

Borough of New Stanton
Borough Council
New Stanton Council Chambers
June 6, 2023, 2023, 5:30 PM
Minutes of Council Meeting

Attendance

Councilmembers: Todd Bartlow, Alex Brown, Linda Echard (via computer), George Miller, Ray Strosko, Edwina Zack (arrived at 5:54 PM) and Mayor Tom Smith. Absent: Tom Theis.

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

Public Hearing

Alex opened the hearing at 5:38 PM. He stated that the purpose of the hearing was to consider a proposed ordinance amending Chapter 27, as previously amended and supplemented, entitled “The New Stanton Zoning Ordinance” to amend chapter 27-509 of the zoning ordinance, regarding land uses requiring traffic studies.

Alex placed into the record the appropriate exhibits and conducted the hearing, a transcript of which is available to interested parties by contacting the borough.

With no more testimony or discussion, Alex adjourned the hearing at 5:47 PM.

Call to Order

President Alex Brown called the regular June 6, 2023 council meeting to order at 5:48 PM.

Pledge of Allegiance

The Pledge was recited.

Prayer

Jeff recited a prayer.

Approval of Bills in the Amount of \$43,461.35

Todd made a motion seconded by George to approve the bills in the amount of \$43,461.35.
Motion passed with all present voting in favor.

Approval of Minutes of the May 23, 2023 Meeting

Todd made a motion seconded by George to approve the minutes of the May 23, 2023 meeting.
Motion passed with all voting in favor with the exception of Linda who abstained.

Edwina arrived at 5:54 PM.

Opportunity for Public Comment -- Items Not on the Agenda

Peter Seirsdale, Recreation Resource

Steve introduced Peter Seirsdale from Recreation Resource who Steve invited to provide information on the proposed splash pad.

Mr. Seirsdale gave an overview of the company and splash pads. He said that there are a lot of options and variables, from the surface to the type of elements, to where to put the water once it goes through the system. The water can be drained into the sanitary system recycled or put into a retention pond. Mr. Seirsdale said that all of the splash pads they sell are bid through Co-Stars so the borough would not have to seek multiple bids. There was a short discussion about the kitchen addition for Pavilion A. Mr. Seirsdale said that they offer outdoor kitchens as well and he would send Steve some information.

There were no other public comments.

Opportunity for Public Comment -- on Agenda Items Only

There were no public comments.

Agenda

1. Discussion and or Deliberation and or Official Action to Adopt Ordinance 2023-283 Amending Chapter 27, as previously amended and supplemented, entitled “The New Stanton Borough Zoning Ordinance” to Amend Chapter 27-509, of the Zoning Ordinance, Regarding Land Uses Requiring Traffic Studies

Alex pointed out that the only substantive change is the raising of the threshold for a traffic study from 20 peak hour trips to 100.

George made a motion seconded by Todd adopting Ordinance 2023-283 amending Chapter 27, as previously amended and supplemented, entitled “The New Stanton Borough Zoning Ordinance” to amend Chapter 27-509, of the zoning ordinance, regarding land uses requiring traffic studies. Motion passed unanimously.

2. Discussion and or Deliberation and or Official Action to Adopt Resolution 2023-____ Purchasing a Boom Mower

Jeff reported that John Barnes is of the opinion that the “bugs have been worked out” of the existing mower and by purchasing a newer, but used mower, would possibly result in having to make repairs to that machine. He said that the ad for the machine that was being looked at did state that it had heavy wear and tear. Jeff reported that the Public Works crew used the current boom mower all day without incident.

Tom S. suggested that beginning with the next budget, the borough may want to consider setting aside money each year for the purchase of a new boom mower. He said that a new boom mower could last 30 years.

Council decided to take no action.

3. Discussion and/or Deliberation and/or Official Action Selecting the Splash Pad Design and Advertising for Bids

There was a discussion about the need to do further planning. Steve said that he would invite another manufacturer, which is installing a splash pad in Connellsville and Mill Run, to the next council meeting so as to compare options. He pointed out that due to manufacturing delays, even if a decision was made immediately, the splash pad parts would not be available for 12 weeks, so there would be no way to have a splash pad open this summer. Jeff asked if council should be the group that is designing the splash pad. Alex said that the committee that was formed should take the lead on the design. Tom S. said that there is a need for more citizen input.

