

Borough of New Stanton
Borough Council
New Stanton Council Chambers
March 1, 2022
Minutes of Meeting

Attendance

Council members: Todd Bartlow, Alex Brown, George Miller, Ray Strosko and Tom Theis and Edwina Zack. Mayor Tom Smith. Absent: Linda Echard.

Also in attendance: Borough Solicitor John Campfield, Borough Engineer Steve Eby and Borough Manager Jeffrey McLaughlin. Rob Cammarata and David Hauger from the New Stanton Volunteer Fire Department, Dennis Sowers, SGS Architects and Engineers and Jason Anderson, Hempfield Spartans Youth Football and Cheer.

Pledge of Allegiance

The Pledge was recited.

Prayer

Jeff recited a prayer.

Call to Order

President Alex Brown called the regular March 1, 2022 council meeting to order at 6 PM.

Approval of Bills

Edwina made a motion seconded by Todd to approve the bills in the amount of \$41,531.88. Motion passed with Todd, Edwina and Alex voting *yes* and Tom T., Ray and George abstaining.

Approval of Minutes of the February 1, 2022 Meeting

Edwina made a motion seconded by George to approve the minutes of the February 1, 2022 meeting. Motion passed with Todd, Edwina, George and Alex voting *yes* and Tom T. and Ray abstaining.

Guests

Rob Cammarata, Dave Hauger and Dennis Sowers.

Rob reviewed the monthly Chief's Report, a copy of which was in the agenda packet.

In introducing Dennis Sowers, Dave Hauger stated that personally he would like to see the new fire station building break ground in the spring of next year.

Mr. Sowers gave an overview of SGS Architects and Engineers. He then reviewed the condition of the existing fire station. He said that the design of the building is outdated because the trucks are getting longer and taller. He said it is also too narrow to allow for firemen to enter multiple trucks at the same time. He pointed out that the building is very energy inefficient, is not totally accessible, does not have an emergency generator, has substandard wiring and does not have vehicle exhaust system or a separate room to store gear and uniforms.

In designing the new building, Mr. Sowers said that he met with the Building Committee 4-5 times. The proposed garage portion of the new building will feature 4 bays with a 17' – 18' height, a mezzanine and a gear/uniform room. There will be a firewall separating the garage from the rest of the building. A section of the building will feature a day room, training room, and three bunk rooms, and two showers. A third section will feature a social hall for 75 people and a commercial kitchen. The building would be a category 4 pre-engineered steel building designed to withstand natural disasters. It will be insulated to meet the 2018 energy code and will feature 3 separate HVAC systems and a generator. The garage will have an exhaust system that will monitor and vent carbon monoxide. The design and engineering cost would be on top of the building cost of \$2.75 million, which includes a 10% retainage.

Mr. Sowers responded to several questions.

Rob stated that the Fire Department is looking to put together a campaign to raise money for the station from corporations that have a local presence. He stated that they would get a draft letter to Jeff for council's review. He stated that they are looking to get some sort of commitment from the borough. He asked that, council determine a dollar amount with which they would be comfortable.

Alex thanked the fire department for their efforts and said that council will discuss the proposal and get back to them.

Jason Anderson, Hempfield Spartans Youth Football

Jason Anderson representing the Hempfield Spartans Youth Football, reviewed a letter that was in the agenda packet. He stated that the organization is hoping to rent the ball fields from:

- August 1st through August 19th: Monday through Friday from 6-8 PM; and Saturdays from 10-11 AM
- August 23rd through October 27th: Tuesday through Thursday from 6-8 PM
- Possibly after Labor Day: Tuesday through Thursday from 5:30 until dusk
- Saturdays from 10-11 AM. They are also hoping to use the concession stand and to have storage space.

Jeff stated that any use of the concession stand would require a certified *food safe* person. The only thing that could be sold with bringing in such a person would be pre-packaged food.

The item was going to be taken up later on the agenda.

Opportunity for Public Comment -- Items Not on the Agenda

There were no other comments.

Opportunity for Public Comment -- on Agenda Items Only

There were no other comments.

Agenda

1. Discussion and/or Deliberation and/or Official Action on Res. 2022-1000 Regarding an Application from James C. & Margaret O. Fox for Approval of a Lot Subdivision

George made a motion seconded by Todd to adopt Resolution 2022-1000 subdividing Parcel ID#64-03-00-0-029 owned by James C. and Margaret O. Fox into two lots. Motion passed unanimously.

2. Discussion and/or Deliberation and/or Official Action on Res. 2022-1000 Regarding an Application from Glenn Fox New Stanton LLC for Approval of a Lot Consolidation

Todd made a motion seconded by George consolidating Lot 1 of Parcel ID#64-03-00-0-029 with Lot B of Parcel ID: 64-03-00-0-095. Motion passed unanimously.

