

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

April 24, 2024
7:00 p.m.

The April 24, 2024 Meeting of Sellersville Borough Council's Public Management Committee (PMC) was called to order by Chair Lois Dodson at Borough Hall, 140 E. Church Street at 7:00 p.m.

ROLL CALL:

Councilpersons: Mayor Thomas C. Hufnagle
Lois A. Dodson, Chair
James G. Hull, Vice-Chair
Donald Crouthamel, First Alternate
Kathleen J. Hallman
Marie G. Howells
Lynne A. Saylor
David A. O'Donnell

Manager: Eileen M. Bradley

ANNOUNCEMENTS:

Ms. Bradley stated that Council would meet in Executive Session after this meeting to discuss litigation. Ms. Bradley also requested the addition of Authorization to Advertise an ordinance for no parking on Maple avenue and no overnight parking at the Temple Lot, to be discussed under Other Business Item A.

PUBLIC COMMENT ON NON-AGENDA ITEMS:

There was no public comment at this time.

OLD BUSINESS:

HEC-RAS Study of Perkiomen Creek:

Ms. Bradley reminded Council of their recent decision to obtain a HEC-RAS study of Perkiomen Creek through Gilmore and Associates to address flooding issues. Mr. Doug Rossino had informed her that Bucks and Montgomery Counties were gearing up to perform a HEC-RAS study of the entire Perkiomen Creek Watershed. He had asked if Sellersville still wanted to proceed with the \$30,000 study ordered or wait until the joint committee eventually completed their study. It would save Sellersville \$30,000 but would delay any mitigation efforts for years.

A motion was made by Mr. Crouthamel, seconded by Mr. O'Donnell, and unanimously carried by all present, to proceed with the contract with Gilmore and Associates, Inc. to conduct a HEC-RAS watershed study of the Perkiomen Creek for a cost not to exceed \$31,000.00.

PAVING BID AWARD:

Ms. Bradley stated that bids for the 2024 Paving Program had been received the day before, but she was not prepared to recommend awarding a contractor at this time. Both projects included replacement of ADA Ramps as an alternate to the projects. In the case of E. Church Street, the low bidder cost for the ramp replacements exceeded the cost for actual paving work. She preferred to investigate and present alternatives. She would place the bid award on the next agenda.

NEW BUSINESS:**Resolution #2024-09: Blighted Property 60 Noble Street:**

Ms. Bradley stated the Blighted Property Review Committee (BPRC) had declared 60 Noble Street (TMP #39-003-256) a blighted property at their April 9, 2024 meeting, Borough Planning Commission (SPC) had certified that decision at their April 15, 2024 meeting, recommending the property be redeveloped for residential or commercial uses. The property was 1.6 acres in the BC Borough Core District. In 2022, the last known tenant left unexpectedly. The owner, Jerusalem Gold, had not paid real estate taxes from 2019 to the present.

The facility was an auto repair shop in the 1950's, had a 2,100 gallon above-ground storage tank filled with an unknown pink fluid, a second above-ground storage tank, an underground propane storage tank, a well head of unknown condition, a zipper trench, and trash and debris stored outside. The interior of the facility was completely unknown, with the possibility of additional hazardous materials, lead paint or asbestos.

The law provides that a property is blighted if any ONE of the conditions exists as listed on pages three and four of the Redevelopment Authority of Bucks County's (BCRDA) Blighted Property Report. After discussion, the BCRDA and BPRC specifically determined that the property meets NINE conditions for blight:

- The premise was a public nuisance, and owners presented a failure to maintain the property.
- The conditions of the property presented an attractive nuisance to the neighborhood.
- The conditions of the property were unsanitary and unfit for habitation.
- The structure was a fire hazard (vacant and possible hazardous materials).
- Utilities were disconnected (unfit for habitation).
- A vacant building in a community was a place collecting trash, vermin, etc.
- The structure was unoccupied and had not paid taxes for more than two years.
- The Storage tanks and unknown hazardous materials contained within the structure posed a hazard.
- A property with at least three of the following characteristics: unsafe accessways (alley); property maintenance code issues; unoccupied; and more...

Council was asked this evening to also pass a resolution to certify the determinations of the BPRC and SPC by passing their own resolution.

Once those actions were taken, the Zoning Officer would give the property owner 30 days' notice to correct the blighted conditions or be subject to condemnation. Service

could be by personal delivery, or certified and regular mail, and posting on the property itself. If the owner failed to address the deficiencies, Borough Council would then pass a resolution to request the BCRDA to begin an eminent domain proceeding.

The BCRDA would have the property appraised, and have a title report prepared, and a Declaration of Taking would be drafted. The property owner would receive a 30-day notice where he/she could make an argument against the taking to the Court of Common Pleas. The BCRDA would then file a preliminary injunction and obtain a right of possession.

Once completed, the BCRDA would contact interested developers to enter into a redevelopment agreement with the BCRDA to rehabilitate the structures or tear down the existing structure(s) and rebuild. The BCRDA only worked with vacant properties. The owner had a year to contest the value given on the property.

Mrs. Howells made a motion, seconded by Mr. Hull, and unanimously approved by all present, to approve Resolution #2024-09, certifying to the Bucks County Redevelopment Authority of Bucks County the 60 Noble Street (TMP #39-003-256) as blighted under the Urban Redevelopment Law, and recommending that the property be used for Residential or Commercial uses.

OTHER BUSINESS:

Ordinance – No Parking Maple Avenue; No Overnight Parking Temple Lot:

Ms. Bradley stated that Borough Solicitor Vicki Kushto had drafted an ordinance addressing no parking on the east and west sides of Maple Avenue from W. Temple Avenue to Farmers Lane. Additionally, the ordinance would prohibit parking in the Municipal Lot at W. Temple Avenue between the hours of 11:00 p.m. and 6:00 a.m. She requested authorization to advertise the ordinance.

Mr. Crouthamel made a motion, seconded by Mr. O'Donnell, and unanimously approved by all present, to authorize advertisement of an ordinance amending Chapter 152, Article III of the Codified Ordinances to prohibit parking on the east and west sides of Maple Avenue from W. Temple Avenue to Farmers Lane; and to prohibit overnight parking within the W. Temple Municipal Lot between the hours of 11:00 p.m. and 6:00 a.m.

Porch Fest:

Ms. Bradley stated that Perkasio Borough had cancelled their annual Porch Fest Event in Perkasio; however, the promoters had encouraged residents and businesses throughout the area to continue with the event. Shanteel Yoga and the Moose Lodge were planning to participate in the unofficial May 11, 2024 event. Perkasio Police and Sellersville Administration would be monitoring the events that weekend to ensure safety of Sellersville residents.

PUBLIC COMMENT:

There was no public comment at this time.

EXECUTIVE SESSION:

AT 7:35 p.m., Council convened into Executive Session to discuss litigation. No action was taken. Council reconvened at 8:15 p.m.

ADJOURNMENT:

There being no further business or discussion, Mr. Hull declared the meeting duly adjourned at 8:20 p.m. The next regular Public Management Committee Meeting was scheduled for Wednesday, May 29, 2024 at 7:00 p.m.

Attest:

Eileen M. Bradley, Secretary
Sellersville Borough