

**Borough of New Stanton
Borough Council
June 4, 2019
Minutes of Meeting**

Attendance

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

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 \$32,311.46. Motion passed with all voting in favor except for Josh who abstained.

Approval of Minutes of May 7, 2019 Meeting

Linda made a motion seconded by Todd to accept the April 16, 2019 minutes. Motion passed with all voting in favor except for Josh 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.

Dr. Mark Wells, 164 Stratford Court

Dr. Wells stated that he and his wife as well as the Perkins who reside at 162 Stratford Court would like to proceed with the installation of a fence on the borough property behind their properties. The borough had approved the language in a license agreement and presented it to them in September of 2018.

Tom T. made a motion seconded by Tom S. that if the Perkins and Wells want to pursue installation of a fence on the borough property behind their homes, they must each sign the license agreements and reimburse the borough for engineering and solicitor fees incurred as per paragraph 12 of said agreement amounting to \$955.75 for the Perkins and \$1,043.15 for the Wells. Motion passed 5-2 with Linda, Scott, Tom T. Tom S. and Todd voting yes and Josh and Ray voting no.

Mary Nau, owner of 144 Stratford Court

Ms. Nau wanted to follow up on her complaint that she expressed at the May 7, 2019 meeting regarding the noise from Murrysville Machinery. Jeff stated that the borough does not have an ordinance regulating the starting of equipment and vehicles before a certain time. But that the borough does have a nuisance ordinance. He stated that he spoke to the both the manager and owner of Murrysville Machinery. Jeff stated that they told him that they try to be a good neighbor but that a couple of times a month they do start equipment before 7 AM, which is their typical start time. Also, regarding the work that they did in the back of their property, approximately a year after moving in, Jeff stated that upon discovering that this work had been done, the borough notified them of the need to have a borough-approved land development plan. They were reminded of this again when they came to the borough about expanding, but they have yet to submit the application. Jeff stated that he phoned and e-mailed the owner recently once again informing them of the requirement. He stated that he gave them until June 30th to get the application into the borough.

Andrew Duli, 115 E. Pennsylvania Avenue

Mr. Duli read a complaint, a copy of which was provided to each member of council, regarding litter from businesses adjacent to his home including TJ's, Sunoco and Pro-Scape and noise and dirt from Pro-Scape. He stated that because of these issues he is leaving the borough.

Council Additions to Agenda

Ray asked if council had any additions to the agenda. Ron asked that he had a couple of issues on Melrose that needed addressed. Tom S. asked that the New Event Sign at Shelton and Center be added.

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. M/V to Adopt Resolution 2019-921 Regarding the Broadview Estates Preliminary Plan

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.

Tom S. made a motion seconded by Josh permitting the developer of Broadview Estates to construct 22' wide cart ways instead of 24' in the interior of the Broadview Estates subdivision. Motion passed unanimously.

Scott made a motion seconded by Linda allowing for ASHTO road site distance and the 4' fence around the retention ponds. Motion passed unanimously.

Josh made a motion seconded by Scott approving Resolution 2019-921 regarding the Broadview Estates Preliminary Plan.

2. M/V to Adopt Resolution 2019-922 Conditionally Approving Phase 1 & 2 of Broadview Estates

Josh made a motion seconded by Todd adopting Resolution 2019-922 conditionally approving Phase 1 and 2 of Broadview Estates. Motion passed unanimously.

3. Issues on Melrose

Ron stated that he received a report of a small sink hole that had formed in the yard at 133 Melrose Drive as a result of a sign being removed by the borough. He asked that it be filled.

Ron asked what could be done about water running off Cortland into the yard at 105 Melrose. There was discussion about installing catch basins on Cortland. It was thought that this might be too large of a project to do in-house. It was discussed about getting bids in the fall so that the project could be included in the 2020 budget.

4. New Event Sign at Shelton and Center

Tom S. stated that although there were concerns about the event sign that was installed at the intersection of Shelton and Center, it was not blocking the view of traffic on Center Avenue. He pointed out that John took pictures of the sign from the stop bar on Shelton and the view of Center was unobstructed. The sign was taken down because 4 complaints about visibility were received. Emil said we should check what the PennDOT right-of-way is before putting the sign back up.

Council Revisited the Wells / Perkins Fence

Tom S. made a motion seconded by Todd that the Perkins and Wells be able to install the fence as per the license agreement and that the Perkins and Wells must be given notice of any additional fees incurred by the borough. Motion passed unanimously.

Tom S. made a motion seconded by Todd to waive the fence permit fee of \$25 for each the Wells and Perkins. Motion passed unanimously.

