

**Borough of New Stanton**  
**Borough Council**  
**New Stanton Council Chambers**  
**April 5, 2022**  
**Minutes of Meeting**

**Attendance**

Council members: Todd Bartlow, Alex Brown, Ray Strosko and Tom Theis and Edwina Zack. Mayor Tom Smith. Absent: Linda Echard and George Miller.

Also in attendance: Borough Solicitor John Campfield, Borough Engineer Steve Eby and Borough Manager Jeffrey McLaughlin.

**Pledge of Allegiance**

The Pledge was recited.

**Prayer**

Jeff recited a prayer.

**Call to Order**

President Alex Brown called the regular April 5, 2022 council meeting to order at 6 PM.

**Approval of Bills**

Edwina made a motion seconded by Todd to approve the bills in the amount of \$52,702.28. Motion passed with Edwina, Tom T., Todd, and Alex voting *yes* and Ray abstaining.

**Approval of Minutes of the March 15, 2022 Meeting**

Jeff reported that he made a minor correction to the bottom of Page 3 of the minutes where Edwina was incorrectly listed as making a motion instead of Todd. Jeff made the correction prior to the meeting and had e-mailed the revised minutes and had copies available at the meeting.

**Opportunity for Public Comment -- Items Not on the Agenda**

There were no comments.

**Opportunity for Public Comment -- on Agenda Items Only**

*Torrey Sochki, 209 Glenn Fox Rd.*

Mr. Sochki asked what the borough ordinances state regarding construction hours. He stated that the logging company is starting at 6:45 AM at the proposed warehouse site. He also asked about *jake braking*. Steve said that he would check the borough ordinances.

*Gerald Smith, 206 Glenn Fox Road*

Mr. Smith asked if the borough had any information about an additional development that is supposedly being proposed that would cover 110 acres of ground. Steve and Jeff both responded that they were not aware of any new development.

*Jason Anderson, Hempfield Spartans Youth Football & Cheer*

Mr. Anderson said that he was at the meeting in March and was working with Jeff to get the lease finalized. One of the issues that came up was the need for storage space. He and Brandon Gerst, who is also involved in the Spartans Youth Football and Cheer, toured the park with Jeff looking at the available storage space. He said that the smaller storage areas in the concession stand building and the conex box would not be of sufficient size. He stated that they would be interested in renting space in the pole building to keep everything in one area. He said that they would be willing to pay an additional \$1,000.

Jeff stated that he had invited Jason and Brandon to the meeting because this would need to be decided by council. He stated that in anticipation of this he talked to John Barnes who felt that rental of the entire pole building would be giving up too much space and thought that if council decided to rent the space the charge should be more like \$350 a month.

Brandon stated that they would not necessarily need the entire space that they would need about half of it.

Alex thanked Jason and Brandon and said that their request will be considered under agenda item #2.

**Agenda**

**1. Opening of 2022 Paving Bids and Discussion and/or Deliberation and/or Official Action**

**Awarding 2022 Paving Contract**

Alex asked Steve to open the bids:

	Item	Total	Item	Total	Item	Total	Item	Total	Item	Total
	A. FOLINO CONSTRUCTION		MORGAN EXCAVATING		REDSTONE EXCAVATING		EL GRANDE INDUSTRIES		DANIELS EXCAVATING	
<b>Wearing Course: 645 Tons</b>	\$100.37	\$64,738.65	\$105.32	\$67,931.40	\$104.00	\$67,080.00	\$108.50	\$69,982.50	\$102.00	\$65,790.00
<b>Base Course at Marked Locations: 90 Tons</b>	\$124.77	\$11,229.30	\$115.00	\$10,350.00	\$125.00	\$11,250.00	\$110.00	\$9,900.00	\$160.00	\$14,400.00
<b>TOTAL</b>		<b>\$75,967.95</b>		\$78,281.40		\$78,330.00		\$79,882.50		\$80,190.00

