

***Borough of New Stanton Council Meeting
May 1, 2008***

Council President Scott Sistek called to order the May 1, 2008 Council meeting of the Borough of New Stanton at 7:00 p.m. The meeting was held at the Municipal Building, 451 North Center Avenue, New Stanton, Pennsylvania. With May 1st being National Prayer day, the Prayer was given by the Clergy from the different Churches, in the Borough of New Stanton and the Pledge of Allegiance were recited.

Members present were Scott Sistek, Kelly Moore, Wilbur Bussard, Todd Bartlow, Michael Arthurs, and James Mack. Also present, Borough Solicitor John Campfield, Borough Engineer, Emil Bove, and arriving late Code Enforcement Officer Melvin F. Steele, Jr., and Mayor Joseph Kazan. Junior Councilperson Sara Loucks and Councilman Robert Quinn were absent.

General Business

A motion was made by Wilbur Bussard second by Todd Bartlow to approve the bills in the amount of \$9,270.01. The motion carried.

A motion was made by Todd Bartlow second by Kelly Moore to approve the minutes from the April 17, 2008 Council meeting. The motion carried.

Administrative Reports

Solicitor

John Campfield

Mr. Campfield said you have two items dealing with zoning. One deals with the Resolution on the zoning fee and the only change is concerning billboards. Council President said we need to pass this Resolution.

A motion was made by Wilbur Bussard second by Todd Bartlow to approve Resolution 2008-652 dealing with the permit fee schedule concerning billboards. The motion carried.

Mr. Campfield said the second item deals with the amendments to the zoning ordinance that is proposed. These deal with three basic items one issue is concerning gas wells, the second thing concerning the sign overlay district and the discrepancy between the markings on the map and the text that is in the zoning ordinance, and the third thing is the naming of certain streets that have changed since the map was prepared. The action by Council on the recommendation from the Planning Commission was to add as a Special Exception in the R-1, R-2, V-1, B-1, B-2, and T-1 districts the gas wells. Under the current zoning ordinance gas and oil wells are a permitted use in an RA, L-1, and L-2 districts. Under the proposed amendment they are added to the other districts as a Special Exception. On the third page you will see the sign overlay district change. The change there was to include SR 381 which is the little section between Rt. 66 and the Turnpike. There was a question about the SR number and the renaming and removal of some street names on the zoning map. After some discussion Mr. Campfield asked Council to please

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review it to make sure it is accurate and once everyone is satisfied with it, it has to be sent to the County Planning Department at least 30 days before the Public Hearing and a meeting advertised to adopt the ordinance.

Bove Engineering

Emil Bove

Mr. Bove said that he has looked at the as built for the Stanmont Development. There was some discussion about what is needed in order for the road to be paved and if the Borough wants the other issues that are not related to the paving of the road such as the water runoff taken care of before they take over the road. Mr. Campfield said you will need an as built, you will need the work done, a maintenance bond, and then you need a Deed of Dedication of the road.

Mr. Bove said it has been brought to my attention about water running onto the Central Westmoreland Career and Technology Center. There was some discussion about the water runoff and where it might be coming from.

Mr. Bove said I believe that the Hunt Club tried to go through Planning Commission for this. The original tract of ground incorporated a portion of Rt.70. There are two little slivers of ground on the opposite side of Rt. 70 that the Hunt Club currently owns. I believe someone came to the Planning Commission and requested to put a sign on one of these. Someone wanted to buy these two pieces of property. They asked my opinion as to what they need to do to get these properties and I told them they would need to do a subdivision. They didn't like my answer and I told them I would bring it up to Council. There was more discussion about the two pieces of property.

Mr. Bove said we need a motion to advertise the road project for bids with a bid opening at the June 5, 2008 meeting. Council President asked if the completion date will be included in the packet. The road project consist of Fry Hollow Road-double seal coat, Highland Avenue – mill and pave, Sewickley Street – mill and pave, Swartz Road – double seal coat, and Shelton Road, mill and pave.

A motion was made by Wilbur Bussard second by Todd Bartlow to advertise the road project for bids with a bid opening at the June 5, 2008 Council meeting. The motion carried.

Code Enforcement Officer

Melvin F. Steele, Jr.

Mr. Steele said for the month of April we had one new home permit resulting in fees of \$447.60. We had eleven general permits resulting in fees of \$1,596.80.

Mr. Steele said we are going to start fencing the Park next week. The new Park equipment is finished and we have enough to do the monkey bars; next year we are going to need more wood chips to refill the other equipment by pavilion C. The shrub behind the sign as you are leaving the Park, you can no longer see the sign as you are leaving. That shrub needs to be pulled out. We did purchase some flowers for over at the Park.

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A motion was made by Kelly Moore second by Wilbur Bussard to approve the \$48.42 spent on flowers for the Park. The motion carried.

Committee Reports

Personnel

Kelly Moore

Councilman Moore said that Mike, Todd and I have talked and we are going to set up a schedule to do employee and job evaluations.

Councilman Moore said the new Fire Truck is here.

Finance

Scott C. Sistik

Council President read the financial report for April.

Checkbook	\$577,786.16
Savings	\$264,263.13
Taxes	\$ 71,498.79

Public Works

Wilbur Bussard

Councilman Bussard said I was asked to speak to Ms. Sell. I did talk to her and I asked her to send us a letter of approval that we could use the alley to turn our trucks around. Mr. Campfield said you need a right of way from her. Mr. Bove said if you want Penn DOT to pave it you will need a right of way agreement from her.

Park & Recreation

Mr. Steele said we have a problem over by the restroom. There is a tree that is going to have to come down because the roots are getting in the pipes and causing leaks in the restroom. They will have to be cut from the top down. Council President said lets get some prices for taking those two trees out.

Mayor Kazan said we have a Port-a-John that we are paying roughly \$90.00 a month for why are they changing the doors on the restroom if we have a Port-a-John down there? Council President said the Port-a-John is in the iddy biddy field so that the little kids don't have to run up to the restrooms.

Agenda

Council President announced that there was an executive session held before tonight's meeting for litigation on Broadview Road.

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A motion was made by Wilbur Bussard second by Todd Bartlow to acknowledge a vacation request by Melvin Steele for May 23, May 27, & May 28, 2008. The motion carried.

Announcements

Spring clean up of Yard Waste	May 9 th and 23 rd
Community Yard Sale	June 21, 2008
Community Picnic	September 6, 2008

Reports

Mayor

Joseph Kazan

Mayor Kazan said we received a bill from Westmoreland Lock & Safe for the replacement of the deadbolt, so I had Anita call them and have them withdraw the bill. We only had the lock for three months and I thought it was interesting that they gave us the full price on replacing something that did not work.

Mayor Kazan said there is a building and property for sale in New Stanton behind Brusters and Councilman Mack and I went over to look at it; it has two acres of ground and has 5,000 square foot office building and it would make a very nice Borough building. On the two acres we could probably build a garage for our Borough equipment and with the premium of space and pass success of building something I think this would be a good opportunity for the Borough to investigate it further. Councilman Mack read the description of the building and property that he just received. You could not build this for the price range that they are in and as slow as we go deciding and drilling core samples and back and forth, the price of materials are going up. The only thing that would have to be done to this building is to make a large meeting room. Councilman Bartlow said what is the asking price on this? Councilman Mack said the range is \$200,000 right now so that has not been established. There was a little more discussion about the property.

A motion was made by Wilbur Bussard to adjourn the meeting at 8:45 p.m.

Respectfully submitted

Mary Ann Roll
Secretary