

Borough of West Mayfield
Council Regular Business Meeting Minutes
4609 W. 8th Ave, Beaver Falls, PA 15010

April 8, 2026

Approved by Council: 2026-08-12

The Borough of West Mayfield Council Regular Business Meeting was held on April 8, 2026, at Council Chambers, 4609 W. 8th Ave, Beaver Falls, Pennsylvania. The meeting opened at 6pm with the Pledge of Allegiance. Opening reminders were given regarding decorum, silenced phones, recording of the meeting, and availability of paper copies of the agenda.

Roll Call

- Present at roll call: Council President Kevin Farkas, Council Vice President Justin Wichryk, Councilmember Robert Kaib, Councilmember John McAdoo, Councilmember Jason Stoyanoff, Councilmember Robert Tate, Councilmember Susan Istvan-Wood, and Solicitor Joseph Budicak.
- Mayor Licia Cogley participated in the meeting discussion.
- Kathleen Brewer, Tax Collector, and Police Chief David Johnson also participated in the meeting discussion.
- Borough Secretary-Treasurer Jenna White was stated to be absent.
- A physical quorum of Council was stated to be present.

Opening Business

- Council stated that no meeting minutes were available for approval because the Borough Secretary-Treasurer was absent.
- The agenda was stated to have been duly published at least 24 hours in advance.
- No significant agenda changes were made, and the agenda stood as presented.

Office of Mayor

- Mayor Licia Cogley reported on a Beaver Falls neighborhood-watch meeting and described it as informative. She said the program included discussion of countywide drug-task-force work, public-safety education, and a police canine demonstration.
- The Mayor reported that ATV complaints involving children riding without licenses, lights, or helmets were being addressed with parents and through the court process, with a hearing mentioned for May 7, 2026.
- She also noted continued complaints about fireworks and said the Beaver Falls neighborhood-watch meetings are generally held on the last Monday of the month except during summer, with possible Borough social-media promotion if desired.

Office of Tax Collector

- Tax Collector Kathleen Brewer reported no formal new business, but noted that she remained available to collect tax payments.

Professional Reporting

- Because the Borough Secretary-Treasurer was absent, Council stated that the regular secretary and financial reports would be forthcoming at a later time.
- Police Chief David Johnson stated that the monthly police report had been submitted and included 47 incidents documented in the report-management system. He reported no extreme public-safety concerns requiring action beyond process issues the Council was already discussing.
- Council stated that it wanted to revisit how public-safety reporting should be handled and what information should or should not be public, and indicated that follow-up discussion with the Police Chief and Solicitor would occur.
- No fire-department representative was present, and no fire report was presented.
- Solicitor Joseph Budicak reported nothing new for formal action at that point in the meeting, though Council noted that legal matters tied to later agenda items would be discussed as those items arose.

- No report was presented from the Zoning Hearing Board or the independent auditor.

Citizens Comments

- Kathleen Brewer, 3628 Matilda, raised concerns about speeding and stop-sign violations, particularly on Matilda Street. She said motorists were failing to stop, that children were beginning to ride bicycles more frequently, and that she feared a serious crash or pedestrian injury if conditions were not addressed.
- Discussion followed regarding whether some Borough stop signs are out of code or otherwise unenforceable because of sign placement, height, reflectivity, damage, or ordinance-specific deficiencies. Council members recalled prior efforts to inventory the signs and stated that some known problem signs remained unresolved.
- Another resident stated that similar speeding and stop-sign-running problems exist on West 4th and West 5th Streets and also raised concern about children riding bicycles, scooters, and minibikes in unsafe ways.
- Police Chief Johnson stated that complaints would be responded to as they are reported, but said the department could not rely on incident history showing major crashes in that specific area because such incidents had not yet occurred. He added that only a handful of stop signs were understood to be physically deficient, including one near the park and another on Patterson that had been temporarily reset after being struck.
- Council stated that Public Safety and Public Works would need to coordinate on a stop-sign survey and broader traffic-safety review and said that matter would be placed on a future agenda.

