

Borough of New Stanton
Borough Council
New Stanton Council Chambers
November 9, 2021
Minutes of Meeting

Attendance

Council members: Todd Bartlow, Alex Brown, Ray Strosko, Tom Theis and Edwina Zack; Mayor Scott Sistik. Absent: Joshua Bennett and Linda Echard.

Also in attendance: Borough Solicitor John Campfield, Borough Engineer Steve Eby and Borough Manager Jeffrey McLaughlin.

Prayer

Jeff recited a prayer.

Pledge of Allegiance

The Pledge was recited.

Call to Order

President Ray Strosko called the regular November 9, 2021 council meeting to order at 5:30 PM.

Approval of Bills

Alex made a motion seconded by Edwina to approve the bills in the amount of \$28,660.80. Motion passed unanimously.

Approval of Minutes

1. October 5, 2021

Alex made a motion seconded by Tom to approve the October 5, 2021, meeting minutes. All councilmembers present voted in favor with the exception of Todd who abstained.

2. October 19, 2021

Edwina made a motion seconded by Todd to approve the October 19, 2021, meeting minutes. All councilmembers present voted in favor with the exception of Tom who abstained.

Opportunity for Public Comment -- Items Not on the Agenda

There were no comments.

Opportunity for Public Comment -- on Agenda Items Only

Tom Smith, 422 S. Center Avenue

Tom expressed his support for agenda item #2.

Agenda

1. Opening of Municipal Waste Proposals and/or Discussion and/or Deliberation and/or Official Action to Select a Municipal Waste Hauler for 2022-2025 with an Option Year of 2026

Jeff opened the proposals. One was from Westmoreland Sanitary Landfill and the other from Greenridge Waste Services LLC (See attached).

There was consensus that time should be taken to review the proposals before making a decision.

Alex made a motion seconded by Edwina to table the decision to award the municipal waste hauler contract. Motion passed unanimously.

2. Discussion and/or Deliberation and/or Official Action on Resolution 2021-979 Increasing Anthony Bilesimo to \$18 an Hour Effective September 9, 2021

Edwina made a motion seconded by Tom to adopt Resolution 2021-979 increasing Anthony Bilesimo to \$18 an hour effective September 9, 2021. Motion passed unanimously.

3. Discussion and/or Deliberation and/or Official Action to Adopt and Advertise a Tentative General Fund and Liquid Fuels Budget for 2022

Alex asked Jeff about a change to one of the line items in the budget which was being presented to council in comparison to what was approved by the Budget Committee. Jeff stated that the calculations to arrive at the 2022 number were based on a number that was incorrect in the 2021 budget. He redid the calculations not relying on the 2021 number and the result was about a \$4,000 increase between the budget the committee reviewed and the budget being presented to council.

Alex made a motion seconded by Edwina to adopt and advertise a tentative General Fund and Liquid Fuels Budget for 2022. Motion passed unanimously.

4. Discussion and/or Deliberation and/or Official Action to Table PA Turnpike Commission's Request for a Preliminary and Final Land Development Plan for a WRO Network Data Center

Jeff stated that the Planning Commission had approved the Preliminary and Final Land Development Plan for this project contingent upon a sidewalk being installed along the public roads that abut the site. The developer is seeking more time to review the Planning Commission's request regarding the sidewalk.

There was a discussion about the sidewalk and the sidewalk ordinance.

Alex made a motion seconded by Edwina to table the PA Turnpike Commission's Request for a Preliminary and Final Land Development Plan for a WRO Network Data Center. Motion passed unanimously.

5. Discussion and/or Deliberation and/or Official Action Regarding Possible Christmas Event and Office Hours

There was discussion on whether to hold and/or what type of community event to hold for Christmas. It was decided to hold an Events Committee meeting to discuss the idea.

Alex made a motion seconded by Edwina to table the decision on a community Christmas event and Christmas office hours until the November 23, 2021 meeting. Motion passed unanimously.

6. Discussion and/or Deliberation and/or Official Action Regarding Additional Widening of Broadview Road Near Broadview Estates Development

Ray stated that he and Steve were out at the Broadview Estates site and noticed that the widening of the road adjacent to the housing development that is to be done by the housing developer will result in the road narrowing back to its normal width at a bridge outside of the project area. Steve said that the bridge could accommodate the road being widened and got prices for the work. There was a discussion about the borough PW workers performing the work as well. Binder would be installed and then the wearing course could be bid out next year.

Alex made a motion seconded by Edwina to have the borough PW crew widen the Broadview Road Bridge near Broadview Estates Development. Motion passed unanimously.

