

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, JUNE 9, 2025**

1. **CALL TO ORDER:** The June 9, 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.
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 thanked Dublin Borough staff for their hard work putting together Community Day 2025 and expressed his hope for better weather in 2026. He announced Kooker's Central Store will be open June 14th and June 15th from 10:00 am to 4:00 pm.
4. **Public Comment on Non-Agenda Items:** Mr. John Pascavage of Frontier Road, Hilltown Township asked how he could get in touch with the Developer of the Moyer Farm project. He was directed to Mr. Rob Loughery who was in attendance at the meeting. Additionally, he inquired about a building on Meyers Way and what it was currently used for.

5. **Approval of Minutes:**

5.1. **Minutes of Meeting of May 27, 2025:**

Motion by Mr. Brennan, seconded by Mr. Mayes, and unanimously carried, approving the minutes of May 27, 2025 meeting, as presented.

6. Payment of Bills:

6.1. Bills List dated June 9, 2025, in the amount of \$45,424.90 (all funds).

Motion by Mr. Kessler, seconded by Mr. Brennan and unanimously carried, approving the bills list for June 9, 2025, in the amount of \$45,424.90.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the May 2025 report. They responded to twenty-three (23) calls, three (3) of those calls were in the Borough. President Hayes asked if the rain has helped decrease the amount of brush fire calls. Chief Meyers confirmed that the number has decreased. Mr. Sharer inquired about the fire hydrant located on North Main Street that is currently covered with a bag. He expressed concern for water coverage in the event of a fire. Chief Meyers explained that the hydrant is currently being tested and there are an adequate number of operable hydrants in the area in the event of a fire emergency.

7.2. Mayor: Mayor Hayes discussed the meeting with State Senator Coleman held on May 21, 2025, at The Station. A follow up meeting will be scheduled to talk through capital plans for the next year and align that with potential grant opportunities at the State and Federal level. He also stated a meeting will be held with the Northampton Fire Chief and Dublin Fire Chief Meyers to talk about fire services.

Mayor Hayes thanked all involved in the preparation of Community Day 2025. Due to the cancellation caused by rain, he presented the Community Service Awards at this meeting. This year's recipients were former Fire Chief Kevin Nugent and Kirk's Auto Body. Both former Fire Chief Nugent and Sergeant Kirk as well as Billy Kirk of Kirk's Auto Body were present to accept their awards. Commemorative sidewalk bricks with the award nominees will be installed at the Town Clock.

7.3. Borough Manager: Ms. Pursell gave an update on the status of the PECO upgrades being performed throughout the Borough. Construction will commence on June 16th in the areas along Village Green Lane, Olde Pilgrim Road, Cobblestone Road, Quail Drive and Fox Hollow Road. Completion is estimated in October 2025.

Mayor Hayes asked Ms. Pursell about the new basin created with the construction at Dubin Village Apartments along Maple Avenue. He was concerned about water runoff from the site. Mr. Garton stated that he will look into it.

7.4. Chief of Police: Chief Regan provided Council with the Police Report for May 2025, which included 174 total incidents. The Bus Patrol School Bus Violation Program resulted in 22 referrals, of which 14 were approved for citations. Chief Regan and Officer Gol completed MPOETC recertification. Chief Regan, Sergeant Kirk, and Officer Rycek attended the Bucks County Police Memorial Service at St. Andrew's Church in Newtown. Among the 16 deceased officers remembered during the service was Chief Eli Myers of the Dublin Borough Police Department. Officer Motta completed a two-day armorer's course for patrol rifles. The PA State Police "calls handled" reported two calls overnight in the Borough. Chief Regan answered questions regarding the Paul Miller Law that went into effect June 5, 2025.

7.5. Borough Engineer: Mr. Bailor gave an update on the hydro-fracking that took place May 23rd at Well #2. The procedure went to three different depths in the well. Based on a pump test performed it was successful. The well is back to being able to be pumped at 40 gallons per minute.

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

8. Discussion Items:

8.1. Discussion on Moyer Farm Intersection Sidewalk: Mr. Loughery gave an overview of the Moyer Farm project since receiving the conditional final approval in February 2025 and presented a rendering of the area for Rickerts Road and Route 313. He is seeking authorization from Council to consider allowing an amendment to the approved plan to realign the sidewalk along North Main Street to avoid conflict with an existing culvert/bridge structure.

