CITY OF DUBOIS, PENNSYLVANIA

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City Council Regular Meeting Minutes – October 21, 2026

City Council Chambers, City Building, 16 W. Scribner Avenue, DuBois, Pennsylvania, on Wednesday, October 21, 2026, at 6:00 p.m.; Council convened at a Regular City Council Meeting with Mayor Barry Abbott in the Chair. Other Council Members present were Bill Beers, Shirley Dahrouge, Sam Mollica, Mike Piccirillo, Mark Sullivan and Dick Whitaker. Also present were: City Manager, Joseph Fleming; Solicitor, Jason Sabol; Public Works Director, Scott Farrell; Fire Chief, Joe Mitchell; Zoning/Code Enforcement Officer, Zac Lawhead; Police Chief, Kris Kruzelak; and City Clerk, Korbi Slocum.

OPENING
The meeting was called to order by Mayor Abbott who led the Pledge of Allegiance. A Moment of Silence was observed, followed by a prayer.

Roll Call
All members were present

Announcements

- City of DuBois Trick or Treat – 6:00 pm to 8:00 pm on Saturday, October 31, 2026
- Executive Session – no action was taken
- Congratulations to City Manager Fleming who recently was named second Vice President of the PA Municipal League

Public Comments on Agenda Items
Melissa Keen - Home Camp Road
Keen spoke on land use and development, noting Rt. 255 around Platt Road and Sher De Lin Road is prime for development. Opposed to data centers, she would like to see industries that do not negatively affect the area but enhance the ecological and environmental aspects to our advantage come to the area.

Kristen Vida – Chestnut Avenue
Vida requested that when voting on agenda items, Council provide details for public awareness before voting.

CONSENT AGENDA
The consent agenda included: Meeting minutes of September 16, 2026; Bill List as of October 16, 2026 ($653,556.58); Trans Associates Invoices for September 2026 ($2,693.50); September Treasurer's Report; September Department Head Reports; and Proclamations for Fire Prevention Week (October 4-10, 2026) and National First Responders Day (October 28, 2026).

Codes/Zoning and the Fire and Police Departments have been very busy. The Public Works Department is getting things done; Christmas lights are going up. The Redevelopment Authority has established a local economic development committee with the Chamber, County, and City Manager. The goal is to meet monthly to pursue projects coming along. Many are local businesses who want to expand.

Abbott asked that everyone remember Veterans Day on November 11, 2026. A breakfast for veterans and their families will be held at the VFW followed by a service. Also, please visit the memorial in City Park.

The motion was made by Whitaker and seconded by Beers to approve the Consent Agenda. Motion passed 7-0.

SPECIAL PRESENTATIONS
City of DuBois Police Department Promotions – by Chief Kruzelak
Lance Thompson – Corporal
Thompson has served as a full-time officer with the City since 2014. He gets the job done with professionalism, integrity and pride and holds himself to the same standards he expects of others. His strong leadership is evident in several important roles including Field Training Officer, Firearms instructor, and Defensive Tactics instructor. Thompson is Commander of our Critical Incident Response Team and is one of the few certified Drug Recognition Experts in Clearfield County. Thompson is owner/Instructor at REAKT Fighting Arms & Fitness Gym. He knows how to teach and challenge others, bringing out their best.

Matt Robertson – Detective Sergeant
Robertson has served as a full-time officer since 2003. He was promoted to Corporal in 2014 and assigned as Detective Corporal in 2022. His professionalism, dedication, judgement and investigative ability make him the clear choice to lead our Investigation Division. During the consolidation process, Robertson and Officer Gornati established and secured funding for a Digital Forensics Lab which has been used to assist federal, state and local law enforcement agencies. He has completed specialized training in child abuse investigations and serves as lead evidence custodian. Robertson is persistent in pursuing justice and ensuring victims receive the attention and commitment they deserve.

Congratulations to Corporal Thompson and Detective Sergeant Robertson! Thank you for your dedicated service.

