

**MANOR BOROUGH COUNCIL  
MONTHLY BUSINESS MEETING – February 15, 2023**

1. **CALL TO ORDER** – Council President Mr. Tony Gockel called the Council Meeting to Order at 7:00 P.M. on February 15, 2023, in the Manor Community Room and led the
2. **PLEDGE OF ALLEGIANCE.**

3. **ROLL CALL** of Attendance

(Present) Tony Gockel, President  
Chuck Charrie  
Terry Nemitz  
Ed Malinoski, Mayor  
Ed Antonacci, Engineer  
Mike Radakovich, Tax Collector

Dave Gongaware  
Jim Vacha  
Chelsea Dice, Solicitor  
George Valmassoni, Chief of Police

(Absent) Dawn Lynn, Vice-President  
Jason Krainbucher, Zoning Office

Christine Marchand

4. **APPROVAL OF THE MINUTES** for the meeting on January 18, 2023 – A motion “to accept the minutes of the meeting held January 18, 2023” was made by Mr. Gongaware, and seconded by Mr. Nemitz. The motion carried unanimously

5. **PUBLIC COMMENT – AGENDA ITEMS ONLY**

**Jeri Lewis of Manor**, commented about the Borough Sign and a Resolution. She wanted to know if Council was taking official action on purchasing a Borough Sign and what was contained in Resolution 2023-02. Solicitor Dice reported all investigation points to the railroad owning the property where the current sign resides. Council President Gockel deferred discussion of the topics to later on in the agenda. Ms. Lewis asked if the Resolution could be read at the meeting.

6. **MAYOR’S REPORT** – Mayor Malinoski reported a cornhole tournament February 18 and a craft show on March 25, both fundraisers for the Community Day. His requests for cameras and the painting of the police station are being considered and the Borough office is pursuing grant money for the camera system. Other upgrades to the Police Station include one-way film on the door, courtesy of Creekside Graphics, relocation of a telephone jack, and cleaning equipment. The insurance quote for the Community Fair is \$1,000, excluding fireworks. The Mayor would like a quick replacement for the retiring Chief Valmassoni. He presented Council with the monthly police report, code enforcement report and magistrate report. Mr. Charrie asked about the grant for the cameras. Mr. Lapia responded it is discretionary funding through the District Attorney’s office. Mr. Charrie feels one of the keylocks purchased for the parks could be used for the police station.
7. **SOLICITOR’S REPORT** - None.
8. **ENGINEER’S REPORT** – None.
9. **ZONING OFFICER’S REPORT** – None.

**10. BOROUGH MANAGER'S REPORT** – Mr. Lapia reported the Borough received a grant from the Dirt and Low Volume Road Program in the amount of \$74,790.50 to upgrade and repair a section of Rowe Road.

**11. TREASURER'S REPORT** – Mr. Gongaware motioned to approve the Treasurer's Report for the Month of January 2023. Seconded by Mr. Vacha. The motion carried unanimously.

**12. TAX COLLECTOR'S REPORT** – Mr. Gongaware motioned to approve the Tax Collector's Report for the month of January 2023. Seconded by Mr. Vacha the motion carried unanimously.

