

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, NOVEMBER 22, 2021**

- 1. CALL TO ORDER:** The November 22, 2021, meeting of Borough Council was held at Borough Hall, 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
	William Benonis	Robert Olsen
	Timothy Hayes	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Laurie A. Hagey
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

**Late Arrival

- 2. Pledge of Allegiance:** President Sharer lead Council and audience in the Pledge of Allegiance.

- 3. Council President Announcements:** There were no announcements from the president.

- 4. Public Comment on Non-Agenda Items:** There was no public comment.

- 5. Approval of Minutes:**

- 5.1. Minutes of Meeting of November 8, 2021:**

MOTION: A Motion to approve the Minutes of the November 8, 2021, Council Meeting was made by Mr. Smith, seconded by Mr. Benonis, and unanimously carried.

- 6. Payment of Bills:**

- 6.1. Bills List dated November 19, 2021, in the amount of \$34,302.06 (all funds):**

MOTION: Mr. Benonis made a Motion, seconded by Mr. Olsen, and unanimously carried, to approve the Bill Lists dated November 19, 2021, totaling \$34,302.06.

- 7. Discussion Items:**

- 7.1. Ash Oil & Gas Presentation for Land Development Waiver:** Mr. Kracht gave a brief history of the Ash Oil & Gas request for Land Development Waiver. Mr. William Benner, Esq., representing Mr. Vanga, owner of Ash Oil & Gas, reported that Mr. Harry Vanga went before the Zoning Hearing Board (ZHB) and were granted conditional relief. Mr. Benner and Mr. Vanga are now before

Council seeking waiver of Land Development. Mr. Benner stated comments from Mr. Zarko have been satisfied, except for his suggestion to create one-way in and one-way out of the parking lot. Mr. Vanga is concerned of the impact to Main Street (Route 313) and the need to obtain a highway occupancy permit.

Mr. Smith stated the use of the interior is different from the original use with the two-bay garage and accessory retail sales. Mr. Benner stated the use has not changed. Mr. Mast informed Council when he was on the ZHB in 2009, they agreed the space was being used as a 275 square foot retail space. In 2016, Mr. Vanga presented an application to the ZHB to convert the entire area to a retail space, including the unused bays, which was denied stating it was a new use. Mr. Benner stated the only area where customers may enter is in the 275 square foot retail area. When the display area was on the eastern side of the building, away from the repair area, there was an area used to store inventory. The new plan will close the area where the storage is to the public using barriers.

Mr. Zarko stated calculations need to be done to verify there is enough parking. The parking analysis is a major issue, as well as the floor area and the site access. The northern driveway is a dual driveway of 20 feet, and standard driveways are typically a minimum of 22 feet. Mr. Zarko suggested to Council to have the traffic Engineer (McMahon) look at this project and give their opinion. He also recommends approving the waiver request contingent upon compliance with the items in his review letter, with the exception of the driveway, if McMahon declares it is agreeable. Mr. Zarko stated the total amount of retail use is 539 square feet, and the storage is 862 square feet, making the total amount of retail use 1,401 square feet. Mr. Benner disagreed. Mr. Zarko stated there are inconsistencies in the plan. Mr. Kracht would like to know what the distinction will be between the retail sales and the storage. The ZHB decision is they can move the retail use over to the other side of the building with the plans that were proposed. Mr. Kracht is asking how the areas are going to be separated. The revised date on the plan was August 2021. Mr. Benner told Mr. Kracht there were no changes to the original plan except details for sod improvement. Mr. Benner needs to confirm the layout is the same as on the plan Mr. Zarko reviewed. Mr. Mayes asked what the maximum occupancy for a 275 square foot area would be. Mr. Kracht replied that occupancy issues will be addressed during building review.

Mr. Benner stated the storage area has a wall, which closes the storage area off to the public. The ZHB said the area cannot be used for display of products. Mr. Kracht mentioned Mr. Vanga would like to sell wood and propane outside of the store and this has not been approved yet. Mr. Kracht stated Mr. Zarko's review letter of July 29th showed the plans were inconsistent, and the ZHB was shown the façade improvement which he has not seen. President Sharer proposed to waive the land development subject to satisfaction of issues raised in Mr. Zarko's letter, and would like Mr. Zarko and Mr. Vanga's Architect, Mr. Chris Seips, to work together to make this happen. Mr. Kracht added the driveway issue needs to be clarified and the calculations must come back with the issues addressed. There was a consensus Mr. Zarko should exclude the one-way in and out issue from the suggestions if a more agreeable plan can be determined. Mr. Zarko will reach out to Mr. Seips and Mr. Glenn Harris to resolve all issues and will report back at a future Council meeting.

