

***Borough of New Stanton Council Meeting
May 22, 2008***

The May 22, 2008 Council meeting of the Borough of New Stanton was called to order by Council President Scott Sistik at 7:00 p.m. The meeting was held at the Municipal Building, 451 North Center Avenue, New Stanton, Pennsylvania. A Prayer and the Pledge of Allegiance were recited.

Members present were Scott Sistik, Kelly Moore, Wilbur Bussard, Todd Bartlow, Robert Quinn, and James Mack. Also present was Mayor Joseph Kazan and Code Enforcement Officer Melvin Steele. Members absent were Michael Arthurs and Junior Councilperson Sara Loucks.

General Business

Mayor Kazan had a question on the bill for Miller Equipment. After some discussion the bill was pulled from the bill list for further investigation.

A motion was made by Wilbur Bussard second by Todd Bartlow to approve paying the bills in the amount of \$17,393.69 after removing the Miller Equipment bill. The motion carried.

A motion was made by Kelly Moore second by Todd Bartlow to approve the minutes from the May 1, 2008 Council meeting. The motion carried with Robert Quinn abstaining.

Councilman Kelly Moore asked for an executive session for personnel for employee matters.

Public Comment

Jerry Ilgenfritz said I have two questions at the last meeting you announced that there was an executive session before the regular meeting and from everyone in attendance I have an idea of what it was about but why did the issue have to be discussed in executive session? Council President we did it in executive session under possible litigation knowing the content of the matter. There have been other instances where there were matters that were litigated in various different towns and just to prevent any possible litigation to the Borough, we did it that way so as to do it as an informational gathering before we had any further public involvement.

Jerry Ilgenfritz said my other question is on the agenda you have rescind the motion hiring Frank Balistreri as Park Maintenance person. Hasn't he already worked this year? Council President said he was supposed to work for the Park this year. He said he would come down and assist us because he had found another job and did not want to leave us short handed at no cost to us.

Mrs. Dahlem said that she would like to present a petition signed by thirty-six (36) residents from the Painter Street, Oak Street, Cherry Street and Center Avenue Area

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in regards to the condition of the properties of David Steinmeyer and Albert Dell. They are not only unsightly, and unkempt but also health hazards. The Dell homes back porch is covered in poison ivy and there are many children that play in that area. Council said leave what you have and we will take care of it.

Mayor Kazan said that several residents are here to comment on the property on Paintersville Road that is for sale that the Borough is taking a look at. I invited several residents and Council to look at the building.

Residents Richard Theis, John Hathaway, Stella Morgan, Linda Echard, Mary Quinn, Thomas Theis, Virginia Hacker, and assistant secretary Anita Hoffman all said that it is a beautiful building and high quality property and would be a good investment for the Borough.

Mayor Kazan suggests that a committee be put together to look at negotiating a price for this building and then making a decision on price if everyone is acceptable I would like to head up the committee, invite anyone from Council to be on the committee and I would also invite anyone from the community who wants to be on the committee. I think Jerry Ilgenfritz has had experience in purchasing property, Mrs. Morgan has a very good business sense about her and I would invite anyone else who would be interested in joining the committee to investigate the purchase of this building to join up. Councilman Mack said after Raymond Strosko did a walk through, he said the price range that they are in right now, it is at least 40 % under what it would to duplicate today.

Resident John Gomolak said I agree with those people who were talking before me, it is a nice building; it is a lot of money. My question is are there funds available for a Borough that we can go to the State, is there Federal money besides the money we have? I'm not saying let's run out and buy that building I think a committee could be formed as Joe mentioned and negotiate a price.

Jerry Ilgenfritz said I have been investing in real estate for a little over thirty-seven (37) years and have bought a lot of commercial properties. I know an opportunity when I see one. You have to look at it as an investment not as an expense to the Borough. t sometime we have to start thinking like business people. I would like to see some wisdom coming out of Council.

