

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, FEBRUARY 24, 2025**

1. **CALL TO ORDER:** The February 24, 2025, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President Tim Hayes, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Timothy Hayes	Jeffrey Sharer
	Brent Smith*	Matthew Mayes
	Philip Kessler	Keeley Rosenthal
	Sean Brennan	

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.*
Police Chief:	Michael Regan*
Fire Chief:	Dale Meyers*
Emergency Management Coordinator:	Michael Tuttle*

*Not Present

**Late Arrival

***Joined by Phone

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 comments at this time.
5. **Approval of Minutes:**

5.1. **Minutes from February 10, 2025, Meeting:**

Motion by Mr. Brennan, seconded by Ms. Rosenthal, and unanimously carried, the minutes of the February 10, 2025 meeting were approved, as presented.

6. **Payment of Bills:**

6.1. **Bills List dated February 24, 2025, in the amount of \$57,561.33 (all funds):**

Motion by Mr. Mayes, seconded by Ms. Rosenthal, and unanimously carried, Council approved the bills list dated February 24, 2025, in the amount of \$57,561.33.

7. Discussion Items:

7.1. Request for Fire Police – Plumstead Township Blaze of Glory 5K: Ms. Pursell advised that the Borough is in receipt of a request for Fire Police to assist at the Blaze of Glory 5K in Plumstead Township on March 22, 2025.

Motion by Mr. Sharer, seconded by Mr. Kessler, and unanimously carried, Council authorized the use of Fire Police assistance at the Blaze of Glory 5K in Plumstead Township scheduled for March 22, 2025.

7.2. Discussion on Architectural Renderings – 104 High Street: Ms. Pursell advised the Borough is in receipt of plans for a single family dwelling at 104 High Street. This is currently a vacant lot owned by St. Luke's Church and used as overflow parking. Gilmore and Associates has reviewed the plans. Our zoning ordinance requires that renderings be presented to and approved by Council as well. Mr. Sharer asked if this project is required to go through the land development process. Ms. Pursell advised it is not because it is a single family dwelling and but must adhere to all zoning and DEP requirements. She explained this step is merely to confirm that Council approves the renderings. President Hayes asked for further explanation of how the home would be situated on the lot. Mr. Arthur Herling, III described how the home is speculated to appear when built. Mr. Sharer questioned Ms. Pursell if losing the parking lot would affect the church. She stated that Gilmore and Associates researched that point and it was determined that it will not be an issue. Mr. Mayes expressed his concern that stormwater management requirements be met.

Motion by Mr. Mayes, seconded by Mr. Sharer, and unanimously carried, Council approved the Architectural Renderings for 104 High Street, as presented.

7.3. Discussion on PA Small Water and Sewer Grants 2025: Ms. Pursell advised that Gilmore and Associates has reviewed our future Capital Projects and has determined that the Wastewater Treatment Plant generator and transfer switch would be the best fit for this grant. Gilmore and Associates will need to do a detailed cost estimate and a resolution will need to be adopted before applying for the grant. A brief discussion was held regarding moving forward with the grant application.

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried, Council approved applying for the PA Small Water and Sewer Grants 2025 for the generator and transfer switch at the Wastewater Treatment Plant.

7.4. Discussion on Alternative Energy Ordinance Amendment: Ms. Kushto gave an overview of the Alternative Energy Ordinance Amendment.

Motion by Mr. Brennan, seconded by Ms. Rosenthal, and unanimously carried, Council authorized advertising the Alternative Energy Ordinance, as presented.

7.5. Discussion on EV Charging Station Ordinance: Ms. Kushto advised that Council has been provided with the Electric Vehicle Ordinance from Phoenixville Borough to open discussions on whether Council would like to adopt an Ordinance relating to electric vehicles. A discussion

began regarding whether there is a need to establish an ordinance. The consensus of Council was not to move forward with adopting an Ordinance.

7.6. Discussion on Conditional Use Ordinance: Ms. Kushto explained there is need to review the Borough's current Conditional Use Ordinance No. 294 to assure that the fees paid by the applicant are accurate and are complaint with the Municipal Planning Code.

Motion by Ms. Rosenthal, seconded by Mr. Kessler, and unanimously carried, Council authorized the Borough Solicitor to prepare a draft amendment for Ordinance No. 294, in order to be in compliance with the Municipal Planning Code, in addition to updating the fee schedule for conditional use applications.

8. Committee Reports: Ms. Pursell commented that vendors are being sought to participate in Community Day. Mr. Sharer is in contact with his nephew who is a famous YouTube personality and may be able to make an appearance.

9. Public Comment: There were no comments at this time.

10. Comments from Council Members: Mr. Mayes asked for an update on the Armour & Sons street lighting project. Ms. Pursell stated that Armour & Sons has received the agreement and she will reach back out to them.

Mr. Sharer asked for an update on the Village Green Basin Grant. Ms. Pursell stated that the paperwork has been executed by the Borough. At this time, we are waiting for DCED to execute the agreement. Once this occurs, Gilmore and Associates can begin engineering the plans.

Mayor Hayes recently attended a business network meeting at the Dublin Town Center. He talked about meeting people and interacting with businesses in the Borough as well as the importance of supporting our local community.

11. Adjournment: Upon motion by Mr. Sharer, the meeting was adjourned at 8:22 p.m.

Respectfully Submitted,

Date Approved: 03/19/2025


Colleen M. Pursell, Manager/Secretary