

**MINUTES OF DUBLIN BOROUGH  
COUNCIL MEETING  
APRIL 27, 2026**

1. **CALL TO ORDER:** The April 27, 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 announced there was an Executive Session held prior to the meeting to discuss potential litigation. He talked briefly about the recent new conference held by the District Attorney Joe Khan regarding 113 South Main Street. President Hayes thanked everyone who represented Dublin Borough at the news conference and their efforts that went into bringing change to the current conditions.

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 March 23, 2026:**

**Motion by Mr. Brennan, seconded by Ms. Rosenthal, and unanimously carried, approving the minutes of March 23, 2026, meeting as presented.**

6. **Payment of Bills:**

6.1. **Bills List dated April 13, 2026, in the amount of \$71,906.37 (all funds).**

**Motion by Mr. Brennan and seconded by Ms. Leffever, and unanimously carried, approving the bills list for April 13, 2026, in the amount of \$71,906.37.**

**6.2. Bills List dated April 27, 2026, in the amount of \$198,105.90 (all funds).**

**Motion by Mr. Brennan and seconded by Ms. Leffever, and unanimously carried, approving the bills list for April 27, 2026, in the amount of \$198,105.90.**

**7. Borough Official Reports:**

**7.1. Dublin Fire Company:** Chief Meyers provided Council with the March 2026 report. They responded to thirty-three (33) calls, four (4) of those calls were in the Borough. President Hayes asked about one of the vehicles recently involved in an accident. Chief Meyers explained that the Assistant Chief's vehicle was rear-ended at a stop light and sustained damage.

**7.2. Mayor:** Mayor Hayes swore in Ms. Andrea Hawkins as Fire Police for the Dublin Volunteer Fire Company at the start of the meeting. He thanked her for volunteering to serve the community.

Mayor Hayes spoke more about the news conference with the DA's Office earlier in the month. He thanked Chief Regan and the Dublin Borough Police Department. Additionally, he stated the residents of 113 South Main Street have been relocated to safer alternative housing.

**7.3. Borough Manager:** Ms. Pursell had no additional comments. Mr. Sharer asked for an update regarding the Village Greene Basin. Ms. Pursell advised that Mr. Zee from Gilmore & Associates visited the site to evaluate the current conditions. She relayed that Mr. Zee said that the stabilization of the basin is starting to occur as the grass begins to grow in. Ms. Pursell went on to say the contractor still has to remove the netting and stakes so that the Borough can start to mow. Mr. Sharer asked about the pipe that goes to Village Green that appears to have sunk. Ms. Pursell stated that she will check with Mr. Zee again for clarification on that concern. She also said that Mr. Zee noted there appeared to be trash inside one of the pipes, which may be the reason for the water ponding.

Mayor Hayes asked if the outstanding balances for utilities is going up or down. Ms. Pursell advised that outstanding balances are generally staying around the same. She noted that there are some properties in the Borough that currently have liens and have not made any payments toward their outstanding bills. Mayor Hayes also asked for more information regarding the Pedestrian Safety Grant and what is included in the grant. Ms. Pursell explained in late 2025 Council approved applying for the grant to fund additional signage along Main Street for the primary pedestrian crossings. Mayor Hayes asked if line painting the crosswalks is included. Ms. Pursell stated it was not, however, Armour & Sons will be doing that along with additional work on some traffic lights in the Borough. Mr. Mayes added there is a streetlight out on Maple Avenue. Ms. Pursell said she was not aware of any being out but will follow up the Police Department who do regular checks on the street lighting.

**7.4. Chief of Police:** Chief Regan provided Council with the March 2026 report which included one hundred eighty-three (183) total incidents. The Bus Patrol School Bus Violation Program had ten (10) referrals, of which six (6) were approved for citation. Chief Regan and Detective McClelland

attended BODE DNA training at the Hilltown Township Police Department. Sergeant Kirk attended the Upper Bucks County Technical High School Spring Advisory. Chief Regan attended the PELRAS (Pennsylvania Municipal League) conference in Hershey and also attended the PNOA (Pennsylvania Narcotics Officers Association) Conference which was being held concurrently. Officer Michael Meisner has resigned. We wish him the best and thank him for his service to Dublin Borough. Annual Taser training was completed by most officers. The PA State Police handled no calls overnight in the Borough. Chief Regan thanked Ms. Rosenthal and the County of Bucks agencies for their assistance with relocating the residents of 113 South Main Street. He also mentioned that Dublin Borough Police reaccreditation starts April 28, 2026.

