

**MINUTES OF DUBLIN BOROUGH  
COUNCIL MEETING  
MONDAY, FEBRUARY 23, 2026**

- 1. CALL TO ORDER:** The February 23, 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 had no comments at this time.

- 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 January 26, 2026:**

**Motion by Ms. Pasqua, seconded by Mr. Brennan, and unanimously carried, approving the minutes of January 26, 2026, meeting, as presented.**

- 6. Payment of Bills:**

- 6.1. Bills List dated February 9, 2026, in the amount of \$50,543.53 (all funds).**

**Motion by Mr. Brennan and seconded by Ms. Leffever, and unanimously carried, approving the bills list for February 9, 2026, in the amount of \$50,543.53.**

**6.2. Bills List dated February 23, 2026, in the amount of \$137,961.40 (all funds).**

**Motion by Mr. Brennan and seconded by Ms. Leffever, and unanimously carried, approving the bills list for February 23, 2026, in the amount of \$137,941.40.**

**7. Borough Official Reports:**

**7.1. Dublin Fire Company:** Chief Meyers provided Council with the January 2026 report. They responded to thirty-three (33) calls, six (6) of those calls were in the Borough. He expressed his concern regarding snow pile placement in the Dublin Town Center, explaining that fire trucks and equipment needs to be able to maneuver quickly during an emergency call. Ms. Pursell stated that she will follow up with the snow removal company regarding this. Additionally, he advised that not all fire hydrants are being cleared of snow after a snow event. President Hayes suggested that Ms. Pursell send a message out to Dublin Borough residents and businesses reminding them to clear an area around the hydrants in front of their properties. Mayor Hayes asked when the hydrant located at Saddlebrook and Rickerts Road would be operational. Ms. Pursell advised the hydrant has a leak and is currently being addressed by the Borough's Public Works.

**7.2. Mayor:** Mayor Hayes and Chief Regan presented Officer Robert Burkhardt with a plaque recognizing his six (6) years of service for the Dublin Borough Police Department. Officer Burkhardt began his career as a police officer with New Britian Township, followed by the Bucks County Park Police while working part time in Dublin. Chief Regan praised him, calling him an incredible employee and a great friend who always stepped up to help when needed. Mayor Hayes read aloud and presented the plaque to Officer Burkhardt who was supported by his family and fellow officers at the meeting. President Hayes also expressed gratitude for his service and dedication. Best wishes, Bob, in your new home in South Carolina! Dublin Borough will miss you!

Mayor Hayes advised he attended the Local Leadership Grant Seminar held by Senator Jarrett Coleman at DeSales University in February. He talked about the useful information he learned and what Dublin Borough can do through Senator Coleman's office to apply for grant money on a State and Federal level. He also mentioned an upcoming seminar on March 26<sup>th</sup> for First Responders. More information to come. Mayor Hayes attended a ribbon cutting ceremony for Ella G Boutique, located at The Shops in Dublin Town Center.

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

**7.4. Chief of Police:** Chief Regan provided Council with the January 2026 report which included one hundred thirty-six (136) total incidents. The Bus Patrol School Bus Violation Program had five (5) referrals, with three (3) approved for citation. He advised that the data from the old records system, Cody 6, was moved into the new Pathfinder system which effectively completes the Pathfinder RMS project. Sergeant Jones remains out but is hopefully going to be able to return to part-time duty in March. The PA State Police handled four (4) calls overnight in the Borough. Those included a disabled auto, two (2) well being checks, and a false alarm. President Hayes asked if any accidents occurred due to the snow. Chief Regan replied there were none reported.

**7.5. Borough Engineer:** Mr. Bailor advised that the Borough was not awarded the grant for the Wastewater Treatment Plant permanent generator. He explained that applying for grants is incredibly competitive and although you may not be awarded the grant every time, it's important

to continue applying for them. Ms. Pursell reminded Council that currently, a generator is being rented for the Wastewater Treatment Plant while waiting for the necessary part which is expected to take between four (4) to six (6) weeks to arrive.

**7.6. Borough Solicitor:** Mr. MacNair advised the decision for the Conditional Use Hearing for 106 South Main Street will be issued on February 24, 2026.

## **8. Discussion Items:**

**8.1. Discussion/Authorization to Advertise Zoning Petition – PVD:** Mr. MacNair gave an overview of the procedures and requirements involved for amending a zoning ordinance. He detailed for Council the timeline and meetings that took place up to date regarding this specific petition for the Moyer Farms Land Development. Mr. Nate Fox, attorney for the petitioner, explained the amendment to the zoning ordinance would add (C20) Athletic Facility as a Use Permitted by Right in PVD and to allow a (D12) Motel/Hotel/Inn Use and a height of up to four stories in an apartment building within the Planned Village Development - PVD Zoning District. The draft ordinance was reviewed by the Dublin Borough Planning Commission and Bucks County Planning Commission. The Dublin Borough Planning Commission recommended that Council consider approving the Petition for Amendment conditioned upon the prohibition of using the property as a wedding venue. The purpose of the request for a fourth floor is not for additional apartments but rather for covered parking spaces and larger units. He pointed out that the height of a four story building would still be lower than the existing silos. Mr. Sharer asked if the dairy barn would be taken down to build the proposed boutique hotel. Mr. Fox stated that there is a restricted covenant with the seller of the property that the barn must be preserved or repurposed. He further explained that a lot of the structural components of the barn are aged and would be very difficult to repurpose, however, the building's footprint will functionally appear the same but with some improvements to the exterior and interior structures. Mr. Fox stated there are fourteen (14) boutique hotel rooms, a fitness center / gym, and two (2) conference rooms. Mr. Sharer asked if there would be enough parking to which Mr. Fox responded that there would be no problem, particularly if covered parking is allowed to be added. President Hayes asked for more details on the gym because he was also concerned about the availability of parking. Mr. Fox explained that this would be more of a high-end boutique gym which will include a cycling studio, pilates studio and weightlifting. He stated that parking would be managed by limiting the number of users and scheduling classes strategically. Ms. Kathy Loughery added that it would be a full service fitness center that will also include a cardio unit and sauna. Ms. Leffever asked what the maximum capacity of the fitness center would be. Ms. Loughery did not know at present, however, Mr. Fox added that number would be contingent on the available parking and ultimately the code specifications. Mayor Hayes inquired what the hours would be and how a member would access the building. Ms. Loughery stated there would be specific hours that the fitness center would be staffed. Members can enter the building using a key fob as well with the possibility of the facility being open 24 / 7. Mr. Mayes asked Mr. MacNair to confirm that the parking is satisfactory for the applicant's proposal. Mr. MacNair stated as of now it meets the standards, however, if size modifications are made to the fitness center, it could change the parking regulations. Further expressing his concern regarding sufficient parking, Mr. Mayes pointed out the two conference rooms' potential need for spaces simultaneously. Ms. Loughery added they were looking at plans for fifteen (15) hotel rooms which includes one room having an extra lounge area in it. Mayor Hayes asked what the outdoor event space is designed for. Mr. Fox stated that it would be an outdoor patio area with tables and chairs for lounging to tie in the area

