

Sellersville Borough Council's
Public Management Committee
Teleconference Via ZOOM
Sellersville, Pa 18960

February 16, 2021
7:00 O'Clock P.M.

The February 16, 2021 Meeting of Sellersville Borough Council's Public Management Committee (PMC) was called to order by Chair Lois Dodson by teleconference at the above designated time.

ROLL CALL:

Mayor : Thomas C. Hufnagle

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

Absent : Marie Howells
Manager/Secretary : David J. Rivet

Engineer : Cheryleen Strothers

Solicitor : Randal White, Esq.

Other : Eileen Bradley

ZONING ORDINANCE CHANGE

Manager Rivet requested authorization to advertise a proposed ordinance to restrict residential use on the first floor of buildings in the Borough Core Commercial (BC) District. The intent of the ordinance was to prohibit the conversion of first floors of commercial buildings into apartments to aide in retaining those spaces for commercial ventures. The BC District had a wide mix of allowed uses including single family and multi-unit residences throughout the BC District; therefore, a wholesale ban would not be appropriate. The proposed ordinance also removed boarding houses, conversion apartments and dormitories from the BC District, but did not remove single-family dwellings.

MOTION: On a motion by Mr. Crouthamel and seconded by Ms. Saylor, Council unanimously authorized advertisement of the restriction of residential use on the first floor in the BC District.

STEPHEN BARTH CONSULTING GROUP PRESENTATION

Mr. Stephen Barth gave an overview of services offered by his firm, specifically revitalization and economic development. His team would conduct community surveys and conduct research to assist in making data-driven decisions for the future growth of the Borough. Mr. Barth believed that Sellersville had all the pieces in place to build upon, they just needed to be activated. Mr. Barth would send a few proposals for later discussion.

WEST PARK AVENUE STORM SEWER REPLACEMENT BIDS

Mr. Rivet stated that sealed bids had been received through PennBid for replacement of the West Park Avenue Storm Sewer System. The apparent lowest responsible bidder was Barasso Excavating of Oley, PA. Bid and alternates would come to \$76,257.00 and included removal and replacement of two sheds.

MOTION: On a motion by Mr. Hull and seconded by Ms. Saylor, Council unanimously awarded a contract for replacement of the West Park Avenue storm sewer system and alternates for \$76,257.00.

TRAFFIC SIGNAL BATTERY BACKUP

Mr. Rivet had received a quote from Signal Services, Inc. of West Chester for installation of a battery backup system for the traffic signal system at the Five Points intersection for \$6,760.00. Three additional intersection backups would be considered in the future.

MOTION: On a motion by Mr. Hull and seconded by Mrs. Hallman, Council unanimously awarded a contract to Signal Services, Inc. for installation of a battery backup system at the Five Points intersection for \$6,760.00.

DESIGNATION OF DOUG SMITH MINI PARK

Council discussed design and wording for the signage designated for the Mini Park to honor Doug Smith. Ms. Dodson would discuss this with Greg at BuxMont Awards. Mr. Hufnagle and Mr. Potoczny would work on wording and design.

SELLERSVILLE SENIOR APARTMENTS RECORD PLANS

Mr. Rivet indicated that Record Plans for the Sellersville Senior Apartments were ready for execution.

MOTION: On a motion by Mr. Crouthamel and seconded by Mrs. Hallman, Council unanimously authorized execution of the Sellersville Senior Apartments Record Plans.

WEST CHURCH AND EAST PINE STREETS ADA RAMP BID ADVERTISEMENT

Mr. Rivet requested authorization to advertise for bids to installed ADA-compliant ramps for the intersections on West Church and East Pine Streets.

MOTION: On a motion by Mr. Crouthamel and seconded by Ms. Saylor, Council unanimously authorized advertisement for bids to install ADA ramps at West Church and East Pine Streets.

INSTALLATION OF ELECTRICAL OUTLETS FOR OUTDOOR LIGHTING

Mr. Rivet presented a quote for PP&L to install outlets for seasonal lighting on eleven utility poles along Main Street for \$4,015.00.

MOTION: On a motion by Mrs. Hallman and seconded by Mr. Crouthamel, Council unanimously authorized installation of electrical outlets on eleven utility poles to be installed by PP&L at a cost of \$4,015.00, and authorized the manager to execute the appropriate contracts.

COMPREHENSIVE PLAN ACTION ITEMS REVIEW

The PMC discussed action items contained in the first two chapters of the Comprehensive Plan.

Mr. Crouthamel had concerns about meeting future budgetary obligations. He also suggested meeting with officials such as the Planning Commission and Revitalization Committee, and possibly creating a Historic Commission. He would look into what other communities had done to preserve and protect historic buildings.

Ms. Saylor wished to address infrastructure and flooding issues while remaining fiscally responsible. After a brief discussion it was decided to begin with Chapter 2 for the next meeting. Members will read through the chapter and take notes of items they feel should take priority.

The PMC agreed to have an annual meeting to discuss these issues with Borough committees, perhaps around the annual banquet.

OTHER

Chair Dodson suggested discussing the removal of the Lake Lenape Dam at a future meeting.

ADJOURNMENT

There being no further business or discussion, Chair Dodson declared the meeting duly adjourned at 9:05 P.M. The next regular Public Management Committee was scheduled for March 16, 2021 at 7:00 P.M.

Attest:

Eileen M. Bradley, Secretary

Sellersville Borough Council