

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, JULY 27, 2026**

- 1. CALL TO ORDER:** The July 27, 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 June 22, 2026:**

Motion by Mr. Brennan, seconded by Ms. Pasqua, and unanimously carried, approving the minutes of June 22, 2026, meeting as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated July 13, 2026, in the amount of \$103,920.30 (all funds).**

Motion by Ms. Rosenthal and seconded by Ms. Leffever, and unanimously carried, approving the bills list for July 13, 2026, in the amount of \$103,920.30.

6.2. Bills List dated July 27, 2026, in the amount of \$119,757.60 (all funds).

Motion by Ms. Rosenthal and seconded by Ms. Leffever, and unanimously carried, approving the bills list for July 27, in the amount of \$119,757.60.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the June 2026 report. They responded to forty (40) calls, eight (8) of those calls were in the Borough. He thanked the members of Council and the Mayor who volunteered at the Dublin Carnival this year. A discussion began regarding the number of calls in the month and a few challenges that Dublin Volunteer Fire Company encountered in June. Mr. Mayes thanked Chief Meyers for his dedication to the people of the community.

7.2. Mayor: Mayor Hayes had no comments at this time.

7.3. Borough Manager: Ms. Pursell reported the final arbitrage calculation was done and that payment was included in the bills list for July 27, 2026. She advised the official date for the Rickert Road repaving has been scheduled for August 3, 2026. Ms. Pursell also reported that the Public Works new vehicle purchased through the LSA Grant awarded to Dublin Borough is expected to be finished in the next couple of weeks.

7.4. Chief of Police: Chief Regan provided Council with the June 2026 report which included two hundred thirty (230) total incidents. The Bus Patrol School Bus Violation Program had fifteen (15) referrals, ten (10) of which were approved for citation. He stated the Dublin Borough Police Department participated in Dublin Community Day at Supplee Park and look forward to next year's event. Detective McClelland and Officer Rycek completed yearly firearm qualifications. Chief Regan reported that Tobacco Compliance Checks were done by the Council of Southeast Pennsylvania in the Borough on behalf of the Pennsylvania Department of Health. Two summary citations were filed for a business in violation. The PA State Police handled one call overnight in the Borough.

7.5. Borough Engineer: Mr. Bailor had no comments at this time.

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

8. Discussion Items:

8.1. Consideration to Approve Architectural Rendering or Moyer Farm - Freemont: Ms. Pursell reminded Council that at the meeting held June 22, 2026, four (4) renderings of home models for The Grove were approved. She added that on June 25, 2026, she attended a meeting held with NVR Homes, Tim Fulmer P. E., and Jeff Mahon of Barry Isett's to discuss permitting, construction, stormwater, etc. Following this meeting, Michael Murane of NVR advised that they have another model they would like to offer to prospective buyers named "Freemont" and it is similar to the other models approved in June. Per Dublin Borough's zoning ordinance, this fifth rendering needs to be approved by Council before construction begins. A rendering of the "Freemont" model was provided for consideration of approval. Representatives from NVR 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. Mayes, seconded by Ms. Rosenthal, and unanimously carried approving the architectural rendering of the “Freemont” model for Moyer Farm development, as submitted.

8.2. Request for Escrow Reduction # 3 – 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 \$930,702.81 as Escrow Release #3.

Motion by Mr. Brennan, seconded by Ms. Rosenthal, and unanimously carried, approving the release of Escrow #3 to the Moyer Farm developer in the amount of \$930,702.81.

8.3. Request for Escrow Reduction – Perkiomen Apartments: Ms. Pursell advised the Borough received a request from the Perkiomen Apartments developer seeking a reduction in escrow, based on completed site improvements. Gilmore and Associates reviewed the request and is recommending the release of \$110,881.80 as Escrow Release #3.

Motion by Ms. Rosenthal, seconded by Mr. Mayes, and unanimously carried, approving the release of Escrow #3 to the Perkiomen Apartments developer in the amount of \$110,881.80.

8.4. Public Hearing Continuation – Consideration to Adopt Responsible Contractor Ordinance: Mr. MacNair gave an overview of the proposed ordinance and the discussion points from the last meeting on June 22, 2026. He summarized by saying the purpose of this ordinance is to ensure that work on a public construction and maintenance contract is performed by a responsible, qualified company that maintains the capacity expertise, personnel, and other qualifications and resources necessary to perform on a public contract.