7.2. Pennsylvania Department of Transportation (PennDOT) Green Light-GO Funding Program Possible Use: Mr. Zarko explained the Green Light-GO funding is a state funding program that provides state funds for the operation and maintenance of traffic signals. The grant has a 20% match requirement. There are three projects in the Borough which would range from \$160,000 - \$180,000. He explained the Borough would not have to do all three projects. A decision would have to be made and they would have to have a scoping plan to PennDOT by December 3rd. Mr. Mast stated since they took out the trip wires and put up a laser, it would cut the cost of maintenance at the intersections. Mr. Zarko replied that it would reduce the maintenance and concerns.

MOTION: Mr. Smith made a Motion to fund the upgrade of the traffic signals with the Green Light-Go Funding Program, which was seconded by Mr. Benonis, and unanimously carried.

7.3. 2022 Preliminary Budget Approval/Advertising: The Borough Manager presented the 2022 Preliminary Budget. The 2022 Budget reflects no increase to Real Estate Millage; however, it does include an increase in the Water Rate from \$3.70/1,000 gallons to \$4.65/1,000 gallons as well as an increase in solid waste (trash and recycling) fees from \$71.54 per quarter to \$78.70 per quarter. The solid waste collection charges to the Borough increased by 10%, which is reflected in the quarterly fee increase by the same percentage. The Preliminary Budget was discussed in detail by Council. The 2022 Preliminary Budget will be advertised and will be voted on for final approval at the December 13, 2021, Council meeting.

MOTION: Mr. Mast made a Motion to Approve and Advertise the 2022 Preliminary Budget as presented. Mr. Timothy Hayes seconded the motion and it unanimously carried.

8. Committee Reports: Mr. Mast stated during the Finance Committee meeting it was discussed and suggested to extend the COVID-19 payments to all Borough employees. This includes payments to four full-time employees in the amount of \$2,750 each and one part-time employee in the amount of \$550. Additionally, it was suggested an additional payment be made to the employees of the Police Department who received COVID-19 payments previously to help off-set tax implications, in the amount of \$250 to full-time staff and \$50 to part-time staff.

MOTION: Mr. Mast made a Motion to extend the COVID-19 payments to Borough employees in the amount of \$2,750 for full-time employees and \$550 for part-time employees; and to make payments to the Police Department employees in the amount of \$250 for full-time and \$50 to part-time to assist with tax implications, was seconded by Mr. Olsen, and unanimously carried.

9. Other Business: None.

10. Public Comment: There were no public comments.

11. Comments from Council Members: Mrs. Hagey announced the Holiday decorations will be up on Tuesday, November 30th.

Mr. Mayes asked if the Mill Street project was updated. The Borough Manager gave an update on the project and an Ordinance will be prepared.

Mr. Mast inquired about the park bench plaque being created in memory of Mrs. Florence Rodgers. It was reported the plaque has been ordered.

Mr. Mast also inquired about the Village Greene retention basin status. Mrs. Hagey replied there is no update at this time.

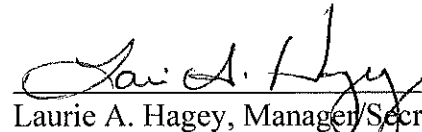
Mr. Olsen reported he met with Fire Chief Nugent to discuss the Fire Company and what the cost would be if the Borough had a paid fire company, due to the decrease in the number of volunteers. Costs per household were discussed as well as the importance of proper coverage and protection. This is an ongoing issue the Borough has been working toward, and will continue to work toward, a solution.

Mr. Olsen asked about water shut off for an outstanding account. Mrs. Hagey reported this property does have public water and will be posted for shut-off if payment is not received.

12. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Date Approved: 12/13/2021



Laurie A. Hagey, Manager/Secretary