### **13. COMMITTEE REPORTS**

- a. Building & Properties (Ms. Lynn) – None.
- b. Community Betterment & Environment (Mr. Gongaware) – None.
- c. Finance (Mr. Vacha) – None.
- d. Personnel & Administration (Mr. Vacha) – None.
- e. Planning & Zoning (Mr. Charrie) – 198 Oak St has been cited and must board up the property within 10 days. If this is not done, Mr. Charrie is prepared to pursue further action at the Magistrate. 4 Paws removed the cones from their parking lot and are using both lots. Mr. Charrie consulted with a representative of PA Labor and Industry. 4 Paws has pledged to provide an alternate to handicapped parking and a handicapped entrance. 4 PAWS is not required to add additional handicap parking at this time but agreed to add additional spaces if needed. Mr. Charrie continued about 2022 and issues brought up by citizens, but did not resolve. He feels such issues should be addressed until it is resolved. He feels that issues that are not solved at a Council Meeting should be assigned to a committee to resolve. He then went on to report he reviewed the Zoning Ordinance with Gary Falatovich and feels it is consistent with other municipalities. Mr. Charrie wants added to the March agenda; the lower park plan's cost of \$500,000, which he feels is excessive. He feels it is too much money to put into a park. He stated the new playground cost \$500,000. In addition, he received a complaint from a woman who said the playground is dirty after playing on the apparatus.
- f. Public Safety & Maintenance (Mr. Gongaware) – Mr. Gongaware brought up the recent derailment in Ohio with Norfolk Southern and asked about the Borough's Emergency Management Plan. Mr. Lapia responded the Borough adopted the County's Emergency Management Plan.

### **14. OLD BUSINESS**

- a. Updating the Borough message sign. Council President Gockel invited Tyler Gnesda from the Planning Commission to speak. Mr. Gockel then informed Council the Manor Legion approached him about the Borough Sign and suggested Tyler consult with the Legion manager. The Solicitor has done some research into determining who owns the property the current sign is located, and is unable to determine who as there is no parcel number and therefore no tax map number. She has recommended the Borough consult with someone who does title work to determine ownership. Mr. Lapia suggested contacting PennDOT who might have some information. Mr. Gnesda wants Council to act on getting a new sign. The Solicitor suggested the Borough can use ARP Funds to purchase the sign. Mr. Charrie motioned to entertain funding up to \$40,000 towards a sign project pending review of the particulars. Seconded by Mr.

Gongaware, the motion carried unanimously. Mr. Gnesda is to forward sign specifications and pricing to the Borough.

**15. NEW BUSINESS**

- a. Preliminary Subdivision approval for Commercial Court Land Development, Resolution 2023-03. The Planning Commission recommended preliminary approval of the Commercial Court Land Development with five conditions, as outlined in a letter to Council from Solicitor Dice dated January 17, 2023. Mr. Antonacci briefed Council regarding the stormwater management on the site as well as fire hydrant planning, and outstanding sewer planning modules, as well as concerns regarding the amount of fill that will be placed over a storm sewer line. Dan Irvin from Morris Knowles was in attendance to explain engineering plans, potential solutions and to answer any additional questions. After much discussion, Mr. Charrie motioned to accept Resolution 2023-03 with the conditions noted in the Resolution plus proposed fill over the storm pipe shall not exceed 6 feet over the top pipe, comply with Borough parking requirements, approval from West Penn Power Company, Westmoreland Conservation District of PA approval, review by the Manor Fire Chief with regard to fire truck ingress and egress, obtain Penn Township Sewage Authority Planning module, and to add fire hydrants. Seconded by Mr. Nemitz, the motion carried unanimously. The roll call vote:

Mr. Gockel	- Yes	Ms. Marchand	- Absent
Ms. Lynn	- Absent	Mr. Nemitz	- Yes
Mr. Charrie	- Yes	Mr. Vacha	- Yes
Mr. Gongaware	- Yes		

- b. Resolution 2023-01 destruction of Public Records. Mr. Gongaware motioned to approve Resolution 2023-01, destruction of Public Records. Seconded by Mr. Vacha, the motion carried unanimously. The roll call vote:

Mr. Gockel	- Yes	Ms. Marchand	- Absent
Ms. Lynn	- Absent	Mr. Nemitz	- Yes
Mr. Charrie	- Yes	Mr. Vacha	- Yes
Mr. Gongaware	- Yes		

