

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
TUESDAY, MAY 28, 2019**

1. Call to Order: The May 28, 2019 meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President, Jeffrey Sharer, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Jeffrey Sharer	Brent Smith
	Matthew Mayes	Gary Mast
	John Sherer	Kent Moore
	William Benonis	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Angela P. Benner
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Thomas F. Zarko, P.E.*
Police Chief:	Michael Regan
Fire Chief:	Kevin Nugent*
Emergency Management Coordinator:	M. Philip Myers

*Not Present

2. Pledge of Allegiance: Mr. Sharer lead the Council and 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 of May 13, 2019:

MOTION: Upon Motion by Mr. Moore, seconded by Mr. Sherer and unanimously carried, the minutes of the May 13, 2019 meeting were approved as written.

6. Payment of Bills:

6.1. Bills List dated May 23, 2019 for \$42,237.09 (all funds):

MOTION: Upon motion by Mr. Mast, seconded by Mr. Benonis, and unanimously carried, the Council approved the Bills List dated May 23, 2019 for \$42,237.09.

7. Discussion Items:

7.1. Dublin Town Center Design Presentation: Rob Loughery presented to Council the concept plans for the public spaces and stated that these spaces are to be passive areas that provide the community places to gather. Public Space 'A' would be an area of passive recreation for residents to sit and gather. There could be ornamental arbor, climbing boulders and can serve as an expanded celebration space for the residents to hold larger family gatherings. Public Space 'B' will be a small gateway plaza with a low brick wall for gateway signs, a small seating area, planting beds and shade ornamental flowering trees. Public Space 'C' will be similar to public space B, but slightly larger in scale providing spaces to have small groups meet. Public Space 'D' will

serve as a transitional space between the commercial and residential portions of the community and provide a gazebo structure, low brick seat walls, café tables and chairs, planting beds, brick inlay plaza and secondary walking paths. Commercial Courtyard 'E' will provide an informal meeting place for encounters with neighbors entering or leaving the mixed use building where there will be shops or for those waiting to be seen at the adjacent healthcare facility, and provide low seat wall planters, comfortable bench seating and a shade structure. Commercial Courtyard 'F' will serve as a waiting and seating area for patrons of the café/coffee shop. The space will feature an array of seating options, brick steps, elevated plazas, low brick wall seating, gateway signage, decorative lighting and shade trees. Commercial Courtyard 'G' will be a retreat space for patrons of the square to sit, eat and interact. The space will provide an option of seating in a covered seating area or open-air seating area with an array of comfortable seating, outdoor vendor space and lighting.

Mr. Sharer asked if these public spaces will be maintenance free. Mr. Loughery stated that the public spaces will be maintained by the homeowner association (HOA). Mr. Kracht asked if there will be two HOA's and Mr. Loughery stated that yes there will be a residential one and a commercial one. Mr. Kracht stated that they will have to make sure that the appropriate documents are in place to ensure maintenance of the facilities. Mr. Mayes asked if the impervious area is a concern. Mr. Glitzer stated that all of the impervious from the public spaces is already included in the provided calculations for impervious coverage. Mr. Moore asked if there would be a tot lot for the kids to play on. Mr. Loughery stated that they did not plan for a tot lot because Supplee Park is located down the street and wanted these spaces to be more passive. Mr. Mayes added that he would like to see something for kids to play on like a slide, swing, jungle gym or even a dog park. Mr. Kracht stated that a courtyard with a Beer Garden can become a strain on residents, and that is something that has been happening in Perkasio with Free Will. Mr. Smith added that the garage doesn't have residential properties directly adjacent like Free Will has. Mr. Loughery stated that he understands that you need to buffer from the street and the neighbors. Mr. Loughery added that he is trying to create a synergy between the diner and the garage. Mr. Mayes asked if they anticipate putting a speed bump on Road A. and stated that he would like to see a couple four-way stops. Mr. Loughery stated that it hasn't been a recommendation in any of the discussions and Mr. Kracht stated that PADOT will regulate speed bumps and four-way stops. Mr. Sharer asked if council was happy with the public space concepts presented and Mr. Smith responded stating yes, they are happy with what is being presented.

Mr. Loughery moved on and presented the elevations for The Square, Station 23, and the mixed-use building. Mr. Mast brought up the concern with parking at the Square, Diner and Station 21. Mr. Loughery acknowledged that the parking is a challenge and they do not intend to make any changes to the Diner or Station 23 at this time. The Square is the main concern right now and is currently being phased. The intent is to have temporary parking around the building as the improvements to the parking is all part of the land development improvements for the commercial areas. Mr. Kracht stated that there most likely will need to be cross easements for temporary and/or permanent parking and he will work with Mr. Loughery to figure that all out. Mr. Hayes asked if there will be any dedicated parking and Mr. Loughery stated that no it will be natural parking areas.

Mr. Loughery stated that the new mixed-use building won't have porches or railings, as he wants to keep it consistent with the buildings in the area. Mr. Mayes thinks that the elevations for the commercial properties look great. Mr. Sherer likes the elevation with the mixed use and is very happy with what is being presented to council. Mr. Mast likes how the colors break up the mixed-use building and likes the idea of mixed use. Mr. Smith asked how much the apartments will rent for and Mr. Loughery stated that most likely the minimum for a 1 bedroom will be \$1,200 and for the 2 bedrooms it will be \$1,400.

