

Borough of New Stanton
Borough Council
New Stanton Council Chambers
October 5, 2021
Minutes of Meeting

Attendance

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

Also in attendance: Borough Solicitor John Campfield, Borough Engineer Steve Eby and Borough Manager Jeffrey McLaughlin and John Barnes, head of Public Works.

Prayer

Linda recited a prayer.

Pledge of Allegiance

The Pledge was recited.

Call to Order

President Ray Strosko called the regular October 5, 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 \$18,294.17. Motion passed unanimously.

Approval of Minutes of September 7, 2021 Meeting

Alex made a motion seconded by Josh to approve the September 7, 2021, meeting minutes. Motion passed unanimously.

Opportunity for Public Comment -- Items Not on the Agenda

There were no comments.

Opportunity for Public Comment -- on Agenda Items Only

Tom Smith, 422 S. Center Avenue. Tom S. suggested having the Veteran's Day event at the Fire Hall. Linda said that was considered, but she is of the opinion that the event should be canceled this year due to the pandemic.

Tom S. also said that council passed a resolution several years ago stating that trick-or-treat should be held on Halloween and was wondering why council would deviate from that.

Regarding the hiring of a fourth person, Tom S. asked if anything has changed in the borough that would require a 4th person. He said it would cost the borough \$40,000 a year and a 4th truck would be needed.

Scott asked why trick-or-treat would be moved from October 31st. He said that if the event is held on the 30th borough residents will get inundated with children from other communities.

Linda stated that at the last meeting it was discussed that a treat bag will be handed out by the borough at the fire station and it will be followed up by trick or treating.

Agenda

1. M/V to Advertise Solid Waste and Recycling Request for Proposals

Jeff stated that the current contract is expiring at the end of the year and he was hoping to determine what options the borough wanted to advertise.

Renee Shipley from Republic Services

Ms. Shipley gave a presentation regarding the various options that council could consider in the Request for Proposals and answered questions about the present contract.

Council reviewed the various options.

Alex made a motion seconded by Josh to advertise the Solid Waste Request for Proposals with proposals to be due at 4 PM on November 9, 2021 and opened at that day's council meeting; specifications to include a 3-year contract with a 1 option year, unlimited bag pick-up done manually, the selling of stickers for people who do not need regular garbage pick-up, recycling on the 1st and 3rd Mondays of the month, hazardous and electronic drop-off collections to be held twice a year at the borough building at times designated by council and no leaf collection. Motion passed unanimously.

2. M/V to Adopt Resolution Hiring Clifford Long as a 1st Class Laborer Pending Completion of All Pre-Employment Screenings Executive Session

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

Alex made a motion seconded by Josh to come out of Executive Session at 6:45 PM. Motion passed unanimously. Alex stated that the Executive Session was for matters of personnel.

Alex made a motion seconded by Josh to table the Resolution to hire Clifford Long as a 1st Class Laborer. Motion passed 4-2 with Alex, Josh, Edwina and Tom voting *yes* and Linda and Ray voting *no*.

3. Discussion and or Deliberation and/or Official Action to Fund the Hiring of a 4th PW Employee

There was discussion on the merits of hiring a 4th PW employee. Discussion centered on the possible need now verses down the road and the cost of such an employee.

Linda made a motion seconded by Edwina to look at the possibility of hiring a 4th PW employee, a 2nd Class Laborer, as long as the budget reflects that it is feasible. Motion was defeated 4-3 with Alex, Josh, and Tom voting *no* along with Scott, as mayor, and Edwina, Linda and Ray voting *yes*.

4. M/V to Purchase a 2022 Ford Dump Truck

Alex asked about the procurement process. Jeff stated that both the cab/chassis and the uplift kit (i.e., dump bed and salt spreader) have to be purchased from a Co-Stars vendor. John pointed out that none of the vendors contacted are registered with Co-Stars to sell both. The items would have to be purchase separately from PA Co-Star certified companies. John reviewed the prices and the options as far as the cab/chassis (Ford 550 vs.. Ford F660) as well as the dump bed (aluminum, stainless, and stainless with hardened bed).

Tom made a motion seconded by Edwina that the borough purchase a Ford 600 cab/chassis from Suppes Ford at the Co-Stars price of \$57,379.00 and a hardened stainless steel uplift kit/dump bed with a salt spreader and snow-plow from U.S. Municipal at Co-Stars price of \$41,280.00 Motion passed unanimously.

John Barnes was excused from the meeting.

