

MINUTES
WEST MIDDLESEX BOROUGH
COUNCIL MEETING
AUGUST 10, 2022
6:30 p.m.

Call to Order

Pledge of Allegiance

Council Present: President Eric Lucich, Vice-President David Moyer, Pro Tem Tim Webster, Robert Lark and Mayor Stacey Curry. Bill Novak was absent.

Others Present: Street Department Senior Laborer Bobby Cochran, Lisa Holmes (Senior Planner of Mercer County Regional Planning Commission), Ed Winslow (Winslow Engineers) and Ray Lucich. Secretary/Treasurer Sandra Ricci was on vacation.

Robert Lark addressed Council stating Lisa Holmes would like to give a presentation.

Lisa Holmes addressed everyone stating there are Ordinances that they review regarding zoning of commercial or industrial sites with plans and that the Borough has the formal decision making on such plans. Ms. Holmes distributed documents from drawings of the 1960's. Ms. Holmes said they will need an Adoption from the County regarding Subdivisions of Records (Subdivision of Development Ordinance of Mercer County). Ms. Holmes explained the process further with requests for Council's guidelines. Ms. Holmes distributed copies of several pages of their current Zoning Ordinance, and what they are proposing is a comprehensive zoning update with explanations. She said her questions were, what are the overviews of changes that can be incorporated during this process along with any issues or concerns or problems they have with current zoning. Mayor Curry told Ms. Holmes that there are a lot of vacant properties with restrictions on lot sizes pertaining to smaller homes, can the zoning changes make some of those lots buildable to bring tax money into the Borough. Ms. Holmes said they can look into that matter since some of the changes that were made are due to building codes.

Mr. Winslow addressed Council stating he is representing LGN Developers from Central Pennsylvania. Mr. Winslow said he was contacted by them yesterday regarding a piece of ground to see what the issues are with this ground. Mr. Winslow said the storm water is the most difficult with this site located adjacent to and south of the West Middlesex Diner which is not included with the mobile home facilities. Mr. Winslow addressed the conglomeration of trees and brush which is very difficult to move through for their surveying. Mr. Winslow said he had discussions with Dave Jones on where the storm water is going and the backflow to the Shenango River and everything in that area. Mr. Lark and Mr. Winslow discussed the area and Mr. Lark said the area in question was the street car tracks that ran from several Municipalities in the past. Mr. Winslow said if it is a municipal road then the municipality would be responsible for the road upkeep, storm sewers, paving repairs, snow plowing, etc. Mr. Winslow showed Council pictures to explain the property he is talking about to determine run off.

Mayor Stacey Curry's Report: Mayor Curry said David Jones called her and he finally got the Bids for the erection of the building that would potentially replace the borough garage. She said it is not going to happen since the materials come in at \$60,000.00 and the quote for erecting it is \$240,000.00 so it would cost him \$300,000.00 for that building essentially and it is just not worth it to him and not cost effective. Mayor Curry said she told Mr. Jones if something changes to call us back, so that is off of the table. Mayor Curry said if they were to sell the property to him like they talked about, the value of the land, it wouldn't be a good deal since it will cost them \$300,000.00.

Mayor Curry said she went to the Mayor's Convention and learned a lot. She said there is another opportunity in October for her to go to Gettysburg and asked if they were okay with that. She spoke with Mayors of smaller Boroughs up to Philadelphia and places in between and she said the one thing they kept talking about was the town's five (5) year plan, refurbishing things and grant opportunities. She said at another meeting they could possibly talk about things that are effective regarding other boroughs and towns.

Mayor Curry said normally there's a light up night parade the first Saturday in December headed by Mr. Horgos and Mr. Derr and those men aren't available anymore, so that organization folded. She asked Council if they were interested in the town doing it since they would have to do it in a different way due to funds. Mayor Curry discussed this topic further with Council along with volunteers participating and parade processions.

State of Street Project: Mr. Lark said this past week Wilson's Construction did the storm sewers on Garfield Street Extension that is now complete. Mr. Lark talked with Mr. Kordes in regard to the other work that will be done by Youngblood Paving with additional signatures needed tonight. Mr. Lark said they are hoping to do School Street before school begins.

Street and Sewer Department Reports: Mr. Cochran read the Street and Sewer Reports. Mr. Cochran and Mr. Lucich discussed paint for school crosswalks.

Barris Truck Service – Ball Joints/Inspection: \$1,035.00: Mr. Lucich addressed this invoice.

Barris Truck Service – Fire Engine Brakes/Inspection: \$3,476.00: Mr. Lucich addressed this invoice.

Mr. Lucich said he spoke to an Electrician at his place of employment about possibly getting this place hooked up/wired in the Switch that would allow us to operate whatever we want (Automatic Transfer Switch - \$3,000.00 just for the Switch, and get a Generator/Floor Pad) to run the lines and everything else out of it, with other options. Mr. Lark asked the price of a Generator and Mr. Lucich said \$20,000.00 just for the Generator and not the Switch, but can get away with another Generator worth \$2,000.00-\$3,000.00. Discussions ensued. Mr. Lucich said they would have to train Bobby on how to run/repair it.

Mayor Curry said she will be educating herself on Emergency Management and also after the fire at the campground, the Women's Club donated. Mayor Curry said the campground said they were appreciative and possibly developing a training facility for our town, teaching trades such as electrician, making it a Community Outreach Center to open up to West Middlesex since they thought we were all one town, they didn't realize it was Shenango and us. Mayor Curry said they would be invited to that and let her know when they have a meeting.

Mr. Lucich said he received information from a woman from DCED regarding the consolidation and audit/budget and what it would look like as merger/consolidation options. Mr. Lucich said she wants to meet with us for a consolidation committee eventually.

Mr. Moyer said he received a phone call from Fire Chief Justin Barnes, they are going to have their ambulance service up and running September 1st and all of the technicalities with that, working with the Borough, that they need some type of Municipal Agreement with us and Shenango in order for them to provide services in the Borough. Mr. Moyer said when that occurs, they would probably have to meet with Shenango Township and work that out. Mr. Moyer said he would like to hear our Fire Department's opinion on that with the understanding it would be manned 24/7 if available, service needed and there will be costs involved which will be part of that negotiation with the costs of services, equipment and their income as well. Discussions ensued between Eric Lucich, Ray Lucich and Mayor Curry regarding fire services from Shenango Township and West Middlesex Borough Fire Department. Mr. Webster asked what was going on with the merger and Eric Lucich said he was hoping to have that discussion Thursday with the Fire Department and have a small talk about it Tuesday with Council.

Council and Mayor Curry discussed the creation of pdf. online Ordinances and how that can be obtained. Council and Mayor Curry discussed grass cutting prices for residential and commercial properties. Council and Mayor Curry discussed the Mayor's Association information regarding Fire Department mergers, Mayor's office space and using a Borough cell phone instead of personal cell phone use for Borough business.

Adjournment @ 8:32 p.m.