UNFINISHED BUSINESS
Yeager Property
Council toured the Yeager property on Maple Avenue owned by the Redevelopment Authority (RDA). The City owns the Reasinger House property on Oklahoma-Salem Road. If agreeable with both Solicitors, a property swap is being proposed. The intent is to build condos on the Reasinger property to help with housing issues and make it a taxable property. The Yeager property could be used for parking for Showers Field. A timeline for development is to be included in the agreement. Beers would like to see the adjacent property on Maple Avenue where the Magistrate is located come back to the city if ever goes up for sale. If accepted, Council requested a resolution by the next meeting.

The motion was made by Sullivan and seconded by Dahrouge authorizing the Solicitors to draft a Resolution for a land swap between the City and RDA with the condition that development be completed within two (2) years. Motion passed 7-0.

NEW BUSINESS
Resolution 2026-053 – Multimodal Transportation Grant
This is a project that was turned in previously. It is for the paving of Hoover Avenue and Division Street. The prior resolution incorrectly listed Hoover Avenue and Beaver Drive. This is a formality to correct the oversight. The motion was made by Beers and seconded by Dahrouge to approve Resolution 2026-053. Motion passed 7-0.

Resolution 2026-054 – Act 537 Sewage Facility Plan (Slab Run WWTP)
The 537 Plan, which goes to DEP for approval, was approved by Council several months ago. The Slab Run WWTP is at end of life. The City's new WWTP has the capability to receive the wastewater moving forward. A new lift station with meters will be installed on the line. The City will be responsible for the line from there to the new plant. The plan will go to DEP for approval. The motion was made by Piccirillo and seconded by Whitaker to approve Resolution 2026-054. Motion passed 7-0.

Resolution 2026-055 – Fall Surplus Equipment Sale
This is required for the City to sell approximately 30 vehicles/pieces of equipment that are no longer needed. They will be listed on Municibid, a government surplus online auction site. The motion was made by Sullivan and seconded by Piccirillo to approve Resolution 2026-055. Motion passed 7-0.

Resolution 2026-056 – Treasure Lake POA LSA Support
Local Share Account (LSA) grant applications need a resolution of support from the local government. The funds come from money from casinos. The Treasure Lake POA is applying for a grant to construct a comfort center within the campground. The City only provides the support letter; the entity provides everything else. The motion was made by Whitaker and seconded by Sullivan to approve Resolution 2026-056. Motion passed 7-0.

Resolution 2026-057 – Lighthouse Church of DuBois LSA Support
The Lighthouse Church of DuBois is applying for an LSA grant to complete external repairs to their building. Again, the only City involvement is the resolution of support. The motion was made by Whitaker and seconded by Dahrouge to approve Resolution 2026-057. Motion passed 7-0.

Multimodal Grant Application Request
The City is requesting authorization to apply for $1M in funding through PennDOT for Phase I of the Wolf Run Trail connection. Engineering has been completed. The next step is construction to connect the Beaver Meadow walkway to the Wolf Run Trail in Falls Creek. The motion was made by Sullivan and seconded by Dahrouge to approve the Multimodal grant application request. Motion passed 7-0.

Land Development Plan – Chick-Fil-A – 431 Commons Drive
This is the former Rite Aid location. The Zoning Hearing Board granted variances for parking requirements and canopy setback. They reconfigured the location of the building so the canopy variance no longer applies. PennDOT is reviewing the traffic study plan. Engineer review comments have been provided to Chick-Fil-A. Planning Commission recommends approval on the condition the remaining permits be finalized. The motion was made by Beers and seconded by Whitaker to give conditional approval of the Chick-Fil-A land development plan. Motion passed 7-0.

Minor Land Development Plan – Chris Bernardo – Midway Drive
This is a non-conforming lot. The applicant is proposing to construct a 1,500 sq. ft. building for office and storage. The Zoning Hearing Board granted variances for setbacks. The project, similar to the Allison building constructed up the road in 2025, qualifies for exemption of stormwater requirements. Planning Commission recommends approval. The motion was made by Sullivan and seconded by Beers to approve the Bernardo land development plan. Motion passed 7-0.

