

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, OCTOBER 14, 2019**

1. Call to Order: The October 14, 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.
Borough Planner:	Judy Stern Goldstein
Borough Traffic Engineer:	Joe DeSantis
Police Chief:	Michael Regan
Fire Chief:	Kevin Nugent*
Emergency Management Coordinator:	M. Philip Meyers

*Not Present

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

3. Council President Announcements: Mr. Kracht announced that Council had multiple executive session email discussions with him prior to tonight's meeting as well as an Executive Session at 7:00 pm tonight prior to this meeting wherein Mr. Kracht gave Council legal advice regarding the Dublin Town Center Land Development and Council also discussed with him certain legal aspects of the application.

4. Public Comment on Non-Agenda Items: Phil Meyers of N. Main Street commented that the Dublin Town Center display boards should have been shown to everyone so that the audience could see the proposed improvements to Main Street.

Susan Pursell of Moyer Drive presented council with the first phase of the construction bill for the replacement of the building lateral at her mother's property and stated an additional bill would be issued when the work was finalized in the spring. Ms. Pursell also added that she had forwarded photos of the work to the Borough Manager and asked that Council review the photos.

Lois Schaaf of Manor Drive expressed her concern with the trash collection company that Whistlewood Apartments uses, putting recycling and trash in the same truck. Ms. Schaaf asked Council what their stand with recycling is. Mr. Kracht stated that the Borough is required to have recycling in public contracts, but Whistlewood is private trash and recycling collection and the Borough is not responsible for that contract and the Borough can only enforce their own contract. Mr. Smith suggested that Ms. Schaaf check with Whistlewood's management company and ask that they review their contract to see if recycling is required.

Beverly Kramer of Deep Run Road stated that she sees the Dublin Town Center project as a good uplift for the community, however she is upset with the number of townhomes going in as part of the project. Ms. Kramer expressed her concern with additional traffic, noise and crime and was unaware of this project until recently. Mr. Sharer stated that this project was part of the Borough's public vision plan that was started over twelve

years ago and the applicant has been working with the Borough for over three years and presenting at multiple public meetings during that time. The information has also been provided on the Borough's website and available at Borough Hall for the residents to review.

5. Approval of Minutes:

5.1. Minutes of Meeting of September 23, 2019:

MOTION: Upon Motion by Mr. Sherer, seconded by Mr. Smith and unanimously carried, the minutes of the September 23, 2019 meeting were approved as written.

6. Payment of Bills:

6.1. Bills List dated October 10, 2019 for \$105,384.40 (all funds):

MOTION: Upon motion by Mr. Moore, seconded by Mr. Smith, and unanimously carried, the Council approved the Bills List dated October 10, 2019.

7. Borough Official Reports:

7.1. Dublin Volunteer Fire Company: Mr. Meyers presented the Dublin Volunteer Fire Company's report for September 2019.

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

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

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

7.5. Borough Engineer: Mr. Zarko presented the Borough Engineer's report for September 2019.

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

8. Discussion Items:

8.1. Resolution #2019-09: Dublin Town Center Preliminary / Final Plan Approval: Mr. Loughery provided a brief background recap of the Dublin Town Center project and stated that they have been provided the Borough's draft approval resolution.

Bruce Reading of Deep Run Road asked where the parking for the townhomes will be located. Mr. Loughery stated that there will be off street parking on Elephant Road, that some of the townhomes will have garages and driveway parking as well as parking in alley ways and on street parking.

Nate Fox, the lawyer for the Dublin Town Center project, asked Council to amend condition number nine of the resolution so that architectural approval not be unreasonably withheld subject to availability of building materials within the marketplace. If there would be a shortage on building materials, the developer wouldn't want to have to come back to Council for that sole reason. Mr. Fox also stated that after reviewing the McMahon Associates review letter dated October 11, 2019 the applicant is requesting two additional waivers be added to the resolution for consideration. The first waiver would be from Section 22-707.2.B from the requirement to provide a half-width cartway along Main Street site frontage of 24 feet from the existing centerline, conditional upon review and approval from PennDOT. The second waiver would be from Section 22-707.12.C from the requirement that new road be no less than 1600 feet from existing streets to allow for the proposed centerline intersection space along Main Street between Road A and Manor Drive, and Elephant

Road between Road D and Deep Run Road. Mr. Fox stated that other than the aforementioned amendment to condition number nine and the two additional waivers, everything else in resolution is good.

