

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, JUNE 12, 2023**

- 1. CALL TO ORDER:** The June 12, 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.*, Michael Kracht 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: President Sharer announced that Community Day went well and hopes it will turn out as good next year. He also thanked everyone for their hard work in getting the event planned.

3.1. Mayor Hayes swore in Officer Casey Smith. Mr. Mayes advised Chief Regan that Officer Smith is a good addition to our force and had the opportunity to work with him during a fire call.

- 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 May 22, 2023:**

Motion by Mr. Mayes, seconded by Mr. Timothy Hayes and unanimously carried, the minutes of the May 22, 2023 meeting were approved, as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated June 12, 2023, in the amount of \$230,657.26 (all funds):**

Motion by Mr. Benonis, seconded by Mr. Olsen and unanimously carried, Council approved the bills list dated June 12, 2023, in the amount of \$230,657.26

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Nugent provided Council with the May 2023 report. They responded to 26 calls, three of those calls were in the Borough. Also, the Carnival is approaching, and he reminded everyone that they will need volunteers.

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

7.3. Borough Manager: Ms. Pursell provided Council with her May 2023 report. Additionally, she mentioned that the escrow for Joseph Kozak has been closed which is part of tonight's bills list.

7.4. Chief of Police: Chief Regan provided the Police Report for May 2023, which included 126 total incidents. Sergeant Kirk completed Motorcycle Refresher Training on May 1-2, 2023. Sergeant Jones attended an event at the Bucks County Technical School in Bedminster Township where he interacted with and answered questions from students in the emergency services program. Chief Regan, Sergeant Kirk and Officer Brodbine attended the yearly Bucks County Police Memorial service at Saint Andrews Church in Newtown. On May 31, 2023, Dublin Borough Police hosted the Upper Bucks Chiefs Meeting. Their on-site Accreditation inspection was May 10, 2023. The file review was done by the team over the prior two weeks using the Power DMS system. The on-site inspection lasted about 5 hours. The police department has been recommended to be re-accredited.

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

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

8. Discussion Items:

8.1. Approval of Pay Estimate No. Two (Final) for Sanitary Sewer Lateral Replacement and Cleanout Installation: Mr. Zarko explained that the sanitary sewer lateral replacement is connected with the Borough's I/I reduction program that is required under the Consent Order Agreement. Work has been completed, which is now ready for the next project. Mr. Zarko is recommending Council approve the final pay estimate in the amount of \$1,551.25 to the contractor Passerini & Sons, Inc.

Motion by Mr. Smith, seconded by Mr. Benonis and unanimously carried, Council approved Pay Estimate No. Two (FINAL) for Sanitary Sewer Lateral Replacement and Cleanout Installation in the amount of \$1,551.25 to Passerini & Sons, Inc.

8.2. Approval of Pay Estimate No. Two for Sanitary Sewer Mainline, Lateral & Manhole Relining: Mr. Zarko explained that this project is part of the I&I reduction program, which involved relining of the sewer lines that were repaired and cleanouts that were installed. The work has been completed and ready, except for lateral relining, which will be completed at the end of the month. Mr. Zarko is recommending Council approve the pay estimate in the amount of \$132,967.75 to Standard Pipe Services, LLC for the completed work.

Motion by Mr. Smith, seconded by Mr. Mayes and unanimously carried, Council approved Pay Estimate No. Two (FINAL) for Sanitary Sewer Mainline, Lateral & Manhole Relining in the amount of \$132,967.75 to Standard Pipe Services, LLC.

8.3. Status of Current PADEP Consent Order and Agreement: Mr. Zarko reminded Council that the Borough is under a Consent Order Agreement with PADEP establishing tasks and timelines with the I/I reduction program. The current agreement will expire in March of 2024. In order to request an extension, the Borough should have a discussion now with PADEP. The benefit of being under an agreement is that it limits the cost of fines with SSO overflows. Since we entered into the agreement, Mr. Zarko has made a count of the SSO events and there were only 2 that were counted out of 4 in a 4-year period. As of now, the Borough would have to pay a fine of \$500.00 per SSO. Mr. Zarko recommended that Council extend the agreement for at least one more term. President Sharer asked what the number of fines would be if they didn't have the agreement. Mr. Zarko informed him that it would be several thousand dollars per SSO event. If they do not extend it, then you would have to prepare another way to maintain or reduce I/I in the system within the next 4 years. The Borough already has implemented some of the plans by doing lateral inspections when a house sells, inspections of cleanouts and now they are relining the faulty piping. All of the Borough sewer piping has been inspected and it has been recommended that all existing clay pipe be relined. This has been initiated but there will still be a few more years left to do this.

Mr. Zarko suggests reaching out to PADEP after proposing a plan to Council. Mr. Kracht stated that within the past 20 years, there really hasn't been anything rejected by PADEP. Mr. Mayes asked Mr. Zarko if they have to do any videos. Mr. Zarko replied that they have completed all the videos with the clay pipes in the Borough. He does not think they need to video the PVC piping unless there are a lot of spikes in flow.

When the relining of the clay sections of the sewer system is finished, DEP may recommend that Borough staff open the caps after a good amount of rain to see if there are any issues, then the property owner would get a notice to fix the problem, which could be part of the program. The consensus of Council was to have Mr. Zarko reach out to PADEP to begin discussions.

