

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, AUGUST 24, 2026**

- 1. CALL TO ORDER:** The August 24, 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:** There were no announcements 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 July 27, 2026:**

Motion by Ms. Rosenthal, seconded by Mr. Brennan, and unanimously carried, approving the minutes of July 27, 2026, meeting as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated August 10, 2026, in the amount of \$60,738.40 (all funds).**

Motion by Mr. Brennan and seconded by Ms. Pasqua, and unanimously carried, approving the bills list for August 10, 2026, in the amount of \$60,738.40.

6.2. Bills List dated August 24, 2026, in the amount of \$187,227.50 (all funds).

Motion by Mr. Brennan and seconded by Ms. Pasqua, and unanimously carried, approving the bills list for August 24, 2026, in the amount of \$187,227.50.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the July 2026 report. They responded to thirty-eight (38) calls, four (4) of those calls were in the Borough.

7.2. Mayor: Mayor Hayes congratulated Craft Tavern for a successful one year anniversary in Dublin Borough. He shared that Pineapple on Main located in The Shops at The Square had a soft reopening in August after experiencing water damage. They plan to have a Grand Reopening in September. Mayor Hayes announced funding was secured with the help of Ms. Janine Rajauski and State Representative Shelby Labs for a \$5,000 grant from Walmart to install a communication board at Supplee Park. Ms. Pursell added that the cost for the communication board is over \$5,000 but the remaining amount will be covered by Ms. Rajauski's foundation. Also mentioned was the opening of Sow the Seed Stationary & Friends in The Shops at The Square.

7.3. Borough Manager: Ms. Pursell reported progress has been made to collect outstanding utility balances this billing quarter. Mayor Hayes asked if E-Bikes have become a problem in the Borough as suggested by a resident, not in attendance at the meeting, but via email sent to Ms. Pursell. Chief Regan stated he sent an email to the resident and explained what the Pennsylvania laws are regarding E-Bikes and what Dublin Borough Police Department has done to address concerns. He added that officers are doing a great job stopping the kids riding E-Bikes to have conversations with them, and sometimes their parents, about rules and safety. A brief discussion began about different observations made and the effects E-Bikes can have when operated improperly in the Borough.

7.4. Chief of Police: Chief Regan provided Council with the July 2026 report which included two hundred eighteen (218) total incidents. The Bus Patrol School Bus Violation Program had no referrals for the month. He thanked Wawa for providing hoagies and fixings to the Dublin Borough Police Department on Wawa Hoagie Day. He stated the police provided security for all seven nights of the Dublin Volunteer Fire Company Carnival and that there were no significant issues during that time. Chief Regan attended the quarterly Bucks County Chief's Roundtable meeting held at the Warrington Township Police headquarters. Officer Stillman attended ARIDE Training which instructs in the detection of impaired driving. Chief Regan and Officer Stillman attended Below 100 training which instructs in emergency vehicle operation as well as other officer safety issues. The PA State Police "calls handled" report was not available at the time of the report.

7.5. Borough Engineer: Not present.

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

8. Discussion Items:

8.1. Approval to Open New General Fund CD: Ms. Pursell advised that the General Fund CD with the Farmers & Merchants Union Bank in the amount of \$240,000.00 will mature on September 23,

2026. She proposed to open a new General Fund CD in an amount not to exceed \$250,000.00 through PLGIT with the bank offering the highest interest rate.

Motion by Mr. Sharer, seconded by Ms. Pasqua, and unanimously carried approving the opening of a new General Fund CD in an amount not to exceed \$250,000.00 through PLGIT with the bank offering the highest interest rate.

8.2. Resolution 2026-04 Adopting the Bucks County Hazard Mitigation Plan: Ms. Pursell explained that Bucks County announced that FEMA issued Approval Pending Adoption for the 2026 Bucks County Hazard Mitigation Plan. She stated to ensure that Dublin Borough remains eligible for certain FEMA hazard mitigation grant programs and to avoid any lapse in plan coverage, Council should consider adopting Resolution 2026-04.

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried to adopt Resolution 2026-04 to adopt the Bucks County 2026 Hazard Mitigation Plan as presented.

8.3. Resolution 2026-05 Non-Uniform Pension MMO: Ms. Pursell asked Council to adopt Resolution 2026-05 Non-Uniform Pension MMO, as presented. Mr. Sharer asked for clarification on how the plans are funded and what percentages are used.

Motion by Mr. Sharer, seconded by Ms. Rosenthal, and unanimously carried adopting Resolution 2026-05 Non-Uniform Pension MMO as presented.

8.4. Resolution 2026-06 Uniform Pension MMO: Ms. Pursell asked Council to adopt Resolution 2026-06 Uniform Pension MMO.

Motion by Mr. Sharer, seconded by Mr. Brennan, and unanimously carried adopting Resolution 2026-06 Uniform Pension MMO as presented.

8.5. Request for Escrow Reduction # 4 – Moyer Farm: Ms. Pursell advised that the Borough received a request from the Moyer Farm developer seeking a reduction in escrow, based on completed site improvements. Wynn Associates, Inc. reviewed the request and is recommending the release of \$540,379.58 as Escrow Release #4.

Motion by Ms. Rosenthal, seconded by Mr. Mayes, and unanimously carried, approving the release of Escrow #4 to the Moyer Farm developer in the amount of \$540,379.58.

