

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
TUESDAY, MAY 26, 2026**

- 1. CALL TO ORDER:** The May 26, 2026, 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
	Matthew Mayes	Keeley Rosenthal*
	Sean Brennan	Jeanette Pasqua
	Marianna Leffever	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Scott MacNair, Esq.*
	Vicki Kushto, Esq.
Borough Engineer:	Erik Garton, P.E.*
	Matt Bailor, P.E.*
	Mike Zee, P.E.*
Borough Conflict Engineer:	Tim Fulmer, P.E.*
Police Chief:	Michael Regan
Fire Chief:	Dale Meyers*
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 had no comments at this time.

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

- 5. Approval of Minutes:**

- 5.1. Minutes of Meeting from April 27, 2026:**

Motion by Mr. Brennan, seconded by Ms. Pasqua, and unanimously carried, approving the minutes of April 27, 2026, meeting as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated May 11, 2026, in the amount of \$43,345.93 (all funds).**

Motion by Mr. Mayes and seconded by Mr. Brennan, and unanimously carried, approving the bills list for May 11, 2026, in the amount of \$43,345.93.

6.2. Bills List dated May 26, 2026, in the amount of \$78,385.30 (all funds).

Motion by Mr. Mayes and seconded by Mr. Brennan, and unanimously carried, approving the bills list for May 26, 2026, in the amount of \$78,385.30.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers was not present. The April 2026 report he provided Council with shows they responded to twenty-eight (28) calls, five (5) of those calls were in the Borough.

7.2. Mayor: Mayor Hayes had no comments at this time.

7.3. Borough Manager: Ms. Pursell discussed the removal of the squirrels in the attic at Borough Hall. Mr. Sharer asked for clarification on a delinquent real estate tax report and a Water Fund CD. Ms. Pursell addressed both questions. He then went on to ask about specific residents who have high outstanding utility bills and how those were being addressed. Ms. Pursell provided details for each property in question, including liens and shut offs.

7.4. Chief of Police: Chief Regan provided Council with the April 2026 report which included two hundred fifty-eight (258) total incidents. The Bus Patrol School Bus Violation Program had six (6) referrals, of which four (4) were approved for citation. Chief Regan and Sergeant Kirk assisted Perkasio Police with a ceremony and procession for the 100th anniversary of the deaths of two Perkasio firefighters. Chief Regan was re-sworn as a Bucks County Drug Task Force officer. Chief Regan, Sergeant Kirk, and Officer Stillman assisted at a license plate renewal event at the Dublin Volunteer Fire Company hosted by State Representative Shelby Labs and Senator Jarrett Coleman. The carpet was replaced in the police station. Chief Regan attended a virtual hoarding class presented by the Bucks County Hoarding Task Force. He also attended a grant course for First Responders hosted by Senator Jarrett Coleman. All officers completed yearly training in Cells and Temporary Holding. Chief Regan and Officer Gol completed yearly mandatory recertification training. Chief Regan participated in the first ever Bucks Chief Roundtable event held in Newtown Township. Chief Regan and Detective McClelland attended yearly TAC officer recertification held at the Montgomery County Training Center. The Spring Drug Take Back Event was held at the Dublin Volunteer Fire Company that yielded 59.89 pounds of medications. Along with the 62.71 pounds of medication turned over from the lobby collection box, a total of 122.60 pounds will be incinerated. The PA State Police handled one (1) call overnight in the Borough. Chief Regan stated the reaccreditation was complete and explained the process to Council.

7.5. Borough Engineer: Not present.

7.6. Borough Solicitor: Ms. Kushto updated Council on the status of the order of closure at 113 South Main Street.

8. Discussion Items:

8.1. Request for Fire Police – Dublin Volunteer Fire Company Carnival

Motion by Mr. Sharer, seconded by Mr. Brennan and unanimously carried, approving the use of surrounding Fire Police at the Dublin Volunteer Fire Company Carnival scheduled for July 10th – 11th and July 14th – 18th.

8.2. Approval of Fire Police Request – Quakertown Borough (Fire Dept. Carnival):

Motion by Mr. Sharer, seconded by Mr. Brennan and unanimously carried, authorizing available Dublin Fire Police to assist Quakertown Fire Department's Annual Carnival scheduled for June 2nd – 6th from 5:30 pm – 10:00 pm.

8.3. Approval of Fire Police Request – Sellersville Borough (Fire Dept. Carnival):

Motion by Mr. Sharer, seconded by Mr. Brennan and unanimously carried, authorizing available Dublin Fire Police to assist Sellersville Fire Department at their Annual Carnival scheduled for July 7th - 11th from 6:00 pm – 11:00 pm.

