

**Borough of New Stanton**  
**Borough Council**  
**April 16, 2019**  
**Minutes of Meeting**

**Attendance**

Council members: Todd Bartlow, Linda Echard, Tom Smith, Ray Strosko, Tom Theis, and Mayor Ronald Echard. Also: Borough Solicitor John Campfield and Borough Manager Jeffrey McLaughlin. Absent: Joshua Bennett and Scott Sistek.

**Call to Order**

President Raymond Strosko called the meeting to order at 5:30 PM.

**Invocation**

Linda recited a prayer.

**Pledge of Allegiance**

The Pledge was recited.

**Approval of Minutes of April 2, 2019 Meeting**

Tom S. made a motion seconded by Linda to accept the April 2, 2019 minutes. Motion passed unanimously.

**Guests**

**Jay Gomolak, Chairman, New Stanton Planning Commission**

Jay reviewed the Planning Commission's 2018 Annual Report which was provided to each council member. He also touched on what the commission has been working on this year including the proposed Municipal Authority of Westmoreland County (MAWC) building and N. Rachel Drive. He pointed out that Emil and Jeff remind the commission to take into account the Comprehensive Plan in making their decisions. He mentioned that Jeff had sent the commission members a training video to view. He stated that he would monitor the county activity on their new comprehensive plan and that he would be willing to attend a meeting on their plan to keep the borough apprised.

**Opportunity for Public Comment – Items not on the Agenda**

Ray asked if there were any public comments on items not on the agenda. There were none.

**Council Additions to Agenda**

Ray added *Discussion Regarding Hampton Inn* to the agenda. Tom S. asked to add the *Easter Egg Hunt*.

**Opportunity for Public Comment -- on Agenda Items Only**

Ray asked if there any public comment on agenda items only. There were none.

**1. M/V on Resolution 2019-918 Regarding MAWC Consolidation Plan**

John stated he had just received some minor editorial changes from the MAWC representatives that were not reflected in the copies of the documents given to council, but these changes are not material to the overall meaning of the documents and thus council can consider them for approval.

John stated that the consolidation plan resolution would combine all of the parcels that MAWC purchased in the Foxdale Plan of lots along with other larger lots that they own.

Tom S. made a motion seconded by Todd to approve Resolution 2019-918 adopting the MAWC Consolidation Plan including the minor editorial changes that still need to be made. Motion passed unanimously.

**2. M/V on Resolution 2019-919 Regarding MAWC Grading Plan**

Emil stated that a grading plan was being considered instead of a land development plan because the design of the building is not yet completed. Upon completion of the building design, MAWC would need to come back for approval of the land development plan.

Tom S. made a motion seconded by Todd to approve Resolution 2019-919 adopting the MAWC Grading Plan including the minor editorial changes that still need to be made. Motion passed unanimously.

**3. M/V on MAWC Indemnity Agreement**

John said that this is part of the resolution package. The Indemnity Agreement would protect the borough if their Land Development Plan runs into an issue.

Tom S. made a motion seconded by Todd to approve the MAWC Indemnity Agreement including the minor editorial changes that still need to be made. Motion passed unanimously.

**4. M/V on MAWC Stormwater Agreement**

Tom S. made a motion seconded by Todd to approve the MAWC Stormwater Agreement including the minor editorial changes that still need to be made. Motion passed unanimously.

**5. Discussion and Potential Action Regarding N. Rachel Dr.**

Ray stated that we would skip over this item agenda item to the *Old Borough Building*.

**Old Borough Building**

Jeff stated that the Tribune Review reported that the borough was awarded a grant from Westmoreland County to demolish the old borough building. He stated that he has not received official confirmation yet, but he wanted to see if council wanted to begin to discuss whether the borough should accept the grant and tear down the building. Linda pointed out that at the time it was decided to apply for the grant, there was no firm decision as to whether the funding would

be accepted, and the building torn down or if the property would be sold with the building. Tom S. said that the building should only be torn down if the property is more valuable without the building. It was decided after a brief discussion, to table this item.

