

Borough of New Stanton
Borough Council
December 17, 2019
Minutes of Meeting

Attendance

Council members: Todd Bartlow, Joshua Bennett, Linda Echard, Scott Sitek (Arrived at 6:15 PM), Tom Smith, Ray Strosko, Tom Theis, and Mayor Ronald Echard. Also: Borough Solicitor John Campfield, Borough Engineer Emil Bove and Borough Manager Jeffrey McLaughlin.

Call to Order

President Raymond Strosko called the meeting to order at 5:35 PM.

Invocation

Linda recited a prayer.

Pledge of Allegiance

The Pledge was recited.

Bills

Tom S. asked about the purchase of a floor mat from Amazon. Ray said that the other mat was for John's truck was ruined from a brake fluid leak.

Josh made a motion seconded by Todd approving the bills in the amount of \$16,405.61. Motion passed unanimously.

Approval of Minutes

November 12, 2019 Meeting

Linda made a motion seconded by Tom T. to approve the minutes of the November 12, 2019 meeting. Motion passed with all voting in favor with the exception of Josh who abstained.

Guests

Lt. Steven Paraska, Pennsylvania State Police, Greensburg Barracks

Lt. Paraska reviewed the crime statistics for New Stanton for 2019. He stated that the borough had 2,279 calls for service, but most of them were false alarms and welfare checks. In comparison, they typically receive 9,000 calls in Hempfield Township. As far as serious crime there were: 9 arrests for drug possession, 5 for drug possession / attempt to deliver, 3 burglaries, 1 overdose, 4 warrant services, 28 thefts, and 6 assaults.

Opportunity for Public Comment – Items not on the Agenda

There were no comments regarding items not on the agenda.

Council Additions to Agenda

Tom S. asked that there be a discussion on the military banners and the Christmas lights as separate agenda items if these topics are not being addressed on someone's report. It was decided to handle under Jeff's report. Ray asked that *Discussion Regarding Purchasing a Bucket Truck* and *Whether to Get a Christmas Tree for in Front of the Building* be added.

Opportunity for Public Comment -- on Agenda Items Only

There were no comments on the agenda items.

Agenda

1. Discussion Regarding Broadview Estates Extension Request

Jeff stated that Resolution 2019-923 allows for one 30-day extension to be granted to the Broadview Estates, LP without council approval. The developer asked for an extension on November 13, 2019 and just asked for a second extension, on December 2, 2019. They did not specify the length of the second extension. Jeff said that we could wait until the December 17, 2019 meeting to entertain the second extension request since the first extension will take them beyond that date. John stated that the developer has not yet purchased the property. Emil stated that the developer has all of the *outside agency* approvals in place. John stated that the NPDES approval was supposed to be recorded with the Recorder of Deeds within 45 days of receipt and notify the borough and the Westmoreland Conservation District within 90 days.

2. M/V on Real Estate Tax Settlement Regarding the Citizens Bank Property

John reviewed the proposed settlement agreement that was provided to council. The tax appeal was filed by the school district several years ago.

Linda made a motion seconded by Josh to accept the proposed settlement. Motion passed unanimously.

3. Discussion Regarding Possible Amendment to Zoning Ordinance to Require Lighting Plan Submittal When Making Changes to Exterior Lights

John reviewed some possible changes to the borough zoning ordinance regarding property owners to submit a lighting plan and receive borough approval and before installing commercial exterior lights on existing developments. John provided copies of ordinance adopted by other municipalities that may be a good basis for the amendment.

Council agreed that it was a good idea to proceed with drafting an amendment for consideration.

4. M/V to Adopt and Advertise 2020 Meeting Calendar

After review and discussion of the draft calendar presented to council it was decided to schedule two council meetings a month, beginning at 5:30 PM, with the second meeting being held only if necessary. All meetings will be on the first and third Tuesdays of the month with the exception of the first January meeting which must be held on the first Monday as per the borough code; the November meeting will be held on the second and

fourth Tuesday because the first Tuesday is Election Day; and the December meetings will be delayed two weeks to allow for time to post the budget from its anticipated tentative approval in November. The Zoning Hearing Board will continue to meet on the second Tuesday, at 7 PM, except in November when it will meet on the third Tuesday. The Planning Commission will also continue to meet on the Wednesday eight days after the council meeting, except in January when it will meet on the 8th, February when it will meet on the 5th and December when it will meet on the 9th. The meetings will be at 7 PM. Budget meetings will be on every Tuesday in October at 4:30 PM.

5. Citizen of the Year Nominations

After discussion, no decision was reached.

Tom T. asked if we could contact area churches and let them know that we have Savvy Citizen to see if they had any events that we want to promote from them.

