

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, SEPTEMBER 28, 2026**

- 1. CALL TO ORDER:** The September 28, 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: Mr. Kyle Kent, Bishop Way, on behalf of multiple residents in the Dublin Crossings, asked Council to consider installing a playground in the open meadow space adjacent to the development. Mr. MacNair explained that it would require modifications to the already approved plans as well as permission from the privative property owners. Additionally, costs and future maintenance of the playground would also need to be discussed and voted on by Council. Mr. Loughery, who was present for another agenda item, stated Nehemiah Development Company would entertain the request, noting this project would take time and planning, so Council's approval is needed before going forward. A brief discussion began regarding the pros, and cons. President Hayes suggested the parties involved draft a plan to present to Council at a later time.

Ms. Patti Johnson and Mr. Eric Johnson, High Street, came before Council to express their concerns regarding the condition of another property on High Street. Ms. Pursell advised that the proper steps concerning this situation has already begun in an effort to bring the property into compliance. Mr. MacNair explained what the legal ramifications may be if the issues are not corrected per Dublin Borough's Ordinances.

Ms. Dana Wolfe, Saddlebrook Drive, attended the meeting to address a violation letter she received for the number of chickens they currently have roaming on their property. Ms. Wolfe asked Council if they would consider changing the current Ordinance to allow for more than six (6) chickens per property. President Hayes asked Mr. MacNair to explain the current Ordinance and zoning requirements in detail. He added that in addition to the six (6) hen limit, there are restrictions against allowing them to free roam. Mr. MacNair stated the steps that would need to be taken including going before the Zoning Hearing Board and Planning Commission as well as the public hearing process at a Borough Council meeting. Ms. Wolfe was advised to apply for a variance through the Zoning Hearing Board seeking relief.

5. Approval of Minutes:

5.1. Minutes of Meeting from August 24, 2026:

Motion by Mr. Brennan, seconded by Ms. Rosenthal, and unanimously carried, approving the minutes of August 24, 2026, meeting as presented.

6. Payment of Bills:

6.1. Bills List dated September 14, 2026, in the amount of \$66,380.50 (all funds).

Motion by Ms. Pasqua and seconded by Mr. Brennan, and unanimously carried, approving the bills list for September 14, 2026, in the amount of \$66,380.50.

6.2. Bills List dated September 28, 2026, in the amount of \$139,664.70 (all funds).

Motion by Ms. Pasqua and seconded by Mr. Brennan, and unanimously carried, approving the bills list for September 28, 2026, in the amount of \$139,664.70.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the August 2026 report. They responded to twenty (20) calls, four (4) of those calls were in the Borough.

7.2. Mayor: Mayor Hayes announced the Dublin Holiday Gathering will take place at the Dublin Town Center on Friday, December 4th from 5:00 pm to 8:00 pm. He also stated that he is working with some of the local businesses to try to reestablish Discover Dublin. This group would help with fundraising and planning activities in Dublin Borough.

7.3. Borough Manager: Ms. Pursell had no comments at this time. Mayor Hayes asked about the line striping at the intersection of Maple Avenue and Middle Road. Ms. Pursell explained that she contacted a PennDOT representative to ask about adding lines to improve the flow of traffic in that area. The representative told her that he was going to forward the information to the appropriate contact, but she has not heard back from anyone to date. A discussion began about who is responsible for painting the yellow lines at that intersection. President Hayes asked about the status of the traffic safety grant Dublin Borough applied for. Ms. Pursell said the ARLE grant

recipients are scheduled to be announced in December 2026. Mr. Sharer inquired about the costs for the submission of the grant and if there was a way to cut the costs.

7.4. Chief of Police: Chief Regan provided Council with the August 2026 report which included two hundred seventy (270) total incidents. The Bus Patrol School Bus Violation Program had no referrals for the month. Dublin Borough Police attended two National Night Out Events. Sergeant Kirk was at Doylestown's event while Officer Stillman attended the Perkasié event. Officer Stillman attended Team DUI training. All officers completed yearly Biased Based Policing Training. The PA State Police "calls handled" report showed three incidents handled overnight. (2 alarm activations, 1 check the well-being).

7.5. Borough Engineer: Not present.

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

8. Discussion Items:

8.1. Request for Escrow Reduction # 5 – Moyer Farm: Ms. Pursell advised that the Borough received a request from the Moyer Farm developer seeking a reduction in their escrow, based on completed site improvements. Wynn Associates has reviewed the request and is recommending the release of Escrow Release #5 in the amount of \$185,916.83.

Motion by Ms. Rosenthal, seconded by Ms. Leffever, and unanimously carried approving the request for Escrow Reduction #5 for Moyer Farm developer in the amount of \$185,916.83.

8.2. Zoning Hearing Board Application Discussion (The Plaza): Mr. MacNair stated the Borough received a Zoning Hearing Board Application from Loughery Family Investments seeking a use variance for a yoga/pilates fitness studio in The Plaza, 161 North Main Street. An athletic facility is not an approved use in the shopping center. Representatives from Loughery Family Investments gave a brief description of their potential plans for the studio. Mr. Sharer questioned the size of the classes and whether there will be ample parking. After a brief discussion Council agreed to send a letter of support to the Zoning Hearing Board.