**7.5. Borough Engineer:** Not present.

**7.6. Borough Solicitor:** Mr. MacNair stated that the plans for the Moyer Subdivision have been recorded and the initial stages of development began a short time after.

## **8. Discussion Items:**

### **8.1. Presentation/Discussion on Communication Board at Supplee Park – Janine Rajauski:**

Dr. Janine Rajauski, a resident of Dublin, asked Council to consider installing a Communication Board at Supplee Park close to the playground. She explained that a communication board is a low-tech Augmentative and Alternative Communication (AAC) tool that helps individuals with limited speech to communicate by pointing to or gesturing at images. The board features pictures, symbols, photos, or words that help individuals express their needs, emotions, and choices. Currently, these boards are used in homes, schools, and communities by children and adults whose speech is affected by conditions like autism, strokes, or other developmental / acquired conditions. Dr. Rajauski explained that many children do not have or cannot afford iPads that are commonly used to communicate. Mr. Mayes asked Dr. Rajauski if it is easy for new users to understand how to work with the board. She stated that the board is intuitive for most users and they have an easy time understanding it. Ms. Rosenthal confirmed that the board is helpful and not difficult to use. President Hayes asked what the boards are made of. Dr. Rajauski said it can be as simple as a laminated sign to a more sophisticated metal board tailored to specific needs. Mayor Hayes expressed his concern for the durability of the board and the potential cost of it needing to be replaced regularly. Dr. Rajauski advised that she was obtaining a quote for a more durable metal sign. Ms. Rosenthal asked if there were any funding grants available. Dr. Rajauski said she can handle the paperwork for a grant application to be submitted in August 2026, if approved by Council. She also mentioned that there are other possible funding methods possible. The consensus of Council was to approve Dr. Rajauski moving forward to obtain quotes and possible funding, then revisit once all the information is gathered.

**8.2. Consideration to Appoint PFM as Financial Consultant:** Mr. Jamie Schlesinger, of PFM Financial Advisors, LLC., introduced himself and provided Council with paperwork on his presentation. He discussed options regarding paying back unspent money from a loan in 2019 for capital projects and restructuring Dublin Borough's loan for maximum effectiveness and eliminate potential tax liability. Mr. Sharer advised that he and Ms. Pursell met with Mr. Schlesinger and discussed in detail the options available. He stated that he believed the option presented at the meeting is the best option. A discussion began regarding the process and cost to the Borough.

**Motion by Mr. Sharer, seconded by Ms. Pasqua and unanimously carried, appointing Mr. Jamie Schlesinger of PFM Financial Advisors, LLC., as the Borough's Financial Consultant.**

**8.3. Consideration to Approve Permanent Signs – The UPS Store:** Ms. Pursell advised that a zoning permit application (# 26-1029) was received from the upcoming UPS Store in The Plaza for permanent window signage but was subsequently denied based on non-compliance with the Ordinances. Mr. Dipesh Pandya appeared before Council to seek approval for the proposed signs. He presented Council with a rendering and detailed the reason for each sign. He explained that UPS requested a particular area be covered for privacy of customers' personal information.

**Motion by Mr. Sharer and seconded by Mr. Brennan, and unanimously carried, to approve permanent signs at the UPS Store, 161 N. Main Street, Unit #8B, The Plaza, as presented.**

**8.4. Consideration to Approve Temporary Signs - The Craftery Market:** Ms. Pursell advised that the Dublin Town Center will be holding their Craftery Market on May 9, 2026, in The Square parking lot. The event permit has been approved. The applicant asked for authorization to place eleven (11) temporary signs along Main Street. This included the installation of a feathered sign out front on the day of the event only.

