

**Borough of New Stanton
Borough Council
May 7, 2019
Minutes of Meeting**

Attendance

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

Call to Order

President Raymond Strosko called the meeting to order at 5:35 PM.

Invocation

Linda recited a prayer.

Pledge of Allegiance

The Pledge was recited.

Approval of Bill List

Tom T. made a motion seconded by Todd approving the payment of the bills in the amount of \$50,275.51. Motion passed unanimously.

Approval of Minutes of April 16, 2019 Meeting

Todd made a motion seconded by Tom S. to accept the April 16, 2019 minutes. Motion passed with all voting in favor except for Scott who abstained.

Guests

Rob Cammarata, Chief, New Stanton Fire Department

Rob was not in attendance.

Opportunity for Public Comment – Items not on the Agenda

Ray asked if there were any public comments on items not on the agenda.

May Nau, owner of 144 Stratford Court

Ms. Nau expressed concern about early morning (6 AM) noise from the starting of vehicles at Murrysville Machinery which is located just below her property. She said that the parking area on the site was expanded after Murrysville Machinery purchased the property and that there is hardly any barrier between her property and theirs. She asked if the early morning noise could stop, if some sort of green vegetation barrier could be planted and if a sound barrier could be constructed.

John Campfield stated that the borough does have a nuisance ordinance.

There was also discussion about benching of the hill on the site for the parking of additional equipment.

James McClintock, Resident, 144 Stratford Court

Mr. McClintock also expressed his concern about the noise from Murrysville Machinery. He stated that the property across the street was up for sale and he felt that the noise from Murrysville Machinery may have contributed to the difficulty in selling the home.

Council Additions to Agenda

Ray asked if council had any additions to the agenda. Tom S. mentioned parking on Center Avenue.

Opportunity for Public Comment -- on Agenda Items Only

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

Agenda

1. Concern Regarding Shrader Hollow Road Bridge – Nancy J. Kukurin

Jeff pointed out that there was a letter in the agenda packet from Ms. Kukurin who is concerned about the condition of the bridge on Shrader Hollow. Ms. Kukurin, who was present, stated that the borough public works crew did a great job when they repaired the bridge after it was washed out. She asked if there was any more work that was to be done on the bridge. Jeff stated that there are some barrels on the bridge to let drivers know about the jersey barriers on the bridge. He stated that after getting the letter that John Barnes purchased reflector signs to replace the barrels. Ms. Kukurin also mentioned the asphalt has sunken down on the bridge since it was repaired. She also mentioned that many of the driveways on Shrader Hollow do not have drainpipes and as a result gravel from driveways have been washing onto the road. Emil said it may be possible to get a grant from the Low Volume Dirt and Gravel Road Program to address situation since the driveways being washed out could be contributing to water pollution.

Ray stated that John Barnes has some ideas on how to improve the bridge.

2. Update on Broadview Estates – David Lucci, Victor Wetzel Associates

David Lucci, the engineer representing Broadview Estates, presented a Power Point of the revised plans for the development which now call for 168 homes instead of the originally proposed 164. They resubmitted the drawings on April 19th and are hoping to be on the council agenda at the June 4, 2019 meeting for approval.

John stated that the development is to have a Homeowners Association that is to oversee the common areas including the park and common areas, including the retention ponds. John stated that the responsibilities of the Homeowners Association will have to be clearly spelled out in the Developer's Agreement. David said that he and the owners would be willing to have a meeting

with borough officials to go iron out any issues so that the development could be considered by council at the June 4th meeting.

Tom S. expressed concern about the park being located on Broadview Road. David said that the playground equipment will be away from the road and there will be a split rail fence along the road. There will also be a traffic calming feature at the Marginal Road intersection. Todd asked who the builders would be. David said that Maronda Homes and Dan Ryan Builders would build the homes.

