

**Borough of New Stanton Council meeting
May 7, 2009**

The May 7, 2009 Council meeting of the Borough of New Stanton was called to order by Council Vice President Wilbur Bussard at 7:00 p.m. The meeting was held at the New Stanton Fire Hall, 108 Main Street, New Stanton, Pennsylvania. A Prayer and the Pledge of Allegiance were recited.

Members present were Todd Bartlow, Wilbur Bussard, Sally Kintigh, Thomas Smith, and James Mack. Also present Borough Solicitor John Campfield, Borough Engineer Emil Bove and Code Enforcement Officer Melvin F. Steele, Jr. and Mayor Joseph Kazan. Councilmen Scott Sisteck and Robert Quinn were absent. Also absent Junior Councilperson Joshua Myers.

Southwest Regional Police Department

Chief John Hartman

Chief Hartman introduced himself and some members of his staff to Council and those present in the audience. He then proceeded to tell everyone how the Police Department operates. He also said the cost is based on what the municipality wants.

General Business

A motion was made by Todd Bartlow second by Sally Kintigh to approve paying bills in the amount of \$19,883.64. The motion carried.

A motion was made by Thomas Smith second by Todd Bartlow to approve minutes from the April 16, 2009 Public Hearing. The motion carried.

A motion was made by Thomas Smith second by Todd Bartlow to approve minutes from the April 16, 2009 Council meeting. The motion carried.

Council additions to the agenda

Councilman Mack said I have two requests from constituents. One we write a letter to Penn Dot about the seeding process that was done and Center Avenue. They need to come back out and reseed. The Borough secretary said that she called Penn Dot and they said as soon as we get some decent weather they will be back to take care of it.

Councilman Mack said the other is Mr. Nelson owns an apartment house on the corner of Shelton and Center, there is a red & silver pickup whose last license plate sticker was 2005 and a white neon, last license plate sticker was 2000 that has been sitting there for some time. It has been transmitted to me that the owners may not live there or may not be living at all. There was some discussion about the vehicles.

A motion was made by James Mack second by Thomas Smith to send a letter to Mr. Nelson asking him to find out if these tenants are coming back to take the vehicles or if those vehicles are totally abandoned. The motion carried.

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Public comment

Mr. Gomolak addressed Council and said that he is speaking for the residents of Cortland Drive and the petition that was brought in last fall about repaving Cortland Drive. There was some discussion about Cortland Drive and how is it determine which roads are the worst and which ones get fixed first. There was some discussion about Cortland Drive.

A motion was made by Todd Bartlow second by Sally Kintigh to send Emil and Mayor Kazan to take a look at Cortland Drive for any water problems. The motion carried.

Mr. Keilbach asked if there has been any more information about water and sewage on Broadview Road. The Borough secretary said she has not heard anymore about the water. Mr. Bove said that we did get planning approval for Group A on Broadview Road for sewage. I was waiting to get the topography to continue with the Group B planning module but I've decided to prepare and submit the module anyway.

Mr. Rinaldi addressed Council about the speeding on Pine Drive. There was some discussion about the speeding and what can be done to try and slow traffic down.

Mr. Hawley asked if there was any news about what can be done on his corner. Councilman Bussard asked the Borough secretary if Councilman Sistik heard anything and she said if he did, he did not say anything to me.

Councilman Mack asked how many people would like another meeting with the Southwest Regional Police Department. There was a show of hands and some discussion about contacting Youngwood and Hunker if they would be interested in another meeting and when to have the meeting.

Mayor Kazan is going to contact Youngwood and Hunker Boroughs to see if they would be interested in having another meeting with Chief Hartman.

Announcements

- 1. WCBA meeting @ Westmoreland Conservation District-May 28, 2009**
- 2. Annual Community Yard Sale-June 6, 2009**
- 3. Annual Community Picnic-August 8, 2009**

Administrative reports

Code Enforcement Officer

Melvin F. Steele, Jr.

Mr. Steele said everyone has a copy of my report. The total of Borough fees is \$231.88. The other thing that I have is that the Vo-Tech had twenty-five children come

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over and did some work at the Park. I spoke to Mrs. Woodward and the students are going to pick trash up on Wentsler Avenue twice a year.

A motion was made by Thomas Smith second by Todd Bartlow to send a letter to Mrs. Woodward thank her and the class for everything that they have done. The motion carried.

Solicitor

John Campfield

Mr. Campfield said at the first meeting in April, Dr. Edge asked permission to substitute another entity for his entity that had developed Stanmont with regard to the Storm water agreements. Council had rejected that request and I had communicated that in writing and also spoke to Kristen in his office and I have not received any response and neither has Mr. Bove or the Borough office.

Mr. Campfield said I have prepared a Storm Water Best Management Practice Agreement for Proscap development. I have discussed it with Emil and it is down here at the Borough office.

Mr. Campfield said I reported to you some months ago about trying to settle the Super Valu Tax Assessment case. Council had authorized settlement at a fair market value figure of 12.5 million dollars for those facilities. That is a slight increase over the current assessment. We did receive agreement from Super Valu's attorneys on that figure. We are working now on getting the documents in order.