Reports

Administrative

Planning Commission

Jeff said that there is no business before the commission for November.

Borough Manager

Jeff reviewed his report:

- The Knotweed at the park was treated on October 5, 2021.
- The PW crew has winterized the park however they will open it at 8 and close it around 3:15 on nice days.
- The delivery of mail to the borough building has been going well. Mail will be forwarded from the old address to the new address for 1 year.
- The last budget meeting was held on October 26th and the adoption and advertising of a tentative budget was approved earlier in the meeting.
- Major Solutions has completed the installation of the surveillance cameras at the park.

- He participated in a phone conference with several representatives of the Western Pennsylvania Conservancy. They are interested in helping with the design and planting in the Rachel Dr. Roundabout. They stated that the sign that they typically install has been approved by the Harrisburg PennDOT office. They suggested that we plant perennials instead of annuals since we do not have water on site and perennials are more drought tolerant. Even with perennials, they stated that occasional watering would be needed. Jeff stated that will contact the fire department about helping with the watering. He pointed out that the installation of a flagpole would require that either the flag be taken down nightly or a light be installed.
- The PW crew will be taking down the Hometown Hero banners for the winter and installing the Christmas lights next week. West Penn has committed to installing all of the dusk-to-dawn sensors upon their receipt. They were ordered about two months ago.
- He met with John and Steve and a couple of times to review SunCap's draft developer's agreement. Upon completing the review, SunCap will be contacted regarding any proposed changes, concerns and recommendations.
- He spoke to Jason Rigone, the Executive Director of the Westmoreland County Industrial Development Corporation and the Westmoreland County Dept. of Planning and Development about meeting to discuss the design of the Westinghouse Dr. & N. Center Ave. Intersection. Mr. Rigone is supposed to get back to me with some meeting dates.
- He participated in a tele-meeting sponsored by Westmoreland County Dept. of Planning and Development for Westmoreland County Borough Managers regarding the federal stimulus money. It was reported that the final rules clarifying how and on what the stimulus money can be spent are to be issued by the federal government later this month.

Code Enforcement Report

Jeff reviewed his report:

- He is continuing to speak with the manager at of an apartment complex regarding the glare from parking lot lights effecting neighboring property owners.
- He will be filing charges against a property owner on Arona Road regarding unregistered vehicles, debris and a dilapidated deck.

Solicitor's Report

John said that the borough received the letter from SunCap acknowledging the passage and receipt of the resolution regarding the SunCap Land Development plan on November 3, 2021.

John stated that SunCap drafted a developer's agreement for borough review and asked for weekly meetings to address any differences in the agreement. John and Jeff contacted the developer and stated that they did not think that weekly meetings were necessary. John stated that he Steve and Jeff had met a couple of times and will have one more meeting to discuss the

agreement to ensure that all of the relevant items from the borough codification are being addressed. John stated he believes a draft developer's agreement can be provided to the council at its November 23, 2021 meeting.

Engineer's Report

Steve reported that:

- He reviewed the SunCap DEP permit application
- He is waiting on PennDOT to let him know whether a light pole at the Pennsylvania Avenue - I-70 Roundabout needs replaced
- Two more streets are in the process of being paved in the Broadview Estates development
- The Broadview Estates site developer is set to widen the Right-of-way along the portion of Broadview Road adjacent to the housing development on November 11th and 12th.

Fire Department Liaison

Ray stated that the Chief's monthly report was in the agenda packet.

Council President

Ray said that he had been working with Steve on a number of items.

Mayor

No report.

Personnel/HR

No report.

Public Works/MS4 & Parks

Ray stated that he and Jeff would inform the guys about the Broadview Road Bridge widening project.

Special Events

Edwina stated that a possible Christmas event was discussed earlier in the meeting.

Building and Real Estate

No report.

Safety Committee

Jeff stated that the committee continues to meet monthly. This month's topic was emergency egress.

There was a discussion about PW workers possibly volunteering with the NSVFD.

Finance Report

Todd then reviewed the financial report: as of October 31, 2021, there was a checking balance of \$696,302.65; the total of all savings accounts was \$1,637,996.90 and the taxes remitted from September 27, 2021 through October 31, 2021 were \$11,686.96.

Public Comment

Todd raised the idea of getting donors to pay for new Christmas light and installing a sign under the lights recognizing the donors.

Announcements

Ray mentioned that the second meeting of the month will be on November 23, 2021.

Adjournment

Alex made a motion seconded by Josh to adjourn the meeting at 7:00 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Secretary