

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, JUNE 22, 2026**

- 1. CALL TO ORDER:** The June 22, 2026, 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
	Matthew Mayes	Keeley Rosenthal
	Sean Brennan	Jeanette Pasqua
	Marianna Leffever*	

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.* Mike Zee, 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 all volunteers who helped at Dublin Community Day which was held on Saturday, June 6, 2026.

- 4. Public Comment on Non-Agenda Items:** There were no public comments at this time.

- 5. Approval of Minutes:**

- 5.1. Minutes of Meeting from May 26, 2026:**

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried, approving the minutes of May 26, 2026, meeting as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated June 8, 2026, in the amount of \$43,462.01 (all funds).**

Motion by Mr. Brennan and seconded by Ms. Rosenthal, and unanimously carried, approving the bills list for June 8, 2026, in the amount of \$43,462.01.

6.2. Bills List dated June 22, 2026, in the amount of \$75,637.42 (all funds).

Motion by Mr. Brennan and seconded by Ms. Rosenthal, and unanimously carried, approving the bills list for June 22, 2026, in the amount of \$75,637.42.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the May 2026 report. They responded to eighteen (18) calls, three (3) of those calls were in the Borough. Chief Meyers thanked Borough Council for the recent donation given to Dublin Volunteer Fire Company. He stated that the funds would go towards expenses that require replacement every 15 – 20 years, like radios, truck replacement, or air packs. He also mentioned that the Dublin Fireman's Carnival will take place July 10th – 11th and July 14th – 18th. Any volunteers are welcomed and appreciated.

7.2. Mayor: Matthew Mayes and Philip Perinelli were sworn in by Mayor Hayes as Fire Police Officers for the Dublin Volunteer Fire Company.

7.3. Borough Manager: Ms. Pursell had no comments at this time.

7.4. Chief of Police: Chief Regan provided Council with the May 2026 report which included three hundred two (302) total incidents. The Bus Patrol School Bus Violation Program had no referrals. Chief Regan stated Officer Patrick Bastek resigned after four years of service in Dublin Borough. He wished Officer Bastek and his family the best and thanked him for his service to Dublin Borough. Chief Regan stated most of the department completed range qualifications for handguns, shotgun, and patrol rifle. The onsite accreditation was completed May 12, 2026, after two weeks of online file review by three assessors. Dublin Borough Police Department was highly recommended for reaccreditation. Congratulations and wonderful job, DBPD! Chief Regan and Sergeant Kirk attended the Bucks County Police Memorial for Fallen Officers at St. Anthony Church in Newtown. One of the fallen officers remembered was Chief Eli Myers who died in the line of duty on October 31, 1965. The PA State Police handled no calls overnight in the Borough. Ms. Pasqua congratulated Chief Regan on achieving accreditation. Mr. Mayes emphasized the prestigiousness of this distinction for Dublin Borough Police Department.

7.5. Borough Engineer: Not present.

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

8. Discussion Items:

8.1. Whitetail Renewal Discussion: Ms. Pursell recounted the April 27th meeting where she asked Council if they wanted to renew the Whitetail Disposal Contract that is set to expire on June 30, 2027. Subsequently, she met with Alessandro Giacobbe, Whitetail's Municipal Solutions Manager to discuss the possibility of extending Dublin Borough's contract at the current rate. Mr. Giacobbe was present at the meeting to discuss Whitetail's proposal and answer questions. Mayor Hayes asked if current services would remain the same under the renewed contract. Mr. Mayes asked Mr. MacNair about the legality of the proposal. Mr. MacNair explained that there were two options built into the original bid documents for years 2027 and 2028 that allows Dublin Borough

to extend the contract with Whitetail Disposal. Ms. Pursell added that when going out to bid on future contracts Council could entertain a longer contract period.

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried, approving Whitetail Disposal's proposal for extending the current service contract by two years, as presented which included no increase for 2027-2028 and a 2% increase in 2028-2029.

8.2. Consideration to Approve Architectural Renderings – Moyer Farm: Mr. Rob Loughery presented architectural renderings for the homes being built on Moyer Farm to Council. He provided an overview of the different model single family homes and town homes – Treviso, Dresden, Ferndale, and Lowell. Mr. Loughery explained the diverse options that will be available to the homebuyer like basements and color selections on exteriors.

Motion by Mr. Mayes, seconded by Ms. Pasqua, and unanimously carried, to approve the architectural renderings for Moyer Farm, as presented.

8.3. Consideration to Approve Permanent Signage – Moyer Farm: Mr. Loughery advised that Dublin Town Center V, LP, submitted a sign application for three (3) permanent signs: one (1) freestanding monument sign measuring approximately 31 square feet, and two (2) property identification signs measuring approximately 2.7 square feet each. The signs were not approved as they are not in compliance with Dublin Borough's Ordinance. Mr. Loughery provided sign renderings for The Grove at Dublin and requested Council's approval of the signage, as presented.

Motion by Ms. Rosenthal, seconded by Mr. Brennan, and unanimously carried, to approve permanent signage renderings for Moyer Farm, as presented.

8.4. Consideration to Approve Temporary Signage – Moyer Farm: Mr. Loughery advised that Dublin Town Center V, LP, submitted a temporary sign application for twenty-three (23) flag signs, (1) wooden sign to be located throughout the site and (2) financing signs. The signs were not approved as they are not in compliance with Dublin Borough's Ordinance. Mr. Loughery provided renderings for the temporary signage and requested Council's approval of the signage, as presented.

Motion by Mr. Mayes, seconded by Ms. Rosenthal, and unanimously carried, to approve temporary signage renderings for Moyer Farm, as presented.