	TENMILE		TRESCO PAVING		DERRY CONSTRUCTION		COSTABILE CONSTRUCTION		JOHN D. CARUSO	
<b>Wearing Course: 645 Tons</b>	\$98.00	\$63,210.00	\$111.00	\$71,595.00	\$101.00	\$65,145.00	\$118.90	\$76,690.50	\$116.00	\$74,820.00
<b>Base Course at Marked Locations: 90 Tons</b>	\$200.00	\$18,000.00	\$109.00	\$9,810.00	\$220.00	\$19,800.00	\$112.12	\$10,090.80	\$210.00	\$18,900.00
<b>TOTAL</b>		\$81,210.00		\$81,405.00		\$84,945.00		\$86,781.30		\$93,720.00

Tom T. made a motion seconded by Todd to award the 2022 Paving Contract to Folino Construction in the amount of \$75,967.95 pending review by the engineer and solicitor. Motion passed unanimously.

**2. Discussion and/or Deliberation and/or Official Action on Hempfield Spartans Youth Football and Cheer Lease Amendment to Allow for More Storage**

Jeff stated that if the pole building would be rented, the Spartan representatives would need access to the concession stand to turn off the security alarm for the pole building. Jeff said that the pole building does have a partitioned area which comprises one fourth of the square footage but the rest of the space is open.

Todd asked about the items in the concession stand. Jeff stated that there are refrigerators and stainless-steel tables.

Jeff said that he could check with the borough’s insurance agent to see if there would be liability for Spartans Football and Cheer and the borough sharing the pole building.

Alex said that there is time to make a decision since the space would not be needed for a few months so he asked for a motion to table.

Todd made a motion seconded by Edwina to table the Spartans Youth Football and Cheer request for storage space. Motion passed unanimously.

**3. Discussion and/or Deliberation and/or Official Action on Res. 2022-1002 Approving the Revised Glenn Fox New Stanton LLC Land Development Resolution**

Jeff reported that this resolution was approved at the March 1, 2022 meeting but the time periods in sections 2 and 3 of the resolution were not included so it was thought that it should be revoted on with the time limits included.

Tom T. made a motion seconded by Todd to pass Res. 2022-1002 regarding final land development approval for Glenn Fox New Stanton LLC. Motion passed unanimously.

**4. Discussion and/or Deliberation and/or Official Action on the LERTA Application for Glenn Fox New Stanton LLC**

John reviewed a memo that he provided to council. He stated that council approved a LERTA ordinance for the 132-acre parcel presently owned by New Stanton Technology Park. Glenn Fox New Stanton LLC has submitted an application to the borough, but according to the state LERTA act and the borough's ordinance, it cannot be accepted at this point because they do not have all of the permits.

John said a conditional approval cannot be issued. He stated that one of the permits that the developer has to secure is the building permit. He reported that he and Jeff spoke to Mike Stack, the borough's Building Code Official, who said that the developer's sent their building plans to a third-party reviewer but that they have not yet been submitted to the borough.

Todd made a motion seconded by Edwina to table acceptance of the LERTA application from Glenn Fox New Stanton, LLC. Motion passed unanimously.

**5. Discussion and/or Deliberation and/or Official Action on Res. 2022-1003 Appointing Voting Delegates to the Westmoreland County Tax Collection Committee**

Jeff stated that the Westmoreland County Tax Collection Committee oversees collection of all of the Earned Income Tax collected for the municipalities in the county. Jeff stated that he was contacted by the secretary for the committee who asked for the borough to review and update its list of committee delegates. Currently Scott Sistek is the delegate and is also serving as president of the committee and Jude Abraham is the 1<sup>st</sup> Alternate. Jeff stated that the delegates do not need to be members of council. Jeff stated the group meets 1-2 times a year.