Please Note: Resolution 2022-1000 was written in such a manner that it covered both the Agenda item #1 regarding the subdivision and Agenda item #2 regarding the consolidation.

3. Discussion and/or Deliberation and/or Official Action on Res. 2022-1001 Regarding an Application for a Final Land Development Approval for Glenn Fox New Stanton LLC

Steve pointed out that as part of the construction of the project, Glenn Fox Road could be shut down for 6 months. Steve said that Hempfield Township is aware of the proposed warehouse but may not be aware of the road closure and that he could go to the township meeting or could send a copy of the drawing to them to make them aware of the road closure. Tom T. asked about a temporary roadway being installed. Steve said that there would not be enough space in the right of way.

There was discussion about the width of the Glenn Fox right-of-way.

Tom T. made a motion seconded by Todd to Res. 2022-1001 regarding an application for a final land development approval for Glenn Fox New Stanton LLC. Motion passed unanimously.

4. Discussion and/or Deliberation and/or Official Action on Res. 2022-1002 Regarding the Stormwater Management Agreement with Glenn Fox Road, LLC

Tom T. made a motion seconded by Todd to approve Res. 2022-1002 regarding the Stormwater Agreement. Motion passed unanimously.

5. Discussion and/or Deliberation and/or Official Action on New Stanton Park Field Rental to Spartan Central Baseball from March 15, 2022 until July 15, 2022

Tom asked some questions about the lease.

George made a motion seconded by Tom T. to approve the lease agreement with Spartan Central Baseball for rental of the big field from March 15, 2022 until July 15 2022. Motion passed unanimously.

Ray brought up concerns about the Spartan Central lease.

6. Discussion and/or Deliberation and/or Official Action on New Stanton Park Field Rental to Spartans Youth Football and Cheer

There was discussion on the Spartans Youth Football and Cheer lease.

Edwina made a motion seconded by George to rent the fields and storage shed on the proposed dates to the Spartans Youth Football and Cheer for \$1,000. Motion passed unanimously.

7. Discussion and/or Deliberation and/or Official Action to Advertise 2022 Paving and Catch Basin Projects

Edwina made a motion seconded by Todd to table advertising the 2022 paving and catch basin projects until the next meeting. Motion passed unanimously.

8. Discussion and/or Deliberation and/or Official Action on Res. 2022-1003 Authorizing Signers for S&T Bank Accounts

Tom T. made a motion seconded by George to authorize the President, Vice President, President Pro Tem and the Borough Manager to be authorized signers on the S&T Bank accounts. Motion passed unanimously.

9. Discussion and/or Deliberation and/or Official Action on Res. 2022-1004 Authorizing Signers for First Commonwealth Bank Accounts

Tom T. made a motion seconded by George to authorize the President, Vice President, President Pro Tem and the Borough Manager to be authorized signers on the First Commonwealth Bank accounts. Motion passed unanimously.

10. Discussion and/or Deliberation and/or Official Action on Res. ____ Submitting a Local Share Account Grant Application to the PA Department of Community and Economic Development

Steve gave an overview of the Local Share Account program. He said that there is a \$100 fee per application. Applications are due on March 15, 2022.

Tom T. made a motion seconded by George to adopt Res. 2022-1005 submitting a Local Share Grant Request toward the construction of the new Fire Station Fire Hall. Motion passed unanimously.

Tom T. made a motion seconded by George to adopt Res. 2022-1006 submitting a Local Share Grant Request for the E. Pennsylvania stormwater project New Stanton Fire Station. Motion passed unanimously.

Tom T. made a motion seconded by Todd to Res. 2022-1007 submitting a Local Share Grant Request for New Stanton Park. Motion passed unanimously.

11. Discussion and/or Deliberation and/or Official Action to Place an Ad in the Westmoreland County Boroughs' Association Program

Tom T. made a motion seconded by Edwina to place an ad in the Westmoreland County Boroughs' Association Program. Motion passed unanimously.

12. Discussion and/or Deliberation and/or Official Action on Whether to Pay for Councilmembers Attendance at the Annual Boroughs Association Dinner on Fri., April 29, 2022

Tom made a motion seconded by Edwina to pay for council members/mayor/staff to attend the Westmoreland County Boroughs' Association annual dinner at \$25 per person. Council members/mayor/staff bringing guests are to pay for them. Motion passed unanimously.

13. Discussion and/or Deliberation and/or Official Action on Hempfield School District Plans

Alex stated that the borough received an invitation from the Hempfield School Board to attend a meeting to let municipal officials know about the options on whether to renovate or build a new high school. Alex asked for feedback from councilmembers what their opinions were. The consensus was that council would be okay with improvements being undertaken as long as they do not result in an increase in taxes.

