

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, JUNE 11, 2018**

1. **CALL TO ORDER:** The June 11, 2018 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	Gary Mast
	John Sherer	Kent Moore
	William Benonis*	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Angela P. Benner
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Thomas F. Zarko, P.E.
Police Chief:	Michael Regan
Fire Chief:	Kevin Nugent
Emergency Management Coordinator:	M. Philip Myers

*Not Present

**Late Arrival

2. **Pledge of Allegiance:** Mr. Sharer lead the Council and audience in the Pledge of Allegiance.
3. **Council President Announcements:**
4. **Public Comment on Non-Agenda Items:** Mrs. Pasqua of Cherry Lane provided council with history of her property located on Cherry Lane in regard to water run off issues and flooding that has taken place on her property. Mrs. Pasqua requested that Council consider replacement or repair of the existing rolled curb located at the front of her property. The existing rolled curb was installed in 1997. Mr. Zarko stated that his office has evaluated the storm water runoff concern and that as part of the Cherry Lane paving project, the road will be milled, and the grade of the road will be adjusted to force water down the gutter line and into the inlets. Mr. Zarko added that he feels confident that by re-profiling the road, that they the stormwater runoff concerns will be addressed and the water will flow into the inlets and down the gutter line. If re-profiling of the road does not address the concern they can address the rolled curb. Mr. Moore asked if the amount of rain would matter. Mr. Zarko stated that the re-profiling of the road should address the majority of storm events. Mr. Mayes asked Mrs. Pasqua to trust the process and stated that he doesn't believe it is good business to over engineer for a rain event that happens twice in twenty years. Mrs. Pasqua stated that it is hard for her to trust the process because it is engineers in the past that caused the problem.
5. **PUBLIC HEARING: 114 Elephant Road, Anthony Alber Conditional Use:** Mr. Kracht explained the Conditional Use Hearing process and then opened the hearing at 7:50 p.m. A stenographic record was taken for the Public Hearing portion of the meeting.

The applicant, Mr. Alber, proposed the addition of a 1-bedroom apartment located above the attached garage. The applicant proposes no expansion of the building footprint or exterior. The property is located in the TC-1 district with existing uses B9-Residential Conversion (2 apartments); D4-Mixed Uses (office); and F2-Residential Accessory Building. A Conditional Use Application for the existing uses on the property was

approved by Borough Council on August 26, 2009. The property currently has 11 striped parking spaces and 2 interior parking spaces.

Mr. Mast asked if 11 parking spaces met the requirements of the zoning ordinance. Mr. Zarko stated that per the Borough's zoning ordinance the D4 Mixed Use does not require onsite parking for commercial uses under 3,000 square feet. The commercial use is only 1,800 square feet therefore no spaces are required for the commercial use. However, 6 spaces are required for the residential use (the 3 apartments).

Mr. Sharer asked if there were any exterior improvements being made. Mr. Alber stated that he would be replacing some windows and a barn door, that would be it.

Mr. Zarko stated that he spoke with the applicant regarding plan revision that were required and is comfortable that the plan will be revised to meet the requirements of the borough.

Mr. Alber stated that he is willing to comply with the CKS review letter dated May 17, 2018.

Being no further discussion, Mr. Kracht closed the hearing at 8:15 p.m.

MOTION: A motion was made by Mr. Mayes, seconded by Mr. Mast and carried unanimously to approve the Conditional Use for 114 Elephant Road, Anthony Alber, contingent upon compliance with the CKS review letter dated June 7, 2018; any subsequent review letters from CKS, and compliance with all applicable regulatory agency requirements and building permit requirements.

6. Approval of Minutes:

6.1. Minutes of Meeting of May 29, 2018:

MOTION: A motion was made by Mr. Mast, seconded by Mr. Sherer and unanimously approved to accept the May 29, 2018 Minutes as amended.

7. Payment of Bills:

7.1. Bills List dated June 7, 2018 for \$64,028.44 (all funds):

MOTION: Upon motion by Mr. Moore, seconded by Mr. Mast, the Council unanimously approved the Bills List dated June 7, 2018 for \$64,028.44.

7.2. Bills List dated June 11, 2018 for \$9,637.54 (all funds):

MOTION: Upon motion by Mr. Mayes, seconded by Mr. Mast, the Council unanimously approved the Bills List dated June 11, 2018 for \$9,637.54.

