

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, FEBRUARY 27, 2023**

- 1. CALL TO ORDER:** The February 27, 2023, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President, Jeffrey Sharer, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes*	
Council:	Jeffrey Sharer	Brent Smith
	Matthew Mayes	Robert Olsen
	William Benonis	Timothy Hayes
	Philip Kessler	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Caroline Zook, Esq.
Borough Engineer:	Thomas F. Zarko, P.E.*
Police Chief:	Michael Regan*
Fire Chief:	Kevin Nugent
Emergency Management Coordinator:	M. Philip Meyers*

*Not Present

**Late Arrival

- 2. Pledge of Allegiance:** President Sharer led Council and the audience in the Pledge of Allegiance.
- 3. Council President Announcements:** There were no announcements 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 of February 13, 2023:

Motion by Mr. Benonis, seconded by Mr. Timothy Hayes and unanimously carried, the minutes of the February 13, 2023 meeting were approved, as presented.

6. Payment of Bills:

6.1. Bills List dated February 27, 2023, in the amount of \$66,138.94 (all funds):

Motion by Mr. Olsen, seconded by Mr. Benonis and unanimously carried, Council approved the bills list dated February 27, 2023, in the amount of \$66,138.94.

7. Discussion Items:

- 7.1. Dublin Crossing Community Association:** Mr. Justin Drellich of Bishop Way, announced that he is the new President of the Homeowners Association at Dublin Crossing. He made Council aware

that a number of residents in the Dublin Crossing Community, that live on Bishop Way, are concerned about their house numbers not being on the front of their houses, facing Elephant Road. Mr. Drellich stated that Ryan Homes took the numbers down without informing the residents. It's a big problem, because the houses face Elephant Road and there is no number on them. He recommended that Council approve adding the house numbers back on the houses and add "Bishop Way" on the overhang of each front door, using the same block style on all the houses. Recently residents have been installing signs in their front yards with their house number and they are not consistent. Adding back the house numbers and street name would make it easier for deliveries, emergency services and the public to identify the house. President Sharer stated that 142 Bishop Way reinstalled their house number and it looks like "142 Elephant Road". Mr. Smith asked if the HOA would ensure that the homeowners comply with a specific design. Mr. Drellich added that he and the Board will dictate what numbers and letters will be attached and the HOA will pay for it, but he may try to get Ryan Homes to pay, since they took the numbers which belonged to the homeowners. Chief Nugent stated that would be a good idea having consistency and stressed that it must be clear. The emergency system has a system that does take them to Bishop Way not Elephant Road. Council liked the idea of adding the house numbers with "Bishop Way" to the overhang of each house. Mr. Drellich was directed to present the style to Ms. Pursell and then Council for approval.

Additionally, Mr. Drellich stated that Ryan Homes left construction equipment and debris all over, which is blowing around the development and the homeowners are complaining about it. Mr. Drellich is concerned that someone will get hurt. Mr. Drellich invited Council to the HOA's first annual April meeting for the homeowners scheduled for Tuesday, March 14, 2023 at the Dublin Fire Company. He mentioned that the homeowners would like speed bumps on Center Drive and Station Drive. Center Drive, Station Drive and Goldies will be dedicated to the Borough. Mr. Mayes stated that they won't put the speed bumps in because the traffic will not warrant them.

7.2. Approval of WWTP – Reactor Tank A Rehabilitation Estimate No. 4 Final & Change Order (Credit): Ms. Pursell informed Council that Mr. Zarko recommended the approval of payment for the Reactor Tank A Rehabilitation Project Estimate No. 4 Final & Change Order (Credit) to Dynamic Sandblasting & Painting, LLC in the amount of \$10,141.28. It was noted that there was a credit on the final payment for work that was needed to be done due to the contractor leaving a plug inside the unit. The total credit was \$8,781.47.

Motion by Mr. Smith seconded by Mr. Benonis and unanimously carried, to approve the Rehabilitation Estimate No. 4 Final & Change Order (Credit) to Dynamic Sandblasting and Painting, LLC in the amount of \$10,141.28.

7.3. Approval of Sanitary Sewer Lateral Replacement and Cleanout Installation Estimate No. 1: Ms. Pursell informed Council that Mr. Zarko recommended the approval of payment for the Sanitary Sewer Lateral Replacement and Cleanout Installation Estimate No. 1 to Passerini & Sons, Inc. in the amount of \$29,298.75.

Motion by Mr. Mayes, seconded by Mr. Timothy Hayes and unanimously carried, Council approved Estimate No. of Contract 1425-15A to Passerini & Sons, Inc. in the amount of \$29,298.75.

7.4. Request to Withdraw Zoning Hearing Board Application – 183 N. Main Street: Ms. Zook stated she received a request to withdraw the Zoning Hearing Board application which was filed by

4th Soil of Dublin, LLC for the development of 183 N. Main Street, Dublin, also known as the Moyer Farm project. Mr. Smith asked why they are withdrawing. Ms. Zook stated they have other plans.

7.5. Request to Participate in Bucks County Mosquito Control Program: President Sharer stated that as in the past, the County is requesting approval to treat municipal properties to control the mosquito population.

Motion by Mr. Smith, seconded by Mr. Benonis and unanimously carried, Council approved participating in the Bucks County Mosquito Control Program.

7.6. Hilltown Water Interconnection Amendment Agreement Update: Ms. Zook informed Council that the Tapping Agreement was signed by both of the property owners of 3214 Rickerts Road in Hilltown Township. Additionally, the Interconnection Agreement Amendment was forwarded to the Hilltown Water and Sewer Authority who intends on signing it at their upcoming meeting.

8. Committee Reports: Mr. Timothy Hayes announced that the second Community Day Meeting will be held at 6:30 pm on March 27, 2023.

Mr. Mayes requested a Public Safety Meeting before the next Council Meeting at 6:30 pm on March 13, 2023. The topic to be discussed will be public building safety issues.

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

10. Comments from Council Members: Mr. Olsen advised that he noticed someone working on stormwater system behind Olde Pilgrim Road, on Cobblestone Road. President Sharer stated that the contractors were working in the area to complete the Sanitary Sewer Lateral Replacement and Cleanout Installation.

11. Executive Session: Mr. Sharer announced Council would be meeting in Executive Session to discuss a real estate matter. Council will not be reconvening after Executive Session.

12. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 7:59 p.m.

Respectfully Submitted,

Date Approved: 03/13/2023

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