3. M/V Accepting Broadview Estates Extension Request

Tom T. made a motion seconded by Scott approving the request from Broadview Estates, LP for an time extension until June 4, 2019. Motion passed unanimously.

4. Update on N. Rachel Dr.

Gary Falatovich, Attorney at Law from Greensburg Representing Stanton Hospitality, reviewed the status of the N. Rachel Drive project.

John also reviewed the some of the issues that still need to be resolved before Stanton Hospitality can begin to construct N. Rachel Dr. The owner of the DEP property needs to grant an easement to Stanton Hospitality for grading for N. Rachel Drive. This easement will then need to be turned over to the borough when the road is accepted. A Highway Occupancy Permit needs to be secured from PennDOT for stormwater. This project will result in changes to the stormwater management facilities on the hotel project as well as eliminating the Broadview Road entrance, which will have to be reflected in an amended Hampton Inn Developer's Agreement. The cost of construction is also needed. Emil pointed out that the Westmoreland Conservation District will have to approve modifying the stormwater and erosion control permit. John pointed out to Gary that a modification was made to page 2 of the proposed resolution being considered by council tonight.

Tom asked about lighting around the building and if it would affect surrounding residences. Gary stated that he did not have a drawing with him, but he thought that all lighting would be pointed toward the property, not directed at adjacent properties.

5. M/V on Resolution 2019-920 Regarding Revised Hampton Inn Land Development Plan

Linda made a motion seconded by Todd approving Resolution 2019-920 regarding the revised Hampton Inn Land Development Plan. Motion passed unanimously.

6. Discussion Regarding Savvy Citizen

Jeff stated that Tom T. learned about the Savvy Citizen program at the WCBA dinner. He stated that it is a notification system through which people that register can be texted information about the borough. The fee for the borough would be \$69 a month with 2 months free for the first year. There is a \$200 upfront fee to help market the program. The expected registration rate after 1 year is 10%. There was discussion about contacting other boroughs to

see if the program has helped them. Tom T. said that it might help save money on the newsletter.

Resident James McClintock mentioned that he felt the cost was a little high. He said there is another system called Textedly that the borough may want to consider. There was also discussion about starting a borough Facebook page.

Reports

Administrative

Planning Commission

Jeff stated that there was no report. The Planning Commission had not met since the last council meeting.

Borough Manager – Jeffrey McLaughlin

Jeff reported on some of the Co-star prices that he received from Play and Park Structures for a two-bay swing set, which would feature a total of 4 swings. Tom S. stated that we need to replace 6 swings so we should get a 3-bay swing set. Jeff said we would have to determine the space needs for a 3-bay swing set.

Tom S. mentioned a playground in S. Greensburg that was recently renovated. He said it is beautiful and is something that we should consider doing through grants that we could apply for. Jeff stated that DCNR has grant money for recreation and stated that the conceptual plan was a good first step toward developing detailed plans and cost estimates that would be needed to apply for a grant. There was a general agreement to survey the park as a next step. Emil said he would be able to begin the courthouse search over the summer and do the actual survey in the fall or early winter.

There was an agreement to go with an orange 3-bay swing set with 3 ½ outer diameter poles.

Tom S. made a motion seconded by Todd to spend up to \$12,000 on a 3-bay swing set, selfie swing, ADA swing and 2 belt swings, plus installation. Motion passed unanimously.

Tom S. made a motion seconded by Todd to survey the park. Motion passed unanimously.

Code Enforcement

In Scott's absence, Jeff stated that he has received a few high grass complaints and has been contacting the property owners to address the issue. Tom T. reported on high grass concerns on Broadview Road and Scott reported on a property on Thermo Village.

Solicitor's Report

No report.

Engineer's Report

Emil stated that he will be staking the location of the proposed new sanitary sewer line around the Arona Road culvert for MAWC's consideration.

