

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

April 20, 2021  
7:00 p.m.

The April 20, 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:**

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

Manager/Secretary : Eileen M. Bradley  
Cheryleen Strothers, Cowan Associates

**PUBLIC COMMENT:**

Chair Dodson called for Public Comment on Non-Agenda items. Mr. Jesse Spangler of E. Park Avenue stated that he and a neighbor were having flooding issues at their properties along the frontage on Park Avenue, and in the rear where they abut Solar Atmospheres. Ms. Bradley noted that she had discussed his issues with the Borough Engineer and would get back to him shortly.

**VENTRAC PURCHASE:**

Mr. James Derstine of the Sellersville Public Works Department was on hand to answer any questions related to the proposed purchase of a Ventrac tractor and attachments.

Mr. Crouthamel asked what was involved currently in maintenance of ballfields and how many manhours were expended. How would the tractor help? Was it "overkill"?

Mr. Derstine stated that presently, fields were prepped by Penridge School District (PSD), as they use the fields. Routine ongoing maintenance was done by Sellersville Public Works (SPW), mainly by hand and with extremely aged equipment not designed for that purpose. The new tractor had attachments and versatility to extend its use for year-round service.

Mr. Potoczny believed a trailer would not be required to transport the tractor from place to place. The Borough owned a lot of parkland, and this was the system to maintain it properly.

**MOTION: On motion of Mr. Potoczny, seconded by Mrs. Hallman, and unanimously approved by all present, purchase of the Ventrac tractor and attachments (aerator, groomer, renovator, mower, and snow blower) for \$42,472.70, pending verification of two-year warranty.**

**BARTH CONSULTING GROUP:**

Mr. Steve Barth of the Barth Consulting Group (BCG) presented detailed slides of what his company can do to promote economic development in Sellersville Borough. This included bringing developers to the table, revitalization of existing businesses, building on assets we have and enhancing the Borough character, assisting businesses with ideas and funding opportunities. All of this will enhance the Borough, increase home values, and attract new businesses.

Mr. Crouthamel asked what next steps would be. Mr. Barth suggested outlining a scope of work, signing a contract, and getting the word out to the business community. Work could begin almost immediately.

Mr. Barth added that Bucks County had some funding opportunities for business due to COVID, with additional funding coming through the pipeline. The Upper Bucks Chamber of Commerce was expanding to include the Pennridge area, which was another source for contacts.

Ms. Dodson requested that the SBG proposal be added to the May 10 agenda for a vote.

**COMPREHENSIVE PLAN CHAPTER TWO REVIEW:**

The PMC discussed Chapter Three of the Comprehensive Plan. An error was noted on the page 27 table. Upgrade of the website and the addition of a newsletter and social media presence were suggested.

There was still a concern that West Rockhill Township contributes a fraction of what Sellersville Borough contributes to the Sellersville Fire Company, particularly in that they have a much larger number of calls than Sellersville.

Ms. Bradley would check on the status of the Bike Trail Grant Project.

Ms. Saylor stated that stormwater management issues would need to be addressed prior to larger revitalization of the Borough. Mr. Crouthamel added that while flooding was a critical issue, revitalization was just as important. Moving forward was important for both.

Mrs. Howells noted that trash collection for commercial entities was at the same rate as residential. Boarding houses and apartments created far more trash than single family residences. Mr. Crouthamel agreed that commercial enterprises should pay more. Ms. Bradley would research the issue in advance of bidding a new contract.

Council would review Chapter Four at the next PMC meeting.

**SEPTA TRAIN STATION LEASE:**

Ms. Bradley stated that she had been contacted by SEPTA regarding a new lease agreement for the Train Station at Lawn and Maple Avenues. She suggested that any agreement be postponed until after a decision was made regarding Steve Barth Group.

**SIGNS AND RENTAL INSPECTION LEGAL ACTION:**

Council reviewed outstanding sign ordinance violations and delinquent rental inspection properties. In a memo to Council, Solicitor White suggested legal action, to which Council concurred. Mr. Crouthamel also requested a report on the two-year old rental inspection program for a future meeting.

**NO IMPACT HOME OCCUPATION:**

Ms. Bradley noted that there were presently two zoning applications for Home Occupations pending. Each would require a Special Exception from the Zoning Hearing Board, a requirement of the LR (Low Density) and MR (Medium Density) Residential Zoning Districts. Home Occupations were not permitted in the MR-1 (Medium Density) and the I (Industrial) Districts but were permitted in all other districts. There was no definition of a No-Impact Home Occupation in the current Zoning Ordinance.

Ms. Bradley suggested that Council consider an amendment to allow No Impact Home Occupations in all Districts. This would allow businesses that have no visitors, need no additional parking, receive no business deliveries, etc. In the age of COVID, many residents were working from home, with no impact to the residential character of the Borough. Running a No Impact Home Occupation was essentially the same. She suggested, and Council agreed, that Solicitor White draft an amendment to the current ordinance for Council review.

**PARKING ON CLYMER AND FAIRVIEW:**

Ms. Dodson had requested that Council drive by Clymer and Fairview Avenues for purposes of adjusting existing parking regulations. Mr. Crouthamel believed both roadways were wide enough for parking along one side. He did have a concern about the bend in the road and whether parking should be restricted in that area. Council suggested that Cowan and Associates go out and measure all distances and make a recommendation that could be used to draft an ordinance amendment.

There was also a section of Diamond Street between Fairview and Clymer that was currently restricted, which could possibly be opened.

**MOTION: Mr. Crouthamel made a motion, seconded by Ms. Saylor to allow parking on one side of both Fairview and Clymer Avenues, subject to engineering safety review.**

Mrs. Howells suggested that evening parking could be regulated to allow residents to park on the street where business patrons usually take up all the parking. Mayor Hufnagle asked to table the parking discussion for further research on timed parking and availability of using the 200 block.

**MOTION: Mrs. Howells made a motion, seconded by Mrs. Hallman, and unanimously approved by all present, to table the prior motion to a future meeting.**

**PERKASIE POLICE DEPARTMENT CONTRACT:**

Ms. Bradley reported that she and Mayor Hufnagle and Councilman Potoczny had attended a meeting with Perkasio Borough to begin negotiations on a new police services contract. Nothing at this meeting was resolved and discussions would be ongoing.

**OTHER:**

**BCPC REVIEW OF ORDINANCE #738:**

Manager Bradley was in receipt of a Bucks County Planning Commission draft review letter for proposed Ordinance #738, amending Chapter 160 (Zoning) to restrict approved uses and limit the location of dwelling units in the Borough Core District, which she had forwarded to Council.

**W. PARK AVENUE SEWER BACKUP:**

Ms. Bradley stated that Pipe Data View Services would be out on Wednesday, April 28 to televise the sanitary sewer main on W. Park Avenue.

**CLEAN-UP DAY:**

Mr. Crouthamel and Mrs. Hallman had scheduled a Borough Clean Up Day for May 8 from 9:00 a.m. to 1:00 p.m., beginning at the American Legion parking lot. There were seven to ten volunteers tentatively scheduled and they were working on more. Equipment could be supplied by Bucks County. Information would be posted to the web with a request for additional volunteers.

**ADJOURNMENT**

There being no further business or discussion, Chair Dodson declared the meeting duly adjourned at 9:30 p.m. The next regular Public Management Committee was scheduled for May 18, 2021 at 7:00 P.M.

Attest:

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Eileen M. Bradley, Secretary  
Sellersville Borough Council