George made a motion seconded by Todd to table this item so as to allow time to gather more information. Motion passed unanimously.

4. Discussion and/or Deliberation and/or Official Action to Upgrade Storm Water System Along Section of Broadview Road

Steve said he reached out to the resident seeking the work, but he did not get back to Steve.

George made a motion seconded by Todd to table this item. Motion passed unanimously.

5. Discussion and/or Deliberation and/or Official Action to Adopt Resolution 2023-1028 Supporting *Reimagining Our Westmorland* and Adopting *Reimagining Our Westmoreland – A Plan for the Central District*

Alex said that over the last 1 ½ years, he and Jeff attended the Central Planning District's monthly meeting. The plan included in the agenda packet is the result of those meetings. The plan focuses on redevelopment, preservation and improvement in the district. Alex said that the request before council is to consider adopting a general resolution of support for the County's *Reimagining Our Westmorland* comprehensive plan and the plan for the Central Planning District: *Reimagining Our Westmoreland – A Plan for the Central District*. He emphasized that supporting these plans would not bind the borough to spending money on any particular project or supporting any specific action.

Alex said that at the last Central Planning District meeting it was learned that the Central Westmoreland Council of Governments (CWCOG) is no longer functioning. The CWCOG had been providing the borough with a UCC Appeals Board, so the borough needs to create a new board or work with other municipalities to share a board. Jeff said that the UCC Appeals Board handles appeals that property owners or contractors might bring regarding the enforcement of the Uniform Construction Code. Jeff reported that he received a call from Jeff Raykes earlier in the day asking if the borough would be interested in participating in a new joint UCC Board. Mr. Raykes is the head of Planning for Greensburg and has been

attending the Central Planning District meetings. Jeff said that Mr. Raykes is looking for general interest at this point. A formal agreement would have to be drafted and brought back to council for consideration.

Alex asked council to consider adopting Resolution 2023-1028 and also to consider having Jeff contact Mr. Raykes letting him know that the borough would be interested in the idea of forming a joint UCC Appeals Board.

Todd made a motion seconded by Edwina to Adopt Resolution 2023-1028 Supporting *Reimagining Our Westmorland* and *Adopting Reimagining Our Westmoreland – A Plan for the Central District* and having Jeff inform members of the Central Planning District of the borough's interest in participating in a joint UCC Board. Motion passed unanimously.

6. Discussion and/or Deliberation and/or Official Action on the Zoning Hearing Board Decision Regarding New Stanton Investors, LLC

Jeff reported that the written decision from the ZHB had not yet been issued.

George made a motion seconded by Todd tabling any action on this until the next meeting. Motion passed unanimously.

There was a short discussion on the ZHB's membership.

7. Discussion and/or Deliberation and/or Official Action to Upgrade the Traffic Signal at Center Avenue and Arona Road

Steve reported that he spoke to representatives at PennDOT who recommended a laser-type sensor as opposed to a camera-type sensor for the traffic signal at Center Avenue and Arona Road. He said that PennDOT gave him the names of some contractors that could install such a system. He also mentioned that he is continuing to work with PennDOT to eliminate the *No Turn on Red* signs at that intersection.

Todd made a motion seconded by Edwina to table this item until the next meeting. Motion passed unanimously.

8. Discussion and/or Deliberation and/or Official Action Regarding Advertising of Possible Opening on Council

George said that he would be resigning from council effective June 30, 2023 because he is moving out of the borough. He said that it is a decision that he and his family have not taken lightly. He is looking to take care of older family members at his home and in order to do so needs to purchase a bigger home which he found outside the borough. He said that New Stanton is a wonderful community and he sees nothing but potential and that he is not pleased to leave.

Alex said it would be a tough loss for the borough.

There was a discussion about a possible candidate that could be considered. There was also a discussion about getting residents interested in council as well as in helping with decisions

regarding the park. George said that if it was possible, he would like to still be involved in the park.

Alex said with George being on council through the end of the month, there was nothing to do at this point as far as selecting someone to replace him.

