

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, MAY 13, 2019**

1. Call to Order: The May 13, 2019 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

2. Pledge of Allegiance: Mr. Sharer lead the Council and audience in the Pledge of Allegiance.

3. Council President Announcements: Mayor Hayes swore in Officer John Barrington.

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 April 22, 2019:

MOTION: Upon Motion by Mr. Mast, seconded by Mr. Sherer and unanimously carried, the minutes of the April 22, 2019 meeting were approved as written.

6. Payment of Bills:

6.1. Bills List dated May 13, 2019 for \$63,317.21 (all funds):

MOTION: Upon motion by Mr. Moore, seconded by Mr. Sherer, and unanimously carried, the Council approved the Bills List dated May 13, 2019 for \$63,317.21.

7. Borough Official Reports:

7.1. Dublin Volunteer Fire Company: Mr. Meyers presented the Dublin Fire Co. Report for April 2019.

7.2. Mayor: Mayor Hayes thanked Ms. Benner for creating the newsletter that is provided to the Borough residents as there is a lot of useful information in the newsletter. Mayor Hayes also thanked the Borough's Planning Commission, the Borough Manager and the Borough's Professional Staff for the significant accomplishment to get the Dublin Town Center plan approved by Planning Commission to move it on to Borough Council. This is a monumental step for the Borough, and he looks forward to seeing current and

future redevelopment in the town. Mayor Hayes added that he has received a lot of positive feedback about the Dublin Town Center Project.

7.3. Borough Manager: Ms. Benner presented the Manager's Report for April 2019.

7.4. Chief of Police: Chief Regan presented the Police Report for April 2019.

7.5. Borough Engineer: Mr. Zarko Presented the Engineer's Report.

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

8. Discussion Items:

8.1. Dublin Lions Pavilion Rental Fee Waiver Request: Ms. Benner presented council with a park rental fee waiver request from the Dublin Lions Busy Bee's, which is the club of the blind and visually impaired. The Lions have requested Council waive the rental fee for July 13th. Mr. Mayes abstained from the vote because he is a member of the Dublin Lions.

MOTION: Upon motion by Mr. Mast, seconded by Mr. Smith, the Council on a vote of 6-0 waived the pavilion rental fee of \$50.00 for July 13th for Dublin Lions Busy Bee's. Mr. Mayes abstained from the vote.

8.2. ARLE Grant Resolutions #2019-06 and #2019-07: Mr. Zarko stated that the Borough received the Automatic Red Light Grant (ARLE) in the amount of \$117,000.000 to add Accessible Pedestrian Systems (APS) to the traffic signals located at Main Street/Maple Avenue/Elephant Road and at Main Street/Dublin Village Shopping Center. As part of the ARLE grant requirements PennDOT requires the Borough adopt resolutions for each intersection that authorize the Borough Manager to execute an Application for Traffic Signal Approval document, committing the Borough to maintenance of the signals.

MOTION: Upon motion by Mr. Smith, seconded by Mr. Mast, and unanimously carried, the Council approved Resolutions 2019-06 and 2019-07 authorizing the Borough Manager to sign and submit the Applications for Traffic Signal Approval to the Pennsylvania Department of Transportation for the intersection at Main Street / Maple Avenue / Elephant Road, and the intersection of Main Street / Dublin Village Shopping Center.

8.3. Authorization to Execute Documents with PA Dept. of Agriculture: Ms. Benner as council for authorization to sign an agreement with the Pennsylvania Department of Agriculture allowing for them to access the Borough's property at Village Green Lane and at the Sewer Treatment Plant so that they can treat for the lantern flies found in these locations.

MOTION: Upon motion by Mr. Sherer, seconded by Mr. Mayes, the Council unanimously authorized the Borough Manager to execute an agreement with the Pennsylvania Department of Agriculture allowing them access to the Borough's property at Village Green Lane and the Borough's Sewer Treatment Plant to treat for Spotted Lantern Flies.

8.4. Sellersville Carnival Fire Police Request:

MOTION: A motion was made by Mr. Smith, seconded by Mr. Benonis and unanimously approved, authorizing the Dublin Fire Company Fire Police to work the Sellersville Carnival.

9. Committee Reports:

9.1. Dublin Community Day: Mr. Sherer stated that the Community Day Committee met prior to the Council Meeting to go over details and there are currently 32 vendors registered to attend. Mayor Hayes will be presenting the service awards at 5:00 p.m.

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

11. Public Comments: There was no public comments at this time.

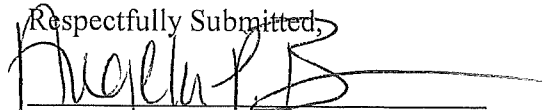
11. Comments from Council Members: Mr. Mast stated that he is in favor of the Dublin Town Center (DTC) land development project but has some concern with the 44 townhomes that are proposed along Elephant Road that is an approximate quarter mile with only a few breaks at the entrances. Mr. Mast is concerned that the townhomes will look like a wall going down Elephant Road that residents on the other side of Elephant Road will have to look at. Mr. Mast provided pictures showing Council how everywhere else in the Borough there is spacing between buildings and Dublin Acres' has townhomes that face each other. Mr. Mast also expressed his concern with changing two parcels from R-2 to TC-2 to allow for townhomes to be built on those parcels as well as tear down the old homes. Mr. Mast encouraged Council to look at this project and what was conceptualized when the vision plan was created, and the zoning was changed. Mr. Mast stated that he doesn't believe this is what the Borough envisioned. That no one really thought about what it is going to look like and doesn't like how the townhome community will look.

Mr. Smith stated that the developer he has the right to build townhomes based on the current zoning. If the Borough wants to look exactly like the vision plan, then the Borough would need to buy the land and build themselves. Mr. Smith also stated that the Planning Commission was clear that they wanted to see the elevations include brick work and have some dimension so that the townhomes do not look like someone just built a bunch of rowhomes. Mr. Mast added that the infill just doesn't fit, maybe the developer can reconfigure the townhomes. Mr. Sharer stated that Mr. Loughery is giving the Borough what they asked for. Mr. Mast stated that he won't vote for it the way it is as it is not the right plan for Elephant Road. He would rather see higher priced homes than the townhomes or re-configure the townhomes to make the layout different and make it less dense. Mr. Mast concluded stating that although the project is legal it is not the way the Borough wanted to see development along Elephant Road and this project will hurt home values along Elephant Road. Mrs. Florence Rodgers stated that she thinks the drawing looks like Philadelphia. Mr. Mast thanked everyone for their time.

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

13. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 8:33 p.m.

Date Approved: 5/28/2019

Respectfully Submitted,

 Angela P. Benner,
 Manager/Secretary/Treasurer