8.4. Approval to Open New General Fund and Water Fund CD: Ms. Pursell stated that on June 8, 2025, the Borough opened a 12-month General Fund CD in the amount of \$239,000.00 through PLGIT with Solera National Bank which will mature on June 8, 2026. Additionally, on April 17, 2025, the Borough opened a 12-month Water Fund Capital CD in the amount of \$239,000.00 through PLGIT with Mission National Bank which matured on April 17, 2026. She asked for Council's authorization to open a new General Fund CD and Water Fund Capital CD in an amount not to exceed \$250,000.00 each through PGLIT with the bank offering the highest interest rate.

Motion by Mr. Sharer, seconded by Ms. Pasqua and unanimously carried, authorizing the Borough Manager to open a new General Fund CD and a new Water Fund Capital CD in an amount not to exceed \$250,000.00 through PLGIT with the bank offering the highest interest rate.

8.5. Request for Escrow Reduction – Moyer Farm: Ms. Pursell advised the Borough received a request from the Moyer Farm developer for a reduction in their escrow, based on completed site improvements. Conflict Engineer Tim Fulmer of Wynn and Associates has reviewed the request and recommended the release of \$524,530.23. A brief discussion was held with the developer regarding progress to date.

Motion by Mr. Mayes, seconded by Ms. Leffever and unanimously carried, authorizing Escrow Release #1 to the Moyer Farm developer in the amount of \$524,530.23.

8.6. Public Hearing: Consideration to Adopt Verizon Ordinance: Ms. Kushto gave an overview of the Verizon Cable Franchise Agreement. She highlighted the term of the lease, that the lease provides for the maximum allowable franchise fee to be collected and a provision that states if the law is ever increased to allow a greater fee that the Borough will then get that greater fee.

Motion by Mr. Brennan, seconded by Ms. Leffever and unanimously carried, to adopt Ordinance No. 349 authorizing the execution of the cable franchise agreement with Verizon Pennsylvania, LLC, as presented.

8.7. Public Hearing: Consideration to Adopt Tax Claim Ordinance – Delinquent Real Estate: Ms. Kushto gave an overview of the draft Ordinance No. 350 which allows for the collection of delinquent real estate taxes by Bucks County as the alternate tax collector. This sets the interest charged to 9% and allows for reasonable charges, expenses, and fees. Ms. Pursell added that this allows the Borough to be whole as they would collect 100% and the extra 5% is collected by the County.

Motion by Mr. Brennan, seconded by Ms. Pasqua and unanimously carried, to adopt Ordinance No. 350 Amending the Code of Dublin Borough by Amending Chapter 24 Taxation, as presented.

8.8. Discussion on Responsible Contracting Ordinance: President Hayes proposed that in light of the upcoming infrastructure projects planned in Dublin Borough, Council should discuss adopting an ordinance that establishes responsible contractor requirements for public construction and maintenance contracts. Currently, there are some local municipalities that have adopted such an ordinance. He explained in order for a contractor to bid on a public project, they must meet certain requirements. The requirements include: compliance with State and Federal regulations, proper certifications and qualified employees working on the job. Mr. Sharer asked if the proposed ordinance would disqualify contractors who do not pay union rates or are required to pay prevailing wages. President Hayes explained that this would only apply to projects over \$100,000.00. Ms. Pursell stated that this is similar to what Dublin Borough already does, just that it's not an ordinance. Ms. Kushto added that the main difference is the requirement of proof training and certifications for the contractors as well as their subcontractors. A discussion began regarding the possible benefits and concerns of adopting this ordinance.

Motion by Mr. Mayes, seconded by Ms. Leffever and unanimously carried, to authorize the Solicitor to prepare and advertise a draft Responsible Contractor Requirement Ordinance for consideration.

8.9. Consideration to Approve Loan Restructuring: Ms. Pursell advised she received an email from Dublin Borough's financial consultant regarding his conversations with QNB to restructure the current loan for Water, Sewer, and Street Improvement. She provided Council with a packet containing the proposed amortization schedule reflecting five years at 4.375% and 5% thereafter. The payoff dates will remain the same. The proposed restructuring also addresses loan proceeds and potential tax implications.

Motion by Mr. Sharer, seconded by Mr. Brennan and unanimously carried, to move forward with the restructuring of the QNB loan at five years with a 4.375% interest rate and a cap of 5% and additionally authorizing the execution of all documents related to this loan restructuring.

9. Committee Reports: Mr. Brennan gave an update on Dublin's Community Day and the Flag Ceremony being held at the Dublin Fire House. Ms. Pursell added that this year's raffle proceeds will benefit Living Hope Community Church's Food Pantry.

10. Public Comment: There were no public comments at this time.

11. Comments from Council Members: Mr. Mayes congratulated President Hayes for receiving the Democratic Nomination for Pennsylvania State Representative.

12. Adjournment: Upon motion by Mr. Sharer the meeting was adjourned at 9:21 p.m.

Respectfully Submitted,

Date Approved: _____

Colleen M. Pursell, Manager/Secretary