8.5. Request for Escrow Reduction #2– Moyer Farm: Ms. Pursell advised the Borough received a request from the Moyer Farm developer for a reduction in their escrow, based on completed site improvements. Conflict Engineer Tim Fulmer of Wynn and Associates has reviewed the request and recommended the release of \$1,188,861.57.

Motion by Mr. Brennan, seconded by Ms. Rosenthal and unanimously carried, authorizing Escrow Release #2 to the Moyer Farm developer in the amount of \$1,188,861.57.

8.6. Request for Fire Police – State Representative Labs: Ms. Pursell advised the Borough received a request for Fire Police from Representative Shelby Labs to assist with parking at the Senior Expo at the Pennridge Community Center in Silverdale on October 2, 2026, from 9:30 am – 1:00 pm.

Motion by Ms. Rosenthal, seconded by Mr. Brennan and unanimously carried, authorizing available Fire Police to assist at the Senior Expo at the Pennridge Community Center in Silverdale on October 2, 2026, from 9:30 am – 1:00 pm.

8.7. Public Hearing: Consideration to Adopt Responsible Contractor Ordinance: Mr. MacNair gave a summary of the Draft Ordinance that Council authorized at the May 27th meeting to be drafted and advertised. He explained the purpose of the ordinance is to ensure that work to be done on public construction and public maintenance contracts is performed by a responsible, qualified firm that has the appropriate qualifications and expertise to perform the work. The Ordinance would require contractors and subcontractors as a condition of bidding to demonstrate their training and qualifications through participation in established apprenticeship programs. They must also provide any prior successful project history. Mr. MacNair went on to explain that this Ordinance only applies to public contracts in excess of \$100,000. He added that in this ordinance the contractors would be required to provide certain certifications requirements. Mr. MacNair stated there are two exceptions, emergency situations, and failure to meet the requirements after two attempts to award the bid. Subcontractors are also subject to the same qualifications and requirements. The end of the ordinance outlines the public review process.

He then asked if there were any public comments. Mr. Scott Passerini, Passerini Construction, spoke about his past and present relationship with the Dublin Borough community. He expressed his concerns, if the RCO is adopted. An open discussion began about the possible impact the Ordinance would have on businesses that may not meet the strict certification guidelines of the Ordinance but are otherwise just as qualified to perform the full scope of the projects. Mr. Sharer pointed out that two local municipalities adopted a similar Ordinance but have since repealed it. He referenced a prior challenging experience the Borough had with a union contractor. Mayor Hayes expressed his concern that the RCO would lessen the “pool” of contractors that can place bids and inflate costs which could be passed onto the taxpayers. President Hayes emphasized that if Dublin Borough is investing taxpayers’ money into large scale projects, Council needs to make sure to do their due diligence to find the most qualified applicants for those job positions. Mr. Adam Passerini, Passerini & Sons, advised that setting a low dollar amount threshold for bids is essentially eliminating small businesses, including veteran owned, women owned and disadvantaged businesses because they do not have the resources for an apprenticeship program. He further explained that when a company bids on public work contracts, they are scrutinized by the engineering company who will do history, safety, and financial checks to make sure they are qualified to bid. Mr. David Brill, David Brill Landscape, was also present and echoed the remarks made by the fellow local contractors. Ms. Rosenthal asked Mr. MacNair to further expand on the exceptions included in the draft ordinance. Mr. Brennan asked how the threshold of \$100,000 was determined for this draft Ordinance. President Hayes stated it was based on other municipalities. There was a consensus to continue the public hearing at the next meeting scheduled for July 27, 2026, at 7:30 pm.

Council Member Matthew Mayes left the meeting during this discussion to respond to a fire call and did not return to the meeting.

8.8. Authorization to Advertise EV Charging Station Ordinance: Mr. MacNair gave an overview of the draft Ordinance. The Dublin Borough Planning Commission reviewed the EV Charging Station

draft Ordinance on June 15, 2026. They recommend that Council move forward with the adoption of the Ordinance with the addition of two changes.

1. Page 3 – Add “Except as set forth herein”
2. Page 4 – Add “all level 2 and level 3 EVCS may be installed under a freestanding canopy”

Mr. Sharer asked for clarification regarding sprinkler systems in parking structures. Mr. MacNair explained that it only pertains to electric vehicle charging stations, not electric vehicles. Mr. Sharer also questioned the definition of the Level 1 Electric Vehicle Charging Station relating to the 120 volt AC circuit. (15 to 20 amp breaker) It was decided to remove Level 1 Electrical Vehicle Charging Station from the Ordinance.

Motion by Ms. Pasqua, seconded by Ms. Rosenthal, and unanimously carried, to authorize advertising draft EV Charging Station Ordinance, as amended.

8.9. Discussion on Data Center Ordinance: Mr. MacNair gave an overview of the draft Data Center Ordinance. The Borough Planning Commission reviewed the draft Data Center Ordinance on June 15, 2026. They recommended that Council move forward with the adoption, as presented. Mr. MacNair explained a major component of the Ordinance is location but it also discusses regulations related to minimum lot size, maximum building height, buffers, noise and vibration, and water feasibility. It is a proposed permitted conditional use in the IND and TC1 Zoning Districts. There was a consensus to have Mr. MacNair forward the draft Ordinance to the Bucks County Planning Commission for their review and comments.

9. Committee Reports: Ms. Pasqua advised that the Utilities Committee will be holding a meeting on July 27, 2026, at 6:30 pm to review our Source Water Protection Plan. Mr. Brennan on behalf of the Community Events Committee thanked everyone for their help to make Community Day a success.

10. Public Comment: There were no public comments at this time.

11. Comments from Council Members: There were no comments from Council.

12. Adjournment: Upon motion by Mr. Sharer the meeting was adjourned at 9:11 p.m.

Respectfully Submitted,

Date Approved: _____

Colleen M. Pursell, Manager/Secretary