

Borough of New Stanton
Borough Council
New Stanton Council Chambers
September 7, 2021
Minutes of Meeting

Attendance

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

Also in attendance: Borough Solicitor John Campfield, Borough Engineer Steve Eby and Site Inspector Michael Eby from Widmer Engineers 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 September 7, 2021 council meeting to order at 5:30 PM.

Approval of Bills

Josh made a motion seconded by Edwina to approve the bills in the amount of \$28,320.14. Motion passed unanimously.

Approval of Minutes of August 30, 2021 Meeting

Alex made a motion seconded by Josh to approve the August 30, 2021, meeting minutes. Motion passed unanimously.

Opportunity for Public Comment -- Items Not on the Agenda

There were no comments.

Ray asked Rob Cammarata to give his report.

Rob reviewed the monthly report that was included in the agenda packet. He also reported that the mounting of the additional equipment on the 2022 KME pumper is nearly complete. He felt that the truck should be delivered in the next week at which time he will contact the borough about arranging a photo. Rob said that rental of the hall has been way down during the pandemic so they have been holding online auctions which have been very successful. Rob reported that

they were part of an 8-company FEMA grant award. Each department is receiving about \$80,000 for radio replacements. He said that there is a percentage match.

Opportunity for Public Comment -- on Agenda Items Only

There were no comments.

Agenda

1. M/V Awarding 2021 Paving Work

Steve reviewed the bids.

Todd made a motion seconded by Alex awarding the 2021 paving contract for Woodmere Dr. and the alternate, widening of Broadview Road, to Daniels Excavating in the amount of \$30,000 depending upon all bid documents being in order; if the documents are not in order, the work would be awarded to the next lowest bidder, El Grande Industries, in the amount of \$35,222.00 depending upon their bid documents being in order. Motion passed unanimously.

2. M/V to Accept 2020 Audit

Jeff stated that the auditor could be invited to an upcoming meeting if council would desire. It was decided to move ahead with accepting the audit.

Alex made a motion seconded by Josh accepting the 2020 audit. Motion passed unanimously.

3. M/V to Advertise Concise Financial Statement

Todd made a motion seconded by Josh to advertise the 2020 Concise Financial Statement. Motion passed unanimously.

It was decided to consider items 4 and 5 in reverse order. The preliminary land development was considered first and the lot consolidation was considered afterwards.

4. Discussion and/or Deliberation and/or Official Action on SunCap Property Group Request for a Lot Consolidation as per Drawings SV1 through SV8 Dated May 28, 2021 as Submitted by HF Lenz

5. Discussion and/or Deliberation and/or Official Action on SunCap Preliminary Plan for a Warehouse and Distribution Facility on Glenn Fox Rd.

Alice Mitinger, counsel for SunCap Property Group, stated that the developer does not want to purchase the 10.238-acre portion of Tax Parcel ID 64-03-00-0-029 and Tax Parcel ID 64-03-00-0-095 until they have all of their approvals; thus, they are requesting a preliminary approval of the consolidation plan so that the entire project site could be considered by council as one parcel for the purposes of adopting the preliminary plan. She stated that they would like the final consolidation plan to be in essence, adopted simultaneously with the adoption of the final land development plan; the adoption of the final consolidation plan would be a part of the adoption of the final land development plan.

John asked if the developer would be willing to have language in the council's motion adopting the preliminary plan which states that the developer would be willing to request a time extension for the preliminary plan, if necessary so as to complete the contingencies incorporated in the motion.

Ms. Mitenger stated that the time period for the preliminary plan is 90 days from the July 14, 2021 Planning Commission meeting and that the developer would be willing to give a time extension to the extent necessary for the developer to complete all of the contingency items stipulated in the borough's motion to conditionally adopt the preliminary plan.

Todd Libengood, 215 Glenn Fox Rd., Hempfield Twp.

Mr. Libengood asked if PennDOT had approved the traffic study.

Elliot Hair from Langan said that the trip generation was below the PennDOT's threshold for review.

Ms. Mitenger stated that the Traffic Impact Study is being considered separately.

John said that the agreement regarding the Traffic Impact Study has to be a condition of the preliminary and the final agreement.

Mr. Hair stated that he has been working with Steve to iron out the conditions originally raised in the borough's August 11, 2021 letter. Mr. Hair said that in a letter sent to the borough earlier in the day, the developer agreed to set aside \$650,000 in escrow to cover the construction of a left turning lane from Arona Road onto Glenn Fox Road and to retime the traffic signal at Arona and N. Center Avenue, if the traffic study shows that it is warranted. Langan will undertake a new base line study this December or in December of 2022 and will do the final study in the calendar year after the warehouse and distribution center opens.