Mayor Kazan said that Ray Strosko estimated costs at \$150.00 per square foot. The Real Estate Agent did an evaluation from building cost and he came up with \$129.00 per square foot, so for a 5,000 square foot building that would be \$647,000 roughly. He did a 7% depreciation for the nine years that the building has been in existence which turned out to be \$45,200.00 so the total current improvement value is \$600,700 and the land in New Stanton in commercial areas are selling anywhere from \$60,000 to \$100,00 an acre. Right in the middle at \$80,000 an acre is \$160,000 so the total value for that building as it exists is \$760,724.00. If you look at office rental space, I spoke to Ted Haas who owns the Pine Center Strip Mall; for office space their renting at \$12 per square foot per year. If we looked at renting a building that size at 5,000 square feet at

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\$12 per square foot would be \$60,000 per year or \$5,000 per month. As far as available funds are concerned we have a ninety day (90) CD that is due in June, its \$141,000.00, and if we sell this property, I think it was appraised over \$200,000. Councilman Moore said the last time it was appraised it was around \$190,000.00. Mayor Kazan said roughly \$200,000 so that is \$340,000.00 roughly that we have and Councilman Mack said we have some reserve money, we have like a half a million in reserve right. Mayor Kazan said I don't know and I guess the General Fund right now is \$580,000.00, I don't know if we could extract money from that because we keep having taxes coming into the Borough so we might be close to \$500,000.00 for a down payment and we might only have to either take out a loan for \$100,000 to \$150,000. There was a little more discussion on the building.

A motion was made by James Mack second by Wilbur Bussard that we establish a committee like Joe suggests to investigate the qualities pros and cons of this project and try and negotiate a final price. The motion carried.

Alan Wagner, President of the Recreation Board addressed Council with some prices on the addition to the building at the Park. The addition would be 10 feet by 12 feet. One price was \$3,922.00 which included trenching the footer, pouring the concrete footer and other items needed. The lumber is being donated. There was some discussion about the addition and about putting the addition on the side of the building. Alan said I have to run it by the Recreation Board but if Council pays for the block work and everything we will buy the shingles and whatever else we need to get.

Tony Vecchio from the New Stanton Business Association gave an update on the Concert in the Park that will be held August 31, 2008.

Agenda

A motion was made by James Mack second by Wilbur Bussard to rescind the motion hiring Frank Balistreri as Park Maintenance Person. The motion carried.

A motion was made by Todd Bartlow second by Wilbur Bussard to hire Lloyd Geiser as Park Maintenance Person. The motion carried.

A motion was made by James Mack second by Todd Bartlow to submit the Zoning Ordinance to County Planning and the New Stanton Planning Commission for review and comment. The motion carried.

A motion was made by Robert Quinn second by James Mack to advertise the zoning amendment ordinance twice listing July 17, 2008 @ 6:30 PM as the date and time for the Public Hearing with notice and posting to property owners affected by the changes. The motion carried.

A motion was made by James Mack second by Robert Quinn to send out Confidential Income Surveys to the Residents of Broadview Road that would be

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affected for a new water and sewage line to determine eligibility for CDBG funds from the County, there will be envelopes included with each income survey with the resident completing the income survey and sending it to the County and then sending another page in the other envelope as an acknowledgement to the Borough that they have sent the survey to the County. The motion carried.

A motion was made by James Mack second by Wilbur Bussard to set a June 13, 2008 deadline date for surveys to go to the County. The motion carried.

A motion was made by Kelly Moore second by Robert Quinn to send Scott Sistik, Wilbur Bussard, and Joseph Kazan to the PSAB Conference. The motion carried with Scott Sistik and Wilbur Bussard abstaining.

A motion was made by James Mack second by Wilbur Bussard to send a letter to the Turnpike regarding unsafe exiting to Route 70 West. The motion carried.

A motion was made by Wilbur Bussard second by Kelly Moore to acknowledge the Vacation request for Gary Ryan for the week beginning June 23, 2008. The motion carried.

Council President said we are going to withdraw the executive session.

There was some discussion on the amount of money a Committee Chairperson is allowed to spend before bringing it to Council.