Motion by Mr. Mayes, seconded by Ms. Leffever, and unanimously carried authorizing a letter of support to be sent to the Zoning Hearing Board for the Loughery Family Investments' request for a use variance for a yoga/Pilates studio in The Plaza.

8.3. Consideration to Approve Additional Rendering – Moyer Farm: Per Dublin Borough's Zoning Ordinance, additional renderings need to be approved by Council before construction begins. A new rendering for the twin model home the "Caroline" was provided for consideration. Mr. Loughery was present at the meeting to answer questions, if necessary.

Motion by Mr. Brennan, seconded by Mr. Mayes, and unanimously carried approving the architectural renderings of the "Caroline" model for Moyer Farm development, as submitted.

8.4. Discussion on Holiday Gathering Requests – December 4, 2026: Ms. Pursell advised The Dublin Town Center submitted an event permit application and a sign permit for the Holiday

Gathering scheduled for December 4, 2026. The event permit was approved but the sign application was denied, as they are requesting 12 temporary signs. Additionally, they requested a waiver of fees for both permits and a donation from the Borough to help cover costs for the tree lighting.

Motion by Mr. Sharer, seconded by Mr. Mayes, and unanimously carried to approve the temporary sign permit for twelve (12) signs, waive the event and sign permit fees, and donate \$1,500.00 in support of the Holiday Gathering, being held December 4, 2026.

8.5. Authorization for Fire Police – Holiday Gathering: Ms. Pursell advised the Dublin Borough Police Department made a request for available Fire Police Personnel for traffic control duties at the Holiday Gathering scheduled for December 4, 2026, from the hours of 4:30 to 9:00 pm.

Motion by Ms. Rosenthal, seconded by Mr. Brennan, and unanimously carried, approving a request to be made for available Fire Police Personnel for traffic control duties at the Holiday Gathering scheduled for December 4, 2026, from the hours of 4:30 to 9:00 pm from Dublin Volunteer Fire Company, Perkasio Fire Company, and Plumsteadville Fire Company.

8.6. Authorization for Fire Police – Perkasio Borough: Ms. Pursell advised the Borough received a request from Perkasio Borough for available Fire Police to provide assistance with traffic control and pedestrian assistance at their Fall Festival scheduled for Sunday, October 4, 2026, from 11:30 am to 4:30 pm.

Motion by Ms. Rosenthal, seconded by Mr. Brennan, and unanimously carried, approving a request for available Fire Police Personnel for traffic control duties at the Fall Festival scheduled for Sunday, October 4, 2026, from 11:30 am to 4:30 pm.

8.7. Consideration to Award Bid for Sale of 2004 Ford F-550: Ms. Pursell stated the 2004 Ford F550 Dump Truck posted on Municibid came in at \$17,600.00 by Joe Rasich.

Motion by Mr. Sharer, seconded by Mr. Brennan, and unanimously carried, to approve the sale of the 2004 Ford F550 Dump Truck in the amount of \$17,600.00 to the highest bidder, Joe Rasich.

8.8. Discussion on LSA Grant Application: Ms. Pursell advised Gilmore & Associates reviewed available grants and recommends that Council consider moving forward with submitting another LSA grant application for the sanitary sewer expansion on Rickerts Road from MH 81 to MH 19. Dublin Borough applied in 2025 but was not awarded the grant. The estimated cost for Gilmore & Associates to reapply is estimated to be \$5,000.00. The application is due by November 2026 and will be awarded September 2027. After a brief discussion, in an effort to reduce costs, Council elected to have Ms. Pursell prepare the LSA grant application and consult with Gilmore & Associates before submission.

Motion by Ms. Rosenthal, seconded by Ms. Leffever, and unanimously carried, authorizing Ms. Pursell to prepare the LSA grant application for the sanitary sewer expansion on Rickerts Road from MH 81 to MH 19.

8.9. Discussion on International Fire Code Ordinance: Barry Isett and Associates, Dublin Borough’s Building Inspector, requested that Council consider the adoption of the 2018 International Fire Code. Mr. MacNair explained that adopting this ordinance would allow building inspectors to perform annual inspections on rental properties in the Borough to ensure that safety protocols are being met. A discussion began regarding the pros and cons of adopting the ordinance and the costs associated.

Motion by Mr. Brennan, seconded by Ms. Pasqua, and unanimously carried, authorizing the Solicitor to prepare a draft ordinance for consideration of adopting the 2018 International Fire Code.

8.10. Discussion/Consideration to Advertise Data Center Ordinance: Mr. MacNair gave an overview of the recommendations made by the Bucks County Planning Commission regarding the draft Data Center Ordinance. He also explained the changes he made to the draft since the August meeting. Mr. Sharer asked for more clarification on the decommissioning requirements as listed in the draft ordinance.

Motion by Ms. Pasqua, seconded by Ms. Rosenthal, and unanimously carried, authorizing the Solicitor to advertise for a Public Hearing to discuss the draft Data Center Ordinance.

9. Committee Reports: Mr. Sharer advised that the Finance Committee met on September 14th to review the draft budget for 2027. All funds were reviewed. The Committee will be meeting again on October 26, 2026, at 6:30 pm.

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

11. Comments from Council Members: There were no comments at this time.

12. Executive Session to discuss potential litigation.

13. Adjournment: Upon motion by Mr. Sharer the meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Date Approved: _____

Colleen M. Pursell, Manager/Secretary