

Borough of New Stanton
Borough Council
New Stanton Council Chambers
May 3, 2022
Minutes of Meeting

Attendance

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

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 May 3, 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 \$22,280.57. Motion passed unanimously.

Approval of Minutes of the April 5, 2022 Meeting

Tom T. made a motion seconded by Todd to approve the minutes of the April 5, 2022 meeting. Motion passed with all voting in favor with the exception of George who abstained.

Opportunity for Public Comment -- Items Not on the Agenda

Richard Nedrow, 205 Florence Dr.

Mr. Nedrow expressed concern about traffic noise coming from I-70 and asked if something could be done. He stated that the *jake brakes* used by trucks are especially loud. Jeff stated that he had contacted PennDOT regarding Mr. Nedrow's concern when Mr. Nedrow had brought it up previously, but PennDOT stated that they could not put-up signage on I-70 that would discourage this. Mr. Nedrow said that new noise laws could have been adopted in the interim. Edwina said that aside from the possibility of signage she is not sure what else could be done.

Mr. Nedrow asked about how the decision is made as to whether to hold the second meeting each month. Jeff stated that it is on an as needed basis, if a pressing issue presents itself, council will decide whether to hold the second meeting.

Opportunity for Public Comment -- on Agenda Items Only

There were no comments on Agenda items.

Agenda

1. Discussion and/or Deliberation and/or Official Action on Request to Hold a Conditional Use Hearing for an Electronic Message Board Sign Proposed for the Former Citizens Bank Site

There was discussion about the requirements for electronic message boards.

Todd made a motion seconded by Edwina to schedule and advertise a Conditional Use hearing for Tuesday, June 7, 2022 at 5:30 PM regarding an electronic message board sign proposed for the former Citizens Bank site. Motion passed unanimously.

2. Discussion and/or Deliberation and/or Official Action on Assessment Agreement with MWT Holdings

John reviewed the joint petition and proposed settlement with MWT Holdings included in the agenda packet. He stated that the owner and the school district has approved the settlement. The county is supposed to consider the agreement the week of May 9th.

Tom T. made a motion seconded by Todd authorizing John to sign the MWT Holdings settlement agreement on behalf of the borough. Motion passed unanimously.

3. Discussion and/or Deliberation and/or Official Action on Increasing the Rates for Public Works Services for Hunker Borough

Jeff provided council with the proposed public works rate increase for Hunker. He reported Hunker's council is scheduled to meet on May 5, 2022 and review the proposed rate hike.

Edwina made a motion seconded by George to table consideration of the public works rate increase for services to Hunker Borough until after Hunker's council has had a chance to review the proposed rates. Motion passed unanimously.

4. Update on SunCap/Glenn Fox LLC Project

Jeff stated that the borough received a copy of a letter from DEP regarding the SunCap development; of relevancy to the borough are issues regarding stormwater and gas wells. The proposed location of the warehouse has been moved approximately 11' so DEP is requiring a new stormwater consistency letter and a zoning letter. There was a discussion about the steps needed to take before issuance of the letters.

There was discussion regarding the warehouse's proposed height which is to be 53' 8". The borough code states that council may allow a building to be taller than 45' feet if the building is set back one foot more from the borough code's minimal set-back requirements for every foot in height that the building is above 45'. The building setbacks are already well over the amount needed to meet this requirement. There was general agreement amongst council members, with no dissenting opinions, that the decision on the building height had been agreed

to previously when the entire project was reviewed and voted on and that no further action was needed.

5. Discussion and/or Deliberation and/or Official Action on Pay Res 2022-1003 On Whether to Increase the Park Maintenance Person's Salary from \$750 to \$900 Per Month

There was a brief discussion on the park maintenance position.

Edwina made a motion seconded by Todd to adopt Resolution 2022-1003 raising the Park Maintenance Person's salary to \$900 per month. Motion passed unanimously.

6. Discussion and/or Deliberation and/or Official Action on Whether to Host a G-Conference Meeting at the Borough Building

Tom S. suggested that council consider hosting the G-Conference meeting at the borough and providing refreshments. Jeff mentioned that the Westmoreland Central Planning District group has also expressed an interest in holding a meeting at the New Stanton borough building.

Todd made a motion seconded by George to host upcoming G-Conference and Westmoreland County Planning District meetings. Motion passed unanimously.

