

**MINUTES OF DUBLIN BOROUGH COUNCIL MEETING
MONDAY, JULY 13, 2015**

CALL TO ORDER: The Monday July 13th Council Meeting was held in Borough Hall at 119 Maple Avenue, Dublin, and called to order at 7:30 p.m. by Council President Jeffrey Sharer. The Pledge of Allegiance was recited.

ELECTED OFFICIALS PRESENT

Mayor:	Chris Hayes	
Council:	John Munley *	Jamie Priester *
	Robert Pavlek	Brent Smith
	Jeffrey Sharer	Gary Mast
	Matthew Mayes	

APPOINTED OFFICIALS

Borough Manager:	William Wert
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Thomas F. Zarko, P.E.
Police Chief:	Brian Lehman
Fire Chief:	Kevin Nugent
	* Not present **late arrival

VISITORS REGISTERED: Florence Rodgers – 114 S. Main Street, Frank Knisley – 106 N. Main Street.

COMMUNITY COMMENTS: None.

MINUTES OF PREVIOUS MEETING – JUNE 8, 2015: **ON A MOTION** by Robert Pavlek, seconded by Gary Mast, all present voted in favor to approve the minutes of the June 8, 2015 Council Meeting. **Motion carried 5-0.**

RATIFY JUNE 22, 2015 INTERIM BILLS LIST: Mr. Wert presented to Council for ratification the bills list dated June 22, 2015. After some discussion and questions, **ON A MOTION** by Matt Mayes, seconded by Robert Pavlek, all present voted in favor to ratify the Interim Bills List of June 22, 2015. **Motion carried 5-0.**

JULY 10, 2015 CURRENT BILLS LIST: Mr. Wert presented to Council for approval the bills list dated July 10, 2015. **ON A MOTION** by Gary Mast, seconded by Robert Pavlek, all present voted in favor to approve the Current Bills List of July 10, 2015. **Motion carried 5-0.**

BOROUGH OFFICIALS REPORTS:

1. **Dublin Fire Company:** Dublin Fire Company Chief Kevin Nugent presented to Council a written report for Dublin Fire Company for the month of June. Mr. Nugent thanked Council members and the Police Department, who helped out at the Fire Company's 100th Anniversary Celebration.
2. **Mayor:** No Report.
3. **Borough Manager:** Mr. Wert presented some highlights from his written report as follows:

- a) 120 Mill Street – TCE Remediation: Staff, in conjunction with Seth Cooley of the environmental law firm of Duane Morris and David Fennimore the hydrogeologist, have prepared and formally submitted the formal response to the EPA by the public comment period deadline of July 6, 2015. In addition, for review, the formal comment submitted by Sequa, the responsible party for cleaning up the site was included.

The main themes of the Borough's letter were no impact to the borough water supply and no future costs to the Borough. Mr. Wert added that the EPA will issue a response and there will be a long period of conversations about the design of the remediation.

- b) Rickerts Road Temporary Construction Easement: Mr. Neal Moyer has received the formal request to permit the Borough to perform the necessary drainage repairs. It is anticipated that his mother, Marie Moyer will sign the agreement next week.
- c) Water Meter Replacement Project: The third quarter reading is to occur on July 15th. Once completed, the contractor (Lenegan) will begin scheduling appointments for meter replacements. Notification letters have been sent out by the contractor.

The meter replacement is scheduled to begin on August 8th and is a 75 day contract. Mr. Wert noted that the final letter for water meter replacement was included in the packets. Door knockers will be placed by the contractor if necessary and the worst case scenario for non-compliance is to shut down water.

- d) Lateral Inspection Notices:
- i. As required by Pa DEP CO&A, notification letters to 30 known locations have been sent out to perform an internal inspection of the sanitary sewer system by specialized pipeline video inspection equipment. These inspections are being coordinated with a contractor through Tom Zarko's office.
 - ii. In addition, and also required for the Pa DEP CO&A, notices will be sent to property owners on North Main Street to allow for inspections for illegal discharges via roof drains, foundations and/or sump pumps into the Borough's sanitary sewer system. These inspections will be performed by Borough Staff.

Discussion took place regarding the inspection process. Property owners will be notified if they need to make a repair.