5. M/V to Pay Daniel's Excavating for 2021 Paving

Alex made a motion to pay Daniel's Excavating \$35,376.56 which includes the base contract of \$30,000 for both the Woodmere and Broadview paving as well as a change order in the amount of \$5,376.56. Motion passed unanimously.

6. M/V to Enter into Lease with NSVFD for the 2022 Fire Truck

Jeff stated that the fire department has received the truck back from the aftermarket installer, which added hooks, shelving, etc. The original truck specifications and the aftermarket specifications will be made part of the lease.

Edwina made a motion seconded by Alex to enter into the lease agreement with NSVFD for the 2022 KME fire truck. Motion passed unanimously.

Ray said that an additional after market component will be added and the truck will be taken to a fire truck show.

7. M/V to Adopt Resolution 2021-976 Setting Halloween Hours on October 30, 2021

There was a discussion on the best date and times to hold Halloween activities.

Alex made a motion seconded by Josh adopting Resolution 2021-976 to hold Trick-or-Treat from 4-6 PM and to hand out treat bags at the fire station from 6-7 PM on Saturday, October 30, 2021. Motion passed unanimously.

8. Discussion and or Deliberation and/or Official Action on Whether to Hold the Veteran’s Day Event

Linda stated that it is a wonderful event, but expressed concern about holding it during the pandemic. Scott raised the idea about holding the event outside. Linda said the weather could be a factor.

Linda made a motion seconded by Josh to cancel the Veteran’s Day event for 2021 and to resume the event in 2022. Motion passed unanimously.

9. Discussion and or Deliberation and/or Official Action on When to Hold Liquor License Hearing for Stanton Hospitality LLC (Hampton Inn) 120 N. Rachel Dr.

Alex made a motion seconded by Josh to hold the hearing regarding the Stanton Hospitality LLC (Hampton Inn) application for a liquor license on the evening of November 9, 2021 at 5:30 PM, with the regular council meeting to follow immediately after. Motion passed unanimously.

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

Jeff reported that John C. did not receive the necessary information from SunCap’s attorney to draft the resolution, so the resolution still needs to be developed. He said it would be premature to take action. However, the SunCap representatives wanted to attend and provide council with an update.

Matt Virgin representing SunCap Property Group reviewed what he felt the contingencies were before the resolution would be adopted.

John stated that he and the SunCap attorneys had a conference call at which time they had a discussion about developing a resolution and a developer’s agreement. John sent the attorney from SunCap resolutions used for four other developments upon which to pattern the SunCap resolution.

Reports

Administrative

Planning Commission

Jeff referred to the draft September 15, 2021 Planning Commission minutes and the letters outlining the actions that the Planning Commission members took that were included in the agenda packet. The commission voted to recommend that council approve:

- The Preliminary and Final Land Development Plan for the Pennsylvania Turnpike Commission’s installation of a solar farm at their office building contingent upon a sidewalk being installed along the public roads abutting the site.
- SunCap Property Group’s final land development plan for the warehouse and distribution facility on Glenn Fox Rd. contingent upon:

- The satisfaction of all of the contingencies outlined in the 2 letters from Steve Eby, Widmer Engineers to New Stanton Borough dated September 7, 2021.
- Receipt of a redacted agreement of sale for parcel ID #64-03-00-0-095, currently owned by New Stanton Technology Park, LP.
- An executed Escrow Agreement for intersection improvements in the amount of \$650,000.
- Approval from the Army Corps of Engineers for stream bank and wetland mitigation.
- SunCap Property Group's final land development plan for the final lot consolidation plan submitted by HF Lenz on behalf of the SunCap Property Group, for a 10.238-acre portion of Tax Parcel ID 64-03-00-0-029 and Tax Parcel ID 64-03-00-0-095.

Borough Manager

Jeff reviewed his report:

- Natalie Lucas was sworn in on September 15, 2021. Her office hours are Wednesdays and Thursdays, 5 PM - 8 PM.
- The Knotweed at the park is scheduled to be treated on October 5, 2021. The park will be closed through October 7, 2021 as a pre-caution.
- The mailbox was installed at the borough building and mail delivery began on October 4, 2021. Interested parties are being notified about the address change. Mail will be forwarded from the old address for 1 year.
- The first budget meeting was held just prior to the council meeting. Future meeting dates are October 12th, 19th and 26th beginning at 3:15 PM.
- Interviews for the PW Laborer position were conducted on September 29, and October 5, 2021.
- The tax collector audit for January 1, 2021 through August 18, 2021 should be received in the near future.
- Major Solutions began to install the surveillance cameras at the park on September 28th.
- The farmers' market finished up for the year on September 30, 2021.