Tom S. made a motion seconded by Linda to table the discussion on whether to accept the county grant and to have the old borough building torn down. Motion passed unanimously.

**6. Request from Westmoreland County to Support County Comprehensive Plan**

Jeff referenced the sample resolution in the agenda packet that he received from the county seeking support for its recently adopted comprehensive plan. It was decided to hold off on considering a resolution until members have had a chance to review the plan.

**7. Discussion and Potential Action Regarding N. Rachel Dr.**

There was discussion about whether as part of the construction of N. Rachel Drive the developer should be required to install a sidewalk. Emil stated that this would allow for those staying at the hotel to walk to the GetGo and would also be consistent with the borough's Comprehensive Plan, which calls for sidewalks. However, he pointed out that it would not be safe to stop the sidewalk at the roundabout. The nearest cross walk would probably be located to the east of GetGo's driveway, which would require the developer to run the sidewalk almost to the Comfort Inn property. Emil said that from the developer's standpoint: the land in front of the hotel is owned by a different ownership entity, there would be a significant amount of grading that would need to be done to the adjacent properties, and if the adjacent properties were ever developed the sidewalks would need to be torn up for driveways.

John stated that he, Emil and Jeff met the previous week with representatives of the hotel to go over several outstanding items.

Gary Falatovich the attorney representing Stanton Hospitality was present. He stated that he is in contact with the owner of the DEP building so as to get their approval of a change to their storm water management system which will be impacted by the installation of the N. Rachel cul-de-sac. Emil stated that the Westmoreland Conservation District would also need to approve this change. Gary pointed out that a PennDOT representative just approved the traffic impact assessment, but that they do want to review the plans for the road. Gary stated that they are looking to get the borough to apply for the Highway Occupancy Permit for the stormwater.

Todd made a motion seconded by Linda to approve submittal of the Highway Occupancy Permit for stormwater to PennDOT contingent upon Emil's review and agreement. Motion passed unanimously.

Gary asked that council consider meeting on their next advertised date of April 30, 2019 to keep the process moving ahead on the road. He stated that he would let council know as soon as possible, regarding receipt of the other needed approvals before they would need to meet with council. If these approvals are delayed, they would attend the May 7, 2019 meeting.

John pointed out that the Rachel Dr. entrance would be in place of the entrance off Broadview. That area will be seeded, but a road base will remain in place for use by emergency vehicles.

Todd made a motion seconded by Tom S. that Stanton Hospitality not be required to install a sidewalk beyond their property line. Motion passed unanimously.

#### *Arona Road Bridge*

Ray asked Emil about the Arona Road Bridge. Emil reported MAWC is receptive to having the sewer line moved but would need to approve the final plan which Emil said would involve getting an easement from a neighboring property owner.

#### *Emergency Management Seminar*

Jeff referred to the flyer provided to council members that invites them to the annual Emergency Management Seminar that the county is holding at the community college on May 22, 2019.

#### *Boroughs' Association Dinner*

Jeff stated that the RSVP's are due for the Westmoreland County Boroughs' Association dinner on April 26, 2018 at Ferrante's Lakeview.

#### *Paving*

Emil stated that the 2018 paving is supposed to take place next week but rain is being called for so it may be delayed until the following week. He stated that the paver may need another extension. The present extension ends on April 30, 2019.

Tom S. made a motion seconded by Todd to provide an extension to the paving company through May 31, 2019 if it is necessary. Motion passed unanimously.

#### **M/V to Go into Executive Session**

Todd made a motion seconded by Tom S. to go into Executive Session for matters of litigation and personnel at 7:16 PM.

#### **M/V to Come out of Executive Session**

Todd made a motion seconded by Tom S. to come out of Executive Session at 7:52 PM.

#### **Adjournment**

Todd made a motion seconded by Tom T. to adjourn the meeting at 7:53 PM.

Respectfully submitted,

Jeffrey McLaughlin  
Secretary