- e) Revitalization & Vision Plan: Historic District Update: a meeting with Cory Kegerise of the Penna. Historic & Museum Commission, Jeff Sharer, Gary Mast and Lynn Bush was held on June 30th to begin preparing a revised draft historic district ordinance. Discussion focused on guidelines, rules of procedure, what activities will require COA?, how will contributing/non-contributing buildings be treated differently?, economic hardship, and demolition by neglect. Future updates will be given to Council when available.
- f) Correspondence: Mr. Wert reviewed correspondence received regarding Governor Wolf's budget which was included in packets. Mr. Wert also reviewed the Emergency Management Agency letter regarding the September Papal visit to Philadelphia. It discusses travel restrictions and the impact on transportation and traffic in Bucks County.

- g) Sheriff Sale – 156 Maple Avenue: The Bucks County Sherriff's Office has confirmed that the abandoned house on the corner of Maple Avenue and Saddlebrook Drive was sold at their auction on June 12, 2015. A third party agent (Jonathan Kontz) bought the property on behalf of Wells Fargo. Because the McGrath's purchased the property through a Federal Housing Administration (FHA) Loan, Wells Fargo is working on behalf of the U.S. Dept of Housing and Urban Development (HUD) to eventually turn the property over to HUD, who will then resell the house. Mr. Wert was told that a realistic timeframe for this transfer process is a minimum of one year.
- 4. Police Chief: Chief Lehman presented a written report for the month of June. Rubilla vehicle inspection costs were discussed.
- 5. Borough Engineer:
 - a. Capital Improvement Projects:
 - 1) Rickerts Road Project Update: The project has now been released for bids and the engineer's office will be receiving bid proposals on July 24th. A recommendation for bid award will be made by the August Council meeting.
 - 2) Supplee Park Phase 2 Project Update: A pre-construction meeting took place last week and work is scheduled to begin next week. The project was delayed a bit due to difficulties getting the contractor's bond and insurance. It was noted that a September restoration season is better for growing and planting.
- 6. Borough Solicitor: No Report.

DISCUSSION/ACTION ITEMS:

- 1. Resolution 2015-03 – Cobblestone Subdivision – Denial of Dedication of Public Improvements: A Final inspection has been done and a punch-list generated and sent to the developer detailing items needing completion. There was discussion concerning the remaining project escrow, close to \$30,000, which will cover the items needing to be completed. It was confirmed by Mr. Zarko that the Borough will not incur any costs and the developer is working toward completing punch-list items.

After discussion and questions **ON A MOTION** by Brent Smith, seconded by Gary Mast, all present voted in favor to adopt Resolution 2015-03 to deny dedication of public improvements for Cobblestone Subdivision: 7th & Market Realty, LP. **Motion carried 6-0.**

- 2. Resolution 2015-04 – PA Commonwealth Financing Authority Multimodal Grant Application: The Borough has applied for the project grant through the DCED with an estimated cost of \$162,500 and a Borough contribution of 30%, or \$48,750 if approved. The project includes 16 cross walks and 20 ramps at 7 locations in the Borough. The project has also been applied for through CDBG which would cover 100% of costs. It was noted that both grants are project specific and the timelines differ by a few months. Discussion centered on the ramifications of both grants being awarded for the same project. Mr. Wert informed Council that the CDBG grant proposal has been sent the County Commissioners for possible approval by July 22nd but would still need to be sent to HUD for review. Mr. Wert will continue to communicate with Senator McIlhinney regarding the grant submissions and inform him of the possible outcomes.

After discussion and questions, **ON A MOTION** by Matt Mayes, seconded by Brent Smith, Council members Pavlek, Smith, Sharer and Mayes voted to adopt

Resolution 2015-04 to sign all necessary documentation for PA Commonwealth Financing Authority Multimodal Grant Application, and authorizing the Borough to pay the thirty percent grant match if selected. Member Mast voted NAY.
Motion carried 4-1.

3. Contract Award-Ferrous Sulfate Storage Tank Line Fill Modifications: The project consists of a liner project involving installation of additional valves on the storage tank feed lines at the Sewer Treatment Plant to prevent past problems with filling. This is an approved 2015 capital project for which \$3,500 has been budgeted. Two proposals have been received with recommendation to award the contract to MGK Industries at a proposed cost of \$3,275. There was discussion regarding the budget for the project including engineering fees of \$723.17, and about how engineering fees affect the budget on related projects. Mr. Kracht noted that other municipalities sometimes adopt a continuing resolution at year end to put the budget in sync with the numbers within reason to enable adoption of a revised balanced budget.