The meeting was then opened to public comment. Mr. Seigel, Dublin Borough resident, asked if this ordinance would exclude contractors that the Borough used regularly in the past. He also questioned if Dublin Borough has had any issues in the past as this proposed ordinance does not seem to be necessary, in his opinion. President Hayes answered he would like to propose an amendment to raise the \$100,000 threshold to \$500,000 so that smaller maintenance projects will not be affected. Mr. Adam Passerini, contractor, asked for clarification regarding how long the required apprenticeship program must be in place before a contractor can bid a project. He stated his understanding is five (5) years. Mr. Tom Moan, resident of Dublin Borough, expressed his concern that this ordinance, if passed, may cause costs associated with these projects to rise and ultimately be passed onto the taxpayers of Dublin Borough. President Hayes replied that he is not aware of any information or studies to substantiate that costs will rise. Mr. Bob Olsen, resident of Dublin and former Council Member, stated that he felt the proposed ordinance only benefits labor and trade contractors. He added that Dublin Borough's tax base will be maxed out with no new construction in the Borough. Mr. Jim Keenan, Bedminster Township, voiced his support for the principals outlined in the ordinance. Mr. William Kirk, Dublin Borough resident, questioned if the Borough has any projects coming up where the bid price would be over \$500,000. President Hayes stated that the Kern Drive Interceptor and the PFAS projects are expected to be in excess of that amount. Mr. Kirk suggested that possibly the required five (5) year apprenticeship program could be reduced in an effort to make it less restrictive. Mr. MacNair advised that the ordinance is worded based on the US Department of Labor and Pennsylvania

State Agency for a “Class A” worker guidelines. Mr. Scott Priester, Dublin Borough resident, expressed his strong objections to adopting this ordinance. He emphasized that the requirements outlined in the PA Universal Code of Construction and the required building inspections during a project should be sufficient. A discussion began that debated whether or not a union company will raise costs for the Borough versus using a private contractor. Also discussed if there is a difference in the quality of work provided by construction companies with and without the apprenticeship programs. A last point of discussion named other municipalities who have the ordinance in place and others who were opposed to or rescinded the ordinance. Mr. Brennan asked Mr. MacNair if he was aware of any lawsuits related to the Responsible Contractor Ordinance. Mr. MacNair said he has not dealt with any in the municipalities that he represents. Ms. Leffever suggested that the Borough explore replacing the apprenticeship program with different criteria like the EMR Rating system used by insurance companies. President Hayes stated he was not familiar with that system, but it could be explored further. Mayor Hayes asked the members of Council to carefully consider all the ways the ordinance would affect the ability to receive the most beneficial bids for Dublin Borough. Ms. Rosenthal mentioned that Bucks County as a whole has this ordinance with a higher bid threshold. Mr. Mayes questioned if this ordinance will give the Borough an extra layer of protection and legal recourse if needed. Mr. MacNair explained that bid documents spell out requirements that must be met by the contractor in order to bid a project. The ability to take legal action if necessary is no different with this ordinance in place. Mayor Hayes voiced his opinion that passing this ordinance gives the impression that workers in an apprenticeship program are better qualified than private contractors workers and he strongly recommends not passing the ordinance. President Hayes stated he was in support of amending the language in the proposed ordinance, readvertising and discussing the topic at the next Council Meeting. Mr. Mayes suggested tabling the topic, doing more research, and putting it on the agenda for the next meeting. Mr. MacNair formally announced that the public hearing will be continued at the next Council Meeting, August 24, 2026, at 7:30 pm.

8.5. Public Hearing – Consideration to Adopt EV Charging Station Ordinance: Mr. MacNair gave an overview of the proposed ordinance. He then opened the meeting for public comment. There were no public comments at this time. Mr. Mayes asked if the Level 1 Electric Vehicle Charging Station provision was removed. Mr. MacNair pointed out that the proposed ordinance only relates to surface parking lots and structured parking lots and not residential homes. Mr. Sharer asked for confirmation regarding the requirement of sprinkler systems in a parking structure if a charging station is installed. Chief Meyers cautioned there is still the issue and safety concern that fires in electric vehicles parked under a structure are difficult to extinguish.

Motion by Ms. Pasqua, seconded by Ms. Rosenthal and unanimously carried, adopting the EV Charging Station Ordinance, as presented.

8.6. Request for Fire Police –Sellersville Borough: Ms. Pursell stated that the Borough received a request from Sellersville Borough for Fire Police assistance at the Sellersville Gallery of the Arts scheduled for Sunday, September 20, 2026, from 7:00 am to 7:00 pm.

