

**MINUTES OF DUBLIN BOROUGH COUNCIL MEETING
MONDAY, MARCH 23, 2015**

CALL TO ORDER: The Monday March 23rd 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 South Main Street.

COMMUNITY COMMENTS: None.

MINUTES OF PREVIOUS MEETING – March 9, 2015: After some discussion, **ON A MOTION** by Robert Pavlek, seconded by Matt Mayes, all present voted in favor to approve the minutes of the March 9, 2015 Council Meeting. **Motion carried 6-0.**

March 20, 2015 BILLS LIST: Mr. Wert presented to Council for approval the current bills list dated March 20, 2015. After some discussion and questions, **ON A MOTION** by Matt Mayes, seconded by Robert Pavlek, all present voted in favor to approve the bills list of March 20, 2015. **Motion carried 6-0.**

DISCUSSION/ACTION ITEMS:

1) Revitalization & Vision Plan Update:

- a) Draft Historic District Ordinance Proposal: The revised draft ordinance for a historic district has been reviewed by Lynn Bush. References to signs and term limits have been removed as well as ensuring consistency with Act 167. The Revitalization Task Force met on March 19th and generated several questions regarding parameters of the historic district. Attached minutes are included. Mr. Wert announced that a resident who is a registered architect has expressed an interest in serving on a HARB and the Joint UCC.

Jeff Marshall of the Heritage Conservancy and Cory Kegerise of the PA Historic Museum Commission were in attendance to answer questions and present advice. Mr. Kegerise explained that his role is to review the boundaries and narrative of the historic district and present feedback as to whether the district is certifiable under Act 167. He

explained that the boundary of a district must first be certified by the PHMC before an ordinance may be adopted. The goal is to use Mr. Kegerise as an advisor to establish a district that will be certifiable and meet specific functional requirements because it has been locally vetted first.

Mr. Kegerise expressed reservations about the viability of getting a historic district map certified by the PHMC in Dublin. Another option that Mr. Kegerise advocated considering is a historic zoning overlay as permitted under the Municipal Planning Code. This option may provide a more reasonable, less specific set of tools. Discussion ensued concerning the boundary decision and review process and submission points to occur. There is an informal review by Mr. Kegerise beforehand including why certain areas are significant. There is then a formal vote for the map and a narrative which does not include the Historic District Ordinance. Mr. Kegerise would not have any role in crafting the provisions of the ordinance but can provide guidance in suitable language based on what other municipalities have done.

Questions were raised by Council as to why Mr. Kegerise has not been involved in the process from the beginning. Mr. Marshall commented that up until now the focus has been on community desire and where the district would be. There were questions and discussion regarding Mr. Kegerise's role. Mr. Wert reiterated that Mr. Kegerise is a PHMC employee not a consultant, and is not billing the Borough for his time.

Discussion continued about residency requirements for HARB members, and the legal ramifications. Mr. Kracht stated the statute doesn't require three members to be Borough residents. Mr. Kegerise stated that not having a licensed architect on a HARB becomes an issue if the Borough is sued. More discussion occurred concerning the MCP, section 6, a broad 1990 amendment which is less common in Bucks County but offers flexibility. The MCP approach allows for a floating zoning overlay in which classes are created for appraisal, and historic properties may be non-contiguous. The PHMC has no ruling over the MPC. Some council members were concerned the inclusion of the Zoning Hearing Board may be considered onerous, arbitrary and create more costs and delays for residents. Contributory versus Non-Contributory property classifications were reviewed with reference to the MCP. Council questioned which individuals had originally steered them toward pursuing the Act 167 option. It was mentioned that Carter Van Dyke, Lynn Bush and Jeff Marshall had been the consultants who had been in favor of this approach. There was additional discussion regarding the scope of regulation in the MPC, the ability to prevent demolition and legal issues.

A CONSENSUS was reached for Mr. Marshall to prepare a historical narrative and map boundaries and send to Mr. Kegerise for informal review. Mr. Kegerise will give an opinion as to whether the Borough is viable to become a certifiable historic district under the Act 167 ordinance. He will also provide examples of historic zoning overlays under the MPC from other municipalities.