Todd T. made a motion seconded by Todd to approve Res. 2022-1003 reappointing Scott Sistek as Delegate, and appointing Tom S. as 1<sup>st</sup> Alternate and Alex as 2<sup>nd</sup> Alternate. Motion passed with all voting in favor with the exception of Ray who voted *no*.

**6. Discussion and/or Deliberation and/or Official Action on Henninger Accounting Services Proposal to Perform the 2022 Borough and Tax Collector Audits at a Cost of \$4,850**

Todd made a motion seconded by Edwina to accept the Henninger Accounting Services proposal to perform the 2022 Borough and Tax Collector audits at a cost of \$4,850. Motion passed unanimously.

**7. Discussion and/or Deliberation and/or Official Action on 2022 Grass Cutting at New Stanton Park**

Jeff reviewed the memo that he provided to council. The initial quote received from Col Mat Landscaping, in the amount of \$12,900 for 25 cuts or \$516 per cut, exceeds the \$11,800 state threshold thus the borough is to request at least three quotes. Jeff reached out to several other landscape firms including the Silvis Group which would charge \$18,125 for 25 cuts; to Tobin D. George Lawn Care who said that they are booked up for the summer; he left a message for Skowronek Landscaping which did not call back; and contacted ProScape Landscape Contractors which said that they did not offer grass cutting services.

He suggested that given the good faith effort to get the three quotes and Col Mat Landscaping being the lowest quote of the two received, he recommended that council go with Col Mat Landscaping.

Ray suggested that the borough could consider hiring a fourth public works employee which would enable the borough to cut the grass without contracting out. There was also mention of a seasonal employee and discussion on the type of equipment that would need to be purchased as well as the maintenance of said equipment.

Edwina made a motion seconded by Todd to hire Col Mat Landscaping to cut the grass at the park for the 2022 season at a cost of \$12,900 and evaluate the situation for next year. Motion passed unanimously.

**8. Discussion and/or Deliberation and/or Official Action on Schaefer Fireworks Proposal**

There was discussion about the cost and benefit of putting on the fireworks display. Ray said that the idea of soliciting businesses for a donation had been brought up but Todd said that council had already decided to solicit businesses for donations for the Christmas lights.

Todd made a motion seconded by Edwina to contract with Schaefer Fireworks for a fireworks display as per their proposal dated April 1, 2022 in the amount of \$7,000 to be held on Saturday, May 28, 2022 with a rain date of May 29, 2022. Motion passed with all voting in favor with the exception of Tom T. who voted *no*.

**9. Discussion and/or Deliberation and/or Official Action to Issue a Proclamation Regarding ABATE of Pennsylvania**

Todd made a motion second by Tom T. to approve the proclamation making May Motorcycle Safety Month in New Stanton. Motion passed unanimously.

**10. Discussion and/or Deliberation and/or Official Action to Have Boom Mower Repaired**

Jeff pointed out that the boom mower clutch was replaced at a cost of \$2,500 - \$3,00 (the invoice has not been received yet) and after the machine was put back together the mechanic found another issue which could cost an additional \$4,000 to repair. Jeff stated that given the cost he wanted to bring it before council before proceeding. There was a brief discussion regarding the merits of getting the mower repaired.

Ray made a motion seconded by Edwina to have the boom mower repaired. Motion passed unanimously.

**11. Discussion and/or Deliberation and/or Official Action on Attendance at Annual PSAB Conference**

There was a brief discussion on the merits of sending councilmember(s) or staff to the conference.

It was decided not to take action on this item.

## **12. Discussion and/or Deliberation and/or Official Action on Selection of a Fire Station Committee**

After discussion, Alex selected Ray, Tom S. and himself to sit on the committee. He said that George would be the fourth person, if he agrees, if not, Edwina said that she would be willing to serve on the committee. Alex agreed.

## **Reports**

### **Administrative**

#### **Planning Commission**

Jeff reported that the commission has not met since the last council meeting.