8.4. Review of Contractor Bid Proposals for WWTP Reactor Tank "B" Rehabilitation: Mr. Zarko reminded Council they only received one bid in April for the rehab and the cost was too high, so Council rejected the bid and decided to split the project into two bids; one was for the painting and the other was for the mechanical work. A few bids were received in May, the total cost for both contracts of the lowest bidder was \$25,000.00 higher than the April bid. Mr. Zarko recommends Council reject both bids and re-bid both contracts in early 2024.

Motion by Mr. Smith, seconded by Mr. Olsen and unanimously carried, Council rejected the bid proposals for the WWTP Reactor Tank "B" Rehabilitation and will rebid both contracts in January 2024.

8.5. Middle Road and WWTP Pavement Repairs: Mr. Zarko requested proposals from contractors to repair some areas on Middle Road and the driveway at the Borough's Treatment Plant. There was one proposal received which was higher than expected. They were expecting the amount to be around \$13,000.00 and it was \$19,950.00. If the repairs are not made now, they will both get worse and the cost of repairs will be a lot more. Mr. Zarko recommends Council approve the proposal from T. Schiefer Contractors, Inc. at amount of \$19,950.00.

Motion by Mr. Mayes, seconded by Mr. Smith and on a vote of 5 - 1, Council accepted the proposal from T. Schiefer Contractors, Inc. of the proposal amount of \$19,950.00 for the Pavement Repairs on Middle Road and Wastewater Treatment Plant.

8.6. Zoning Hearing Board Application – Dublin Shopping Center: President Sharer gave an overview of what ACE Hardware would like to do in the Shopping Center, if it takes over where the old IGA presently exists. Mr. Mayes is in favor of the plan but would like the facade to look better than what's there now. He is also worried about the parking spaces they will lose if they use some of the parking area for their bagged items. Mr. Kracht informed Council that a lot of the hardware stores use their parking areas for storage, and they use the front sidewalks of the building to put items like grills, wheelbarrows, etc. Mr. Kracht also stated he was with the Executive Director of the Bucks County Planning Commission and recommended that the Borough revisit the Ordinance on parking spaces. President Sharer thinks they should put up a fence around the items in the parking lot. Mr. Smith thinks shrubbery would work as well. There was a consensus to support the application with limits to fencing or shrubs for blocking residential views.

8.7. Request for Sign Waiver – Dublin Town Center: Ms. Pursell stated that Dublin Town Center is requesting Council to waive to Sign Ordinance for their July 1st event. The Ordinance allows you to have one temporary sign per property. The DTC has a total of 10 signs and would like to put a few signs around the DTC, which would include 3 signs at each site.

Motion by Mr. Smith, seconded by Mr. Timothy Hayes and unanimously carried, Council waived the Sign Ordinance for the DTC July 1st event, so the Dublin Town Center can put a few signs on each property around the DTC.

8.8. Professional Services Agreement – Code/Building Enforcement: Ms. Pursell presented Council with an Agreement between Barry Isett & Associates and Dublin Borough for Code Enforcement and other related services.

8.9. Resolution 2023-05 Consolidated Fee Schedule:

Motion by Mr. Mayes, seconded by Mr. Smith and unanimously carried, Council approved the execution of the Professional Services Agreement with Barry Isett & Associates along with Resolution 2023-05 Consolidated Fee Schedule.

8.10. Discussion on Impact Fees: President Sharer stated that if a municipality implements impact fees, the funds can only be used to support transportation infrastructure or parks. There was a discussion about the use of impact fees and tapping fees. Mr. Zarko stated the tapping fees are used for capacity improvements, but the rehabilitation they are doing would not come from tapping fees. Mr. Smith stated that we had to improve our system to get our capacity, but we lost the capacity, because it was not maintained. Mr. Kracht advised that if Council wanted to use impact fees for transportation, Mr. Zarko could prepare a plan for capital improvement and have developers pay that as part of their fee. Mr. Kracht suggested asking developers to give a donation to the Borough for the first responders, especially when they come to Council for waivers.

Mr. Kracht reminded Council that the Dublin Town Center development has outstanding public area improvements to make such as the gazebo. Mr. Mayes suggested that the cost of the outstanding public improvements go towards Emergency Services. Mr. Kracht stated that the residents that bought townhouses in the Dublin Town Center were told there would be the nice public amenities,

according to the land development. Mr. Olsen would like the gazebo to be installed, since it was on the plan. Mr. Timothy Hayes suggested that if the Dublin Town Center did not want to put in a gazebo, maybe they could add a charging station.

9. Committee Reports: Mr. Timothy Hayes thanked everyone for attending Community Day. The weather was not the best, but it did not keep people away. He would like to have a "recap" Community Day meeting before the next Council meeting in July. Ms. Pursell expressed to Council that Councilman Phil Kessler, who could not attend tonight's meeting, wanted Council to know that Administrative Assistant, Ms. Kerr, did a great job putting it all together and wanted to thank her.

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

11. Public Comment: There were no public comments.

12. Comments from Council Members: Mayor Hayes stated that he received a request from a resident to change out the basketball nets. The resident volunteered to replace them; he has his own netting.

Mayor Hayes announced that Frank Pileggi, the owner of the 164 N. Main Street had passed away.

13. Executive Session: Mr. Sharer announced Council would be meeting in Executive Session to discuss a personnel matter and will not be reconvening.

14. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 8:31 p.m.

Respectfully Submitted,

Date Approved: 07/10/2023

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