MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, OCTOBER 26, 2026

1. **CALL TO ORDER:** The October 26, 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: Ms. Dana Wolfe, Saddlebrook Drive, attended the meeting to request changes to Ordinance No. 336, Permitted Keeping of Chickens. Also present to support Ms. Wolfe was Tammy Smith, Applewood Lane, and James Mann, Saddlebrook Lane. Ms. Wolfe provided Council with proposed Ordinance changes and reiterated her previous request to change the current Ordinance's allowable number of chickens per eligible household. Mr. Mayes suggested Ms. Wolfe consider going before the Zoning Hearing Board to petition for a variance. Mr. MacNair explained the procedures and costs involved in changing an existing Ordinance or going before the Zoning Hearing Board for a variance. President Hayes stated that he understands it is disappointing but changing the Ordinance is not feasible at this time.

5. Approval of Minutes:

5.1. Minutes of Meeting from September 28, 2026:

Motion by Ms. Pasqua, seconded by Mr. Brennan, and unanimously carried, approving the minutes of September 28, 2026, meeting as presented.

6. Payment of Bills:

6.1. Bills List dated October 13, 2026, in the amount of $63,149.01 (all funds).

Motion by Mr. Brennan and seconded by Ms. Rosenthal, and unanimously carried, approving the bills list for October 13, 2026, in the amount of $63,149.01.

6.2. Bills List dated October 26, 2026, in the amount of $122,166.20 (all funds).

Motion by Mr. Brennan and seconded by Ms. Rosenthal, and unanimously carried, approving the bills list for October 26, 2026, in the amount of $122,166.20.

7. Borough Official Reports:

7.1. Dublin Fire Company: Council was provided with the September 2026 report. Chief Meyers was not present.

7.2. Mayor: Mayor Hayes was not present.

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

7.4. Chief of Police: Chief Regan provided Council with the September 2026 report which included two hundred forty-seven (247) total incidents. The Bus Patrol School Bus Violation Program had eleven (11) referrals, eight (8) of which were approved for citation. Annual MPOETC Control Tactics Training was completed by Chief Regan, Sergeant Kirk, Officer Rycek, Officer Foster, and Detective McClelland. Standard Field Sobriety Testing certification was completed by Officer Stillman. Chief Regan attended the bi-monthly Upper Bucks Chiefs Meeting. The PA State Police "calls handled" report showed one (1) incident (disabled auto) handled overnight.

7.5. Borough Engineer: Not present.

7.6. Borough Solicitor: Mr. MacNair advised Council of new legislation from Governor Shapiro amending Section 712.1 of the Sunshine Act relating to notification of agency business. The new language only allows a municipality to vote to add something to the agenda in the following circumstances: if the matter relates to a real or potential emergency involving a clear and present danger to life or property; if the matter arises or is brought to the attention of the municipality within the 24 hour period prior to the meeting of the matter is de minimis in nature and does not involve the expenditure of funds or entering into a contract or agreement; or during the meeting a resident or taxpayer brings a matter of agency business not listed on the agenda to the municipality's attention, the municipality can take action to refer the matter to staff for the purpose of researching it for inclusion on a future agenda or take action if the matter is de minimis and does not involve the expenditure of funds or entering into a contract or agreement. If an item that meets these exceptions is added to an agenda, there must first be a vote to add the item and then a vote on the item itself. The municipality will still need to prepare a revised agenda and post it within 24 hours of the meeting.

8. Discussion Items:

8.1. Request for Escrow Reduction # 6 – 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. Wynn Associates reviewed the request and recommended the release of Escrow Reduction #6 in the amount of $595,747.28.

Motion by Ms. Pasqua, seconded by Ms. Rosenthal, and unanimously carried approving the request for Escrow Reduction #6 for Moyer Farm developer in the amount of $595,747.28.

8.2. Consideration to Approve Road Closure (Goldies Way) – Holiday Gathering: Ms. Pursell stated the event planners of the Holiday Gathering requested authorization from Council to temporarily close Goldies Way during the event. Doing so will help with the safety of attendees and the arrival of Santa Claus on the firetruck.

Motion by Mr. Sharer, seconded by Ms. Pasqua, and unanimously carried approving the closure of Goldies Way for the Holiday Gathering Event on December 4th, 2026, from 4:30 pm to 9:00 pm.

