

Borough of New Stanton
Borough Council
Via Teleconference
April 6, 2021
Minutes of Meeting

Attendance

Council members: Todd Bartlow, Joshua Bennett, Alex Brown, Linda Echard, Ray Strosko, Tom Theis and Edwina Zack. Mayor Scott Sistik. Absent: None.

Also: Borough Engineer Emil Bove, Borough Solicitor John Campfield and Borough Manager Jeffrey McLaughlin.

Prayer

Linda recited a prayer.

Pledge of Allegiance

The Pledge was recited.

Call to Order

President Ray Strosko called the regular April 6, 2021 council meeting to order at 5:31 PM.

Approval of Bills

Alex made a motion seconded by Todd to approve the bills from February 23, 2021 through March 31, 2021 in the amount of \$29,164.37. Motion passed unanimously.

Approval of Minutes of March 2, 2021 Meeting

Alex made a motion seconded by Edwina to approve the March 2, 2021 meeting minutes. Motion passed with all voting in favor except for Josh who abstained.

Guests

There were no guests.

Opportunity for Public Comment -- Items Not on the Agenda

There was no public comment.

Council Additions to Agenda

There were no additional items added to the agenda.

Opportunity for Public Comment -- on Agenda Items Only

There were no comments.

Executive Session

Ray asked for a motion to go into Executive Session.

Todd made a motion to go into Executive Session at 5:37 PM. There were no objections.

Todd made a motion to come out of Executive Session at 6:40 PM. There were no objections.
Ray stated that the issues covered were real estate and personnel.

Agenda

1. Update and Possible M/V on UPS Construction Entrance

Todd reviewed the meeting that was held with UPS officials regarding moving the proposed construction entrance away from the Damaska property. UPS agreed to move the entrance 80 feet down the road.

Josh made a motion seconded by Alex to approve a temporary construction entrance onto Broadview Road for the purposes of constructing a UPS parking lot as per the drawings submitted by BRS Solutions dated March 16, 2021. Motion passed unanimously.

2. M/V to Contract with Col Mat Landscaping Co. to Cut the Grass at the Park in 2021 for \$11,225.

Linda made a motion seconded by Josh to hire Col Mat Landscaping in the amount of \$11,225 to cut the grass in the park in 2021. Motion passed unanimously.

3. M/V to have Codification Updated

Josh made a motion seconded by Todd to hire General Code in the amount of \$2,583 to have the last 5 adopted ordinances added to the codification including the stormwater ordinance. Motion passed unanimously.

4. M/V on Speedway Reassessment

Jeff reviewed the assessed value changes that are being proposed for the Speedway lots. John stated that the school district started this process in 2016 and recently got Speedway to agree to a certain fair market value. John stated that the steb ratio has been falling, but the borough will get an increase in tax revenue for tax years from 2016 through 2021. Starting in 2021 the fair market value will remain the same unless there is an appeal.

Alex made a motion seconded by Josh authorizing John Campfield, to sign on behalf of the borough, the petitions regarding the reassessment of three parcels: 64-04-13-0-026, 64-04-13-0-027 and 64-04-13-0-028 owned by Speedway, LLC. Motion passed unanimously.

5. Discussion Regarding Emergency Declaration/Location of Future Meetings

There was a discussion about getting back to in-person meetings. John suggested that Jeff check with the state or the boroughs association to find out what the requirements are for in person meetings. Council agreed.

6. M/V Setting Hearing Date for SunCap Properties Rezoning Request

This items were tabled until later in the meeting.

7. M/V Setting Hearing Date for Bruster Electronic Message Board

This items were tabled until later in the meeting.

8. M/V Regarding Fireworks

Josh made a motion seconded by Edwina to contract with Schaeffer Fireworks in the amount of \$7,000 for a fireworks show to be held on Saturday, May 29, 2021 with a rain date of May 30, 2021. Motion passed unanimously.

9. M/V Regarding Farmers' Market

Linda made a motion seconded by Edwina to hold the farmers' market on Thursdays from 3-7 PM at the park beginning with the first Thursday of June and running through September. Motion passed unanimously.

10. M/V Regarding Community Yard Sale

Edwina made a motion seconded by Josh to hold the Community Yard Sale on Saturday, June 5, 2021. Motion passed unanimously.

11. M/V on Sewickley Creek Watershed Association Membership

Jeff stated that this is a non-profit organization working to improve the water quality of Sewickley Creek and they also constructed the canoe/kayak ramp at New Stanton Park. Jeff stated that in years past the borough has donated between \$100 to \$200.

Alex made a motion seconded by Josh to donate \$200 to the Sewickley Creek Watershed Association. Motion passed unanimously.

12. Review of Draft Park Survey

Jeff stated that he created this draft survey for council's review as a first step to create a master plan for the park.

There was a discussion on some of the questions in the survey, particularly the ones regarding splash park and dog parks. Alex said that asking what items people are interested in does not bind the borough to installing those items. There was a discussion about liability for certain items. It was suggested that Jeff check with the county and the borough's insurance carrier on some of the items.