Land Development Plan – Gasbarre – 2 Tom Mix Drive
The applicant proposes two additions to the existing plant – addition 1 = 90x100; addition 2 = 60x90 + 25x25. They are requesting a waiver for the design of the stormwater facilities. Part of property is in flood zone. They are working through permit process. Engineering has reviewed the plan, and the applicant is addressing the comments. Planning Commission recommends conditional approval. The motion was made by Beers and seconded by Sullivan to give conditional approval of the Gasbarre land development plan. Motion passed 7-0.

Lot Consolidation and Minor Land Development Plan – Xtreme Wear – 336 Aspen Way
The applicant proposes to consolidate two lots forming one 1.15-acre lot and add a 3,000 sq. ft. addition to the existing building. They are requesting an exemption from stormwater facilities; they meet the ordinance exemption requirements. Planning Commission has reviewed the application and recommend Council's approval. Two motions are required. The motion was made by Dahrouge and seconded by Beers to approve the lot consolidation. Motion passed 7-0. The motion was made by Beers and seconded by Dahrouge to approve the minor land development. Motion passed 7-0.

Lot Consolidation – Novio Properties – 5708 Wayne Road
The applicant removed a blighted property earlier this year. They are requesting two lots be consolidated to form one 1.15-acre lot for townhouse expansion. Planning Commission recommends approval. The motion was made by Beers and seconded by Piccirillo to approve the lot consolidation. Motion passed 7-0.

Subdivision – Stewart/Davis – 243 Forsyth Road
The applicant intends to subdivide a 5.7-acre lot. Lot 1 = 2.7 acres to be conveyed to Cole Davis. The residual lot containing an existing house and on-lot system = 3 acres. This was approved in July, but DEP kicked it back for the sewage planning. An easement also was missing from original map. The new on-lot system has been tested, and the map was updated. No other changes were made. Planning Commission recommends approval. The motion was made by Sullivan and seconded by Dahrouge to approve the subdivision. Motion passed 7-0.

Request for Public Hearing – Paragon Resources, LLC Subdivision – 513 Bucco Reef Road
The request is to schedule a public hearing for November 18, 2026, at 5:55 pm in Council Chambers for an amendment to the Treasure Lake Planned Residential Development for Paragon Resources. The applicant is requesting reconfiguration of 3.5 lots into 5 lots. The new lots will be numbered, and none will be substandard. The motion was made by Piccirillo and seconded by Beers to approve the public hearing. Motion passed 7-0. *(This item was on a previous agenda but was withdrawn by the applicant.)*

CLOSING
Public Comments
John Meaney –
Meaney questioned the need for the fire hydrant installed on Spruce Alley approximately 100 feet from the one on Franklin Street and if former Councilwoman Jennifer Jackson paid for the installation.

Donna Work – E. Maloney Road
Work reiterated her concerns about the rock wall and requested a detailed list of money spent on new City Garage break rooms, $20,000 to the downtown group (DDI), the municipal building remodeling, new vehicles, deforestation spraying, the rock wall, the Clark settlement, the 2024 audit, and upcoming 2025 audit. By January 2027, Work wants an accounting of the 'savings' consolidation was supposed to have provided. Where are we with the Q&A/Town Hall meetings? Sabol clarified, "There were no taxpayer dollars in the Clark settlement. That was all insurance money from the prior City."

Kristen Vida – Chestnut Avenue
Vida asked if there was follow-up to Melissa Keen's comments about improvements to mobility and walkability near the Fullington Bus station. A WalkWorks grant was received that allows Dahrouge and Mitchell to meet bi-weekly with them to facilitate a plan and eventually pursue funding. Input will be sought from Fullington, ATA, community and board members, and the Chamber of Commerce. The plan will be compiled by regional entities. Mitchell would like to see the City work with Fullington to bring them back into the City.

