

## Vandling Borough Council Minutes Special Meeting ~ November 1, 2021

Council President Fran Pantzar called the meeting to order. The Pledge of Allegiance was recited.

Council members present included Bill Boyle, John Carachilo, Bill Matos, John Mayers, and Fran Pantzar. Also present were Mayor Joseph Brady, Attorney Jeff Levine, Treasurer Jennifer Slick, and Secretary Nancy Perri.

Attorney Wally Casper was present representing Gracelyn Estates to request authorization to submit a permit to PADOT. As Mr. Mancinelli is not present yet, Council moved ahead on the agenda.

Council reviewed the bid process and procedures. It was noted that any Council member can refer suggested contractors for the project manager to contact for bids. It was noted that it is not required to accept the lowest bid, so language will be changed to reflect accepting the "lowest responsible" bidder. Council also has the right accept or reject any bid. Mr. Boyle stated that any written bid should be submitted to Council for review. With the changes noted, Mr. Boyle made a motion to approve the process/procedures, second by Mr. Mayers. On a roll call vote all were in favor.

Emmett Mancinelli provided an update to Council on changes from the initial plans submitted for Maple Ridge. The driveway access will be moved about 75' to 100' and the driveway to the former McAndrew property will be in the rear. Everything submitted to PA DOT prior to this has expired and needs to be resubmitted with the name change and the driveway relocation. After further discussion, Mr. Matos made a motion to sign the authorization for application for highway occupancy permit with corrections and updates. Mr. Carachilo seconded the motion. Motion carried all in favor. The developers and Mr. Mancinelli will return for additional approvals after PA DOT review.

Flooding issues: Mr. Pantzar had planned to have Tony Grizzanti of KBA Engineering at the meeting but he had a conflict. Mr. Grizzanti has been in contact with Fell Township and they are open to submitting a mutual application for grant funds to address these issues.

Mr. Hampke addressed Council and questioned why Paul Smith's house is being repaired when water is still going to run into his property as it has been for the past five years. Mr. Pantzar responded that the pipe in question was installed thirty years ago at the request of the Borough and it was up to the Borough to make the repairs.

There was some further discussion on the easements in the development. It was noted that the easement was for one utility and had nothing to do with storm water. There is no easement owned by the Borough, it was only an agreement to allow NEP to run lines and then they must restore the disturbed area.

Mr. Hampke stated that water is coming through the yards and under his pool. Mr. Matos stated that he does have the lowest property in the subdivision. Mr. Carachilo questioned how much the new curb installation cost the Borough. It was \$1,350. Mr. Carachilo also asked why Mr. Mayers told Mr. Karausky to get it fixed themselves. Mr. Mayers replied we are focused on ways to address the area. As the conversation became a bit heated, Mr. Pantzar requested that everyone speak in normal tones and give each other the opportunity to speak.

Mr. Mayers stated that we need to address the water coming into the lawn of the Martines property. The berm will protect this property and the valley below by routing all the water into the storm drain along the berm. Mr. Pantzar stated that the curb was there previously and we only restored it back to the original condition.

Mr. Carachilo stated that he was there the day all the water was coming down Ash Street and it had nowhere to go except through Martines front yard and then into back yard. He questioned why more properties can't access the pipe behind Smith/Martines property. Mr. Matos replied that if we do one

property we need to address them all. Mr. Pantzar agreed stating we are obligated to fix a pipe that Council insisted be installed thirty years ago. Mr. Pantzar further stated that we need to work through this process and deal with the water at its source while working with KBA and Fell Township to address the problems. Mr. Karausky agreed and noted that is why he has shared the videos to show what is happening.

Mr. Boyle questioned how KBA came up with an estimate for the project without a plan and noted that we have been waiting several months for a plan. Mr. Mayers replied that the amount was used for the letter of intent to apply for grant funds and we need to direct KBA to prepare a full plan to address the problem as there will be a cost associated with the work. It was stated the Mr. Grizzanti said he would prepare a plan several months ago. Mr. Pantzar asked Mr. Boyle to contact KBA to start the process of developing a plan. We need to request a proposal of what it will cost for KBA to put something together so we can bring it to Fell Township to determine how we will partner on the project. Fell Township currently receives liquid fuels for all of that road.

Tim Keller stated that he appreciates what Council is saying but the berm installation was approved and fixed two days later (because Stafursky was here) but he brought this issue to Council in 2019 with the same issue of restoring area of his concern. Mr. Pantzar stated that we have to be sure we are not diverting water into other areas when we do any work in the area. Council needs to step back and review the entire project. There was further discussion on some properties having a pipe under their driveway. Some of them were put in by the developer if the property owner paid for it. Previously there was a swale from the top of 7<sup>th</sup> street down. There was mention of a property owner who filled in the ditch the developer had placed and that this ditch should be dug back out.

Council moved into a work session to review the 2022 budget and potential projects to be completed. One of the suggestions was to upgrade the Borough building by replacing the roof, painting, replacing rugs and light fixtures, installing air conditioning, and determining cause of standing water in the basement. It was determined that a decision did not need to be made tonight but that a list should be prepared and prioritized. All budget line items were reviewed and discussed by Council.

Mr. Keller requested clarification from Attorney Levine if it was legal for a private citizen make changes to property in the Borough right of way. He questioned if since there is not a specific ordinance preventing it if it would be allowable. Attorney Levine replied that right of way between property line and pavement can be improved as it is a public right of way.

With no further business the meeting was adjourned at 8:20 PM on a motion by Mr. Boyle, second by Mr. Carachilo.

Borough Secretary Nancy Perri prepared the minutes.

Nancy Perri  
Signature

November 14, 2021  
Date