

Borough of New Stanton
Borough Council
July 2, 2019
Minutes of Meeting

Attendance

Council members: Todd Bartlow, Joshua Bennett, 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. Absent: Linda Echard.

Call to Order

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

Invocation

Jeff recited a prayer.

Pledge of Allegiance

The Pledge was recited.

2019 Street Improvement Project Bid Opening

Ray opened the one bid received from Russell Standard Corporation in the amount of \$114,204 for the 2019 Street Improvement Project which includes seal coating and the painting of a center line on a number of borough streets. Emil read a letter in the bid that states Russell Standard will make every effort to complete the work this year but are asking that the contract be extended to next year in the event that the work is delayed. Emil stated that warmer temperatures are required for seal coating. Typically, work needs to take place between mid-April and mid-September. Council was in agreement with the extension going into next year.

Tom T. made a motion seconded by Josh to award the 2019 Street Improvement Project to Russell Standard Corporation pending review by Emil. Motion passed unanimously.

Approval of Bill List

Josh made a motion seconded by Scott approving the payment of the bills in the amount of \$25,829.34. Motion passed unanimously.

Approval of Minutes of June 4, 2019 Meeting

Tom said he was not sure if the part of the minutes referencing the motion on the installation of the banners was correct. He stated that he would listen to audio and if necessary will ask for a correction to the minutes at the next meeting.

Scott made a motion seconded by Josh to accept the June 4, 2019 minutes. Motion passed unanimously.

Guests

Rob Cammarata, Chief, New Stanton Fire Department

Rob was not in attendance but submitted a written report that was provided to council.

Opportunity for Public Comment – Items not on the Agenda

There were no comments regarding items not on the agenda.

Council Additions to Agenda

Ray asked if council had any additions to the agenda. Tom S. stated that he had two items: *The Borough Cutting Grass on Private Property on Pine Drive* and *Residents Making Complaints*.

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. David Reese, Commercial Choice Realty

Mr. Reese gave an outline of his firm's qualifications, his opinion of the former borough building property and his ideas about marketing the property. He stated that his firm is the only full-time commercial-only real estate firm in Westmoreland County. The started in 1986. He mentioned several of his clients.

Jeff stated that because it is borough-owned the property would need to be sold via sealed bid or by auction.

2. M/V to Advertise New Stanton Farmers' Market in Holy Cross Bulletin

Josh made a motion seconded by Todd to advertise the New Stanton Farmers' Market in the Holy Cross bulletin for 3 months. Motion passed unanimously.

3. M/V to Purchase \$3,500 of Accounting Time off Henninger Accounting Services, PC

Josh made a motion seconded by Todd to purchase a \$3,500 block of time off Henninger Accounting Services, PC for \$80 per hour. Motion passed unanimously.

4. Discussion Regarding Naming North Rachel Dr.

John reviewed what has to take place before the naming of the street.

Michael Kratsas representing Stanton Hospitality spoke stating the developer is very close to completing the installation of N. Rachel Dr. and is hoping to open the Hampton Inn next week.

Scott made a motion seconded by Josh to check with 911 on the naming of South Rachel and North Rachel Drive, and to fast track the ordering of the street signs. Motion passed unanimously.

5. Discussion Regarding Placing an Event Sign at Shelton and S. Center

Tom T. made a motion seconded by Tom S. to reinstall the event sign at the corner of Shelton and S. Center to the immediate left of the original location (slightly further from S. Center). Motion passed 5-2 with Josh and Ray voting *no*.

6. Discussion Regarding Trees at Highland and N. Center Avenues

Emil stated he would check where the traffic sensors were embedded in the road so as to determine where people have to stop to activate the light. After Emil gathers the information, the issue would be revisited.

7. Cutting Grass on Private Property on Pine Drive

After discussion, council directed Emil to determine the borough right-of-way in front of the houses located at 307 to 315 Pine Drive.

Tom S. expressed concern about people dumping yard waste at the rear of the borough building.

Todd asked if we could set up a compost area. It was decided to have Jeff look into the pros and cons of a compost area.

8. Complaints

Tom S. stated that we need to not respond to complaints unless they are in writing and signed.

Reports

Administrative

Planning Commission

Jeff stated that there was no meeting and no report.

Borough Manager – Jeffrey McLaughlin

Jeff stated that they have been having issues at the borough building with the surveillance cameras. Anita secured prices from David Davis Communications and Security Systems of America to replace the cameras. They would be HD. The consensus of Council was to go with the same company that installed and monitor the alarm system.

Todd made a motion to have Security Systems of America provide and install the cameras and QVR from at a price of \$3,925. Motion passed with all voting in favor with the exception of Tom S. who voted *no*.