After discussion and questions, **ON A MOTION** by Matt Mayes, seconded by Gary Mast, council members Mast, Mayes, Smith and Sharer voted to award the contract for Ferrous Sulfate Storage Tank Fill Line Modifications at the Sewer Treatment Plant to MGK Industries of Pottstown, PA, not to exceed \$3,275. Member Pavlek voted NAY. **Motion carried 4-1.**

4. Capital Purchase Authorization - Portable Standby Pump for Sanitary Sewer System: Included in the 2015 Capital Purchase budget is a portable standby pump primarily for back-up use at Twin Oaks Pumping Station, which could also be used at various locations in the borough sewer system for maintenance purposes. A proposal has been obtained under state contract with recommendation for Council approval at a cost of \$57,881.30. There were questions and discussion about the need for the pump and engineering costs affecting the budget. Mr. Zarko noted that the pump has been recommended by the contract operators and that there have been past problems with Twin Oaks requiring rentals of a portable bypass pump. Also the current generator is getting old and this pump would essentially replace that generator. Security issues and methods of preventing theft of the pump were detailed including fencing, a locking mechanism, and removing the wheels. Council questioned whether COSTARS is the cheapest purchase option and whether a pump could be rented instead. Mr. Zarko related that in his experience COSTARS is usually cost competitive and also eliminates bid costs. Mr. Wert related that pump rental cost last year had been approximately \$10,000.

After discussion and questions, **ON A MOTION** by Brent Smith, seconded by Gary Mast, all members present voted in favor to approve purchase of a portable standby pump for sanitary sewer system to be located at Twin Oaks Pumping Station under COSTARS state contract at a cost not to exceed \$57,881.30.
Motion carried 5-0.

5. Police Officer Swearing In: Officer Christina Kemmerer was sworn in by Mayor Chris Hayes as an officer of the Dublin Borough Police Department.
6. Advertising Authorization – Private Sewer Service Laterals Inspection Ordinance: The Consent Decree requires the Borough to adopt an additional layer of support for addressing potential problems with the system through an ordinance recommended by the DEP. The proposed draft ordinance to be considered for advertisement is a compilation of several ordinances from other municipalities with similar requirements. It includes a Point of Sale sewer lateral inspection requirement for property owners at the time they sell their home. Discussion took place regarding the Point of Sale aspect of the

ordinance. Mr. Mast voiced his concerns that it places an unfair financial burden on the homeowner at an inconvenient time and doesn't do much to alleviate the Infiltration problem. Also discussed was the feasibility of compliance from short sales and homeowners who are out of equity on their home, as well as condominium owners. Mr. Mast inquired as to whether the Point of Sale section could be removed from the ordinance. Mr. Kracht explained that would require negotiating the portion out of the consent decree within sixty days in order to meet the September deadline with the DEP. Potential consequences were discussed if the Borough chooses to adopt and adopt an ordinance without the Point of Sale article. Mr. Kracht explained it may be difficult to contact someone at the DEP with authority to advise the Borough on the matter; however he suggested asking the DEP directly about removing the Point of Sale article from the proposed ordinance and getting initial feedback. Mr. Zarko noted that though he had anticipated having the ordinance adopted in time for his September report, it doesn't have to be completed until December 2015.

After discussion and questions, **ON A MOTION** by Brent Smith, seconded by Matt Mayes, all members present voted in favor to approve advertisement of the draft ordinance for Private Sewer Service Lateral Inspection. **Motion carried 5-0.**

7. Dublin Police Fire Requests:

- a) Buckingham Township- Annual Fire Company Carnival – July 16-18 and 23 – 25, 2015: Mr. Wert presented to Council for approval a request for traffic control assistance for the annual Midway Fire Company Carnival on July 16 – 18 and July 23 – 25, 2015 starting at 5:45pm.

ON A MOTION by Robert Pavlek, seconded by Brent Smith, all members present voted in favor to approve the request for assistance. **Motion carried 5-0.**

- b) New Britain Township – Annual Fall Festival-September 19, 2015: Mr. Wert presented to Council for approval a request for traffic control assistance from 7:30 am to 2:00 pm.

ON A MOTION by Matt Mayes, seconded by Gary Mast, all members present voted to approve the request for assistance. **Motion carried 5-0.**

COMMITTEE REPORTS: None.

OTHER BUSINESS: None.

COMMUNITY COMMENTS: Frank Knisley inquired if residents can call to schedule to have their water meters replaced and Mr. Zarko responded yes.

COMMENTS FROM COUNCIL: None.

ADJOURNMENT: Being no further business, **ON A MOTION** by Brent Smith, Mr. Sharer declared the meeting adjourned at 9:12 pm.

Respectfully submitted,

Date Approved: _____

William Wert,
Manager/Secretary/Treasurer