- c. Payment request from Miele & Miele for 2021 Street Paving Retainage. The amount of the retainage from the 2021 Street Paving program is \$17,792.43. Payment is delayed due to not receiving the required paperwork sooner. Mr. Gongaware motioned to pay Miele & Miele. Seconded by Mr. Nemitz, the motion carried unanimously.
- d. Accepting resignation of Chief George Valmassoni. Mr. Vacha motioned to accept the resignation of Chief George Valmassoni. Seconded by Mr. Gongaware, the motion passed by majority. Mr. Gockel voted "No".
- e. Advertising for Chief of Police vacancy. The advertisement will be in the Penn-Franklin Newspaper February 20 and February 27, with the applications due March 6, 2023 by 3:00 P.M. Mr. Vacha motioned to place the advertisement. Seconded by Mr. Gongaware, the motion carried unanimously.
- f. Terminating Building Inspection Services Agreement with CWCOG. Mr. Charrie wants the Planning Commission to review the existing agreement. The time frame in which to terminate the agreement is 90 days prior to August 1st. Mr. Charrie motioned to table the decision until the March meeting for more information. Seconded by Mr. Gongaware, the motion carried unanimously.

- g. Adding a Borough email account for Code Enforcement. Mr. Nemitz motioned to add a Borough email account for Code Enforcement. Seconded by Mr. Gongaware, the motion carried unanimously.
- h. Resolution 2023-02 recognizing Chief Valmassoni. Solicitor Dice read Resolution 2023-02 which summarized and recognized the Chief's tenure at the Borough. Mr. Nemitz motioned to approve Resolution 2023-02. Seconded by Mr. Gongaware the motion passed unanimously. The roll call vote:

Mr. Gockel	- Yes	Ms. Marchand	- Absent
Ms. Lynn	- Absent	Mr. Nemitz	- Yes
Mr. Charrie	- Yes	Mr. Vacha	- Yes
Mr. Gongaware	- Yes		

**16. CORRESPONDENCE**

- a. None.

**17. APPROVAL TO PAY BILLS** – Mr. Vacha motioned to pay the bills as of February 15, 2023. Seconded by Mr. Gongaware, the motion carried unanimously.

**18. EXECUTIVE SESSION** – Mr. Vacha motioned to go into Executive Session. Seconded by Mr. Gongaware, the motion carried unanimously at 8:40 P.M. Mr. Nemitz motioned to return to the Council Meeting. Seconded by Mr. Charrie, the motion carried unanimously at 8:54 P.M. Potential Litigation was discussed.

**19. CITIZEN COMMENTS/PUBLIC COMMENTS (From Sign-Up Sheet)**

**Bonnie Dawson of Manor** questioned the Borough's Facebook page. Mr. Gockel responded he's still gathering information. She then asked about a sound system. Mr. Gockel again responded that quotes received are between \$8,000 - \$12,000. Ms. Dawson asked where the money from the American Rescue Plan will be spent. Mr. Gockel stated Council is still in limbo on how to spend the money. Finally, she stated she would like to make the Manor Recreation Board a non-profit, 501c3 so it can get more funding. She would also like to see more volunteer help and feels the parks are a good project. Mr. Lapia explained that the Recreation Board can't be a 501c3 because it is a Borough entity. The best way is to set up a separate entity with it's own governing body and accounting.

**Jeri Lewis of Manor** questioned \$605,000 being spent on the park and feels it is too much money for a playground in a flood zone. She feels the park focus should be on making it safe and ADA compliant. She also objects to the term "low socio-economic" and likens that term to "ghetto" which offends her. She also objects to \$127,000 for a walking track that does not go to an ADA compliant restroom and wants to know if there will be an ADA compliant restroom. Mr. Charrie stated the four walls of the existing building doesn't change but the configuration can change. She feels other things need done in the community. When advised she was over her 3-minute time limit to speak, she stated she will file with state agencies and the Department of Justice for violating her Civil Rights.

**20. MOTION TO ADJOURN** - There being no business to discuss, a motion "to adjourn the meeting" was made by Mr. Nemitz and was seconded by Mr. Vacha. The motion carried unanimously. The meeting adjourned at 9:05 P.M.

Joseph N. Lapia  
Borough Manager