There was a discussion on how to best distribute the survey. One suggestion was restarting the newsletter and including the survey as an insert. Linda said that the borough got away from the newsletter because it was thought that Savvy Citizen would be able to replace it, but the number of people that have signed up for Savvy Citizen has been limited. There was a discussion on how much it would cost to print and mail out the newsletter. Jeff thought it

was \$1,000 but was not positive. Council asked Jeff to check and to bring the information to the next meeting.

Council re-visited the items that were tabled earlier:

M/V Setting Hearing Date for SunCap Properties Rezoning Request

John discussed the milestones that had to occur in publicizing the rezoning request.

Edwina made a motion seconded by Todd to have the hearing regarding the zoning change request for a portion of the James and Margaret Fox property on May 25th at 5:30 to be immediately followed by a council meeting at which an ordinance regarding the zoning change would be considered. Motion passed unanimously.

M/V Setting Hearing Date for Bruster Electronic Message Board

Edwina made a motion seconded by Alex to have the Conditional Use hearing for the Bruster's Electronic Message sign at 5:30 PM on May 4, 2021 followed immediately by the council meeting. Motion passed unanimously.

Linda asked John to update the farmers' market contract.

Reports

Administrative

Planning Commission

Jeff stated that at the next planning commission meeting, scheduled for April 14, 2021, the possible change to the zoning map requested by the Fox's and SunCap Property Group will be discussed.

Borough Manager

Jeff stated that he is trying to find out the how the Covid relief money the borough was awarded in the amount of \$203,00 can be spent. He stated that the federal government may still be writing the rules.

He stated that Charlie and Matt are doing a lot of trash pickup and using the broom attachment on the skid steer to sweep the streets. They also recently participated in a webinar on storm sewer outfalls as per Emil's suggestion. Emil also created a form that the Charlie and Matt can use to assess and inspect each outfall. Emil reported that there are 40 outfalls and that he will have someone from his office accompany the PW guys on the first few so that they know how to assess them. Emil stated that they are scheduled to begin on April 7th.

Jeff stated that John Crivella is back taking care of the park and he reported that Matt and Charlie spent a lot of time preparing the park for opening.

Jeff stated that the Sheetz engineer dropped off the final drawings incorporating the PennDOT HOP changes and the lot consolidation plan for final signature. Since Emil did the final review,

the consolidation plan can be signed by borough representatives. He also reported that Sheetz purchased the Garden Inn.

Ray asked about the status of the Christmas lights. Jeff stated that he followed up with West Penn but they have not responded. Ray asked Jeff to follow up.

Code Enforcement

Jeff stated that the report is in the packet.

Solicitor's Report

John reviewed the next steps in the LERTA process. John put together a LERTA informational document and an application for the exemption. SunCap will have to submit the application. They could also ask that the Fox property be included in the LERTA.

John stated that he had several conversations with the Broadview Estates developer regarding the unsigned sequestration agreement but he has not heard from them the last couple of weeks. John, Emil and Jeff reviewed the gas break that occurred at Broadview Estates. Emil stated that paving is supposed to begin next month. John pointed out that the developer only has preliminary land development plan approval.

John asked about the status of the new fire truck. Jeff said that Rob told him it was to be completed by the end of April or the beginning of May. John stated that we would need to terminate the lease between the fire department and the borough on the existing truck. He also said that the borough needs evidence that Yukon's bank would be willing to pay the borough electronically on a monthly basis.

Engineer's Report

Emil reported that he is awaiting DEP approval on the Arona Road Culvert. He hopes to send the plans to PennDOT for their review by the end of the week. He said that they are approximately one month behind schedule but are still planning on putting the project out to bid this summer.

Fire Department Liaison

Josh stated that Jeff e-mailed the report to council for their review.

Council President

Ray reported that the contractor did a great job on the Shrader Hollow Culvert. Emil agreed and also complimented the contractor on how they accommodated the adjacent property owner.

Ray also reported that he gave John Barnes the go ahead to install a drainage pipe along Shrader Hollow Road before and after the culvert.

Mayor

No report.

Personnel/HR

Linda stated that the committee and Jeff will meet. The proposals for engineering services are being reviewed.

Public Works/MS4 & Parks

No report.

Special Events

Linda thanked Todd and Joy Bartlow for the Easter candy distribution. Ray thanked the fire department for participating, bringing two trucks for display. Edwina said that she took photos. Linda suggested that they be included in the newsletter.

Building and Real Estate

Linda stated that there seems to be a few issues that the buyers of the old borough building are dealing with and they have been talking to some council members to have some of these issues resolved. The buyers were under the impression, when the deal was consummated, that they did everything they needed to do and then after the fact found out that there were some other issues that needed to be resolved. Linda concluded that the borough would work with them and should be able to resolve these issues.

Linda reported that Ray called her and stated that he lost connection to the meeting. Linda ran the rest of the meeting.

Safety Committee

Jeff stated that the committee met in March and need to schedule a meeting for April.

Financial Report

Todd reviewed the financial report through March 28, 2021: the total balance of all checking accounts was \$487,780.40. The total of all savings accounts was \$1,619,493.27 and the amount of taxes remitted from February 23, 2021 through March 23, 2021 was \$38,794.42.

Announcements

Linda stated that the next meeting will be held on May 4, 2021.

Adjournment

Todd made a motion to adjourn the meeting at 8:57 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Secretary