Mr. Kracht went through all the conditions of approval and waiver requests that were outlined in Resolution No. 2019-09. Mr. Kracht stated that if Council approves Resolution #2019-09 granting preliminary final approval tonight, this would be the last public vote on the Dublin Town Center Project. Once land development approval is granted, the land development document will need to be executed and approved prior to the developer acquiring any building permits, however permits can be issued for renovation work in the existing buildings (The Square and the Station). Mr. Kracht asked if the applicant received approval from the Dublin Volunteer Fire Company. Ms. Benner stated that Gilmore & Associates provided her with a copy of the approval letter dated September 5, 2019 from the Dublin Volunteer Fire Company. Mr. Kracht asked the applicant if they had any objections to the proposed resolution. Mr. Loughery stated that he had no objections to the resolution. Mr. Kracht asked the applicant if he had received Resolution No. 2019-09 the Friday prior to tonight's meeting and Mr. Loughery stated that he did receive and review the resolution prior to tonight's meeting.

MOTION: Upon motion by Mr. Smith, seconded by Mr. Sherer, Council unanimously adopted Resolution #2019-09 as Amended, Granting Preliminary Final Land Development Approval to Dublin Town Center I, L.P. for the "Preliminary – Final Land Development Plan" prepared by Gilmore and Associates, Inc dated January 31, 2019, Last Revised July 19, 2019.

Mr. Loughery thanked Borough Council for the land development approval and added that it has been a long journey that they are excited to continue to move forward with.

8.2. Eagle Scout Project: Ms. Benner stated that James Estep of Fox Hollow Road, approached the Borough about repairing / replacing the development entrance sign located on Village Greene Lane off of Main Street for his Eagle Scout Project. Ms. Benner stated that the sign is located on Borough property and thinks that this would be a great project. There was consensus from Council to allow Mr. Estep to replace the Village Greene Development entrance sign. Ms. Benner stated that she will let Mr. Estep know and ask that he provide Council with proposed sign renderings for approval prior to starting any work.

9. Committee Reports:

Mr. Smith stated that the Finance Committee met prior to the Council meeting to discuss the 2020 budget. During budget discussions, the committee discussed purchasing a new police vehicle in 2020, however, there is the opportunity for the Borough to acquire a new police vehicle this year that would cost the Borough significantly less if purchased now instead of in 2020. Mr. Smith stated it was the Finance Committee's recommendation to authorize the Borough Manager to purchase a new police vehicle in 2019 not to exceed \$50,000.00.

MOTION: Upon motion by Mr. Mayes, seconded by Mr. Mast, Council unanimously authorized the Borough Manager to purchase a new Police vehicle not to exceed the total cost of \$50,000.00.

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

11. Public Comments: Mr. Meyers asked if the resolution adopted tonight granted the Dublin Town Center project approval, allows Grandview to start building their new medical building. Mr. Kracht stated that the construction of the new buildings cannot start until all permits are issued, which will be months away because the developer has to satisfy the conditions of the approval, which include plan revisions and requires approvals from outside agencies.

Mrs. Shultz announced that Pennridge Fire Prevention Day will be held at the Dublin Volunteer Fire Company Fire Hall, Saturday October 19th from 11:00 a.m. – 3:00 p.m. There will be up to 5 volunteer fire companies participating in the event.

Mr. Meyers asked what the status of the crosswalk repair was, if they heard anything about the crosswalk. Mr. Kracht stated that he has just heard from the bond Company and needs to review and discuss internally.

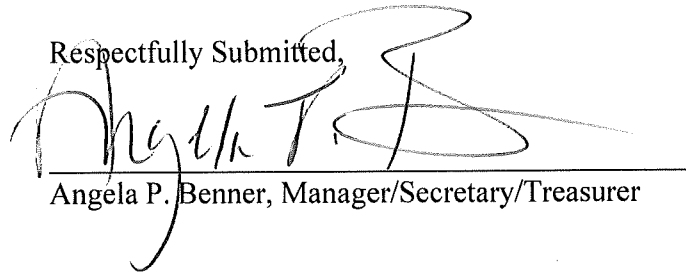
12. Comments from Council Members: There were no comments at this time.

13. Executive Session: Mr. Sharer stated that Council would be meeting in executive session to discuss a litigation item.

14. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 8:37 p.m.

Respectfully Submitted,

Date Approved: 10/28/2019


Angela P. Benner, Manager/Secretary/Treasurer