Mr. Fulmer gave an overview of the proposed revision to the pedestrian sidewalk. He referred to his letter to the Borough dated June 2, 2025, which gives his recommendations with respect to the proposed sidewalk revisions. Mr. MacNair added that if approved, a revised approval letter would be necessary. A discussion began regarding the proposed sidewalk's path, the existing guardrail and relocation of the traffic signal and hydrant. Chief Meyers expressed his concerns for the fire trucks' ability to turn at the intersection. Mr. Sharer asked if a "Welcome to Dublin" sign will be placed at the intersection as depicted in the rendering. Mr. Loughery stated that he is willing to work with the Borough regarding the sign. A question was about the location of the pedestrian crossing for the intersection. Mr. Loughery explained that the proposed pedestrian crossing is further down Route 313 due to the safety concerns, limited space and PennDOT recommendations. Mr. Mayes asked if Mr. Loughery was open to helping the Borough with costs relating to the sewer line along Rickerts Road. Mr. MacNair stated that he spoke to Mr. Loughery's attorney, Mr. Nate Fox, to explain the Borough's interest in coordinating with the developer's activity along Rickerts Road. He also emphasized that this is independent of the issue being discussed at this meeting regarding the sidewalk.

Motion by Mr. Mayes, seconded by Mr. Brennan and unanimously carried, approving the modification to the plan as depicted in the Roadway Improvement Plan Exhibit, dated May 8, 2025 conditioned upon the developer providing a means to discourage pedestrians from continuing to utilize the unpaved route between the south side of the culvert and the intersection to address pedestrian safety to the satisfaction of the Borough.

8.2. Discussion on Moyer Farm Street Names: Mr. Loughery proposed names for the three roads within the development. Working with the Moyer Family they requested the following names: Clifford Drive, Marie Lane, and Clover Alley. Center Drive, the main connector road, will stay the same. The Postmaster confirmed that these do not conflict with other roads names in the area. The consensus of Council was to move forward with the proposed names, as presented.

8.3. Consideration to Approve Temporary Signs – DTC Summer Block Party: Ms. Pursell stated the Borough is in receipt of a request seeking authorization for the Dublin Town Center to install twelve (12) temporary signs advertising the Summer Block Party to be held, July 19, 2025. If approved the signs will be placed along Main Street and on the internal roadways of the Town Center.

Motion by Mr. Kessler, seconded by Ms. Rosenthal and unanimously carried, authorizing the installation of twelve (12) temporary signs advertising the Summer Block Party.

8.4. Resolution 2025-07 Supporting PA House Bill 1152: Ms. Pursell presented a resolution requiring insurance companies to directly reimburse Emergency Medical Service Providers for services rendered to Commonwealth Residents.

Motion by Mr. Mayes, seconded by Mr. Sharer and unanimously carried, adopting Resolution No. 2025-07 Supporting PA House Bill 1152.

8.5. Public Hearing for Potential Adoption of Amendment to Policy & Procedure for Collection for Water, Sewer, and Trash Services: Mr. MacNair gave an overview of proposed changes to the ordinance which involves a shortened timeline for enforcement and a 15% penalty on all outstanding bills. There were no public comments received.

Motion by Mr. Sharer, seconded by Mr. Kessler and unanimously carried, adopting the Amendment to Policy & Procedure for Collection for Water, Sewer, and Trash Services in Ordinance No. 344.

8.6. Public Hearing for Potential Adoption of Amendment to Non-Essential Water Use Ordinance: Mr. MacNair gave an overview of the amendments proposed for Ordinance No. 345 which will provide for restrictions during times of a drought emergency or other emergency conditions. There were no public comments received.

Motion by Mr. Sharer, seconded by Mr. Brennan and unanimously carried, authorizing the Amendment to Non-Essential Water Use Ordinance 345.

9. Committee Reports: Mr. Kessler reported the Public Utilities Committee met prior to the meeting to discuss the Borough's Wellhead Protection Plan which was developed in the 1995 – 2000 timeframe. The purpose of the meeting was to discuss the well sources and potential impacts that certain developments, like industrial, could have on our water sources. It was determined that no updates are needed at this time.

Mr. Mayes thanked those involved in the planning and implementation of Community Day 2025 despite the event cancellation. All raffles donated will be raffled off at the Dublin Volunteer Fireman's Carnival.

10. Public Comment: Mr. Pascavage of Frontier Road, Hilltown Township, asked if there were still plans to put a bypass down Frontier Road to control traffic. He was advised that Dublin Borough has no plans to do so.

Mr. Gary Mast of Middle Road asked for an update on the Middle Road Paving Project. He was advised that it is estimated to begin late June 2025.

11. Comments from Council Members: There were no comments from Council Members at this time.

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

13. Adjournment: Upon motion by Mr. Sharer, the meeting was adjourned at 8:39 p.m.

Respectfully Submitted,

Date Approved: STH/2025

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