

Borough of New Stanton
Borough Council
New Stanton Council Chambers
October 19, 2021
Minutes of Meeting

Attendance

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

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 October 19, 2021 council meeting to order at 5:30 PM.

Opportunity for Public Comment -- Items Not on the Agenda

Christina Davis, 209 Chanticleer Circle

Ms. Davis expressed her dismay about the scheduling of Trick-or-Treat on Saturday, October 30th instead of keeping it on Halloween. She also wondered how the borough was going to get the word out about holding the Trick-or-Treat on Saturday.

Opportunity for Public Comment -- on Agenda Items Only

There were no comments.

Agenda

1. Discussion and/or Deliberation and/or Official Action on Resolution 2021-977 to Hire Frank A. Sever as a 1st Class Laborer (See Attached)

Ray reported that the Personnel Committee recommended the hiring of Frank Sever.

Jeff reported that all of the pre-employment clearances were successfully completed.

Alex asked the rate of pay. Jeff stated that it was \$18 an hour.

Todd made a motion seconded Edwina adopting Resolution 2021-977 hiring Frank A. Sever. Motion passed unanimously.

2. Discussion and/or Deliberation and/or Official Action on Resolution 2021-978 Regarding SunCap Property Group Warehouse and Distribution Facility on Glenn Fox Rd.

A revised resolution drafted by John that updated the resolution included in the agenda packet, was provided to council. John reviewed the proposed changes. He said that if the resolution is approved, it would need to be sent to the developer within 5 days and the developer would need to respond within 30 days acknowledging the resolution or it would be void.

Alex made a motion seconded by Todd adopting Resolution 2021-978 regarding the SunCap Property Group warehouse and distribution facility. Motion passed unanimously.

3. Discussion and/or Deliberation and/or Official Action on the Minimum Municipal Obligation for the Borough Pension Plan

Todd made a motion seconded by Alex to pay the Minimum Municipal Obligation for the Borough Pension Plan. Motion passed unanimously.

4. Discussion and/or Deliberation and/or Official Action to approve the Joint Petition and Settlement for Boyd New Stanton DEP LLC

John reviewed the settlement document that was included in the agenda packet. As he reported at the last meeting, an appeal of the assessment was filed by the school district and the parties have reached a tentative settlement agreeing to raise the assessed value between 2017 and 2021 from \$555,000 to \$800,000 and then for 2022 to \$861,000. John stated that if council were in agreement with the settlement, he would need to be authorized to sign on behalf of the borough.

Alex made a motion seconded by Todd to approve and authorize John Campfield to approve the joint petition regarding the tax assessment with Boyd New Stanton DEP LLC. Motion passed unanimously.

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

Jeff stated that at its last meeting, the Planning Commission voted to recommend that council adopt the preliminary and final land development plan for the WRO Network Data Center contingent upon the developer agreeing to install a sidewalk along the public streets abutting the property. The developer has since asked that the borough table consideration until the November 9, 2021 meeting.

Todd made a motion seconded by Edwina to table PA Turnpike Commission's Request for a Preliminary and Final Land Development Plan for WRO Network Data Center until the November 9, 2021 council meeting. Motion passed unanimously.

Executive Session

Todd made a motion seconded by Alex to go into Executive Session regarding Litigation at 5:53 PM. Motion passed unanimously.

Todd made a motion seconded by Edwina to come out of Executive Session at 6:05 PM. Motion passed unanimously.

6. Discussion and/or Deliberation and/or Official Action Regarding Bove Engineering invoice for the Arona Road Culvert

Alex made a motion seconded by Todd to approve payment for work performed by Bove Engineering on the Arona Road Culvert in the amount of \$27,667.50, conditioned upon the signing of a settlement agreement by the borough and Bove Engineering that will be drafted by the borough solicitor in consultation with the borough engineer. Motion passed unanimously.

Additional Opportunity for Public Comment

James McClintock, 144 Stratford Ct.

Mr. McClintock asked why the change was made to Trick-or-Treat. He stated that for the last 10-12 years it was held on Halloween. He expressed concern about the lack of publicity for the event. He asked what would need to be done to move it back to Halloween.

Alex stated that the reason for the decision was to avoid having Trick-or-Treat on a school night and to also give people a chance to enjoy the event without getting ready for work the next day. Alex said that council would revisit the date next year, but that the event will proceed on the 30th.

Gerald Smith, 206 Glenn Fox Rd.

Mr. Smith stated that he hasn't seen the drawings that show what work is to be done at the intersection of Glenn Fox Road and Arona Road as part of the SunCap warehouse. Steve said that the hillside to the left of the intersection along Arona Road is to be cut away to allow for better site lines. Mr. Smith also expressed concern about the wear and tear to the bridge, over the turnpike, which he said would result from SunCap's trucks crossing it. He said that he showed a turnpike engineer the traffic study.

Steve said that the turnpike built the bridge with an 80,000-pound weight limit.

Mr. Smith stated that he had a PennDOT employee inspect the present conditions of the Glenn Fox Arona Road intersection.

Adjournment

Todd made a motion seconded by Edwina to adjourn the meeting at 6:15 PM. Motion passed unanimously.

Respectfully submitted,

Jeffrey McLaughlin
Secretary