bureau would collect on behalf of the municipality at no cost/fee.

Council requested Mrs. Detweiler investigate how much the Borough pays in fees and table the discussion until the next meeting.

2. AI Policy Draft:

Council was presented with a draft AI policy for review. They would like to have the draft presented at the next Council meeting.

IX. PUBLIC COMMENT – NON-AGENDA ITEMS:

There was no public comment on non-agenda items.

X. AUTHORIZATION FOR PAYMENT OF INVOICES:

The June 2026 invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 41553 through 41581 totaling \$236,897.03.

A motion was made by Mr. Hull, seconded by Ms. Dodson, and unanimously approved by all present, to authorize payment of bills for the month of June 2026 totaling \$236,897.03, along with any additional invoices that may be received before the next meeting and incur additional fees due to payment date and any invoices with automatic payments and to authorize automatic payment of the Pennsylvania Infrastructure Investment Authority (PennVEST) loan for the Lawn Avenue Sewer Replacement project.

XI. EXECUTIVE SESSION:

At 8:05 p.m., Council convened into Executive Session to discuss legal matters. No action was taken. Council reconvened the regular meeting at 8:40 p.m.

XII. ADJOURNMENT:

There being no additional matters to come before this meeting of Council, Council President Crouthamel declared the meeting duly adjourned at 8:40 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Monday, August 10, 2026, at 7:00 p.m.

Attest: _____
Brenda L. Detweiler, Secretary
Sellersville Borough Council