**Motion by Mr. Sharer, seconded by Ms. Pasqua and unanimously carried, authorizing the Craftery Market to place eleven temporary signs (11) no more than 14 days prior to the event along Main Street, including one (1) feather sign on the day of the event only, May 9, 2026.**

**8.5. Consideration to Approve Dublin Town Center Community Day Signs / Waiving Fees:** Ms. Pursell advised that the Dublin Town Center submitted an event permit application and a temporary sign permit application for their event being held on Dublin Community Day from 4:00 pm – 8:00 pm. The event permit has been approved. The temporary sign permit was denied due to non-compliance with the sign Ordinance. The applicant asked for authorization to post twelve (12) temporary signs for the Dublin Community Day event and requested a waiver of applicable fees for the event and signage.

**Motion by Mr. Mayes, seconded by Mr. Brennan and unanimously carried, authorizing the Dublin Town Center to place twelve temporary signs (12) to advertise Dublin Community Day, and waive the fees for the event and temporary sign applications.**

**8.6. Approval of Fire Police Request – Quakertown Borough Memorial Day / Community Day:**

**Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing available Dublin Fire Police to assist Quakertown Borough at their Memorial Day Parade scheduled for May 26, 2026, and their Community Day scheduled for July 4, 2026.**

**8.7. Approval of Fire Police Request – Sellersville Borough Memorial Day Parade:**

**Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing available Dublin Fire Police to assist Sellersville Borough at their Memorial Day Parade scheduled for May 23, 2026, from 8:00 am to 1:00 pm.**

**8.8. Approval of Fire Police Request – New Britain Township Tri-Municipal Parade – July 4<sup>th</sup>:**

**Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing available Dublin Volunteer Fire Company Fire Police to assist New Britain Township at the Tri-Municipal Parade scheduled for July 4, 2026.**

**8.9. Approval of Fire Police Request – Milford Township Annual Carnival / AG-Daze Event:**

**Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing available Dublin Fire Police to assist Milford Township at their Volunteer Fire Company Annual Carnival scheduled for June 16<sup>th</sup> – June 20<sup>th</sup> and their Annual AG-Daze Event scheduled for September 12, 2026.**

**8.10. Approval of Fire Police Request – Haycock Township:**

**Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing available Dublin Fire Police to assist Haycock Township at their Independence Triathlon scheduled for May 17, 2026, and their Steelman Triathlon scheduled for August 2, 2026.**

**8.11. Approval of Fire Police Request – Perkasio Borough Carnival:**

**Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing available Dublin Fire Police to assist Perkasio Borough at their Perkasio Borough Carnival scheduled for June 23<sup>rd</sup> – June 27<sup>th</sup>, 2026.**

**8.12. Consideration to Award Sale of Crown Victoria:** Ms. Pursell advised that the Police Department's 2009 Ford Crown Victoria was listed on Municibid for sale. The reserve price of \$5,000 was not met. Ms. Pursell requested authorization to award the bid to the highest bidder at \$4,600.

**Motion by Mr. Sharer, seconded by Ms. Leffever and unanimously carried, authorizing the sale of the Dublin Borough Police Department 2009 Ford Crown Victoria to the highest bidder on Municibid for \$4,600.00.**

**8.13. Consideration to Waive Park Rental Fees – Living Hope Church:** Ms. Pursell advised that Living Hope Community Church will be renting the pavilion at Supplee Park on May 9, 2026, and asked for the rental fee to be waived.

**Motion by Mr. Mayes, seconded by Ms. Rosenthal and unanimously carried, authorizing the waiver of fees for Living Hope Community Church park rental on May 9, 2026.**

**8.14. Discussion on EV Parking and Other Ordinances:** Mr. MacNair gave a recap of the prior discussion on prohibiting parking of Electric Vehicles in the new parking garage, if approved, at the Moyer Farm development. He explained that while researching other municipalities' ordinances, he could only find information regarding the location of charging stations in a parking lot, not in a parking garage. Ms. Pasqua asked Fire Chief Meyers what the potential impact of an electrical vehicle fire may have if it occurred in the middle of a parking garage. Chief Meyers said in his opinion, it could result in a total loss of the structure. He mentioned Florida and New York

are currently having discussions regarding EVs in confined spaces and the impact a fire would have on rescue efforts and extinguishing them while in parking garages. He stated he would provide Ms. Pursell with links to the information he gathered on this topic and stressed the importance of community safety. Mayor Hayes asked if there are any current prohibitions building codes. Mr. MacNair answered no, however, if implemented there may be legal challenges with such an ordinance without scientific justification specifically related to parking under a structure and not just the charging stations. A discussion was held regarding the feasibility of adopting an ordinance to prohibit EV parking under structures. President Hayes suggested that Council move forward in regard to the charging stations but asked Chief Meyers to look further into the parking garage aspect for discussion at the next meeting.