Mr. Campfield said I have provided you with some information concerning the 1st Commonwealth Bank tax assessment appeal that has been pending. What I did in the calculations that I have provided you, is indicated to you what the current assessment is of the property and what fair market value would be needed to establish and support the current assessed value. I also have provided you with 1st Commonwealth's appraiser's opinion of fair market value and how much that would reduce the assessed value. I gave you the current tax years in question, 2007, 2008, and 2009 and what the reduced tax revenue to the Borough would be if it was reduced to the level that 1st Commonwealth seeks. I also provided to you the calculations of what it would cost to have an appraisal done and what the Boroughs share would be. The Court has scheduled a status conference for May 27, 2009 on this case. I have spoken to the School District and the County and have indicated a willingness to continue with the arrangement that I have just described to you.

A motion was made by Todd Bartlow second by Sally Kintigh authorizing cooperation with the other two taxing bodies to have an appraisal done on the 1st Commonwealth Bank on South Center Avenue. The motion carried.

Mr. Campfield said I received a call late yesterday from the Solicitor for the School District and they would like to have another meeting with Scott, Joe and Mike

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along with the Solicitors and Architects and Construction Manager. There was some discussion about Joe contacting the School District about setting up another meeting.

Engineer

Bove Engineering

Mr. Bove said at the last meeting we had set the list for the road program and two alleys and one street were to get a double seal coat. Mel was to patch the bad spots prior to the double seal coat. We had looked at those roads and it is hard to find the worst spot to do a patch. We are recommending that you put an inch and a half of binder leveling course and then double seal coat on top of that. The road project will be advertised next week for bid opening at the first meeting in June.

Mr. Bove said we are also working on preparing specifications for bids for the proposed pole building. I was possibly looking at getting those bids opened at the second meeting in June or possibly at the August meeting. Councilman Bussard said we need it as soon as we can get them. Mr. Bove said we will set it up for opening those bids at the second meeting in June and awarding it at the first meeting in July. There was discussion about the specifications for the pole building.

Mr. Bove said we are currently running the control for the aerial photography throughout the Borough and some of the points are getting into Hunker and Hempfield too. I did send out about ten (10) letters to various property owners because we need access to the property because S. A. M. C. O. had picked points such as a telephone pole in someone's backyard that he needed to pull his control in for the topography. There are a few property owners that I have not heard from at this time.

Mayor Kazan said with the Stanmont situation with no response from the Edge people, we cannot take over the roads until we receive that documentation and that would also start the maintenance bond clock ticking. Do you think Council should send them a letter and try and move them along and to have those documents submitted to the Borough?

A motion was made by Todd Bartlow second by Thomas Smith to send a letter to Dr. Edge requesting all documentation necessary for that project to be taken over.
The motion carried.

Mayor Kazan asked Mr. Bove if the shed that is to be built by the salt bin a two bay building and Mr. Bove said it is a 24' X 40' with a twelve foot garage door on the side, a ten foot garage door on the long side and a service door on the same side. It is not partitioned in any way on the inside. The Borough prepares the site and they build the building and then afterwards the Borough can pour the floor. Mayor Kazan said how much of that land area that we have there will that building take up? Mr. Bove said it will take up 40' X 24'. The building itself will hug the building line facing the Jamieson property. Mayor Kazan said this was suggested by someone; since we are in jeopardy of being evicted from the Robertshaw site, is it feasible to build a bigger building there so

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that if we were evicted we would be able to store all of our equipment that we now have at that location and what would be the step change in cost to build a bigger building. Is it based on square footage? Councilman Bussard said if we build the first building and he

would give us notice, if we had to add an addition on to that building we have the room. There was more discussion about the storage building.

Borough Committees

Finance

Scott C. Sistik

Councilman Sistik was not present so therefore the finance report was not read but everyone had a copy of the following.

Checkbook	\$571,975.23
Savings	268,078.26
Taxes	65,723.24

Reports

Mayor

Joseph Kazan

Mayor Kazan said I noticed that there are some tires and some logs down along Thermo Village Road. Mr. Steele said we put those there when the children cleaned up the litter.

Ms. Smyda said that Stanwood Elementary School is looking for help to box up everything that they have before the end of the school year. Mayor Kazan said they might want to contact the Scout Troop because they are always looking for things to do for different badges.

Park & Recreation

Wilbur Bussard

Councilman Bussard said at the Park you will notice that we started to remove some topsoil; we removed some stone from the ball field. The last time Sewickley Township was in for millings I asked them to push together what was left so that it looked neater and I have mowed the Jamieson property three times now so we are in good shape. I have a question about the storage box that was put at the Park. Have there been any more comments about it. Mr. Steele said it was painted and looks nice. Mayor Kazan said the doors need a little adjustment and maybe some oil on the hinges.

Agenda

A motion was made by Thomas Smith second by Todd Bartlow to adopt Ordinance Number 2009-230 amending the Ordinance on Handicap Parking Spaces. The motion carried.

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A motion was made by Todd Bartlow second by Sally Kintigh to send John Rhoades to chainsaw safety class June 25-26, 2009 at no charge. The motion carried.

A motion was made by Todd Bartlow second by Thomas Smith to have Westmoreland Lock and Safe replace the lower entry door and frame for \$1,150.00. The motion carried.

Councilman Bussard said thank you for coming tonight and our next meeting will be May 21, 2009.

A motion was made by Todd Bartlow to adjourn the meeting at 9:30 p.m.

Respectfully submitted,

Mary Ann Roll

Mary Ann Roll
Secretary