8. Borough Official Reports:

8.1. Dublin Fire Company: Mr. Nugent presented the Dublin Fire Company report for May 2018.

8.2. Mayor: There was no report at this time.

8.3. Borough Manager: Ms. Benner presented the manager's report for May 2018.

8.4. Chief of Police: Chief Regan presented the police report for May 2018.

8.5. Borough Engineer: There was no report at this time.

8.6. Borough Solicitor: There was no report at this time.

9. Discussion Items:

9.1. Authorization to Draft Easements for Twin Oaks Pump Station Elimination Project: Mr. Zarko stated that the two property owners that would be affected by the elimination of the Twin Oaks Pump Station have met with the Borough. Mr. Zarko had the properties affected staked out so that the property owners could see where the sewer line would be installed. The next step would be to draft easement agreements to present to the property owners. Ms. Benner stated that property owners have expressed that they would be amenable to an easement with some possible conditions. For example, allowing them to hook up to the borough's sewer without paying any connection fees as well as having their property restored where the work is done. Ms. Benner asked that council authorize the Borough Solicitor to draft an easement to be presented to the property owners. Mr. Mast expressed concern with moving forward with the project and spending money now since the Borough will be looking to obtaining some form of financing to pay for capital projects in the Borough over the next couple years. The pump station is in good working condition, is this a project that we should be working on now? Mr. Zarko stated that he recognizes what Mr. Mast is stating but the pump station is a bottle neck and by replacing it with a gravity system it will decrease our hydraulic overload problem. Mr. Sharer stated that if the property owners are amenable now, let's work on getting the easements.

MOTION: Upon motion by Mr. Mayes, seconded by Mr. Sherer, the Council unanimously authorized the Borough Solicitor to draft easements for the property owners where the potential gravity system for the elimination of the twin pump station would be located.

9.2. T-Mobile Lease: Mr. Kracht stated that Blackdot, the broker for T-Mobile, has provided the Borough with a formal proposal that reflects the terms previously authorized by the Borough.

MOTION: Upon motion by Mr. Mast, seconded by Mr. Sherer the Council unanimously authorized the Borough Manager to execute the First Amendment to the Communications Site Lease Agreement with T-Mobile.

9.3. Park and Recreation Permit Fees: Ms. Benner stated that the Park and Recreation Committee met prior to the Council meeting to discuss implementation of fees for field use rentals in the Borough. Currently, the fee schedule only provides a fee for single use. The committee is recommended a \$150 seasonal rental fee plus a \$300 escrow for organizations that use the field 1 time per week; \$200 season rental fee plus a \$400 escrow for organizations that use the field 2 times per week; and a \$250 seasonal rental fee plus a \$500 escrow for organizations that use the field 3 times per week. Mr. Mayes stated that the rental fee seems low compared to other areas. Mr. Mast stated that it is a starting point and Ms. Benner stated that it can always be increased if the fee is not covering the maintenance of the fields.

MOTION: Upon motion by Mr. Mast, seconded by Mr. Sherer, the Council on a vote of 4-1 approved approved the field use rental fees as proposed by the Park and Recreation Committee and to be formally adopted by resolution at the next scheduled borough meeting.

9.4. HVAC Installation at Police Department: Ms. Benner stated that she has received two quotes to date that propose installation of a 2.5-ton heating and cooling unit at the police department. Ms. Benner stated that this appears to be the most economical and energy efficient way to go. The current lowest quote is \$6,494 with a third HVAC company coming in to provide a quote later this week. Ms. Benner requested that Council authorize installation of a HVAC at the Police Department to not exceed the current lowest quote of \$6,494.

MOTION: Upon motion by Mr. Mayes, seconded by Mr. Mast, council unanimously authorization installation of a 2.5-ton heating and cooling system in the police department not to exceed \$6,500.00.

10. Committee Reports:

10.1. Community Day: Mr. Mast stated that Community Day was cancelled this year due to the weather forecast. The borough has refunded vendors and provided sponsors the option to be refunded or have their donation used for Dublin Day in 2019.

11. Other Business: There was no other business at this time.

12. Public Comment: There was no Public Comment at this time.

13. Comments from Council Members: Mr. Mayes thanked Mr. Mast and Borough Staff for all the work that they did in preparation for Community Day.

14. Executive Session: Mr. Sharer announced that Council would be meeting in executive session after the meeting to discuss litigation items.

15. Adjournment: Upon motion by Mr. Sherer, the meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Date Approved: _____

Angela P. Benner,
Manager/Secretary/Treasurer