

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, FEBRUARY 12, 2024**

1. **CALL TO ORDER:** The February 12, 2024, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President Timothy Hayes, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Timothy Hayes	Jeffrey Sharer
	Brent Smith	Matthew Mayes
	Philip Kessler	Keeley Rosenthal
	Sean Brennan	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Brian Cihak, P.E.
Police Chief:	Michael Regan
Fire Chief:	Kevin Nugent*
Emergency Management Coordinator:	Michael Tuttle

*Not Present

**Late Arrival

2. **Pledge of Allegiance:** President Hayes led Council and the audience in the Pledge of Allegiance.

3. **Council President Announcements:** President Hayes announced Council held an Executive Session prior to the meeting to discuss personnel.

4. **Public Comment on Non-Agenda Items:** There were no comments at this time.

5. **Approval of Minutes:**

- 5.1. **Minutes of Meeting of January 22, 2024:**

Motion by Mr. Kessler, seconded by Mr. Brennan and unanimously carried, the minutes of the January 22, 2024 meeting were approved, as presented.

6. **Payment of Bills:**

- 6.1. **Bills List dated February 12, 2024, in the amount of \$118,813.40 (all funds):**

Motion by Mr. Smith, seconded by Mr. Kessler and unanimously carried, Council approved the bills list dated February 12, 2024, in the amount of \$118,813.40.

7. **Borough Official Reports:**

- 7.1. **Dublin Fire Company:** Council was provided with the January 2024 report. They responded to thirty-two (32) calls, ten (10) of those calls were in the Borough.

7.2. Mayor: Mayor Hayes encouraged everyone to visit the Anchor at Dublin Inn, which recently opened. He reported that the food was delicious, and the restaurant was filled to capacity. He also informed Council that Farm to Toast recently relocated within The Square. Numerous new businesses are relocating to the Borough, and we are moving towards Dublin becoming a destination area. Ms. Rosenthal asked what business will be occupying the former Farm to Toast location. Mayor Hayes informed her that an Italian Market will be opening in April.

7.3. Borough Manager: Ms. Pursell provided Council with her January 2024 report. Mayor Hayes asked her if there is anything the Borough can do to get the residents to remove their trash and recycling cans from the sidewalks more timely. It was suggested to make a posting on social media.

Ms. Pursell informed Council that the Pump House at Well #5, behind ACE Hardware, lost power last week. PECO discovered that the line was nicked, and heat melted the line. The issue also affected the lights at the Shopping Center. Power has since been restored in the area.

Mr. Sharer inquired about the status of the residential meter on Rickerts Road in Hilltown Township. Ms. Pursell advised that Mr. McHugh replaced the meter, and an invoice was sent to Hilltown Water and Sewer Authority for the cost of the replacement meter. Ms. Pursell believes Hilltown removed their own meter, leaving only our meter in place, since there isn't room for two meters.

Ms. Pursell reminded everyone that Utility payments are due by February 15th.

7.4. Chief of Police: Chief Regan provided Council with the Police Report for January 2024, which included 120 total incidents. Officer Smith completed 2024 Legal Updates training for MPOETC. Their Bus Patrol School Bus Violation Program is currently on-hold until the legislature updates Title 67 which expired on December 22, 2023. They are hoping that it will be corrected by the end of the month. Once it is authorized, they can go back 90 days and there will be a lot of violations. Chief Regan attended Safer together Training-Command Level at the Pennsylvania State Police Training Center in Skippack, PA. Detective McClelland attended training on upcoming changes to CODY, the department's record management system. A cyberattack on the Bucks County Radio System rendered the system unusable for data transmission for an extended period and affected police operations throughout the County. The PA State Police handled 1 call overnight during the month (an alarm activation).

Mr. Mayes inquired with the Chief about a fire assist EMS call in January between 6:00 am and 7:00 am which prompted a response from the State Police and did not appear on the reported calls.

President Hayes noted the Bucks County NAACP released their report encompassing all the police departments in the county and it contained commendable feedback for Dublin Borough.