George made a motion seconded by Todd to table this item until the next meeting. Motion passed unanimously.

9. Discussion and/or Deliberation and/or Official Action Regarding Date of 1st Council Meeting of Month

Alex reported that the first meeting of July is scheduled for July 11th because the first Tuesday of the month is July 4th. Alex said that this may be a scheduling issue. Steve said that he could only attend until 6:30. He also scheduled a second splash pad manufacturer to attend the next meeting.

It was decided to proceed with July 11th meeting as scheduled.

10. Discussion and/or Deliberation and/or Official Action Regarding Paper Street Off School Street

Alex suggested that this item be held until the end of the meeting so that it could be discussed in executive session.

Reports

Administrative

Planning Commission

Jeff reported that the Planning Commission will be meeting on June 14th regarding the Central Westmoreland Career and Technical School land development plan for an addition to the building and will review a revised fee schedule.

Borough Manager

Jeff reported that:

- He received a newsletter from the Sewickley Creek Watershed Association that states that they were holding a canoe trip on June 3rd, starting at the canoe launch at the park.
- He received an e-mail from a commercial property owner about putting a traffic signal at the intersection of Center Avenue and Westinghouse Dr.

Code Enforcement Report

Alex referred council to Mark Cypher's report which was in the agenda packet.

Jeff reported that he stopped at a local tire shop about storing used tires outside. He told the owner that it was in violation of the property maintenance code and the tires could also harbor mosquitos. The property owner is currently investigating solutions to the problem.

Jeff said that he also received a call from a property owner that Mark has been working with on Arona Road about having his home torn down by the Westmoreland County Land Bank. Jeff said that he directed the property owner to call Brian Lawrence at the land bank.

Edwina stated that the grass at the UPS parking lot along Broadview Road needs cut. Jeff said he would notify UPS. Alex said it was that time of year, and asked Jeff to be on the lookout for high grass in the rest of the borough. Jeff stated that he notified PennDOT about high grass on their property near the intersection of Center and Broadview.

Solicitor's Report

No report.

Engineer's Report

No report.

Fire Department Liaison

Ray reported that the Chief's account had a balance of \$30,086.07.

Jeff reported that Yukon paid off the 1999 fire truck. He also reported that the final payment was made with the state on the borough's 2008 fire truck.

Council President

Alex reported that the Central Planning District is looking into intermunicipal cooperation on blighted properties. He said that the talks are very preliminary, but the Central Planning District is trying to keep alive a spirit of cooperation.

Mayor

Tom did not have anything to add to what he had stated earlier in the meeting.

Personnel

Alex suggested going into Executive Session briefly at the end of the meeting regarding personnel.

Public Works/MS4 & Parks

No report.

Community Betterment

Alex mentioned the good turnout for the Community Yard Sale. He also mentioned that the fireworks went well.

Workplace Safety Committee

Jeff said that the committee continues to meet on a monthly basis. The next meeting will be on June 8th.

Finance Report

Todd reviewed the financial report: as of May 31, 2023, there was a checking balance of \$979,983.26; the total of all savings accounts was \$904,473.16 and the taxes remitted from April 24, 2023 through May 31, 2023 was \$130,113.56.

Additional Opportunity for Public Comment

No public comment.

Announcements

Alex stated that if necessary, the second meeting of the month will be on June 20th and the first meeting in July will be on July 11th. The Planning Commission will be meeting on June 14th and the Zoning Hearing Board on June 12th.

Executive Session

Todd made a motion seconded by Edwina to go into Executive Session for matters of personnel and litigation at 7:22 PM. Motion passed unanimously.

George made a motion seconded by Todd to come out of Executive Session at 8:03 PM. Motion passed with all voting in favor with the exception who Linda who lost connection with the meeting.

Alex said that regarding agenda item 10, the homeowner should go through the permit process. There were no objections.

Adjournment

Edwina made a motion seconded by Todd to adjourn the meeting at 8:04 PM with all voting in favor with the exception of Linda who lost connection with the meeting.

Motion passed unanimously.

Respectfully submitted,

Jeffrey McLaughlin
Secretary