

**BOROUGH OF WHITE OAK**  
**Minutes of September 20, 2021 7:30 PM**  
**Council Meeting**

Due to the COVID-19 pandemic, our meeting was held at the White Oak Community Center located at 1796 Lower Heckman Road, White Oak, PA. Public access to this meeting was granted following mask and social distancing requirements.

**CALL TO ORDER:** Council President Charles Davis called the meeting to order at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Charles Davis

**ROLL CALL:** Charles Davis requested the roll call. In attendance was:

**Elected Officials:**

Mayor Ina Marton  
 Charles Davis  
 George Dillinger  
 Joseph Nagy  
 George Pambacas  
 Kenneth Robb

**Borough Staff and Professional Services:**

Patricia McGrail, Borough Solicitor  
 Kenneth Hillman, Borough Engineer  
 John Palyo, Borough Manager  
 MaryAnn Winemiller, Admin. Asst.

**MINUTES:** George Dillinger made a motion to accept the minutes of the August 16, 2021 Council Meeting. Kenneth Robb seconded the motion. The motion was unanimously approved.

**EXECUTIVE SESSION:** Patricia McGrail announced that prior to the Council meeting on September 20, 2021, Council had an Executive Session to discuss collective bargaining and personnel matters.

Prior to the Public Comments, Council President Charles Davis announced that under the Pennsylvania Sunshine Act, 65 Pa.C.S. § 710.1. Public participation: The Borough of White Oak will provide an opportunity for residents and taxpayers of the Borough to make public comments. Comments are limited to three (3) minutes.

**PUBLIC COMMENTS:**

None

**PRESIDENT'S REPORT:** Chuck Davis

No Report

**MAYOR'S REPORT:** Mayor Ina Marton provided the Police Activity Report for August 2021.

|  |     |
|--|-----|
| Arrests: (12adults / 0juvenile)                            | 12  |
| Accidents Involving Damage to Attended Vehicle or Property | 1   |
| Assault & Related Offenses                                 | 3   |
| Drug Offenses  | 1   |
| DUI  | 2   |
| Harassment   | 2   |
| Open Lewdness  | 1   |
| Terroristic Threats  | 1   |
| Trespass   | 1   |
| Summary of Traffic Violations                              | 46  |
| Total Incidents  | 622 |

**COUNCIL COMMITTEE REPORTS:**

**FINANCE:** George Dillinger

George Dillinger made a motion to accept the Treasurer's Report for August 2021. Ken Robb seconded the motion. The motion was unanimously approved.

George Dillinger made a motion approving Check Register for the month of August, which includes Electronic Fund Transfers and General Fund Checks in the following ranges (207432 to 207567) totaling \$1,222,374.63. George Pambacas seconded the motion. The motion was unanimously approved.

George Dillinger made a motion authorizing the following Interfund Transfers for the month of August. Joseph Nagy seconded the motion. The motion was unanimously approved.

| From             | To           | Amount       |
|------------------|--------------|--------------|
| Liquid Fuels     | General Fund | 8,421.01     |
| Solid Waste      | General Fund | 43,541.92    |
| Capital Projects | General Fund | 824,606.44   |
| Post Retirement  | General Fund | 1,716.77     |
| Total Transfers  |              | \$878,286.14 |

George Dillinger made a motion setting the annual MMOs (Minimum Municipal Obligation), for the year of 2022 for the pension plans, this is the borough's share of the Pension Obligation. George Pambacas seconded the motion. The motion was unanimously approved

| Plan                          | Amount of MMO |
|-------------------------------|---------------|
| Uniformed Retirement Plan     | \$434,015.00  |
| Non-Uniformed Retirement Plan | \$207,740.00  |
| TOTAL 2022 MMO                | \$641,755.00  |

**HEALTH, ENVIRONMENT AND CABLE:** George Pambacas presented the health, environment and cable report.

George Pambacas made a motion to authorize payment to Dave Collura, for Wildlife Control Services, in the amount of \$600.00 for the month of August 2021. Louis Bender seconded the motion. The motion was unanimously approved.

George Pambacas made a motion to authorize payment to Sable Kennel, for animal control services, in an amount of \$800.00 for services in the month of August. Kenneth Robb seconded the motion. The motion was unanimously approved.

George Pambacas made a motion to satisfy the following liens as paid in full. Kenneth Robb seconded the motion. The motion was unanimously approved

| Lot & Block | Lien Number  |
|-------------|--|
|             |  |
| 461-D-55    | GD-19-002254   |
| 549-J-380   | GD-10-23966<br>GD-11-20525<br>GD-16-002325<br>GD-19-002229 |
| 550-P-45    | GD-16-002593   |
| 461-S-129   | GD-17-010689   |
| 460-R-290   | GD-19-003599   |
| 551-E-251   | GD-16-002276   |
| 462-C-239   | CD-16-002745   |

**PARKS AND RECREATION:** George Pambacas

Recreation Committee have been discussing the development of various projects for the upcoming events. Halloween, Craft Show, Christmas and the upcoming 75<sup>th</sup> Anniversary of White Oak Borough,

**PLANNING AND ZONING:** Joseph Nagy

The monthly permit/violation report for August is available for review during normal business hours.

**PUBLIC SAFETY REPORT:** Louis Bender

Announcement: The Borough is has received notice through the Steel Rivers COG that we received a grant in the amount of \$ 25,000 for the demolition of two properties located on Laurel Lane and the funds were made available through the Act 152 Blight Removal Program of Allegheny County.

