

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

September 14, 2026
7:00 P.M.

The Regular September 14, 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 David A. O'Donnell 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:	Kathy Hallman Marie Howells

II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:

*See below for addition of Zoning Hearing Board Application – 220 North Main Street

III. PUBLIC COMMENT AGENDA ITEMS ONLY:

There was no public comment on agenda items.

IV. PRESENTATIONS AND HEARINGS:

There were no presentations and hearings.

V. DEVELOPER ITEMS:

There were no developer items.

VI. BOROUGH BUSINESS ITEMS:

A. CONSENT AGENDA:

1. Council Meeting Minutes of August 10, 2026.
2. August 2026 Treasurer's Reports: See Treasurer's Report on file.
3. August 2026 Tax Collector's Reports: See Tax Collector's Report on file.
4. August 2026 Mayor Hufnagle's Report: See PPD Report on file.
5. August 2026 Reports from Operating Departments:
6. August 2026 Solicitor's Report: See Solicitor's Report on file.

7. August 2026 Engineer's Report: See Engineer's Report on file.
8. August 2026 Building Permits
9. August 2026 Reports from Commissions and Boards:
 - a. Public Management Committee Minutes of August 26, 2026
 - b. Parks and Recreation Board Minutes of August 4, 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

Mr. Crouthamel discussed the East Rockhill Township response regarding the Borough's request for a portion of reimbursement for the Sellersville Fire Department's Workers Compensation policy premium. Council wanted to further investigate the numbers provided before accepting payment. He also updated Council on the status of the PP&L lights to be installed by the PennDOT bridge on North Main Street. One of the hurdles for the installation of the lights is the trenching and boring for electricity. After much discussion with the PP&L representative, it was decided to put the installation of the lights on hold so staff can investigate the prices of solar lights.

Ms. Dodson followed up with Council regarding her conversation with her contact person at the high school for the search of a Junior Councilperson for the Borough. He informed her that he could let the students know about it during morning announcements. Ms. Dodson did ask him if someone from the Borough would be able to come and speak in front of the students. He would check and get back to her.

Chief Schurr stated that the department started with a new records management system and his report has a slightly different appearance. If Council had any questions regarding his reports, he was available to answer any questions.

H. Manager

1. Tax Exempt Properties/PILOT Agreement:

Mrs. Detweiler presented a draft letter to mail to tax exempt properties in the Borough. In addition to the letter, she provided the list of properties which included churches and the fire department. Council decided not to move forward with the requests for an agreement since many of the entities are already struggling financially.

VIII. OTHER BUSINESS:

A. Data Center Draft Ordinance Revision Discussion:

Ms. Kushto presented a revised data center draft ordinance that included Council's requested changes from the previous meeting. Ms. Kushto stated she would amend the ordinance to refer to the current noise ordinance of the Borough. Council agreed to the amendment, provided the sound levels did not exceed what is in the current

revised draft ordinance. Council would like the draft ordinance to be presented to the Planning Commission.

B. Pennridge Crop Walk Special Event Application, October 11, 2026:

Mrs. Detweiler was in receipt of a Special Event Application for the Pennridge Crop Walk Charity Event in Lenape Park on October 11, 2026, from 1:00 p.m. to 2:30 p.m.

A motion was made by Ms. Saylor, seconded by Mr. O'Donnell, and unanimously approved by all present, to approve the Special Event Application for the Pennridge Crop Walk Charity Event in Lenape Park on October 11, 2026, from 1:00 p.m. to 2:30 p.m.

C. Druckenmiller Softball Fields – Infield Mix Request:

Deep Run Softball put a request into the Borough to purchase 3 loads of infield mix for the Druckenmiller Fields to re-do the fields in late fall/early winter. Mr. Crouthamel & Mrs. Detweiler had different viewpoints of how much infield mix was requested to be purchased. The estimate was for \$1,386.00. Was the amount requested going to be a total cost of \$1,386.00 or if that amount was to be multiplied by 3 for the 3 fields, at a total cost of \$4,158.00? Mrs. Detweiler would reach out to the representative of Deep Run Softball for clarification and bring it back to the next meeting.

D. Zoning Hearing Board Application – 220 North Main Street:

***A motion was made by Mr. O'Donnell, seconded by Ms. Saylor, and unanimously approved by all present, to add the Zoning Hearing Board Application – 220 North Main Street, Sellersville to the Council agenda meeting of September 14, 2026.**

A Zoning Hearing Board Application was submitted for relief of parking requirements and additional square footage for signage at 200 North Main Street, Sellersville. Council was questioning the variance regarding the proposed parking arrangement. It was not clear how the requested parking would be accommodated off-site. They asked Mrs. Detweiler to reach out to them to request their presence at the next Council meeting to provide additional clarification of placement of the proposed additional parking.

IX. PUBLIC COMMENT – NON-AGENDA ITEMS:

There was no public comment on non-agenda items.

X. AUTHORIZATION FOR PAYMENT OF INVOICES:

The August 2026 invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 41622 through 41652 totaling \$513,462.48.

A motion was made by Ms. Dodson, seconded by Ms. Saylor, and unanimously approved by all present, to authorize payment of bills for the month of August 2026 totaling \$513,462.48, 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 8:30 p.m., Council convened into Executive Session to discuss legal and land disposition matters. No action was taken. Council reconvened the regular meeting at 8:46 p.m.

A motion was made by Ms. Saylor, seconded by Ms. Dodson, and unanimously approved by all present, to authorize the sale of Parcel #39-007-036 on the north side of West Fairview Avenue, Sellersville, PA.

XII. ADJOURNMENT:

There being no additional matters to come before this meeting of Council, Council President Crouthamel declared the meeting duly adjourned at 8:47 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Tuesday, October 13, 2026, at 7:00 p.m.

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