There was a consensus from Council that everyone liked the elevations presented for the commercial properties.

Mr. Loughery presented the proposed elevation of the Townhomes and stated that they will incorporate brick. Mr. Mast expressed his concern with having 1300 feet of townhomes along Elephant Road and stated it is not what he had envisioned for Elephant Road and in his opinion doesn't blend with anything, that there will just be a wall of townhomes. Mr. Mayes stated that the landscape elements should soften the look of the townhomes. Mr. Kracht asked if you can move the groups of buildings in and out and Mr. Glitzer stated that they might be able to do a progressive stagger. Mr. Loughery stated the concern is the alley and Mr. Glitzer stated that they

could look at having bump outs on Elephant Road instead of all the parking spaces, which would help break it all up. Mr. Mast reiterated that the Townhomes don't blend. Mr. Sharer responded stating that they do not have too, and Mr. Sherer agreed and stated that Mr. Mast's concern is valid, but he doesn't think the look of the townhomes as displeasing or bringing down the property value in the area. Mr. Smith stated that because it is such a large project, it blends in with the commercial properties on Main Street. Mr. Smith stated that he would like to see the elevations of the townhomes look more like the elevations proposed for the mixed-use building. Mr. Smith also stated that he does like the overall project and supports it. Mr. Mast suggested that Mr. Loughery find as many design elements as they can to soften it and would like to see less homes. Mr. Sharer stated the Town Center is going to be dense. Mr. Loughery stated this has been the plan since day one and they are putting in 7 million dollars of infrastructure. If you lose homes, you could lose the Comp Road and traffic improvements that are currently part of this project.

Mr. Mast stated that he does love the project and is just asking them to consider softening the look. Mr. Mayes told Mr. Loughery that he thinks everything looks great and thanked him for bringing this to Dublin. Mr. Loughery stated that he is very appreciative of all the comments and feedback and understands that the project is different but that is what the Town Center concept was about. Mr. Moore stated that he agrees with Mr. Mast and he also doesn't like that there is parking proposed along Elephant Road. Mr. Smith stated that conceptually the designs are acceptable, and they are on the right path with the public spaces and the elevations and would like to push more towards the mixed-use elevations for the townhomes.

There was a majority consensus that they are comfortable with the designs. Mr. Sharer asked about the final plans. Mr. Loughery stated that they are working on the Revised plans maybe late July or early August. Ms. Benner stated that it will take at least 30 days for the Borough's Engineer and Planner to perform their reviews.

7.2. Bucks County Right-of-Way Purchase: Ms. Benner stated that Bucks County has to replace a bridge along Stone Bridge Road and needs to obtain Right-of-Way in front of the Borough's Sewer Treatment Plant along Stone Bridge Road. The County is offering to pay the Borough \$7,200.00 to purchase the Right-of-Way. Ms. Benner stated that in addition to purchasing ROW the County needs to obtain a temporary construction easement and a drainage easement from the Borough as well. Ms. Benner provided council with the plan that shows the location of all the easements. Ms. Benner stated that she has worked with the Borough's Engineer and Solicitor to make sure that the proposal from the County is acceptable and recommended that the Council accept the County's proposal.

MOTION: Upon motion by Mr. Mayes, seconded by Mr. Benonis, the Council unanimously accepted the offer of \$7,200.00 from Bucks County to purchase a permanent easement along the frontage of the Borough's Sewer Treatment Plant, TMP #01-011-110-001 and authorized the execution of related documents which include a Deed, Settlement Statement, Temporary Easement for Construction, Agreement of Sale, and Right-of-Way Claim Information Map.

7.3. Authorization to Advertise Ordinance 325: Ms. Benner requested authorization to advertise Ordinance No. 325 that will amend the Borough's Non-Uniform and Police Pension Plans that are administered by the Pennsylvania Municipal Retirement System. The amendment to the plans will bring the plans current with the current IRS requirements, require a 4.5% pension contribution by the Borough for Non-Uniform Employees, and eliminate the portability option. Ms. Benner stated that everything else with the pension plans will stay the same.

MOTION: Upon motion by Mr. Smith, seconded by Mr. Mayes the Council unanimously authorized advertisement of Ordinance 325 amending the Non-Uniform and Police Pension Plans to be compliant with IRS requirements, increasing the Borough's contribution into the Non-Uniform Pension Plan to 4.5%, and eliminating the portability option.

8. Committee Reports:

8.1. Dublin Community Day: Mr. Sherer stated that the committee met prior to the Council meeting making final arrangements and stated that everything is lining up well for the event.

9. Other Business: There was no other business at this time.

10. Public Comment: There was no Public Comment at this time.

11. Comments from Council Members: Mr. Moore asked the Manager to reach out to the property owner on Elephant Road that has not been mowing their property. Ms. Benner stated that she would check out the property and send the property owner a letter requesting that they mow their property.

12. Executive Session: Mr. Sharer announced that Council would be meeting in executive session after the meeting to discuss litigation.

13. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 9:36 p.m.

Date Approved: 6/10/2019

Respectfully Submitted,



Angela P. Benner,
Manager/Secretary/Treasurer