

Borough of New Stanton
Borough Council
August 1, 2017
Minutes of Meeting

Attendance

Council members: Dean Clark, Brandon Clawson, Linda Echard, Scott Sistek, Tom Smith, and Tom Theis. Mayor Nicholas DeSantis. Others: Borough Engineer Emil Bove, Borough Solicitor John Campfield and, Borough Manager Jeffrey McLaughlin.

Call to Order

President Scott Sistek called the meeting to order at 7:20 PM.

Invocation

Jeff recited a prayer.

Pledge of Allegiance

The Pledge was recited.

Approval of Bills

Dean made a motion seconded by Tom S. approving the bills in the amount of \$26,520.34. Motion passed with all voting in favor with the exception of Tom T. who abstained.

Approval of Minutes

Linda pointed out that the minutes of the July meeting incorrectly state that Dean was going to be in charge of face painting at the Community Picnic. Tom S. stated that at the top of page one, the minutes list the wrong date for the meeting.

Tom S. made a motion seconded by Brandon accepting the minutes of July 11, 2017 with these changes. Motion passed with all voting in favor with the exception of Tom T. who abstained.

Opportunity for Public Comment – Items not on the Agenda

Scott asked if there was any public comment on items not on the agenda:

Christine Wells, 111 S. Center Avenue, Suite 3

Ms. Wells asked that the borough create a construction mitigation program reimbursing businesses due to the loss of income from the bridges being closed. She was seeking \$5,000. Scott stated that this was a PennDOT project and that she should contact PennDOT's Uniontown office. Dean stated that before the project began, PennDOT stated that they would make every effort to install clear detour signs to limit the impact of the closures.

Al Steiner, Thermo Village Road

Mr. Steiner stated that even with the speed hump, speed limit signs and the speed monitoring sign, there is still a lot of speeding on Thermo Village Road. He advocated putting the speed hump closer to the bend on the park side of Thermo Village . Tom S. stated that he has seen people going 50-60 miles in that area. Al said that the state police have only patrolled the area once since the bridges have been out. Tom S. said for those going north it will be a shorter route even after the bridges open.

H. Alan Trout, 1001 Thermo Village Road

Mr. Trout stated that he had contacted the state police at both the Greensburg and Turnpike Barracks to see if they would enforce the speed limits on Thermo Village Road. He said it would be more effective if the request came from the borough. Scott said that the borough would see if they could get more police presence on Thermo Village.

Frank Rinaldi, 219 Pine Drive

Mr. Rinaldi requested that council relocate the Pine Drive speed hump closer to Hemlock Lane. He reviewed a drawing that he brought showing the location of 4 major accidents in past 5 years on Pine Drive. He said that all of the mailboxes are on one side of the street so half the people have to cross the street to get their mail. He pointed out that there is a school bus stop at Hemlock and that there are 8 senior citizens living there. Scott stated that he would suggest a second speed hump in that area. Tom S. asked about moving the bus stop. Scott said that bus stops are located so as to minimize children having to cross the street. Linda said that the bus company has a safety manager that reviews the location of the stops. Jeff stated that the borough will be piping the culvert in that area which may open up an area for children to stand. Scott said that council would consider Mr. Rinaldi's request.

Council Additions to Agenda

Tom S. asked that attendance at G-Conference and Westmoreland County Borough Association meetings be added to the agenda as well as planning for the repaving of Broadview Road. Tom S. added that Mt. Pleasant has PennDOT develop their paving specifications at no cost to the borough. Linda asked that personnel matters brought up last month be discussed in Executive Session. Brandon asked that a discussion on the computer system be discussed in Executive Session. Scott stated that he would add these items to the agenda along with a motion and vote to accept a resignation from a Recreation Board member.

Opportunity for Public Comment -- on Agenda Items Only

There was no public comment on agenda items.

Agenda

1. M/V to Amend 2017 Budget

Jeff reviewed the proposed changes outlined in the memo provided to council.

Dean made a motion seconded by Linda to make the following changes to the 2017 budget: zero out the \$50,000 listed in income account 367.20 *Recreation Fund Income* because it is already

budgeted for in sub-accounts 367.21 through 367.26; zero out the \$45,000 listed in expense account 451.01 *Supplies Recreation Board* because it is already budgeted for in 451.011 through 451.019; zero out the \$29,000 in 471.00 *Debt Service Principal* and change the \$35,438.28 in 470.00 *Debt Service* to \$48,843.04 to include both principal and interest for the building loan, \$35,430.28, as well as the truck loan, \$13,412.76. Motion passed unanimously.

