

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

April 30, 2025
7:00 p.m.

The April 30, 2025 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:

Council: Mayor Thomas C. Hufnagle
Lois A. Dodson, Chair
James G. Hull, Vice Chair
Donald Crouthamel, First Alternate
Kathleen J. Hallman
Lynne A. Saylor

Absent: Marie G. Howells
David A. O'Donnell

Also Present:
Manager: Eileen M. Bradley
Solicitor: Vicki Kushto, Esq.

ANNOUNCEMENTS:

There were no announcements this time.

PUBLIC COMMENT ON NON-AGENDA ITEMS:

Mr. Harry Hallman of Maple Avenue asked if there could be refreshed turning lane painting in the northbound lanes of S. Main Street. He added that perhaps dotted lines extending through the intersection at Five Points would also assist in prohibiting accidents in the intersection. Ms. Bradley stated that she would follow up with PennDOT.

OLD BUSINESS:

A. Community at Rockhill/IDA Mortgage:

Ms. Bradley had received notification that the Community at Rockhill was intending to pay off the mortgage that the Sellersville Industrial Development Authority (IDA) had negotiated on their behalf in 2017. The IDA would need to sign off on the closing documents. Ms. Bradley would schedule a meeting.

NEW BUSINESS:

A. Parking Ordinance Amendment E. Walnut Street:

Ms. Bradley noted that issues had developed over restricted parking on E. Walnut Street at the Mini Park. The original ordinance was unclear over the

distances between a 15-minute time limit area and a 2-hour time limit area; therefore' the ordinance would need to be amended for clarity. After discussion, Council agreed to make the entire area a 2-hour limited parking zone. Ms. Bradley would draft an amendment for Council review.

B. Telford Borough Authority-Sellersville Agreement – Griffio Carillon Road:

Ms. Bradley stated that a 2018 agreement between Sellersville and the Telford Borough Authority (TBA) had allowed one additional connection to the sewer system near the Carillon Hill subdivision for an existing home in West Rockhill Township. TBA was now asking for an additional connection in the same vicinity for construction of a new home on the divided lot. The agreement presented would allow one additional connection at 17 Carillon Road, West Rockhill for a one-time connection fee of \$2,500.00.

A motion was made by Mr. Crouthamel, seconded by Mr. Hull, and unanimously approved by all present, to execute an Amended Interconnection Agreement for 17 Carillon Road for one additional sewer connection.

C. Oakwood Terrace-Toll Bond Release #1:

Ms. Bradley updated Council on progress of the public sewer improvements at the Oakwood Terrace development in West Rockhill Township, reminding them that the Pennsylvania Department of Environmental Protection (DEP) had required Sellersville to take possession of the entire sewer system. Toll Brothers (the developer) had completed a large portion of the sewer infrastructure and was requesting release of \$179,222.43 from the surety bond. This would leave \$374,283.00 remaining to guarantee the project.

A motion was made by Mr. Crouthamel, seconded by Ms. Saylor, and unanimously approved by all present, to approve Bond Release #1 for the Oakwood Terrace/Toll Project in the amount of \$179,222.43, leaving \$374,283.00 remaining.

OTHER BUSINESS:

A. 2024 Paving Update:

Ms. Bradley noted that all required utility cuts at 47 W. Clymer Avenue had been completed on Monday, ahead of contracted paving that began Wednesday on W. Clymer Avenue. Paving was progressing well.

PUBLIC COMMENT:

There was no public comment at this time.

EXECUTIVE SESSION:

At 7:35 p.m., Council convened into Executive Session to discuss land acquisition, and personnel issues. No decisions were made. Regular session was reconvened at 8:20 p.m.

ADJOURNMENT:

There being no further business or discussion, the discussion ended at 8:20 p.m. The next regular Public Management Committee Meeting was scheduled for Wednesday, June 25, 2025 at 7:00 p.m.

Attest:

Eileen M. Bradley, Secretary
Sellersville Borough