

MANOR BOROUGH COUNCIL
MONTHLY BUSINESS MEETING – June 17, 2020

The Manor Borough Council held its monthly business meeting on Wednesday, June 17, 2020 at 7:00 P.M., in the Manor Borough Community Room.

Roll Call of Attendance:

(Present)	Bruce Hartman, President Dave Gongaware Christine Marchand Brian Woy Ed Antonacci, Engineer	Dawn Lynn, Vice President Ralph Hensell Jim Vacha John Campfield, Solicitor Mike Radakovich, Tax Collector
(Absent)	Mike Matrisch, Mayor Jason Krainbucher, Zoning Office	George Valmassoni, Chief of Police

Minutes – A motion “to accept the minutes of the meeting held on May 20, 2020, as read” was made by Mr. Woy, and seconded by Ms. Lynn. The motion carried unanimously.

Public Comment on Agenda Items – Jeff Leonatti of 926 St Rt 130, Trafford, PA 15085. He purchased a 5 acre lot on Rowe Road and subdivided it. He is in attendance to see if Council will approve the subdivision plans. He will be building a house on one side and selling the other parcel. Slivers of parcels are to be sold to neighbors.

Miranda Slivka of 38 Cleveland Ave, Manor, PA 15665 is questioning the ability to change the ordinance to allow non-permanent structures on adjoining lots. It is currently not allowed and Ms. Slivka has been in the process to combine the lots into 1 parcel just to install an above ground pool.

Mayor’s Report (Mr. Matrisch) – The Mayor sent a brief email to Council stating he could not attend but wanted them to know lines are being painted throughout the Borough for speed monitoring. The Manor Police Department participated in the Irwin protest by sending 3 patrolmen. The Mayor has been getting positive feedback on the speed monitoring device and would like to purchase additional devices in the future.

Solicitor’s Report (Mr. Campfield) – None.

Engineer’s Report (Mr. Antonacci) – The paving contractor started work on paving Manor View Drive on June 8, 2020. The milling of the old road surface is complete with base repair on June 18. Actual paving will depend upon the weather.

Planning & Zoning Officer’s Report (Mr. Krainbucher) – None.

Borough Manager’s Report (Mr. Lapia) – Mr. Lapia reported the skate park is closed. One rail on the equipment is broken likely from misuse of bicycles while the skate park was closed. The part will be welded so the skate park can reopen. The Zoom subscription is paid monthly at \$15.89. The Borough no longer has a need for it and needs to know if it should be kept or cancelled. Ms. Lynn motioned to cancel the Zoom subscription. Seconded by Mr. Hensell, the motion carried unanimously. The Ventrac mower was received as well as a trailer to haul the mower. Council allotted \$32,000 for the purchase and the actual cost was \$31,000. The road department is very appreciative of the purchase as the mower is very useful and efficient especially in tough areas.

Treasurer’s Report – A motion “to approve the Treasurer’s Report for the month of May 2020, as prepared” was made by Ms. Lynn and seconded by Mr. Hensell. The motion carried unanimously.

Tax Collector's Report – A motion “to approve the Tax Collector’s Report for the month of May 2020, as prepared” was made by Ms. Lynn and seconded by Mr. Woy. The motion carried unanimously.

Committee Reports

- **Building & Properties** – None.
- **Community Betterment** – None.
- **Finance** – None.
- **Personnel** – None.
- **Planning & Zoning** – None.
- **Public Safety** – Mr. Woy reported the Declaration of Emergency expires June 18, and recommends it expire. Commissioner Chew told Mr. Woy the County is allotting \$31 million to reimburse municipalities for COVID-19 expenses. Mr. Woy has totals to submit to the county for reimbursement. The Borough Offices were open to the public June 8, 2020 after the installation of plexiglass windows with a document pass through. The Manor Public Library is open.

Unfinished Business

- None.

New Business

- Discussion on possible closing of District Court 10-2-03. Magistrate Kistler sent a letter to the President Judge months ago, with copies going to all members of Manor Council, expressing concern about the closing of the court. Penn Twp passed a Resolution in keeping the office open and Trafford Borough is in the process of writing a letter of support keeping District Court 10-2-03. Mr. Lapia went onto explain should the District office be closed, the area will be divided into 3 regions, each going to a different magistrate. Tentatively, Manor may go to the magistrate in Delmont which would take the officer on duty away from the Borough for a longer time. Mr. Gongaware motioned to have the Solicitor draft a Resolution in support of keeping the office, and to have Council accept the Resolution. Seconded by Ms. Lynn, the motion carried unanimously.
- Discussion on weeds and grass growing along sidewalks and gutter lines. Mr. Woy stated PennDOT is not cleaning the weeds and grasses along the gutter line and feels it makes the Borough look unkept. PennDOT did some weed control last year but they only did a small portion. He thinks it looks like a jungle along the sidewalk from Hill Street down towards the car wash along State Route 993. Mr. Lapia noted PennDOT was contacted previously to clean up stones and gravel along Manor Harrison City Road by Race Street, but they never did. Mr. Gongaware suggested the Borough contact Senator Ward and Representative Dunbar to see if they can facilitate action from PennDOT. Mr. Gongaware brought up the question about the Property Maintenance Ordinance. Mr. Lapia reminded Mr. Gongaware the Borough has no one doing code enforcement. Mr. Lapia did receive a letter from someone interested in doing code enforcement, but that was put on hold due to the pandemic. The current building inspector Jason Krainbucher has received several complaints about derelict property and he has advised the Borough on several occasions the need to adopt the International Property Maintenance Code. For now, there is nothing the Borough can do to go after the property owners. The Borough’s current property maintenance ordinance is weak. The Community Betterment Committee will meet and discuss Code Enforcement and adopting the International Property Maintenance Code. Mr. Lapia also reminded Council the SALDO still has not been updated.
- Consideration “to approve release of retainage to KGD Contracting”. Mr. Gongaware motioned to approve payment of \$16,842.48, retainage, to KGD Contracting, the balance from the Woods of Brandywine retention pond access drive. Seconded by Mr. Hensell the motion carried unanimously.
- Consideration “to approve Slivka consolidation plan.” Ms. Lynn motioned to approve the Slivka consolidation plan as recommended by the Manor Planning Commission. Seconded by Mr. Gongaware, the motion carried unanimously.
- Consideration “to approve Resolution 2020-06 Final Plan Approval for the Leonatti Subdivision.” Mr. Gongaware motioned to approve Resolution 2020-06 Final Plan Approval for the Leonatti Subdivision as