#### **Borough Manager**

Jeff reported that:

- He and Alex attended the third meeting of the Westmoreland County Central Planning District on March 24<sup>th</sup>.
- The next G Conference meeting is scheduled for April 21st at the Youngwood Borough Building. Jeff said that the future of the G-Conference was going to be discussed in light of the formation of the Westmoreland County Planning Districts. Tom S. said that he would attend.
- The PW crew prepared the park for its April 1, 2022 opening and John Crivella is back opening, closing and maintaining the park on a daily basis.
- He sent the leases to the Baseball and Football/Cheer organizations and met with the Football/Cheer representatives at the park to go over storage and use of the fields.
- A Safety Committee meeting was held on March 24<sup>th</sup> and the next meeting is scheduled for April 26<sup>th</sup>.
- At the last meeting he reported that the borough can sell the Christmas lights for up to \$1,000 without advertising. After doing additional research, he found that the limit is actually \$2,000. He said that because the two sets of lights are different and distinct he was going to have John Barnes list each set separately on Municibid. They would be able to be sold for up to \$2,000 each without advertising. Council agreed.

#### **Code Enforcement Report**

Jeff reported that he attended a hearing regarding a property on Arona Road on March 7, 2022. After hearing testimony, Magistrate Moore decided to give the property owner until May 23, 2022, the date of the next hearing, to clean up the property.

#### **Solicitor's Report**

John said that there is a clause in the developer's agreement stipulating that the developer is to monitor the traffic of project contractors.

John also gave an update on the status of the warehouse project focusing on the LERTA.

### **Engineer's Report**

No report.

### **Fire Department Liaison**

The chief gave his monthly report, a copy of which was provided to council. He said that the calls are currently high with approximately one per day. He mentioned that they received their \$15,000 state grant and purchased two battery tools and a ram for the new rescue truck. He said that they made well over \$25,000 on the gun bash. He reported that the fish fries are doing well, that they have had a lot of volunteers from outside of the department.

### **Council President**

Alex stated that he and Jeff attended the Westmoreland County Planning Department's Central Planning District meeting. He said that the topic for the next meeting is to discuss possible land use changes which could foster more development in the district.

Alex said that a representative of Hempfield Township informed him that they are planning to replace a small bridge on the other end of Glenn Fox Road. He said that the borough would need to coordinate with them to make sure that the warehouse project and their bridge project is not going on at the same time.

Steve asked if Alex wanted him to reach out to Hempfield and set up a meeting to discuss the timing of the projects with them. Alex said that would be a good idea.

### **Mayor**

Tom S. thanked the ABATE representatives in the audience and said that he would attend the G Conference meeting.

### **Administration**

No report.

### **Public Works/MS4 & Parks**

Tom T. mentioned that the Easter Egg Hunt will be held on Sunday April 10, 2022 at the park at 1 PM. He mentioned about checking the pole building when council members are at the park.

Steve brought up the need to work on the MS4 stream remediation.

### **Community Betterment**

Jeff said that the Community Yard Sale is scheduled for Saturday, June 4, 2022. Tom T. said that he has a speaker for Veterans' Day.

### **Safety Committee**

Jeff reiterated that the committee met on March 24<sup>th</sup> and the next meeting is scheduled for April 26<sup>th</sup>.

### **Finance Report**

Todd then reviewed the financial report: as of February 21, 2022, there was a checking balance of \$501,080.16; the total of all savings accounts was \$1,763,868.92 and the taxes remitted from February 22, 2022 through March 29, 2022 was \$44,290.86.

### **Public Comment**

There was no public comment.

### **Announcements**

Alex said that the second meeting of the month, if necessary, will be held on April 19, 2022, 6 PM. Otherwise, the next meeting will be held on May 3, 2022, 6 PM.

Alex said that the Fire Station Committee can meet first and then schedule something with the fire department.

### **Adjournment**

Todd made a motion seconded by Tom T. to adjourn the meeting at 8:11 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin  
Secretary