A motion was made by James Mack second by Wilbur Bussard to table the discussion on the purchasing power of Committee Chairman. The motion carried.

Council President said the Community Picnic is September 6 and we need to form a committee. I will be available for the committee. Mayor Kazan, Wilbur Bussard, Robert Quinn, and possibly Mike Arthurs will be on that committee.

There was some discussion about software for the computer so that we can open PDF formats.

A motion was made by James Mack second by Kelly Moore to purchase Adobe Acrobat 8 Professional for \$147.98. The motion carried.

A motion was made by Kelly Moore second by James Mack to pay Allied Waste for trash bags for Senior Citizen for the bag rate. The motion carried.

Assistant Secretary Anita Hoffman addressed Council and gave them some information from a Representative from Sam's Club that stopped at the office. There was some discussion about cards for Sam's Club.

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A motion was made by James Mack second by Kelly Moore that there will be two cards for Sam's Club one for Scott and one for Kim. The motion carried.

Reports

Mayor

Joseph Kazan

Mayor Kazan said we received a notice from Cleanways for household hazardous waste it is Saturday, September 20th.

Mayor Kazan said I guess everyone received a copy of the audit report. The Mayor then read the following. "Schedules referred to above do not include the general fixed asset account group and Pension Trust fund which should be presented. The amounts that should be recorded in the general fixed asset group and pension trust fund are not known." Mayor Kazan said why don't we include that in our Borough audit. Secretary Treasurer Mary Ann Roll said we do have an audit coming up on the pension. Mayor Kazan said should we respond to these comments and find out what they are looking for. Council President said we have done that in the before. I think it is a little vague when they tell you what it is but don't give you the background on it.

Mr. Steele said we have Rollin Oldies coming into the Park this weekend. The Park is soaked and I wanted Council to be aware of that fact because if they tear it up, I think they should be responsible for any damages. Council asked the Public Works Employees to rope off the area that is really soaked.

Mr. Steele said I just want Council to be aware that Cora Jean does not like the sign that was put up and she is thinking about changing it. If she puts another sign up I don't feel that she should get it for free.

Mr. Steele said the Water Authority is still in the process of getting a sign on Park & Pool Road. The girls get a lot of people stopping to find out where the Water Authority Office is. They are going to be putting some directional signs at the ramps. We told them that they could put up some temporary signs.

Mr. Steele said does anyone know who we could speak to at SuperValu. We would like them to purchase a sign and we will install it at Pennsylvania Avenue and Center Avenue with an arrow showing the direction to go.

Mr. Steele said the weed trimmer is broke. There was a brief discussion about the purchase of a weed trimmer.

A motion was made by Kelly Moore second by James Mack to purchase a Stihl weed trimmer for \$270.00. The motion carried.

A motion was made by Wilbur Bussard second by Robert Quinn to purchase Chaps for wearing when using the chainsaw. The motion carried.

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Councilman Moore said the Fire Chief asked me to talk to Council about the Tharp's Motel property. He would like to know if we could send a letter to the property owners to please come in and board up the windows. There was a little more discussion about sending a letter to the property owners.

A motion was made by James Mack second by Kelly Moore to send a letter to the property owners of the old Tharp's Motel giving them two weeks to respond to the letter and a total of thirty (30) days to do the work. The motion carried.

Mr. Steele said since Kelly brought up about the Tharp's Motel, something needs to be done about Conley's Motel. Mr. Conley asked if he could burn over there and the Fire Chief said no because it would be very detrimental if he burns anything over there, so if anyone sees them burning anything please call the fire department.

Councilman Bussard said the bridge over the Sewickley Creek is deteriorating underneath. The cement is falling down. We need to have it checked out. Council President said I will get the Bridge Department at Penn DOT to take a look at it.

Councilman Bussard said the first payment was made on the new fire truck.

A motion was made by James Mack and second by Wilbur Bussard to adjourn the meeting at 9:45 p.m.

Sincerely,

Mary Ann Roll
Secretary