Motion by Mr. Brennan, seconded by Ms. Leffever, and unanimously carried, authorizing available Fire Police to assist at the Sellersville Gallery of the Arts scheduled for Sunday, September 20, 2026, from 7:00 am to 7:00 pm.

8.7. Request for Fire Police – Perkasio Borough: Ms. Pursell stated that the Borough received a request from Perkasio Borough for Fire Police assistance at the Under the Stars Car Show scheduled for August 15, 2026, from 2:00 pm – 9:00 pm.

Motion by Ms. Rosenthal, seconded by Mr. Brennan and unanimously carried, authorizing available Fire Police to assist at the Under the Stars Car Show scheduled for August 15, 2026, from 2:00 pm – 9:00 pm.

8.8. Consideration to Approve Temporary Signage – Pearl S. Buck International: Ms. Pursell stated that the Borough received a temporary sign application for Pearl S. Buck Craft Show scheduled for November 27 to December 6, 2026. The signs will be placed on Dublin Borough property at the Town Clock and along Route 313 / Village Green Lane. A third sign will be placed at QNB Bank.

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried, authorizing Pearl S. Buck to place temporary signs at the Town Clock, along Route 313 / Village Green Lane and at QNB Bank, as presented.

8.9. Consideration to Approve Permanent Signage – Luxe Lash: Ms. Pursell stated that the Borough is in receipt of a zoning permit application (#26-1060) for permanent signage at Luxe Lash located at 144 North Main Street. The application is for one (1) new business wall sign, one (1) projecting blade sign and one (1) nameplate for the directory sign. It was previously denied due to the wall sign exceeding the permitted sign area. The applicant is seeking authorization to install a 13.33 sf wall sign and a 1.25 sf blade sign.

Motion by Ms. Rosenthal, seconded by Ms. Leffever, and unanimously carried, authorizing Luxe Lash, located at 144 N Main Street, to install a wall sign and a blade sign, as presented.

8.10. Discussion on Dates for November and December Council Meetings: Ms. Pursell recommended that Council consider rescheduling the meetings on November 23 and December 28, 2026. She is seeking authorization to readvertise the proposed meeting dates of November 16 and December 21, 2026.

Motion by Mr. Brennan, seconded by Ms. Pasqua, and unanimously carried, authorizing readvertising the proposed meeting dates of November 16 and December 21, 2026.

8.11. Discussion on PFOA and PFOS Compliance - Update: Mr. Bailor gave an update to Council regarding the PFOA and PFOS regulations and timelines to come into compliance. He anticipated that the finalization of these regulations should be by the end of the year. Mr. Bailor explained that the compliance date would move from April 2029 to April 2031. It is his understanding that the Borough will need to request that time extension. Mayor Hayes mentioned that there are grants that can be applied for to help with costs. A discussion began regarding the specifics of the concentrations levels in the Boroughs wells and the treatment options. Mr. Mayes asked if Dublin Borough has enough land for expanding the pumping station. Mr. Bailor explained that a feasibility study and analysis will be necessary.

8.12. Discussion on Alternatives on Twin Oaks Pumping Station: Mr. Bailor introduced Ms. Tori Smith, who has been working with him on the evaluation of the pumping station. He gave a

summary of the approved correction action plan. There are essentially three (3) projects that need to be completed to increase the capacity of the sewer system to eliminate the wet weather sewage overflow. The first project has two options. One is to build a new pumping station across the road from the current pumping station on Twin Oaks Drive. The second option is to reconfigure the existing pumping station with wet well / dry well submersible pumps. Both of these options will require a new force main and new gravity line. This will need to be included in the PADEP Act 537 Special Study due in June 2027. Mr. Bailor went on to talk about the pros and cons of each option presented and explained each option in detail.

9. Committee Reports: Ms. Pasqua advised that the Utilities Committee held a meeting at 6:30 pm to review our Source Water Protection Plan. We will be filing the annual update referencing no changes are required.

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

11. Comments from Council Members: Mr. Mayes reiterated the thanks given to all the volunteers who made the Dublin Volunteer Fireman's Carnival a success.

12. Adjournment: Upon motion by Mr. Sharer the meeting was adjourned at 9:44 p.m.

Respectfully Submitted,

Date Approved: _____

Colleen M. Pursell, Manager/Secretary