**8.15. Discussion on Tax Claim Ordinance and Authorization to Advertise:** Ms. Pursell advised she attended a meeting held by the Bucks County Tax Claim Bureau that discussed the way delinquent taxes are collected. She stated they are requesting municipalities consider adopting an Ordinance which would allow the Tax Claim to collect Dublin Borough’s delinquent taxes at a rate of 105%. The Borough would receive 100 % of the delinquent tax money and Tax Claim would keep the remaining 5%. Currently, the Borough is receiving 95% and Tax Claim is keeping 5%.

**Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing to advertise the draft Tax Claim Ordinance for consideration of adoption at the May 26, 2026, meeting.**

**8.16. Discussion on Verizon Cable Franchise / Authorization to Prepare Ordinance and Advertise:** Mr. MacNair gave an overview of the negotiations between Ms. Kushto and Verizon to secure a Cable Franchise Agreement. He asked for authorization to prepare an Ordinance and advertise the adoption of the Ordinance. Mr. Sharer asked for confirmation that the benefits to the Borough in regard to cable service will remain the same as the last contract term.

**Motion by Mr. Sharer, seconded by Mr. Brennan and unanimously carried, authorizing the Solicitor to prepare an Ordinance and advertise for consideration of adoption at the May 26, 2026 meeting.**

**8.17. Discussion on Solid Waste Services:** Ms. Pursell advised that Whitetail Disposal reached out to inquire if Dublin Borough planned to extend the waste contract with them. The current contract expires on June 30, 2027. If the Borough chooses to continue with the current contract with the same services: weekly trash/recycling, monthly yard waste and monthly unlimited bulk, the rate per EDU will increase by \$10.85/quarter until June 30, 2028. A discussion began regarding various other options including sending the contract out for bid or changing the current services. Per Council’s request Ms. Pursell will speak to Whitetail representatives to see if there are any other advantages available if the Borough decides to continue the contract, rather than going out to bid when the current contract ends.

**8.18. Zoning Hearing Board Application Discussion (Moyer Farm):** Mr. MacNair advised that a Zoning Hearing Board Application was received from the Dublin Town Center that seeks approval to allow the requested covered decks to encroach into the rear yard setback up to twelve (12) feet into the rear yard as set forth in the PVD Table of Area and Dimensional Requirements which provides a rear yard of thirty-five (35) feet. He explained that with any zoning hearing board request, the municipality has a right to take a position. For example, stating the Council has no

opinion, supports the application, does not support the application, or make no comment at all. A discussion began about what the options are currently regarding a back deck at Moyer Farm. Mr. Sharer made a recommendation that Borough Council takes the position of making sure that the stormwater management requirements are evaluated and met. It was agreed that Mr. MacNair would draft a letter to the Zoning Hearing Board that states the Borough's position on stormwater management.

**9. Committee Reports:** Mr. Brennan advised the Community Development Committee met before the meeting. He reviewed the schedule of events for the day and said a meeting at Supplee Park will be held a few days before the event.

**10. Public Comment:**

**11. Comments from Council Members:** Mr. Sharer asked Ms. Pursell about the moveable signs located at Bucks County Seafood. She stated that she is in contact with the business owner. He also asked about an area in Village Greene that appears to be under repair. Ms. Pursell said she would look into it. President Hayes expressed his concern regarding kids that are often observed playing in the street in the area by the Station. He also mentioned he's been told that balls are sometimes thrown around and roll into the street.

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

Respectfully Submitted,

Date Approved: \_\_\_\_\_

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Colleen M. Pursell, Manager/Secretary