8.3. Request for Fire Police – Sellersville Borough Winterfest: Ms. Pursell advised the Borough is in receipt of a request from Sellersville Borough for Fire Police assistance at their Winterfest Event scheduled for December 12, 2026, from 3:00 pm to 9:00 pm.

Motion by Mr. Sharer, seconded by Mr. Brennan, and unanimously carried, approving the request from Sellersville Borough for Fire Police assistance at their Winterfest Event scheduled for December 12, 2026, from 3:00 pm to 9:00 pm.

8.4. Discussion/Resolution for LSA Grant Application – Sewer Line: Ms. Pursell gave an overview of the requirements of applying for an LSA Grant for the sanitary sewer expansion on Rickerts Road from MH81 to MH19. The grant requires the Borough to adopt Resolution 2026-07, designating officials to execute the documents and identify the grant amount. Gilmore and Associates updated the Opinion of Probable Costs, which is estimated at $1,017.290.00 and can increase or decrease based on bids. Based on this, the Borough would need to commit to $17,290.

Motion by Mr. Mayes, seconded by Ms. Rosenthal, and unanimously carried to approve Resolution 2026-07, based on the Opinion of Probable Costs of $1,017,209.00, prepared by Gilmore & Associates and commit to fund the overage costs, if applicable, of $17,290.00.

8.5. Authorization to Advertise 2027 Meetings: Ms. Pursell presented the proposed 2027 Dublin Borough Calendar. She asked Council for authorization to advertise the meeting calendar as done in the past. Mr. Sharer asked for clarification on the dates and times regarding the special committee meetings to be held. Mr. Mayes asked if adjustments were made for the 2027 holidays. Ms. Pursell further explained the times of special meeting and the proposed holiday adjustments.

Motion by Mr. Brennan, seconded by Mr. Sharer, and unanimously carried, authorizing to advertise the 2027 Dublin Borough meetings, as presented.

8.6. Consideration to Advertise International Fire Code Ordinance: Mr. MacNair gave an overview of the draft ordinance he prepared relative to the 2021 International Fire Code as recommended by Barry Isett & Associates. This particular draft does not apply to single (1) or two (2) family dwellings. He detailed the sections related to violations and penalties. Mr. MacNair also explained the section regarding sprinklers and flammable and hazardous substances. A discussion began regarding the fee schedule, the buildings subject to the annual inspection and the notification and scheduling process.

Motion by Ms. Rosenthal, seconded by Mr. Brennan, and unanimously carried, approving advertising for the public meeting for consideration to adopt the 2021 Edition of the International Fire Code and repealing all ordinances and parts of the ordinances in conflict, as presented.

8.7. Public Hearing – Consideration to Adopt Data Center Ordinance: Mr. MacNair gave an overview of the draft Ordinance No. 353, which defines and adds specific requirements for Data Centers and Data Center uses in the Borough. The hearing was opened for public comments which there were none.

Motion by Mr. Brennan, seconded by Ms. Rosenthal, and unanimously carried, adopting Ordinance No. 353, amending Chapter 27 Zoning of the codified ordinances of the Borough of Dublin to define and add specific requirements for Data Centers and Data Center uses.

8.8. 2027 Budget Presentation: Ms. Pursell provided Council with a draft 2027 Budget. Mr. Sharer advised that the Finance Committee reviewed the draft budget. It was prepared with no tax increases and no rate increases for water and sewer rates. The budget will be advertised for public inspection and includes the date that Council intends to adopt it.

8.9. Authorization to Advertise 2027 Budget / Adoption Date: The budget will be advertised for public inspection and includes the date that Council intends to adopt it.

Motion by Mr. Sharer, seconded by Mr. Mayes, and unanimously carried, authorizing advertising the draft 2027 Budget and Adoption Date.

9. Committee Reports: There were no comments at this time.

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

11. Comments from Council Members: Mr. Mayes wish President Hayes good luck in the upcoming election in November for Pennsylvania State Representative in District 143.

12. Adjournment: Upon motion by Mr. Sharer the meeting was adjourned at 8:27 p.m.

Respectfully Submitted,

Date Approved: _____

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Colleen M. Pursell, Manager/Secretary