recommended by the Manor Planning Commission. Seconded by Ms. Lynn, the motion carried unanimously.

- Consideration “to grant a 90-day extension to Sandy Hill Development, LLC to comply with all the terms and conditions set forth in Resolution 2018-15 and Resolution 2019-10, for the proposed Manor Trail development”. Mr. Gongaware motioned to grant a 90-day extension to Sandy Hill Development LLC. Seconded by Mr. Hensell, the motion carried unanimously.

Correspondence - None

Payment of Bills – A motion “to approve payment of the bills as of June 17, 2020, as presented” was made by Ms. Lynn and seconded by Mr. Hensell. The motion carried unanimously. Mr. Woy abstained.

A motion for an Executive Session for personnel matters and matters of potential litigation was made by Ms. Lynn. Seconded by Mr. Woy, the motion carried unanimously at 7:40 P.M.

Mr. Hensell motioned to return to the Council Meeting from Executive Session. Seconded by Ms. Lynn, the motion carried unanimously at 8:00 P.M.

Citizen Comments – Rich Vislocky of 2063 Stone Bridge Court Harrison City, PA 15636 is concerned about the burning of the farm house on Sagerville Lane. Mr. Vislocky feels the burn should not take place based on the Borough’s no burning ordinance and health concerns. Mr. Hartman told Mr. Vislocky the Borough was made aware of the plan at the last council meeting and it’s still in the planning stage. The Ordinance does make exception to fire department training. The house on Sagerville Lane is 100 feet from his house and he is not comfortable with the proposed burn. He’s not opposed to the fire department training, but is asking not to burn the house. Mr. Woy commented approval was given to start the process to see if the house was a candidate to burn. The State DEP has to test the house to see if there is asbestos, in which case the house will not be burned.

Jeremy R. Dixon of 2225 Hyland Rd, Harrison City, PA 15636, Manor Deputy Emergency Management Coordinator was present. He is a state instructor and went on to say there is a strict process for obtaining a DEP permit. The asbestos abatement permit is already in progress. The actual burn permit would be issued once approved from the State and the DEP. Once submitted to the Borough, the Borough would decide if a burn permit would be issued. When Mr. Hartman commented he thought the house was isolated. It is not. Mr. Dixon elaborated saying there are general requirements for distance to other structures, water supply availability, etc., and the preparations are over engineered for safety. During a house burning, only one room is burned at a time, then extinguished. The whole house is not engulfed. Mr. Dixon went on to say before the burn the entire house must be sanitized, and emptied, and a small amount of demolition is performed. Per DEP regulations, the majority of the toxins are removed from the structure. No accelerant is used. Mr. Hartman overviewed Mr. Dixon’s explanation and gave initial support for the burn.

Mr. Vislocky spoke up and expressed a desire for the Borough to do due diligence before approving the burn.

Derek Gutkowski of 102 Manor Harrison City Road, Manor, PA 15665 noted he received his \$12,000 check last Friday from the Borough postmarked from Pittsburgh. He was angry he had to wait so long. He was willing to pick up the check. Mr. Gutkowski went on to complain about how businesses are being treated badly and bullied. He claimed the Borough dragged its feet in getting the check back to him. He then went on to complain about not being able to sell hoagies because he had to take his sign down. He and his business donate a lot of money to the community. Mr. Hartman interjected and informed Mr. Gutkowski as soon as the building inspector submitted the approval letter to the Borough, the check was signed and mailed out that day.

Michael Bertosh of 2059 Stone Bridge Court Harrison City, PA 15636 is also disapproving of the controlled burn on Sagerville Lane. He respects the VFD, but he lives close to the house. He feels the Borough can't guarantee zero risk. His wife has asthma and he has a newborn at his house. He wants the Borough to consider the human element and has invited Council to come out and view the property.

Mr. Woy and Mr. Hartman stated they have no issue viewing the property and areas affected by the potential controlled house burning on Sagerville Lane.

There being no other business to discuss, a motion "to adjourn the meeting" was made by Ms. Lynn and was seconded by Mr. Woy. The motion carried unanimously. The meeting adjourned at 8:25 P.M.

Joseph N. Lapia
Borough Manager