and eliminate dead space. Ms. Pasqua inquired if the hotel guests would be able to use the fitness center, to which Ms. Loughery replied they would. Mr. Sharer asked if there would be amplified music in the outdoor space. Mr. Fox stated that it has not been given any consideration, but he is sure that it is something they will have to talk about because they do not want to cause concern for future tenants or Borough residents. Mr. MacNair reminded Council that there will be a revised plan presented if the zoning amendment is approved and the points raised at this meeting will be able to be discussed further. He also noted that the Table of Use will need to be updated accordingly.

**Motion by Mr. Brennan and seconded by Ms. Pasqua, and unanimously carried, authorizing advertising the Zoning Amendment Petition in advance of the Borough Council Meeting dated March 23, 2026, pending modification by the Solicitor and conditioned upon the prohibition of using the property as a wedding venue.**

**8.2. Authorization to Proceed with Purchase of New Dump Truck:** Ms. Pursell advised that the Borough was awarded a LSA Grant for the purchase of a new dump truck in the amount of \$96,560.00. She presented an updated quote from Koch 33 to reflect the purchase of a 2026 F-550 with upfitting totaling \$97,135.00 and is seeking authorization to proceed with the purchase of the truck. The difference in amounts are due to the addition of toolboxes and the application of a protective undercoating to the frame.

**Motion by Ms. Pasqua, seconded by Mr. Mayes and unanimously carried, to proceed with the purchase of the new 2026 F-550 for the quoted price of \$97,135.00 from Koch 33, as presented.**

**8.3. Discussion on Community Day – Road Closure, Fire Police and Lottery Basket:** Ms. Pursell sought Council’s authorization to close Middle Road at the Dublin Borough / Hilltown Township boundary line during Dublin Community Day scheduled for June 6, 2026, and to request available Fire Police personnel from several area fire companies to assist with traffic control. She also requested approval to purchase a lottery basket in the amount of \$100.00 to be raffled off during the event. Proceeds from the raffle will go to the purchase of a food store gift card to donate to the Living Hope Food Pantry.

**Motion by Mr. Brennan, seconded by Ms. Leffever, and unanimously carried, authorizing the closure of Middle Road at the Dublin Borough / Hilltown Township boundary line for Dublin Community Day, the request for available Fire Police for traffic control at the event, and the purchase of a \$100.00 lottery basket to raffle off for the benefit the Living Hope Food Pantry.**

**8.4. Request to Participate in Bucks County Mosquito Control Program:** Ms. Pursell advised that the Bucks County Health Department is requesting permission to treat municipal properties in an effort to control the mosquito population and help reduce the spread of the West Nile virus as well as other mosquito borne diseases. Mayor Hayes suggested that Ms. Pursell follow up with the Bucks County Health Department to request they avoid treating Supplee Park close to our Community Day.

**Motion by Mr. Mayes, seconded by Ms. Pasqua, and unanimously carried, authorizing the participation in the Bucks County Mosquito Control Program on municipal properties.**

**9. Committee Reports:** Mr. Brennan advised that the Dublin Community Day Committee met before the meeting. This year’s event will be Borough wide and include the Dublin Town Center and Kooker’s General Store. There are also plans to possibly have a flag raising ceremony to commemorate America’s 250<sup>th</sup> Anniversary. A meeting will be held March 23<sup>rd</sup> and April 27<sup>th</sup>, if necessary, to discuss and plan this event.

**10. Public Comment:** Chief Dale Meyers asked if Dublin Borough has an Ordinance prohibiting Electric Vehicles from parking under structures, due to the potential fire hazard. Mr. MacNair stated that he was not aware of any prohibition in the ordinance. A discussion began regarding the pros and cons of creating such an ordinance, signage, and enforcement.

**11. Comments from Council Members:** Mr. Sharer inquired about who is responsible for replacing mailboxes that are knocked over by snow plowing. Ms. Pursell answered that the contract between the Borough and the Contractor clearly states that both parties are not responsible to replace a mailbox that has been knocked down.

**12. Executive session to discuss potential litigation**

**13. Adjournment:** Upon motion by Mr. Sharer the meeting was adjourned at 8:41 p.m.

Respectfully Submitted,

Date Approved: \_\_\_\_\_

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Colleen M. Pursell, Manager/Secretary