

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
TUESDAY, MAY 27, 2025**

- 1. CALL TO ORDER:** The May 27, 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:

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

APPOINTED OFFICIALS PRESENT:

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|-----------------------------------|---------------------|
| 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 wished the Mayor and Council Members with a term expiring December 31, 2025 good luck in the General Election. He also thanked Mr. Smith and Mr. Kessler for their service on Borough Council.

- 4. Public Comment on Non-Agenda Items:** There were no comments at this time.

- 5. Approval of Minutes:**

- 5.1. Minutes from May 12, 2025 Meeting:**

Motion by Mr. Brennan, seconded by Mr. Smith, and unanimously carried, approving the minutes of the May 12, 2025 meeting, as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated May 27, 2025, in the amount of \$80,553.84 (all funds):**

Motion by Mr. Brennan, seconded by Mr. Mayes, and unanimously carried, approving the bills list dated May 27, 2025, in the amount of \$80,553.84.

7. Discussion Items:

7.1. Consideration to Approve Signage – 144 N Main Street: Ms. Pursell advised that the developer for the 144 N Main Street Land Development submitted a Zoning Permit Application for three (3) signs which includes one (1) directory sign. The proposed directory sign is 32 square feet. Per the Borough Ordinance, the maximum sign area permitted is 20 square feet. Additionally, the proposed directory sign is 8' high. Per the Borough Ordinance, the maximum height for the sign is 5'. The other two signs meet the Ordinance requirements. The applicant, Antonio DiCianni was in attendance seeking approval for the sign, as proposed.

Motion by Mr. Sharer, seconded by Mr. Brennan, and unanimously carried, approving the directory sign for the 144 N Main Street Land Development, as presented, contingent upon Gilmore & Associates confirming the sight distance is acceptable.

A brief discussion was held on the status of the land development. Mr. DiCianni provided an update.

7.2. Request for Fire Police – Sellersville Borough (Carnival): The Borough is in receipt of a Fire Police Request from Sellersville Borough for assistance at the Sellersville Fire Company Carnival.

Motion by Mr. Smith, seconded by Mr. Sharer, and unanimously carried, approving the use of available Fire Police Personnel at the Sellersville Fire Company Carnival scheduled for July 8, 2025 – July 12, 2025 from 6:00 pm – 11:00 pm.

7.3. Request for Fire Police – Quakertown Borough (Graduation and Fourth of July): The Borough is in receipt of a Fire Police Request from Quakertown Borough for assistance at their High School Graduation, High School Graduation Ceremony and Community Day.

Motion by Mr. Smith, seconded by Mr. Sharer, and unanimously carried, approving the use of available Fire Police Personnel at the at the High School Graduation scheduled for May 27, 2025 at 5:30 pm, High School Graduation Ceremony scheduled for June 4, 2025 at 7:30 pm and Community Day scheduled for July 4, 2025 at 7:45 pm in Quakertown Borough.

7.4. Request for Fire Police – Dublin Volunteer Fire Company Carnival: Fire Chief Meyers has requested that letters be sent to local municipalities for Fire Police Assistance at the Dublin Volunteer Fire Company Carnival.

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried, approving letters being sent to local municipalities asking for Fire Police assistance at the Dublin Volunteer Fire Company Carnival scheduled for July 11th and 12th and July 15th – 19th.

7.5. Discussion on Source Water Protection Plan: Ms. Pursell stated that while Gilmore & Associates was filing annual Water Reports for the Borough, they advised that we should be filing annual updates for our Source Water Protection Plan. A brief discussion regarding the plan was held. Due to Mr. Kessler not being present, Mr. Hayes called for a Public Utilities Committee Meeting on June 9, 2025 at 6:30 pm to discuss the plan. This meeting will bring the Borough into compliance with the annual steering committee meeting requirement.

7.6. Consideration to Advertise Collection of Delinquent Utility Account Ordinance Amendment: Mr. MacNair provided Council with an overview of the proposed changes outlined in the amendment. Specifically, the proposed changes significantly reduce the timeline of enforcement. Mr. MacNair requested approval to advertise for a public hearing.

Motion by Mr. Sharer, seconded by Mr. Smith, and unanimously carried, authorizing the advertisement for a public hearing for the Collection of the Delinquent Utility Account Ordinance Amendment.

7.7. Consideration to Advertise Outdoor Dining Ordinance Amendment: Mr. MacNair provided Council with an overview of the proposed changes outlined in the amendment. There are three changes which focus on: 1. the surface of the outdoor dining area 2. number of seating permitted and 3. prohibiting amplified music. The draft Outdoor Dining Ordinance Amendment was previously reviewed by the Bucks County and Dublin Borough Planning Commissions. There was one recommended change including referencing the current noise ordinance. Mr. MacNair also provided Council with information regarding the PA Liquor Control Act which provides noise standards. Mr. MacNair requested approval to advertise for a public hearing.

Motion by Mr. Sharer, seconded by Mr. Smith, and unanimously carried, authorizing the advertisement of the Outdoor Dining Ordinance Amendment and including that sound, amplified or not, also be addressed by decibel rating limits, such as those found in Section 27-603.6 of the Zoning Ordinance.

7.8. Consideration to Advertise Conditional Use Ordinance Amendment: The draft Conditional Use Ordinance Amendment has been reviewed by the Bucks County and Dublin Borough Planning Commissions. There were two recommendations received, deleting the reference to the Zoning Hearing Board and updating the transcript cost to indicate that the entire transcript will be paid by the party requesting a copy. Mr. MacNair requested approval to advertise for a public hearing.

Motion by Mr. Sharer, seconded by Mr. Smith, and unanimously carried, authorizing the advertisement of the Conditional Use Ordinance Amendment.

7.9. Consideration to Advertise Non-Essential Water Use to Provide for Prohibited Uses in Times of Emergency: At the direction of Council, Mr. MacNair prepared a draft ordinance amendment for the Non-Essential Water Use to Provide for Prohibited Uses in Times of Emergency. Mr. MacNair provided an overview of the Ordinance. Mr. MacNair requested approval to advertise for a public hearing.

Motion by Mr. Sharer, seconded by Mr. Smith, and unanimously carried, authorizing the advertisement of the Non-Essential Water Use to Provide for Prohibited Uses in Times of Emergence Ordinance Amendment.

- 8. Committee Reports:** Mr. Mayes advised that the Community Development Committee will be meeting tomorrow at 4:00 pm at Supplee Park to review the layout for Community Day.
- 9. Public Comment:** There were no comments at this time.
- 10. Comments from Council Members:** Mayor Hayes announced that there will be a book signing at the Dublin Town Center on June 5, 2025 from 6:00 pm – 8:00 pm. He also advised that the State of the State Address with Senator Coleman was well attended. Senator Coleman was impressed with the work being done in Dublin Borough. A brief discussion was held regarding aligning capital projects with grants.
- 11. Executive session to discuss potential litigation:** Mr. Hayes announced that Council would be going into executive session to discuss potential litigation and would not be coming back out.
- 12. Adjournment:** Upon motion by Mr. Sharer, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Date Approved:

06/09/2025

Colleen M. Pursell

Colleen M. Pursell, Manager/Secretary