

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, SEPTEMBER 8, 2025**

- 1. CALL TO ORDER:** The September 8, 2025, 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:	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. A moment of silence was held in memory of Amy Kirk and Karen Bishop.

- 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 of August 11, 2025:**

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried, approving the minutes of August 11, 2025, meeting, as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated September 8, 2025, in the amount of \$33,592.19 (all funds).**

- 6.2. Bills List dated August 25, 2025, in the amount of \$65,881.08 (all funds).**

Motion by Ms. Rosenthal and seconded by Mr. Mayes, and unanimously carried, approving the bills list for September 8, 2025, in the amount of \$33,592.19 and the bills list for August 25, 2025, in the amount of \$65,881.08.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the August 2025 report. They responded to twenty-three (23) calls, five (5) of those calls were in the Borough.

7.2. Mayor: Mayor Hayes attended The Craft Tavern ribbon cutting ceremony on August 28th and the ribbon cutting ceremony on September 5th for Landmark at Dublin. Additionally, Mayor Hayes attended the funeral service for Karen Bishop, a long-time member of the Dublin Fire Company Ladies Auxiliary, on September 6th. He stated he would be meeting with Senator Jarrett Coleman to discuss our 2026 capital projects and align them with potential grant opportunities at the State and Federal level.

Mayor Hayes praised Dublin Borough's Public Works Department for their efforts in making Supplee Park a beautiful environment for people to utilize and enjoy.

7.3. Borough Manager: Ms. Pursell gave an update on the status of the Borough's liens against properties for non-payment of utility bills.

7.4. Chief of Police: Chief Regan provided Council with the August 2025 report which included one hundred fifty-six (156) total incidents. The Bus Patrol School Bus Violation Program had no referrals for August. Sergeant Kirk took the Department's motorcycle to the Doylestown Township National Night Out Event. Officer Motta took the new vehicle, Car Three, to the Perkasio Borough National Night Out Event. Chief Regan and other Bucks County Police Chiefs met with the new Pennsylvania Attorney General, David Sunday, and discussed various law enforcement issues important to Bucks County. Chief Regan participated in the interview process for the newest Upper Bucks County Co-Responder. The PA State Police handled one (1) call overnight in Dublin Borough during August.

Chief Regan shared his condolences for the passing of Karen Bishop and Amy Kirk. He spoke about the care and support Amy has given to the Dublin Borough Police Department for many years.

Ms. Rosenthal asked how many school bus violations are issued in a typical month during the school year. Chief Regan explained the process of how the Police Department receives the Bus Patrol School Bus Violation referrals. He advised that the Police Department routinely monitors the bus stops located in the Borough.

7.5. Borough Engineer: No Report.

7.6. Borough Solicitor: Mr. MacNair had no comments at this time.

8. Discussion Items:

8.1. Consideration to Approve Signage at 144 N Main Street and Discussion Regarding Benches: Landmark Dublin submitted a zoning permit application (25-1058) for two (2) temporary freestanding sale/rent signs. The application was reviewed and denied based on non-compliance

with the Borough's Ordinances. The applicant was present at the meeting to seek Council's consideration to approve the signs.

Motion by Mr. Mayes, seconded by Ms. Rosenthal and carried on a vote of 5-1, authorizing Landmark at Dublin, to place two (2) temporary freestanding for lease signs for a period of six (6) months.

Mr. MacNair gave an overview of the request made by 144 N Main Street, as discussed with Kellie McGowan, Attorney. The land development plans for 144 N Main Street calls for twenty (20) benches, sixteen (16) of which are along the streetscape. The developer requests the number of benches required to be reduced to ten (10). A discussion began regarding the positioning of the benches and their proposed locations.

Motion by Mr. Smith, seconded by Mr. Mayes and unanimously carried, to reduce the required number of benches installed at Landmark at Dublin to a total of ten (10).

8.2. Consideration to Approve Temporary Signage at 123 N Main Street: A zoning permit application (25-1072) was received for temporary signs relating to an event at The Square. The application was reviewed and denied based on non-compliance with the Borough's Ordinances. The applicant was not present at the meeting but is requesting Council's consideration to approve the signs. Ms. Pursell detailed the eleven (11) signs, (including a flag-style sign) requested in the application.