Reports

Administrative

Planning Commission

Jeff stated that there was no meeting and no report.

Borough Manager – Jeffrey McLaughlin

Jeff stated that Anita received a couple of camera quotes. Some of the cameras were going bad at the borough building. He suggested reviewing the proposals at a future meeting. He stated that the new server has been installed as well as the new version of QuickBooks. Tom S. asked about the swing set. Jeff stated that he and John checked out the site. The mulch bed would need to be enlarged. He stated that he did not have an installation number yet. Linda asked about the status of installing the banners. Jeff stated that as discussed he submitted a revised proposal to First Energy to place the banners on different poles than originally requested. The new location would be from Sheetz to Interstate on the right-side heading toward the former Sony site. Jeff also stated that he solicited another quote for installing the banners because the original contractor was not very responsive.

Linda made a motion seconded by Josh to engage Ted's Tree service to install the banners at an approximate cost of \$500 as soon as possible. Motion passed unanimously.

Code Enforcement

Jeff stated that he is hoping Scott is back to work in mid-June. Tom S. asked if a thank you card was sent to Taylor Bartlow yet. Jeff stated that he had not sent out the card but would.

Solicitor's Report

John stated that he reviewed the outline of General Code's codification and submitted his comments to Jeff.

John stated that he, Tom S., Emil and Jeff met with representatives from Sheetz about a new building and truck refueling station that they are proposing. Tom S. mentioned that they will have truck pumps and parking.

Engineer's Report

Emil stated that he has almost finalized the exact location of the sewer relocation for the Arona Road Bridge. He has already talked to the Farlow's who own the property about getting an easement for the sewer line and will follow up with them when the location is finalized.

He reported that the 2018 paving work is almost finished.

Emil contacted a seal-coating contractor regarding seal-coating costs this year. The contractor estimated that they would be between \$2.00 to \$3.00 per square yard. Based on these items, Emil presented to council some cost estimates for seal coating on the streets that were recently patched.

Linda made a motion seconded by Josh to advertise and seek bids for seal coating with the bids to be opened at the July 2, 2019 council meeting. Motion passed unanimously.

Tom T. asked about gas line work in the area. Emil stated that the gas company is hoping to eliminate the gas line going across Sewickley Creek.

Business

Fire Department Liaison

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

Special Events

Josh reported that they are starting to plan for the picnic. They know where they will order the corn from and the cotton candy provider has been lined up.

Council President

No report.

Mayor

No report.

Personnel

No report.

Public Works/MS4 & Parks

Ray reported that they had two tournaments down at the park over the weekend.

Tom S. stated that the tree between the concession stand and the field needs taken down. Ray mentioned that we may be able to get it moved. Jeff reported that the Cub Scouts planted two trees at the park. Wolf Nursery donated them. Jeff stated he amended the newsletter to include a story about the tree planting and donation. Josh mentioned that he also has a tree to donate. Tom S. stated that we should have someone go through the park and give us a report on what trees need trimmed and removed.

Building and Real Estate

No report.

Safety Committee

Jeff stated that the committee watched a video on paving safety at the May meeting.

Financial Report

Scott reviewed the financial report a copy of which was provided to council as of May 31, 2019: check book balance \$467,724.31 and total all savings accounts: \$2,005,519.57. Taxes remitted between May 4th and May 31, 2019: \$101,944.21.

Jeff reported that the Finance Committee met to discuss the borough's pension plan. He stated that the committee had some ideas that they want him to explore.

Todd stated that at one time the borough investigated straightening out and lowering the hill on Broadview Road.

Linda stated that the farmer's market will begin on Thursday, June 6th from 2-6 PM. At least 10 vendors are signed up.

Ron stated that he received information about an upcoming mayors' conference that he would like to attend.

Todd made a motion seconded by Josh to authorize Ron's attendance at the mayors' conference. Motion passed unanimously.

Additional Opportunities for Public Comment

There were no additional comments.

Executive Session

Todd made a motion seconded by Tom S. to go into Executive Session for matters of real estate, litigation and personnel at 8:39 PM.

M/V to Come out of Executive Session

Todd made a motion seconded by Tom S. to come out of Executive Session at 9:30 PM.

Tom S. made a motion seconded by Josh to accept the Penallen Corporation real estate tax settlement. Motion passed unanimously.

Adjournment

Tom T. made a motion second by Linda to adjourn the meeting at 9:35 PM.

Respectfully submitted,

Jeffrey McLaughlin
Secretary