He also stated that the gas company changed the location of a gas line replacement on Wentsler Road, now locating it on the side of the road on which the borough was going to pave this spring. The borough can now use the money saved to pave somewhere else in the borough. Emil stated that he and John Barnes were going to revisit the other sites to see where the additional work could be done. He said that dependent upon the additional work needed, the borough may need to allocate more money over the amount being saved from Wentsler. The general consensus of council was that the additional paving should be done on Broadview Road.

Tom S. made a motion seconded by Tom T. to authorize Emil to spend up to an additional \$20,000 to the existing paving contract. Motion passed unanimously.

Tom S. asked about putting *No Parking on Sidewalk* signs on S. Center Avenue. Emil stated that we do not have a no parking on Center Avenue ordinance. John checked the motor vehicle code. He said that it states that you are not able to park on the sidewalk.

Business

Fire Department Liaison

Tom S. gave the monthly report, a copy of which was provided to council.

Special Events

Ray thanked Tom T., Tom S., Todd and his daughter for their work on the Easter Egg Hunt. Tom T7. suggested sending a thank you card to Todd's daughter.

Council President

Ray reported that the paving tamper is not working well and is 16 years old. John Barnes is unable to find parts for it to make repairs and would like to purchase a new one. Tom T. asked about the sale of the Ford Tractor. Jeff stated that it sold for \$4,339.

There was a discussion on repairing the catch basins on Post and Sewickley. Jeff stated that John Barnes did a PA One call and there are a lot of utilities lines which would make it very difficult to safely replace the catch basins and pipes. There was also a concern about a lot of rock just under the surface there that would make digging deeper to replace the drainage system very difficult. Tom S. suggested we may want to consider waiting until next year and put the project in the budget. Scott suggested that we investigate applying for CDBG funds to help defray the expense of the work.

Scott Sistik excused himself from the meeting at this point.

Mayor

Ron stated that the Penn State Extension contacted him about installing *Young Lungs at Play* signs in the park. He stated that we would have to sign a guideline statement regarding the program.

Linda made a motion seconded by Tom S. to adopt the *Young Lungs at Play* program and the policy and to display the signage in the children play area in conjunction with the Penn State Extension program. Motion passed unanimously.

Personnel

Linda stated that the committee would like to meet with Jeff to do a mid-year review and would like Jeff to meet with each employee and have them submit a short narrative on the progress they have made on their 2019 goals.

Tom S. asked the about the status of the banners and where they are to be hung. Jeff stated that they are to be hung on Center Avenue starting at the I-70 bridge and going up toward Broadview Rd. There was a discussion about possibly installing some of them on the southern side of side of I-70 as well.

Public Works/MS4 & Parks

No report.

Building and Real Estate

No report.

Safety Committee

Jeff stated that the committee discussed fire extinguisher safety at the April meeting.

Financial Report

Jeff read the financial report. As of May 3, 2019: check book balance \$434,578.16 and total all savings accounts: \$1,947,049.74. Taxes remitted between April 12, 2019 and May 3, 2019: \$39,109.09.

Jeff stated that he failed to mention during his report that he received a price from Schultheis Electric about moving a pole at the park, that holds the safety netting, which would help to create a path from the parking lot to the smaller ball field. Tom S. stated in order to get to that portion of the path, pedestrians would have to go down a hill so he felt it would not be worth moving the pole. It was decided to hold off.

Additional Opportunities for Public Comment

There were no additional comments.

Executive Session

Tom S. made a motion seconded by Linda to go into Executive Session for matters of real estate and litigation at 8:40 PM.

M/V to Come out of Executive Session

Linda made a motion seconded by Tom S. to come out of Executive Session at 9:28 PM.

Linda made a motion seconded by Tom S. to have John align us with the position of the Hempfield School District in the matter of the Penn Allen tax appeal. Motion passed unanimously.

Adjournment

Tom T. made a motion second by Linda to adjourn the meeting at 9:30 PM.

Respectfully submitted,

Jeffrey McLaughlin
Secretary