Motion by Mr. Smith, seconded by Mr. Brennan and unanimously carried, authorizing 123 N Main Street to install ten (10) temporary signs to promote The Craftery Market's event and allow one (1) flag-style sign only on the day of the event.

8.3. Request for Fire Police – Quakertown Borough:

Motion by Mr. Brennan, seconded by Ms. Rosenthal and unanimously carried, authorizing available Fire Police to assist at the Quakertown Halloween Parade, scheduled for October 19, 2025, with a rain date of October 26, 2025, at 2:00 pm.

8.4. Request for Fire Police – New Britain Township:

Motion by Mr. Brennan, seconded by Ms. Rosenthal and unanimously carried, authorizing available Fire Police to assist at the New Britain Township Fall Festival, scheduled for September 20, 2025, from 10:00 am – 3:00 pm.

8.5. Resolution 2025-08 – Non-Uniform Pension MMO: Ms. Pursell provided Council with the Minimum Municipal Obligation (MMO) worksheet for the Non-Uniform Pension and stated the MMO for 2026 is estimated at \$13,836.00.

Motion by Mr. Mayes, seconded by Ms. Rosenthal and unanimously carried, adopting Resolution 2025-08, setting the 2026 Minimum Municipal Obligation for the Non-Uniform Pension at \$13,836.00.

8.6. Resolution 2025-09 – Uniform Pension MMO: Ms. Pursell provided Council with the Minimum Municipal Obligation (MMO) worksheet for the Uniform Pension and stated the MMO for 2026 will be \$24,948.

Motion by Mr. Brennan, seconded by Mr. Mayes and unanimously carried, adopting Resolution 2025-09, setting the 2026 Minimum Municipal Obligation for the Uniform Pension at \$24,948.00.

8.7. Ratify Engineer Evaluating Alternative Options for Sewer Alignment: Mr. MacNair gave an overview of the Kern Drive Interceptor Sewer Alignment. Previously, an Executive Session was held to discuss having the Borough Engineer, Gilmore & Associates evaluate alternative options.

Motion by Mr. Sharer, seconded by Mr. Smith and unanimously carried, ratifying Gilmore & Associates to evaluate alternative options for the Kern Drive Interceptor Sewer Alignment.

8.8. Ratify Execution of Hold Harmless / Indemnification Agreement with 144 N Main Street: Mr. MacNair gave an overview regarding the Temporary Certificate of Occupancy issued to 144 N Main Company, LLC. and the need for Dublin Borough to execute a Hold Harmless and Indemnification Agreement due to the traffic signal at the entrance on North Main Street not being in place. The Developer estimates the traffic signal will be in place mid-September 2025.

Motion by Mr. Smith, seconded by Mr. Brennan, and unanimously carried, ratifying the Execution of Hold Harmless and Indemnification Agreement with 144 N Main Street, LLC. in regard to the traffic signal on 144 N Main Street.

8.9. Discussion on 2026 Council Meetings: Ms. Pursell advised a comment was made during the last Council Meeting about holding one (1) Borough Council Meeting per month beginning in 2026. In anticipation of the 2026 Meeting Schedule being prepared this was placed on the agenda for consideration. She advised that all staff and professional staff were consulted to confirm their availability, if enacted. Ms. Pursell also stated that a second meeting could be held, if necessary, based on availability and the Special Meeting would be advertised to inform the public at that time. Mr. Mayes expressed his concerns regarding the approval of the bills list if there was only one meeting per month. A discussion began on feasibility, potential cost savings and general opinions of meeting only once per month. It was decided to table the topic until the meeting to create the 2026 schedule is held.

9. Committee Reports: Mr. Sharer advised that a Finance Committee Meeting was held prior to the meeting to begin discussions on the 2026 Budget. The topic of discussion was capital projects. The Finance Committee will be meeting before the September 22, 2025, meeting at 6:00 pm.

10. Public Comment: There were no Public Comments at this time.

11. Comments from Council Members: Mr. Mayes requested that a Community Development Meeting be held in the near future to discuss the possible renaming of a road.

12. Executive session to discuss potential litigation: President Hayes announced that Council would be going into executive session to discuss personnel and potential litigation and would not be coming back out.

13. Adjournment: Upon motion by Mr. Sharer, the meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

Date Approved: _____

Colleen M. Pursell, Manager/Secretary