

Borough of New Stanton
Borough Council
New Stanton Fire Hall
May 25, 2021
Minutes of Meeting

Attendance

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

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

Prayer

Jeff recited a prayer.

Pledge of Allegiance

The Pledge was recited.

Conditional Use Hearing

President Ray Strosko turned the meeting over to Solicitor John Campfield who conducted the hearing regarding SunCap Properties application seeking a zoning change to an approximate 10.24-acre portion of the James and Margaret Fox property, parcel ID 64-03-00-0-029, from R-2 to LI-1.

Representatives from SunCap Properties were sworn in to give testimony. The primary testimony from SunCap was given by Attorney Alice Mitinger.

After all testimony, the hearing was closed.

2021 Citizen of the Year Presentation to the Family of Ronald L. Echard

Ray presented the plaque and citations from Sen. Kim Ward and Rep. Eric Nelson to Ron's wife, Linda and daughter, Elizabeth. Linda thanked the borough for acknowledging Ron's contributions and spoke about Ron's love of New Stanton and his family.

Call to Order

President Ray Strosko called the regular May 4, 2021 council meeting to order at 6:02 PM.

Approval of Minutes of May 4, 2021 Meeting

Todd made a motion seconded by Tom to approve the May 4, 2021 meeting minutes. Motion passed unanimously.

Guests

Dave Hauger, President of the New Stanton Fire Department

Dave pointed out that Ronald Echard, the recipient of the 2020 New Stanton Citizen of the Year and Bud Myers, the 2021 Citizen of the Year recipient, both had a history with the new Stanton fire department. Bud was a member for 60-70 years and Ron started as a junior firefighter in the 1960's.

He also mentioned that the fire department has installed a community blessing box in front of the station, which is essentially a mini food pantry for people in need. Donations to the box will also be accepted. Dave's wife, Linda, was instrumental in the project and was recognized by 3WS radio as citizen of the week for the project. This was done at no cost to the fire department. He also reported that the new fire truck is supposed to be available for inspection on June 22nd. Additional equipment will be needed to be added in Pittsburgh so it will not be until sometime in July when it is fully operational. Dave said that they are holding virtual raffles as a fund raiser.

Opportunity for Public Comment -- Items Not on the Agenda

There was no public comment.

Council Additions to Agenda

Ray added *Broadview Estates* to the agenda as item 5.

Opportunity for Public Comment -- on Agenda Items Only

There were no comments.

Agenda

1. M/V on Ord. 2021-274 Amending the New Stanton Zoning Map

Linda made a motion seconded by Todd to adopt Ordinance 2021-274 amending the borough zoning map, changing an approximate 10.24-acre portion of parcel ID 64-03-00-0-029 from R-2 to LI-1. Motion passed unanimously.

2. M/V on Res. 2021-972 Regarding the UPS Parking Lot

Alex made a motion seconded by Todd adopting Resolution 2021-972 regarding the UPS Parking Lot to proposed for Parcel ID#64-03-00-0-019 owned by BT-NEWYO LLC. Motion passed unanimously.

3. Discussion Regarding the Location of the Next Meeting

Alex made a motion seconded by Todd to hold the next meeting in council chambers. Motion passed unanimously.

4. Discussion Regarding Temporary Power Shut-off at Borough Building for Verizon Project

Jeff reported that the contractor doing the work on the Verizon building next to the borough building needs to perform some electrical work which will cause an 8-hour and 4-hour power outages at the borough building. The work is scheduled for Monday, June 7th and Wednesday, June 9th. Jeff stated that he contacted the contractor asking them if the work can be done at a less disruptive time. They said that they did not budget to work during off hours and they are at the mercy of West Penn's schedule.

Council directed Jeff to revisit the situation with the contractor and to contact West Penn to investigate alternatives.

5. Broadview Estates

It was decided to discuss this in Executive Session.

Reports

Administrative

Planning Commission

Jeff said that at the April meeting, the commission recommended that council adopt the UPS parking lot and the zoning change to the Fox farm. He also reported that there is no business in front of the commission at this time, so there will be no meeting in June.

Borough Manager

Jeff said that his report was in the agenda packet. He asked if there were any questions. There were none.

Code Enforcement

No report.

Solicitor's Report

John said that he would also like to discuss in Executive Session a tax assessment appeal by the Comfort Inn owned by Regency hotels. They had already been granted an assessment reduction, but they are seeking a bigger reduction.

Engineer's Report

Emil reported that he is still waiting on the permit from DEP for the Arona Road Culvert. He said as a result, the project is not in a position to be advertised for bids yet. He also reported that, because of the pandemic, the manufacturers of concrete culvert boxes are behind schedule. One manufacturer said that it would take 4-6 months from the date of ordering and the other said if it is ordered today it would not be ready until January 2022. Emil said if DEP approval is received, the project could be bid in August and the contract awarded so that the contractor could order the culvert and have it ready for January.

Emil also reported that SunCap Properties is seeking a stormwater consistency letter from the borough that would be submitted to the DEP for SunCap's application regarding stream and wetland mitigation. He stated that the letter would not be an approval of SunCap's stormwater plan, but rather state that the plan appears to be generally consistent with the borough's new stormwater management ordinance.

Todd made a motion seconded by Alex to have the borough issue a stormwater consistency letter to the DEP stating that SunCap's stormwater management plan is generally consistent with the borough's new stormwater management ordinance. Motion passed unanimously.

Emil asked if council was interested in a paving program for 2021. Emil mentioned Woodmere. Ray suggested that Emil speak to John Barnes and that together they figure out what work would be included.

Fire Department Liaison

Ray stated that Dave Hauger reported on the fire department activities earlier in the meeting

Council President

No report.

Mayor

No report.

Personnel/HR

Linda said that Jeff presented the Personnel Committee with a couple of ideas regarding Code Enforcement. She also mentioned that council may want to review the handbook in light of issues that have given the pandemic. She stated that the Personnel Committee will also be talking to a few of the firms this week that submitted engineering proposals.

Public Works/MS4 & Parks

Ray stated that the Public Works crew installed drainage along Shrader Hollow Road to eliminate the water that was puddling on the road.

Special Events

Edwina stated that the fireworks are scheduled for May 29th and the community yard sale for June 5th.

Building and Real Estate

Linda had no report.

Jeff stated that he reached out to the purchaser of the old borough building, but they were not able to meet. Jeff stated that he informed them that he and Emil would be available whenever they wanted to set up a meeting.

Safety Committee

Jeff stated that the committee would meet on May 26th regarding personal protection equipment and would be holding a staff meeting afterwards.

Public Comment

There were comments.

Executive Session

Todd made a motion seconded by Linda to go into Executive Session at 6:38 PM. There were no objections.

Todd made a motion seconded by Linda to come out of Executive Session at 7:56. There were no objections.

Announcements

There were no announcements.

Adjournment

Todd made a motion seconded by Alex to adjourn the meeting at 7:56 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Secretary