2) Capital Purchase Approvals:

- a) Flow Monitoring Equipment Replacement: Authorization was sought to purchase the remaining two flow monitoring meters for the Borough I&I Reduction Program. The first two meters were purchased in February of 2015. State contract vendor Northeast Technical Sales, Inc. is the recommended vendor. The purchase price of \$9,079.16 is slightly under budget. No additional equipment will need to be purchased and the equipment is expected to last five years.

After some discussion and questions, **ON A MOTION** by John Munley, seconded

by Brent Smith, all present voted in favor to approve the purchase, not to exceed \$9,079.16.

Motion carried 6-0

- b) Water Meter Replacements: All residential and commercial water meters in the Borough need to be replaced because the old meters have become obsolete and are at the end of their useful life. Authorization to purchase meters is recommended through state contract vendor RIO Supply, Inc. at a purchase price of \$91,454.28 for 369 meters. Due to updated COSTARS regulations, installation for residential meters will be done by bid. PUE is recommended to perform commercial meter installation due to non-standard installation configurations. Work will be done in the third quarter of 2015.

After some discussion and questions, **ON A MOTION** by Gary Mast, seconded by John Munley, all present voted in favor to approve the purchase in the amount of \$91,454.28.

Motion carried 6-0

3) Contract Award:

- a) Supplee Park – Phase 2: A total of six bids were received on March 16th for the park improvement project which includes supplemental trails, half basketball court, baseball field, new pavilion and landscaping improvements. Authorization is recommended to award the contract to state contract vendor Patriot Grounds and Site Services of Conshohocken. The contract amount is \$287,994.40 for 75 days and is to last May through July of 2015.

After some discussion and questions, **ON A MOTION** by Robert Pavlek, seconded by Brent Smith, all present voted in favor to approve awarding the contract to Patriot Grounds and Site Services in the amount of \$287,994.40.

Motion carried 6-0

- 4) Rickerts Road (East) Repairs: Inspection and assessment of road conditions on Rickerts Road east of Route 313 was completed as authorized at a previous council meeting. It was determined that the best solution to address potholes and water pooling on the road surface is to construct a proper sized drainage swale on the southerly side of the road. In order to do this, authorization will be necessary from the Moyer family to remove several trees. An easement will also be needed in order to re-grade properly for drainage since the Right of Way is 33 feet in total. Discussion occurred regarding the road condition and maintenance. **A CONSENSUS** was reached to authorize CKS to do additional surveying and prepare a construction cost estimate.
- 5) Resolution 2015-02 - A Resolution Authorizing The Support of Legislative Action To Exclude The Imposition Of A Real Estate Transfer Tax On The Municipal Purchase Of Conservation Easements:

After some discussion and questions, **ON A MOTION** by Matt Mayes, seconded by Robert Pavlek, all present voted in favor to approve a letter of support by way of resolution.

Motion carried 6-0

- 6) Dublin Fire Police Request: A request was presented by Mr. Wert from Peace Tohickon Lutheran Church for Dublin Fire Police on April 18, 2015 to support a 5K run.

ON A MOTION by Robert Pavlek, seconded by Gary Mast, all present voted in favor of approving the request. **Motion carried 6-0**

COMMITTEE REPORTS: None

OTHER BUSINESS: None

COMMUNITY COMMENTS: None

COMMENTS FROM COUNCIL: Mr. Sharer asked about the decline in water and sewer revenues over the past four years and whether there has been a study done to examine causes. Mr. Wert remarked that the collection letters have gone out. An annual Delaware River Basin Commission audit showed no major discrepancy. Mr. Wert will review the utility revenues and report back to Council.

ADJOURNMENT: **ON A MOTION** by Brent Smith, Jeff Sharer declared the meeting adjourned at 9:20 pm.

Respectfully submitted,

Date Approved: _____

William Wert,
Manager/Secretary/Treasurer