2. Discussion on Veterans' Day Event

Linda stated that she had spoken to some of the participants in last year's Veterans Day event. They feel that the event should be held on the actual date, which is a Saturday this year. She mentioned John "Chet" Joseph, whose father fought in World War I, as a possible speaker and asked if anyone had any other ideas for speakers. She said that she would be willing to work on the event again this year. Council decided on an 11 AM start on Saturday, November 11th.

3. G-Conference & Westmoreland County Borough Association Meetings

Tom S. stated that the meeting topics at the G-Conference were good but attendance was down with only him, Jeff and the Public Works crew attending. He said that we need to have more people attend or we should drop out because of the time and money invested in attending.

Tom S. also mentioned attendance at the Westmoreland County Boroughs' Association meetings. He stated that only he, Tom T., and Linda attended this past year. Linda stated that New Stanton has been typically recognized as one of the boroughs having the best attendance.

4. Broadview Road

Tom S. asked that with the 2018 budget meetings coming up council should consider repaving Broadview Road, which is in bad shape. He asked that Jeff contact PennDOT to review the condition of the road to determine how to address the situation.

5. Resignation Letter Received from Recreation Board Member

Scott read the letter from Nick DeSantis resigning from the Recreation Board as of August 6, 2017.

Tom S. made a motion seconded by Dean to accept Nick's resignation effective August 6, 2017. Motion passed unanimously.

Reports

Administrative

Planning Commission Liaison

Chairman Jay Gomolak said that their meetings are typically on the second Wednesday, but because of Independence Day both the council meeting and Planning Commission meetings were delayed a week. As a result the Planning Commission meeting had a low turnout although there was a quorum. Jay asked that Jeff plan the meetings to better accommodate the members. Jay reviewed the recommendations that we made at the last meeting which were outlined in two letters included in council's agenda packet: *Vehicle Refueling with or without Convenience Store* should be limited

to the B-1, LI-1 and LI-2 zoning districts and the category *Automotive Fueling with or without Convenience Store* should be added to the zoning ordinance parking table requiring one parking space for each 200 square feet of building and one space for each employee on the biggest shift, excluding the spaces at the pumps. He also mentioned that two representatives of the Sell family attended the meeting regarding their property on Arona Road.

Tom S. made a motion seconded by Dean to have John draft an ordinance for consideration taking into account the recommendations of the Planning Commission. Motion passed unanimously.

Borough Manager – Jeffrey McLaughlin

Jeff reported that:

- The newsletter went out to every business and resident in the borough, promoting the community picnic and yard sale.
- He received a call from Brian Lawrence of the Westmoreland County Planning Department about a Commonwealth Foundation of Westmoreland County grant that is available for small municipalities in the county and that Brian suggested applying for funding for the Rachel Drive Roundabout. Jeff stated that the total cost of the project could be in the \$80,000 to \$90,000 range. Jeff also mentioned that Brian would like to consult with the borough to help implement the comprehensive plan. Linda reminded council that entities like the Central Westmoreland Career and Technology Center may be willing to contribute to the project.

Brandon made a motion seconded by Tom S. to apply for a grant in the amount of \$25,000 from the Commonwealth Foundation of Westmoreland County with the borough committing to an in-kind / cash match. Motion passed unanimously.

- The Public Works crew installed a guide rail at the canoe/kayak ramp parking area.
- Dollar General asked for a 45 day postponement of their Zoning Hearing Board meeting which was scheduled for July 31, 2017.
- John Barnes suggested having goats be used to maintain the vegetation at the retention ponds. A resident has goats that he would be willing to loan to the borough at no cost. John suggested that representatives of the borough meet with the goat owner, check with our insurance carrier, draft an agreement with the goat owner and bring it back to council for consideration.

Code Enforcement

Scott referred members to the report which was in the packet. John said that the properties can be entered if we search warrant from the District Magistrate.

Solicitor – John Campfield

- John reported that Jeff received a release from Republic Waste regarding an accident that occurred at the park. A garbage truck pulled down a wire. Jeff reviewed the details of the accident. John asked that Jeff make sure there were no other issues before signing the release.

- John stated that at the last meeting he asked if Emil could check on the effect passing a resolution, which the MAWC has requested regarding sewer planning module changes, would have on the borough. Emil said that the MAWC's 537 application calls for the Youngwood plant to be converted to a sewage holding facility which would be treated at the New Stanton plant. He stated that this is expected to result in a \$5 per month increase for borough residents. Emil said that the plan would not affect tap allocations. John also reported that he informed the MAWC that the borough's agreement with HTMA, stating that borough residents pay the same rate as Hempfield residents, needs to be updated to reflect the takeover by MAWC.