6. Discussion Regarding Purchase of Bucket Truck

Ray stated that John Barnes came across some bucket trucks that were up for auction and asked if council would consider purchasing one of them. Todd stated that bucket trucks require a lot of maintenance and would require our public works crew to take certain precautions in order to safely operate them. Linda wondered if owning and operating a bucket truck would affect the borough's insurance.

Scott made a motion seconded by Josh not to submit a bid on a bucket truck. Motion passed with all voting in favor with the exception of Tom S. who abstained.

7. Discussion Regarding Christmas Tree for Borough Building

After discussing a couple of options about how to decorate the front yard of the borough building, council agreed to have public works get a real tree.

8. Veterans Banners

There was a discussion about the best way to maintain the veterans' banners and who is responsible for maintaining them. Some of the banners have been blown off the hangers and others have sustained wind damage.

Reports

Administrative

Planning Commission

- Jeff stated that the Planning Commission meeting is scheduled for December 11th. The Sheetz and MAWC Land Development Plans will be on the agenda.
- Jeff encouraged council members to sign up for the PMPEI Planning Commission training to be held in January.

Borough Manager

Jeff reported that:

- Henninger Accounting Services completed their review through September 30, 2019. He touched upon a couple of the items that were outlined in Henninger's letter that was included in the agenda packet.
- Two seats are up on Planning. One is Art Cicero's, who has asked not to continue and the other is Jim Evans'. Mel Steele's seat is up on the ZHB. Jeff asked if council would want to advertise the positions. Council thought the best way to get the word out was to use Savvy Citizen.
- The New Stanton Citizens Bank branch is closing as of March of 2020.
- He contacted David Reese regarding interest in the old borough building. David stated that there has been no real interest, just a couple of inquiries from an ad he has been running in the Tribune Review.
- The owners of the former First Commonwealth Bank stated that they would be willing to have a pole installed on their property upon which a meter would be mounted.
- Jeff stated that he contacted PennDOT to see what the process would be if the pole was located in the right-of-way. PennDOT said that the borough could not be the applicant. The application would have to come from West Penn Power. Jeff contacted a West Penn Power representative who stated that the meter pole cannot be located in the right-of-way. Council mentioned a couple of property owners on the other side of the Sewickley Creek to contact regarding the second pole. Jeff said that he will contact the owners.
- There will be a meeting on December 17, 2019 to consider adopting the 2020 budget.

Code Enforcement

Jeff referred to Scott Herrod's written report which was provided to council. He pointed out that Scott is going to be issuing a violation notice to Stanton Hospitality for the condition of the rear entrance to the Hampton Hotel. There was a discussion regarding the status of N. Rachel Drive.

Tom T. asked about the status of the alley between S. Center and Woodmere. There was a discussion about who is responsible for the maintenance of the alley. It was decided more investigation is needed.

Solicitor's Report

No report.

Engineer's Report

- Emil stated that he met with representatives from the Central Westmoreland Career and Technology Center regarding the right-of-way for the sewer line around the Arona Road Bridge. They seem to be in agreement with the idea. The Farlow's are not available to meet until after the holidays.
- Emil asked John about the Sheetz Conditional Use. John said that it has not been approved. Emil mentioned that one of the conditions of the Conditional Use was that Sheetz had to provide a copy of a traffic impact study. Emil stated that Sheetz just submitted a trip generation study.

Business

Fire Department Liaison

Tom S. reviewed the report that was included in the agenda packet.

Council President

No report.

Mayor

No report.

Personnel

Linda stated that Jeff has been evaluating the employees and worked with them to develop goals for 2020. She stated she has been working with the Personnel Committee regarding Jeff's evaluation.

Public Works/MS4 & Parks

No report.

Special Events

Josh stated that they are looking to add another craft to the Children's Christmas Party which will be held on December 15th at the fire hall from 1-3 PM. Linda mentioned that Santa will be there and that there will be a pizza lunch.

Safety Committee

Jeff stated that the committee met in November regarding slips and falls. He stated that the committee has been meeting on a monthly basis.

Financial Report

Scott said that the financial report will be available at the December 17, 2019 meeting.

Building and Real Estate

No report.

Additional Opportunities for Public Comment

There were no additional comments.

Tom S. asked to speak. He then briefly outlined why he was leaving council.

Scott asked Jeff to check to see if the fire department members were going to come to the meeting to be sworn in.

Announcements

There were no announcements.

Adjournment

Tom S. made a motion seconded by Josh to adjourn at 8:11 PM. There were no objections to the motion.

Respectfully submitted,

Jeffrey McLaughlin
Secretary