8.6. Consideration to Approve Additional Renderings – Moyer Farm: Per Dublin Borough's zoning ordinance, additional renderings need to be approved by Council before construction begins. Three (3) new renderings, the "Greenwood", "Seneca" and "Lehigh" models were provided for consideration of approval. Representatives from NV Homes and Moyer Farm were not present at the meeting but were open to answer questions / concerns at a future meeting, if necessary.

Motion by Mr. Brennan, seconded by Ms. Leffever, and unanimously carried, approving the architectural renderings of the "Greenwood", "Seneca", and "Lehigh" models for Moyer Farm development, as submitted.

8.7. Consideration to Approve Temporary Signage – The Craftery Market: Ms. Pursell advised that as in the past, the Dublin Town Center will be holding their Craftery Market on October 3, 2026 in The Square parking lot. The event permit has been approved. The applicant is seeking authorization to place nine (9) temporary signs along Main Street. This includes the installation of a feathered sign out front on Main Street on the day of the event only.

Motion by Ms. Pasqua, seconded by Ms. Rosenthal, and authorizing Dublin Town Center to install nine (9) temporary signs to promote The Craftery Market’s event and allow one (1) flag-style sign only on the day of the event.

8.8. Authorization to Close Out TCE Escrow – Meyers Way: Ms. Pursell advised an escrow was opened for the pump and release project at 120 Meyers Way – TCE Superfund Site. The project was completed and confirmation was made that there is no further billing from our professionals. She requested authorization to close out the TCE Superfund Escrow Account in the amount of \$2,500.00.

Motion by Mr. Brennan, seconded by Ms. Rosenthal, and unanimously carried, authorizing the release of the TCE Superfund Escrow Account in the amount of \$2,500.00.

8.9. Ratification of Change Order # 1 and Authorization for Final Payment – Rickerts Road Paving Project: Ms. Pursell advised Bray Brothers completed the road work and line striping on Rickerts Road (Hilltown Township side) pending the engineer’s office confirmation and maintenance bond paperwork. During the work, a Change Order was issued in the amount of \$4,640.00, due to necessary modifications.

Mr. Mayes asked if the line striping included the stop lines around the Borough. Ms. Pursell replied that it was not. Mr. Mayes commented on the area between Maple and Middle Road. Ms. Pursell stated she put in a request for that striping to be done with PennDOT because it is a state road.

Motion by Ms. Rosenthal, seconded by Ms. Pasqua, and unanimously carried, approving the final payment to Bray Brothers, including Change Order #1 in the amount of \$38,020.00 total.

8.10. Authorization to List Dump Truck on Municibid: Ms. Pursell requested authorization to list the 2004 Ford Public Works dump truck for sale on Municibid.

Motion by Ms. Rosenthal, seconded by Mr. Brennan, and unanimously carried, approving listing the 2004 Ford Public Works dump truck for sale on Municibid.

8.11. Request for Fire Police – Quakertown Borough Halloween Parade: Ms. Pursell advised the Borough received a request for available Fire Police at the Quakertown Borough Halloween Parade scheduled for October 18, 2026, at 1:00 pm.

Motion by Mr. Sharer, seconded by Ms. Rosenthal, and unanimously carried authorizing available Fire Police to assist at Quakertown Borough Halloween Parade scheduled for October 18, 2026, at 1:00 pm.

8.12. Public Hearing Continuation – Consideration to Adopt Responsible Contractor Ordinance:

President Hayes moved to table the Consideration to Adopt Responsible Contractor Ordinance indefinitely due to the diverse opinions for and against the ordinance. Mr. MacNair advised that if this was ever brought back up for a vote, the public hearing would have to be readvertised. President Hayes stated he was appreciative of everyone’s feedback while considering this adoption of this ordinance. A consensus among Council was given to table the discussion.

8.13. Discussion/Consideration to Advertise Data Center Ordinance: Mr. MacNair gave an overview of the draft ordinance. He gave a summary of Governor Shapiro’s executive order. He also went on to explain the letter received from Bucks County Planning Commission with their recommendations regarding the Data Centers draft ordinance. They recommend consulting resources on the BCPC Connects website that includes recently adopted data center ordinances from municipalities throughout Bucks County and other reference materials from reputable sources. The BCPC suggests not allowing E8 Data Center and Data Center Accessory Use within the TC-1 Town Center District as this district is primarily a mix of residential development and uses that serve borough residents, such as retail and office uses. They recommend that the Borough determine which requirements are appropriate for data center use and ensure those standards are applied equivalently. To protect the Borough’s water supply they suggest cooling technologies that require less water and / or other alternatives which will minimize impacts upon water resources. The BCPC recommends revisions to require a noise study as part of the land development application to identify and address potential noise impacts as well as establishing a more restrictive maximum noise level and specific times. They suggest establishing guideline standards that can help reduce the perceived bulk and scale of the buildings and enhance visual quality. The ordinance should also establish clear standards addressing when a facility is considered abandoned or discontinued / decommissioned. A discussion was held to consider the Bucks County Planning Commission’s suggestions. A consensus among Council was to authorize Mr. MacNair to redline the draft ordinance and discuss it again at a future meeting.

9. Committee Reports: Mr. Sharer advised that the Finance Committee will hold their first meeting on September 14th at 6:30 pm to begin discussions on the 2027 budget.

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

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

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: _____

Colleen M. Pursell, Manager/Secretary