Dean made a motion seconded by Brandon for John to prepare two resolutions one regarding the 537 application and one updating the existing resolution between HTMA and the borough making the latter between MAWC and the borough. Motion passed unanimously.

- John said that the borough is in receipt of all of the agreements for the Hampton Inn project. He stated that the borough needs to establish an escrow account for the stormwater inspection fees.

Dean made a motion seconded by Brandon authorizing the creation of the Hampton Inn stormwater inspection escrow account. Motion passed unanimously.

- John gave an update on Extenet recently re-approached the borough about changing the location of one of their proposed DAS poles. However, since their initial application, John stated that there has been a change in how these companies are viewed by the PUC. He is awaiting a response from Extenet's lawyer regarding the status of the company's PUC Certificate of Public Necessity. John also reported that Jeff and Emil will meet with owner of the property immediately adjacent to the pole to discuss the proposed location.

Engineer -- Emil Bove

- Emil asked for a motion approving payment number one for Tresco Paving Corporation for paving at Pagano, Melrose and the park. He stated that the total cost is \$79,606.46 which is a little less than the original cost because the soft spot repair was less than anticipated. He proposed holding 5% retainage until the next meeting, so Payment #1 would equal \$75,626.14.

Tom T. made a motion seconded by Dean to pay Tresco Paving Corporation Payment #1 in the amount of in the amount of \$75,626.14 for the paving of Pagano, Melrose and the park access road. Motion passed unanimously.

- Emil recommended that the entire Chanticleer swale should be piped. He said that John Barnes agreed that Public Works can handle the beginning part from Reagan Way to the Long Property. A contractor would then be hired to pipe the balance to the retention pond. Bids will be due on September 5th and opened at the council meeting that day. John said we would need to prepare construction easements.
- Emil stated that when we submit the MS4 Notice of Intent we will need a check.

- Our first MS4 education workshop with the Westmoreland Conservation District, Youngwood and the Westmoreland County Community College will be on August 24th. He will let us know our share of the cost.

Business

Fire Department Liaison – Thomas Theis

Tom T. reviewed the monthly report that was included in the agenda packet.

Recreation Board Liaison – Nick DeSantis

Nick reported that baseball was over. No report on fall ball. Scott asked Jeff to have the Recreation Board send a representative to the next meeting.

PennDOT Project Liaison – Dean Clark

Dean reported that Center Avenue still needs a second coat of asphalt and there is discussion about repaving Pennsylvania to address dip. Post Avenue at the intersection with Pennsylvania will be altered to run toward the existing catch basin. Traffic on mainline I70 will be moved to the outside lanes to begin work on the inside lanes.

Council Committees

Personnel and Human Resources – Scott Sistek

To discuss in Executive Session.

Public Works/MS-4 and Parks – Dean Clark & Todd Bartlow

Dean stated that the guide rail has been installed at boat ramp and that John Barnes is concerned about installing fence at the boat ramp but John has concerns about the posts because of the fill at the site used at the boat ramp. Dean mentioned that he received a couple of phone calls from homeowners on Melrose stating that that the new paving has made entering and exiting some driveways a little more difficult. The Publics Works crew addressed the situation by heating the asphalt and re-rolling it to smooth out the transition.

Dean made a motion seconded by Linda to have Public Works proceed with Phase I of the Chanticleer Drainage Project. Motion passed unanimously.

Building and Real Estate – Linda Echard

Linda reported that Bob Fisher met with the USX Credit Union board. We are presently awaiting a decision from them as to if and when they will move ahead with the rental of the former borough building.

Workplace Safety – Thomas Theis

No report.

Finance – Scott Sistek

Scott reviewed the financial report as of July 31, 2017: total checkbook balance: \$352,849.45; total all savings accounts: \$347,670.12; and total taxes remitted from July 1, 2017 through July 31, 2017: \$10,444.97.

Mayor's Report

The Mayor asked:

- If in light of the recent fire on Thermo Village Road if the borough has an ordinance that requires money from the fire insurance to go into a borough escrow account to ensure that the building is demolished. John said yes, that the borough has such an ordinance.
- If Jeff could look into the two tractor trailers at Mr. Tire that appear to be in the right-of-way. He also stated that if they are being used as temporary structure they would need a permit.

Announcements

Scott reported that the Community Picnic will be August 5th, the Community Yard sale will be August 12th, Veterans Day will be November 11th and the next council meeting will be September 5, 2017.

Executive Session

Brandon made a motion to go into Executive Session at 9:49 PM.

Dean made a motion to come out of Executive Session at 10:25 PM.

Adjournment

Todd made a motion to adjourn the meeting at 10:25 PM.

Respectfully submitted,

Jeffrey McLaughlin
Secretary