Louis Bender made a motion to authorize the Solicitor to begin the Legal Clearance process for the following two properties, 2717 and 2736 Laurel Lane. George Pambacas seconded the motion. The motion was unanimously approved

**PUBLIC WORKS:** Kenneth Robb

The monthly reports for August are available for review during normal business hours.

A motion was made by Kenneth Robb to table a Motion to appoint Jason Greenawald to the vacant "Operator A" position effective from September 5, 2021 as per all conditions within the Collective Bargaining Agreement. Seconded by George Dillinger. The motion was unanimously approved.

Kenneth Robb Made a motion to authorize the Borough Manager to proceed with advertising the sale of public works equipment that was replaced with new. George Pambacas seconded the motion. The motion was unanimously approved

**PERSONNEL:** Charles Davis

No Report

**TAX COLLECTORS' REPORTS:**

George Dillinger made a motion to accept the Tax Collectors' Reports and pay the commissions and fees due for August 2021. Kenneth Robb seconded the motion The motion was unanimously approved.

**ENGINEER'S REPORT:** Mr. Ken Hillman

George Pambacas made a motion to accept the Engineer's Report as presented. Louis Bender seconded the motion. The motion was unanimously approved

George Dillinger made a motion to approve Pay Request #3 in an amount of \$51,363.86 submitted by BZ Construction, under Contract #1 - General as part of the Borough Facilities, General, Roof, HVAC & Electrical Replacement Project as reviewed and approved by the Engineer and authorize the Borough Manager to sign the above listed request on behalf of the Borough. Kenneth Robb seconded the motion. The motion was unanimously approved

George Pambacas made a motion to approve Pay Request #3 in an amount of \$28,494.00 submitted by Tennis Roofing, under Contract #2 - Roofing as part of the Borough Facilities, General, Roof, HVAC & Electrical Replacement Project as reviewed and approved by the Engineer and authorize the Borough Manager to sign the above listed request on behalf of the Borough. George Dillinger seconded the motion. The motion was unanimously approved

Kenneth Robb made a motion to approve Pay Request #3 in an amount of \$68,824.35 submitted by Merit Electrical, under Contract #4 - Electrical as part of the Borough Facilities, General, Roof, HVAC & Electrical Replacement Project as reviewed and approved by the Engineer and authorize the Borough Manager to sign the above listed request on behalf of the Borough. George Pambacas seconded the motion. The motion was unanimously approved

George Dillinger made a motion to approve Change Order #1 (12' gate in the salt storage yard) in an amount of \$5,750.00 submitted by BZ Construction, under Contract #1 - General as part of the Borough Facilities, General, Roof, HVAC & Electrical Replacement Project as reviewed and approved by the Engineer and authorize the Borough Manager to sign the above listed request on behalf of the Borough. George Pambacas seconded the motion. The motion was unanimously approved.

Kenneth Robb made a motion to approve Change Order #1 (Garage Fiber Optic 12 strand, removal of additional wiring, upsize circuit panel and additional light switches) in an amount of \$9,203.00 submitted by Merit Electrical, under Contract #4 - Electrical as part of the Borough Facilities, General, Roof, HVAC & Electrical Replacement Project as reviewed and approved by the Engineer and authorize the Borough Manager to sign the above listed request on behalf of the Borough. George Pambacas seconded the motion. The motion was unanimously approved.

Kenneth Robb made a motion to approve Change Order #2 (Water Closet Door and Access Panel) in the amount of \$6,405.44 submitted by BZ Construction, under Contract #1 - General as part of the Borough Facilities, General, Roof, HVAC & Electrical Replacement Project as reviewed and approved by the Engineer and authorize the Borough Manager to sign the above listed request on behalf of the Borough. George Pambacas seconded the motion. The motion was unanimously approved

**SOLICITOR'S REPORT:** Ms. Patricia L. McGrail

George Pambacas made a motion to accept the Solicitor's Report and pay the fees due to McGrail & Associates, LLC for Invoices #37362, 65, 66, 68 & 69, dated September 13, 2021 totaling \$5,165.50. Kenneth Robb seconded the motion. The motion was unanimously approved.

Ms. McGrail gave an update on various items: Delinquent Trash Collection is currently at \$128,020.00 collected to date, addressing Code Enforcement Issues with the District Magistrate and continuing to work with the Planning Commission for their meeting on October 7<sup>th</sup>.

**RESOLUTIONS AND ORDINANCES:** Ms. Patricia L. McGrail

**RESOLUTION #2021-18**

George Pambacas made a motion to approve RESOLUTION #2021-18 To Approve that the acquisition and subsequent disposition of numerous parcels of vacant property known as block and lot number 650-L-100 would be in accord with the comprehensive plan of the municipality. (This project is in cooperation with the County of Allegheny and the Redevelopment Authority of Allegheny County through the Allegheny County Vacant Property Recovery Program). Kenneth Robb seconded the motion. The motion was unanimously approved

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**ANNOUNCEMENTS:**

(Meetings will remain at the Community Center while the Borough Building is under construction, please check our website for any updates.)

- **October 11, 2021, 6:45 PM – Council Workshop Meeting (Open to the Public)**
- **October 18, 2021, 6:45 PM – Council Workshop Meeting (Open to the Public)**
  - **7:30 PM – Council Meeting (Open to the Public)**

Councilman George Pambacas made the following Announcements:

- Planning Commission Meeting will be on October 7, 2021
- The Zoning Hearing Board will meet on October 21, 2021

**ADJOURNMENT:** George Pambacas made a motion to adjourn the meeting at 7:53 PM. Kenneth Robb seconded the motion. The motion was unanimously approved.

Respectfully submitted,

*John Palyo*

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John Palyo  
Borough Manager, Secretary & Treasurer

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Date Approved by Council