Pam August – E. Maloney Road
August asked why water bill payments are mailed out of town if payments can be made locally. She also inquired how water meters are read. They are radio read at the MXU, a box on the outside of your house or business. The signal is sent to antennas on the water tanks. Repeaters there send them to City Hall. August also asked if "no semi-truck" signs could be installed on E. Long Avenue extension (one-way). Unfortunately, drivers tend to follow GPS and ignore signs.

Patrick Shea – Montego Bay Road
Shea thanked Council members for the courage to dive into the mess they are dealing with. He asked for a progress update on the audits. The 2024 audit is done. The Finance Office is seeking an auditing firm for the 2025 audit. For efficiency, we are asking the State to come in and engage to move it along. Shea commented on directives given regarding the Clark settlement and filing of Right-to-Know requests.

Staff Comments
Public Works Director Scott Farrell
Farrell addressed the Spruce Alley fire hydrant. The City installs waterlines where they are needed, not based on who you are. They serve multiple purposes including firefighting and maintenance. The Fort Worth needed a new waterline. Because of the issues with streetlights and stormwater pipes out front and the proximity to the creek, it was more economical to bring the line down the alley and put a hydrant at the end. When we come across an alley, we go behind buildings for the future. The same situation was encountered when the Cosmetology School needed a new waterline. We did three of the same scenarios in one year, referring to High Street, the Brosky Building on S. Brady Street, and Weber Avenue waterline. Nothing special was done for Jackson. She paid for her meter, and she had to take the water from the stops into her building. We did exactly what we would have done for anybody.

Fire Chief Mitchell
The Fire Department supports having fire hydrants in alleys, especially behind large buildings downtown. Standard Operating Procedure is to send crews to both the front and back of buildings.

Police Chief Kruzelak
Reminded everyone that W. Long Avenue will be shut down for Halloween parade on October 31. Be safe with kids out trick-or-treating. Also, a reminder that clocks turn back that night.

Board Member Comments
Councilman Whitaker
What are they doing in front of Eat N Park? PennDOT is working on stormwater pipe. They are doing the right thing, fixing it the right way. They are doing a great job.

Councilman Mollica
We have a great Police Department. It was nice to recognize the police promotions. The predicted savings by consolidating was from 2020. By the time consolidation took place, savings were eaten up by the new sewage plant, increased water rates, and increased salaries.

Councilman Sullivan
Are we keeping up with paperwork on grease traps? Tom and Zac send out reporting forms in December. Most restaurants give us their reports. The City is unable to keep up with inspections. Large companies come in and recycle the grease.

Councilwoman Dahrouge
Have we had any issues with removal of skill game machines? Kruzelak said everyone has complied and all machines were removed before deadline (October 15, 2026). She was honored to attend the PA Municipal League conference and to witness Fleming being sworn in.

Councilman Beers
Have a safe and happy Halloween.

Mayor Abbott
Abbott gave a report on the PA Municipal League (PML) conference. He got literature on responding to political violence and the PML Policy Statement. PML Resolutions presented included: ensuring the safety of local elected officials, how do we handle RTK requests, pending RTK legislation, expanding the definition of Earned Income Tax, and updating prevailing wage exemptions. Comments by Attorney General Dave Sunday caught his attention. "Societal issues just don't materialize the day City Council was elected. We may not agree on the course of action but at least we can agree that we are working hard for the citizens (of DuBois)." If anyone has an idea or initiative that would move our City forward in a positive manner, please email them to either City Manager Fleming or myself.

Manager's Report
I am humbled to be selected (as PML Second VP), but in all reality this is for the City of DuBois and the rest of the Commonwealth. It is less about self and more about what we can do for others. Congratulations to Corporal Thompson and Detective/Sergeant Robertson for their well-deserved promotions. City Council Budget Workshops will be held on November 4 and 9. Management will present the 2027 budget to Council from 5:00-7:00 pm. No increases will be presented. Motorist, please take extra time on October 31 with the increased number of pedestrians.

Adjourn
There being no further business to transact, the motion was made by Beers and seconded by Piccirillo that Council adjourn. Motion passed 7-0.

ATTEST: Kobi Slocum APPROVED: _____