Reports

Administrative

Planning Commission

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

Borough Manager

Jeff reported that:

- He and Tom S. attended the G Conference on April 21. Discussion focused on the lack of attendance and the duplication by other regional groups. The group decided to contact all of the existing members and ask them if they are still interested in participating. The next meeting is on May 26th.
- The Hempfield Spartans Youth Football & Cheer said that they were no longer interested in renting out space in the pole building. They have agreed to the terms of the lease as written and have paid the rental fee and have submitted proof of insurance.
- The borough has received Spartan Central Baseball's rent payment as well as proof of insurance.
- The April 30th reports have been submitted to the U.S. Department of Treasury regarding the borough's stimulus funding.
- The grass cutting contract was signed and ColMat has been cutting the park grass.
- The monthly Safety Committee meeting was held on April 26th.
- The Public Works crew performed extensive work to a culvert on Westinghouse Drive.

- The UPS 5K and Car Show is set for Saturday May 14th. The fire department will be providing traffic control.
- The fireworks display is set for May 28th with a rain date of May 29th. The contract has been signed and we are in receipt of the insurance certificate. The fire department will be helping with set-up.

Code Enforcement Report

366 Arona Rd.

No update on this property. The second hearing is scheduled before Magistrate Moore on May 23, 2022.

110 Main Street

A complaint was received regarding the installation of floodlights on this property as well as a possible violation of the animal waste ordinance. A letter has been sent to the property owner notifying them of the issues, referencing the borough's zoning and property maintenance codes. The owner was given 30 days to correct the problem before an official notice of violation will be sent to them.

Jeff mentioned that he contacted a business owner about getting a sign permit for a recently constructed sign in a shopping plaza on Center. He stated he was going to issue a notice of violation to a garage at Oak and Center. Tom said that he has received several calls about the garage and directed people to contact the borough. Lastly, a temporary business set up an outdoor stand along Center Avenue and Jeff contacted them about removing flags that caused site issues and gave them the forms to fill out for a temporary use permit.

Solicitor's Report

John reported that Jeffrey Mooney has filed a tax appeal for a property at 124 Northeast Dr. The school district solicitor and the owner are negotiating and a possible new assessment should be on the May school board agenda.

Engineer's Report

No report. Steve had left the meeting earlier to attend another meeting.

Fire Department Liaison

The Chief's monthly report was provided to council in the agenda packet.

Council President

Alex reported on the Westmoreland County Planning Department's Central Planning District meeting that he attended. He said that the committee is mapping out the areas in the county that are to be preserved, improved or transformed. The Planning Department will take this information and produce a map at the end of the process. He said at this point there is nothing to vote on; everything is very abstract and conceptual at this point.

Mayor

Tom S. read a letter from ABATE thanking council for making May Motorcycle Safety Awareness Month in the borough.

He also mentioned a conversation that he had with the buyer of the former borough building.

Fire Station

Alex reported that the committee met twice since the last meeting. The first meeting was just with the committee and the second meeting was at the fire station with Chief Cammarata and the President of the Fire Department Dave Hauger, who gave a tour of the fire station pointing out the issues with the building. Alex and George reported on the meetings and a discussion followed. Alex said he would look to make a decision at the June meeting.

Jeff mentioned that there was a discussion at a recent council meeting that council had at one point passed a resolution regarding a new fire station. He said that the fire department had passed such a resolution in 2018, not borough council.

Administration

Alex said he had nothing to report.

Public Works/MS4 & Parks

Tom T. reported that the Easter Egg Hunt went very well.

Tom T. brought up the fact that there is a mix of old and new cameras at the park. At present, only the new cameras are viewable online. There was a discussion about an approximately \$1,900 proposal from Major Solutions to replace the old cameras with new cameras and to have them all on one computer application viewable by staff online. Council was in agreement to proceed with the proposal.

Community Betterment

No report.

Workplace Safety Committee

Jeff reiterated that the committee met on April 26th and that another meeting will be scheduled for May. He stated that Tom S. attended the April 26th meeting.

Finance Report

Todd then reviewed the financial report: as of April 25, 2022, there was a checking balance of \$580,900.41; the total of all savings accounts was \$1,775,883.97 and the taxes remitted from March 29, 2022 through April 25, 2022 was \$37,343.09.

Public Comment

There was no public comment.

Announcements

Alex said that the second meeting of the month, if necessary, will be held on May 24, 2022, 6 PM. Otherwise, the next meeting will be held on June 7, 2022 following the 5:30 PM Conditional Use hearing.

Adjournment

George made a motion seconded by Todd to adjourn the meeting at 8:12 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Secretary