Ms. Rosenthal was thrilled to inform Council that Officer Smith saved someone by successfully reviving them. Chief Regan elaborated on the actions that he took with narcan.

7.5. Borough Engineer: Mr. Cicak provided Council with an update on the Borough's water system capacity. This was in response to questions from a Planning Commission Meeting discussing the Moyer Farm Development and water concerns. Dublin has four (4) wells with a capacity of 7.13 million gallons per month. Dublin uses about half of the capacity, (about 3.4 million gallons per

month). This is why there were no issues when well #5 recently lost power. Residents expressed concern with future developments. Mr. Cicak explained how much water is used, for example; the Dublin Town Center increased about .14 million gallons per day, increasing the 3.4 million per month to 3.5 million per month. For many years, Dublin had a water monitoring reporting requirement. In 2020 the Borough was advised that they no longer had to monitor levels as often. The Borough does continue to regularly monitor the water to make sure the quality is there for the residents. Mr. Smith mentioned Dublin Acres had concerns, he suggested we should inquire if they had any issues when our well went down. Mr. Sharer asked if we could measure the well depth. Mr. Cicak stated we can measure it but are not required to report it to the Delaware River Basin anymore.

7.6. Borough Solicitor: Mr. Kracht mentioned Dublin Borough has a TC plume (superfund site) in the Borough monitored by EPA. The residents that went to the Planning Commission Meeting are concerned with it. President Hayes suggested having information available about it to the residents for the next Planning Commission Meeting.

8. Discussion Items:

8.1. Moyer Farm/Dublin Shopping Center Update: Ms. Pursell informed Council that the Planning Commission had a second meeting on February 5th for the Moyer development. They discussed the review letters in detail from CKS Engineers and David Babbitt (the Borough Planner). There was a consensus from the Planning Commission to support the sketch plan that was submitted, and they suggested they move forward with land development submittal.

Mr. Kracht pointed out that the PC wasn't given the opportunity to comment on the request for zoning changes. Some of the concerns at both meetings were about traffic. He recommended the Borough use the same traffic Engineer McMahon (Bowman), as they did in the past with the Dublin Town Center. PennDOT may impact the project and Mr. Babbitt will agree to what PennDOT decides. President Hayes emphasized that the primary concern is parking. He met with Mr. Loughery to inquire if he had any ideas regarding what he intends to do with the reserved area. Mr. Loughery considered the possibility of creating an amphitheater. President Hayes suggested a meadow or garden. Mr. Kracht mentioned the \$108,000.00 from DTC development may be transferred to the new development for a community project. Mr. Smith suggested Mr. Loughery bring some ideas to Council for the public amenities. Mr. Kracht mentioned that the HOA will be responsible for its maintenance. Mr. Mayes suggested installing a small playground or other amenities the residents can enjoy. The roads in the DTC will not be dedicated until Mr. Loughery spends the money on the public amenities. Mayor Hayes proposed that the Borough should meet with Mr. Loughery to collaborate on a proposal regarding how to allocate the funds. The ideas previously discussed included installing a gazebo or a fire pit.

8.2. Request for Fire Police at Dublin Borough Community Day – June 1, 2024:

Motion by Mr. Smith seconded by Mr. Kessler and unanimously carried, Council approved the request for fire police at Dublin Borough's Community Day on June 1, 2024.

9. Committee Reports: Mr. Mayes announced there will be a Community Day Meeting before the meeting on March 11, 2024 at 6:30 p.m. President Hayes announced the Committee decided on who would receive the awards at Community Day. Living Hope will be receiving the Organization Award, and the Individual Award will be going to the family of Kent Moore.

10. **Public Comment:** There were no comments at this time.
11. **Comments from Council Members:** There were no comments from Council Members.
12. **Executive Session:** President Hayes announced Council would be meeting in Executive Session to discuss a real estate and personnel matter and that Council will not be reconvening after the Executive Session.
13. **Adjournment:** Upon motion by Mr. Sharer, the meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

Date Approved: 02/12/2024

Colleen M. Pursell
Colleen M. Pursell, Manager/Secretary