Steve concurred with Mr. Hair that the developer has increased the amount that they would be willing to put into escrow for upgrades at the intersection of Glenn Fox Road and Arona Road and N. Center and Arona to \$650,000. He said that the developer would get this money back if the traffic study does not show that the work is necessary. He stated that he would like a sentence in the developer's agreement stating that the developer would pick up the difference between the cost of the improvements and the escrow amount if it is found that the work at the two intersections is higher than \$650,000.

Alex made a motion seconded by Todd to adopt the preliminary land development plan submitted by the SunCap Property Group for a warehouse and distribution center conditioned upon satisfying the conditions of the borough engineer and noting that the developer has agreed to request a time extension to the extent necessary for the developer to complete all of the contingency items stipulated in this motion. Motion passed unanimously.

Gerald Smith 206 Glenn Fox Rd., Hempfield Twp.

Gerald Smith stated that he believed the traffic study counted 1,700 vehicles a day on Arona Road. He stated that he sat on Arona Road for one hour, beginning at 10:30 in the morning on a Thursday, September 2, 2021 and he counted 280 vehicles. Steve said that that is why the stipulation to recount the traffic is being required.

Todd made a motion seconded by Linda to grant preliminary approval of the lot consolidation plan submitted by the SunCap Property Group dated May 28, 2021 as submitted by HF Lenz contingent upon satisfying the conditions of the Borough Engineer. Motion passed unanimously.

Executive Session

Alex made a motion seconded by Todd to go into Executive Session at 6:22 PM. Motion passed unanimously.

Todd made a motion seconded by Josh to come out of Executive Session at 7:25 PM. Motion passed unanimously.

6. Discussion and/or Deliberation and/or Official Action on Bove Engineering Invoices for Arona Road Culvert

Todd made a motion seconded by Linda to send a letter to Bove Engineering requesting a list of items identifying the costs that they submitted for the Arona Road Bridge. Motion passed unanimously.

Reports

Administrative

Planning Commission

Jeff reported that at its September 15, 2021 meeting, the Planning Commission will meet to review the Pennsylvania Turnpike Commission's land development application for the installation of a solar farm at their office building and SunCap Property Group's final land development plan for the warehouse and distribution facility on Glenn Fox Rd.

Borough Manager

Jeff reviewed his report:

- Upon get her bonding in place, which is currently in process, Natalie Lucas will be able to be sworn in and assume the duties of the tax collector position.
- With students in school and the park attendance down, the spraying of the knotweed can be scheduled.
- The borough building is now considered in the 15672, zip code area. The next step is to formally change the borough mailing address and notify people of the change.

- The first 2022 Budget meeting is scheduled for Wednesday, October 5, 2021, at 4:15 PM.

Code Enforcement

Jeff reviewed his report. In response to complaints, he stated that the following steps were taken:

- John Barnes and he have issued warnings three times for people parking near a fire hydrant on Woodmere. The next time, tickets will be issued.
- Jeff sent photos and a link to the borough ordinance regarding lighting to the manager of New Stanton Manor in response to a complaint about new brighter parking lot lights. He stated that he will be following up to see if the issue has been addressed.
- He took photos of a property on Arona Rd that has 4 unregistered vehicles, debris and a dilapidated deck. He said that he will be sending out a Notice of Violation.
- He notified the owner of a property on Edgewood Road about a high grass. The property owner promised to address the situation.

Solicitor's Report

No report.

Engineer's Report

No report.

Fire Department Liaison

Rob reviewed the report earlier in the meeting.

Council President

No report.

Mayor

No report.

Personnel/HR

Linda said that there was nothing new since the last meeting when the interviews and new hiring were discussed.

Ray expressed concern that the new Public Works employee had not started yet. Jeff stated that the company ordering the physical did not also schedule a fit test which the borough requested. The fit test has been scheduled for September 8, 2021.

Public Works/MS4 & Parks

No report.

Special Events

Josh said that planning will need to begin for the Veteran's Day event.

There was a discussion about Halloween. Linda said that she could order the candy. It was decided to distribute treat bags at the fire hall from 6-7 and to have trick-or-treat from 7-9 on Saturday, October 30, 2021.

Building and Real Estate

No report. There was a discussion about removing this committee report from the agenda. Linda suggested that the idea be revisited before the end of the year.

Safety Committee

Jeff stated that the committee continues to meet monthly.

Finance Report

Todd reported that as of August 31, 2021, there was a checking balance of \$738,540.88; the total of all savings accounts was \$1,700,484.57 and the taxes remitted from July 28, 2021 through August 31, 2021 was \$80,521.71.

Public Comment

There were no comments.

Announcements

Ray mentioned that the next meeting is scheduled for October 5, 2021 unless the second meeting for the September would be needed, which is advertised for September 21, 2021.

Adjournment

Todd made a motion seconded by Alex to adjourn the meeting at 7:48 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Secretary