Jeff also reported that:

- The Hometown Heroes Banners have been installed.
- The GetGo soft opening is set for mid-July and the grand opening at the beginning of August.
- The trailers in the right-of-way at Mr. Tire have been removed.
- The new swing set has been ordered at a total cost of \$9,566.03, including an installation price of \$2,625. It is set to arrive on July 9th. Installation is to take place before the picnic. The borough's Public Works crew will have to increase the size of the mulch bed and install additional mulch after the swing set is installed.
- Jeff stated that he spoke to the owner Rod McMahon of Murrysville Machinery who asked for a one-month extension (July 31, 2019) on the submittal of the land development plan. Mr. McMahon is to meet with the residents to listen to their concerns. Jeff stated that in his phone conversation with the resident complaining she reiterated that the borough needs to look into passing a start of work ordinance limiting the hours during which work could take place. Tom T. mentioned that this ordinance would also have helped the resident that complained at the last meeting about the noise from Proscap. Jeff said he would see if there were conditions placed on Proscap when their development was approved.
- Shamrock Utility Trailers is holding a 30th Anniversary Open House on August 23, 2019.
- The Westmoreland Conservation District is holding its annual Awards Reception on September 12, 2019.

Code Enforcement

Jeff stated that Scott may be back by the middle of the month.

Solicitor's Report

John reviewed a handout regarding possible changes to the Sunshine Act which would require posting the council meeting agenda 24 hours prior to the meeting on the borough's web site, if it has a website, or at a minimum at the location of the meeting.

John reported to council that they were in receipt of a building permit application from Flock Kitchens regarding adding on to his building. A Conditional Use permit that was issued for the

property previously, states that the buildings must be 75 feet from a residential property. It appears that he needs to submit a land development plan. We will need to meet with him and discuss.

John stated that Sheetz has to apply for a Conditional Use as part of their project.

Broadview Estates accepted the conditions set by the borough in writing.

Jeff reported that Eat'n Park is talking about renovating their building. They are considering adding a drive-thru and moving handicapped parking which would require a land development plan.

Engineer's Report

Emil stated that he had nothing to report with the Arona Road Bridge. He said that he has been focused on the 2019 paving specifications and inspecting the installation of N. Rachel Dr.

Emil stated that Independent Enterprises, Inc. has completed the 2018 paving and has submitted draw down request #1 which amounts to \$147,302.14 after deducting the 5% retainage.

Todd made a motion seconded by Tom T. approving the payment of draw request #1 from Independent Enterprises, Inc. in the amount of \$147,302.14. Motion passed unanimously.

Emil reported that Columbia Gas is working to connect gas lines so as to circumvent the line that currently crosses Sewickley Creek. Once the work is done the line across the creek will be removed.

Business

Fire Department Liaison

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

Council President

Ray reported that the Shrader Hollow Bridge encountered some more issues that are going to need to be addressed. Tom T. brought up about the Post Avenue catch basins. Ray said that we would look to get some prices for this work as well as for Cortland catch basins so we can undertake the work next year.

Ray said he asked John B. to start gathering information on a new public works' truck. Charlie's truck is continuing to have small problems. He stated that the information would be brought back for you at a future meeting.

Ray brought up about Bill McGuffey. Jeff stated that Bill reviewed the revised fire truck drawings. Jeff stated that the price is down from the original quoted amount. We need to

determine we are willing to spend this amount. He stated that Rob invited Tom S. and Bill to be part of the fire Department's Truck Committee.

Mayor

No report.

Personnel

No report.

Public Works/MS4 & Parks

No report.

Building and Real Estate

Jeff recommended discussing the disposition of the old borough building in executive session.

Special Events

Josh reported that a meeting was held to discuss the picnic and another meeting will be held prior to the event to finalize items. Jeff stated that the picnic is scheduled for August 3rd.

Safety Committee

Jeff stated that the committee watched a video on heat exhaustion. One of the items that was discussed at the meeting was ordering full brimmed hats for the Public Works crew. He stated that Anita will be ordering them.

Financial Report

Scott reviewed the financial report a copy of which was provided to council as of June 27, 2019: check book balance \$440,837.85 and total all savings accounts: \$2,007,682.00. Taxes remitted between June 1, 2019 and June 27, 2019: \$17,958.72.

Additional Opportunities for Public Comment

There were no additional comments.

Executive Session

Todd made a motion seconded by Tom T. to go into Executive Session for matters of real estate, at 7:33 PM. Motion passed unanimously.

After voting to enter into Executive Session, Josh and Scott excused themselves from the meeting.

M/V to Come out of Executive Session

Tom T. made a motion seconded by Todd to come out of Executive Session at 8:23 PM. Motion passed unanimously.

Todd made a motion seconded by Tom T. that we contract with David Reese of Commercial Choice Realty for 6 months to sell the former borough building at a 6% commission, with a listing price \$200,000, and the agreement is to include a 90-day exemption for the USX Credit Union. Motion passed unanimously.

Todd made a motion seconded by Tom T. to pay back the proper calculated amount to the tax claim bureau as a refund of taxes paid for the Penallen property for 2017, 2018 and 2019. Motion passed unanimously.

Todd made a motion seconded by Tom T. to pay the borough's portion of the appraisal for the Penallen Property based on the ratio of the tax dollars at stake. Motion passed unanimously.

Adjournment

Todd made a motion second by Tom T. to adjourn the meeting at 8:27 PM. Motion passed unanimously.

Respectfully submitted,

Jeffrey McLaughlin
Secretary