- Rob Dean from PennDOT stated that they are still investigating allowing a flagpole in the Rachel Dr. Roundabout, but he feels that that they would consider a break-away flagpole depending upon how the site was designed.
- He called and e-mailed Marah Fielden from the Western Pennsylvania Conservancy so as to get the beautification of the Rachel Drive Roundabout on their schedule for next spring.
- He continues to call West Penn Power regarding the replacement of the Christmas light sensors.

Code Enforcement Report

Jeff reviewed his report:

- He and John have not seen any cars near the fire hydrant on Woodmere lately however there have been reports of people parking there on weekends. John is going to repaint the yellow line and he and John will continue to monitor.
- He followed up on the New Stanton Manor lighting. The manager stated that she contacted her supervisor and is awaiting a response.
- He sent a first-class letter and certified letter to 366 Arona Road regarding code violations. The first-class letter came back undeliverable. His next step is to file charges with the magistrate.
- The grass has been cut at 134 Edgewood Dr.

Ray asked about a complaint regarding an electrical wire that appears to be improperly installed. Jeff stated that he left a message for the property owner. He has not heard back from them so he stated that he would make a follow up call.

Solicitor's Report

John reported on the status of some property assessment appeals. He stated that the school district appealed the assessment of the DEP building and discussions on the appeal are in process. The owner of the Comfort Inn have filed an appeal of their assessment and the owner of the Days Inn filed a declaratory judgement that the school district is not allowed to appeal their assessment. The judges stated that the school district could take such action.

John reported on PA Act 50 regarding small cell towers. The borough will need to pass an ordinance to permit installation of these. John said that the borough can charge a fee for the installation of these towers in the borough.

Engineer's Report

Steve reported that the Broadview Estates developer is going to be paving additional roads at the subdivision. He stated that that will finish the work on the right side of the site.

Fire Department Liaison

Ray stated that Rob was in attendance earlier and was going to give the report but had to leave to attend the Fire Prevention Week event at Westmoreland Mall.

Council President

No report.

Mayor

No report.

Personnel/HR

No report.

Public Works/MS4 & Parks

Ray reported that the PW crew replaced a stormwater pipe crossing Hill St and they recently were able to get new tires installed on the backhoe.

Special Events

Josh reviewed the canceling of the Veteran's Day event.

Building and Real Estate

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

Safety Committee

Jeff stated that the committee continues to meet monthly. This month's meeting had to do with aerial lifts.

Finance Report

Alex reported that the committee held the first budget meeting of the year prior to the council meeting. The committee has gone through all of the revenue projections and began to review the expenditure items. He said that the committee is on track to have the budget ready by the end of the month.

Alex then reviewed the financial report: as of September 27, 2021, there was a checking balance of \$744,603.87; the total of all savings accounts was \$1,670,774.31 and the taxes remitted from September 1, 2021 through September 27, 2021 was \$24,189.76.

Public Comment

Torrey Sochacki, 209 Glenn Fox Rd., Hempfield Twp.

Mr. Sochacki asked if any noise or air quality study had been done regarding the proposed SunCap warehouse. Jeff stated that such not studies are not required. Mr. Sochacki expressed

concern about the scale of the project and the effect it will have on the residences at Arona and N. Center Avenue. He also expressed concern about the noise and pollution from Arona Road being trapped by the turnpike wall and about the noise and air quality on Glenn Fox Rd. He asked if there will be drone activity, delivering and receiving packages, at the warehouse. He asked if the borough has a photometric plan for the site. Steve said that one has been submitted by the developer. Mr. Sochacki also asked for traffic study information. Steve said he could provide the information the next day. Mr. Sochacki also asked about the gas wells on the site.

Gerald Smith 206 Glenn Fox Rd., Hempfield Twp.

Mr. Smith asked about changing the driveway exits from the warehouse site to prevent vehicles from turning left. Steve stated that signage will be installed at the base of the driveways. Keith Gindlesperger from HF Lenz stated that Glenn Fox will be narrowed on the Hempfield side of the driveway so as to discourage trucks from turning left onto Glenn Fox. He also stated that the design of the radius where the driveway meets Glenn Fox has been changed to discourage left-hand turns from the driveway.

Announcements

Ray mentioned that there may be a need for the second meeting of the month, on October 19, 2021.

Adjournment

Alex made a motion seconded by Josh to adjourn the meeting at 8:21 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Secretary