14. Discussion and/or Deliberation and/or Official Action on Whether to Hold the Easter Egg Hunt

Jeff pointed out that a resolution was passed in 2011 stating that any Easter Egg hunt should be held on the Sunday before Easter.

Todd made a motion seconded by George to hold the Easter Egg Hunt on Sunday, April 10th at New Stanton Park. The motion passed with all voting in favor with the exception of Ray who voted *no*. Motion passed unanimously.

15. Discussion and/or Deliberation and/or Official Action on Whether to Hold the Community Yard Sale

Todd made a motion seconded by Edwina to hold the Community Yard Sale on Saturday, June 4th. Motion passed unanimously.

16. Discussion and/or Deliberation and/or Official Action on Res. 2022-1008 Allowing NSVFD Free Annual Use of a Park Pavilion for its Annual Picnic

Tom T. made a motion seconded by Todd approving Resolution 2022-1008 to waive the fee for the use of a pavilion by the New Stanton Fire Hall for an annual picnic. Motion passed unanimously.

17. Discussion and/or Deliberation and/or Official Action to Close Wentsler and Main Streets on April 3, 2022 from 1:30 PM – 3:30 PM for the Stanwood Elementary Color Run

Edwina made a motion seconded by George to close Wentsler and Main Streets from 1:30 PM until 3:30 PM on April 3rd for the Stanwood Elementary Color Run. Motion passed unanimously.

Reports

Administrative

Planning Commission

George reported that the commission has not met since the last council meeting.

Borough Manager

Jeff reported that:

- The sale of the old wheel loader has been completed.
- The new Christmas lights have been ordered. They should be in by June.
- The auditors are scheduled to at the borough building on March 2nd and March 3rd to begin the 2021 audit.
- He contacted Major Solutions about improving the wireless internet service in the borough building. They have some ideas that would entail upgrading equipment. They do not feel that we would need additional services from Comcast which would entail a monthly cost increase.
- He spoke to Rich from Colmat Landscaping, who said that he will most likely be submitting a proposal for grass cutting at the park. Jeff is hoping to have a proposal by the March 15, 2022 meeting.
- He told John Barnes to proceed with ordering parts to repair the plow on the 2004 truck. The cost is \$2,400 but our guys will perform the work. He said that after we receive the new truck, John would still like to hang onto the old truck as a back-up.
- He and Alex went to the recent Central Planning District meeting that is being formed as part of the implementation of the Westmoreland Comprehensive Plan. The next meeting is scheduled for Thursday, March 24, 2022 at 6 PM at the Hempfield Township Municipal Building.
- The zoning and building permit for the Tesla charging stations at the GetGo has been approved.

- The G Conference has scheduled a meeting on March 10th in Mt. Pleasant.
- The monthly Safety Committee meeting was held on February 23rd and the next meeting is scheduled for March 24th.

Code Enforcement Report

Jeff reported that he will be attending a hearing on March 7, 2022 at the magistrate's office for junk vehicles, other junk on the property and poor condition of the living unit for a property on Arona Road.

Solicitor's Report

John said that the SunCap representatives are interested in a Local Economic Revitalization Tax Assistance Act (LERTA). One was originally issued for the site in 2004 for 10 years and it was passed again by all three taxing bodies at the beginning of 2021. Both times it was passed, the LERTA would waive payment of real estate taxes on 100% of the increased assessed value for 5 years. John reviewed the ownership of the site when the most recent LERTA was submitted.

Engineer's Report

No report.

Fire Department Liaison

The chief gave the report earlier in the meeting.

Council President

Alex stated that he and Jeff attended the Westmoreland County Planning Department's Central Planning District meeting. He said it is currently at the conceptual stage, but will be a good opportunity for networking, exchanging ideas and increasing efficiencies.

Mayor

Tom T. asked when council would decide in the new fire station. It was decided after a short discussion to discuss the station further at the March 15, 2022 meeting.

Personnel/HR

No report.

Public Works/MS4 & Parks

Tom stated that in the last week or so four people have told him that we have the best snowplow crew now that we have ever had. He said that the trucks are being maintained on a regular basis. He said that the guys keep busy even in bad weather.

Special Events

No report.

Safety Committee

Jeff reported that the committee met the day before the meeting. The topic was *Dealing with Angry People*.

Finance Report

Todd then reviewed the financial report: as of February 21, 2022, there was a checking balance of \$529,924.44; the total of all savings accounts was \$1,711,476.01 and the taxes remitted from January 24, 2022 through February 21, 2022 was \$88,570.76.

Public Comment

There was no public comment.

Announcements

Alex said that the second meeting of the month will be held on March 15, 2022, if necessary.

Adjournment

Todd made a motion seconded by George to adjourn the meeting at 9 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Secretary