Old Business

- Under Budget and Finance, Council continued the tabling of the resolution withdrawing the Borough from the 2010 West Mayfield-Eastvale JEMS agreement. No objection was stated before the matter remained tabled.
- Under Culture and Recreation, Council took up the previously tabled motion to approve revised park shelter rental terms. Discussion focused primarily on whether the updated fees were aligned with comparable local parks and whether

the revised document properly reflected Borough structure rather than a recreation board. Council approved the revised park shelter rental terms unanimously.

- Under Public Safety, Council continued the tabling of the 2025 West Mayfield Emergency Operations Plan. Discussion noted that additional information had recently been provided for updating the hazard-specific plan appendix and that Council preferred to finish the work carefully rather than act prematurely. No objection was stated before the item remained tabled.
- During the old-business discussion, Council also acknowledged broader park-improvement questions, including budget limits for recreation upgrades, possible pickleball-court resurfacing and restriping, security-camera concerns, vandalism risk, and the need to bring a more concrete park-improvement proposal back for future action.
- Under Public Works, Council took up the previously tabled pressure-washer purchase. After reviewing lower-cost alternatives, Council modified the motion to approve purchase of a NorthStar electric cold-water pressure washer for \$1,599 instead of the originally proposed Hotsy unit. Discussion noted that the NorthStar unit had greater pressure and a much lower cost than the earlier option. No objection was stated before the modified motion passed.

New Business - Budget and Finance

- Council adopted a resolution approving the Borough of West Mayfield Municipal Fraud Risk Management Policy. Discussion described the policy as a recommendation of the independent auditor and as a first step toward stronger Borough financial controls. Council also noted that the policy could be revised later if operational details needed adjustment. No objection was stated before the resolution passed.
- Council adopted a second resolution establishing Council's procedure for financial auditing, reporting, and review. Discussion emphasized that annual municipal audits and auditor recommendations had not historically been acknowledged or reviewed publicly and that the new procedure would require public review of annual audit findings, retention and public availability of the reports, website publication of the audit materials, and publication of the legally required concise financial statement within 30 days after receipt. No objection was stated before the resolution passed.

- Council then approved a motion to earmark \$3,047 in revenue generated by the 2024 and 2025 Annual Car Cruise events and donated to the Borough for projects benefiting the Community Park, and to create budgetary line items 367.16 Annual Car Cruise and 457.02 Annual Car Cruise for future related revenue and expenditures.
- During discussion of the car-cruise motion, Council emphasized that the purpose was to keep the money identified and tracked for park-related cultural and recreation purposes rather than leave it blended into the general fund. Discussion also reflected that members wanted clearer future policy on who approves spending from that line item.
- The car-cruise motion was amended without objection so that annual revenue listed in line 367.16 Annual Car Cruise would be subject to approval by a car-cruise committee for cultural and recreation purposes. After the amendment, the main motion passed without objection.
- Council approved a motion creating a task force to address problems with the Water and Sewage Enterprise Fund. Discussion stated that the fund was trending toward insolvency, that current rates appear to lag behind inflation and regional norms, and that options may eventually include some form of water-and-sewer rate increase beginning in 2027. Council also discussed comparing other municipalities' rates and involving residents in the review. The motion passed without objection.
- Council discussed a motion directing Council to create and propose a settlement offer to Eastvale Borough regarding equitable distribution of JEMS financial and material assets no later than May 1, 2026. Discussion stated that Council had recently obtained an inventory of the relevant assets, that West Mayfield believes it has contributed more dues and has paid insurance costs from its general fund, and that an equitable distribution would not necessarily mean a 50-50 division. The motion passed without objection.

New Business - Government

- Council approved a resolution requiring written monthly public-safety and professional reports from the Code Enforcement Officer, Emergency Management Coordinator, Fire Chief, Planning/Zoning Officer, and Police Chief. Discussion indicated that Council wanted regular written updates on readiness,

ongoing activity, and matters requiring Council awareness while avoiding unnecessary reporting burdens.

- Discussion during this item also touched on process concerns over how applications, mail, and related paperwork reach the appropriate officials in a timely way.
- No objection was stated before the monthly-reporting resolution passed.

New Business - Public Works

- Council approved a motion directing Public Works and Budget & Finance to begin the process of participation in the PennDOT Agility Program so that an agreement resolution could be brought back for possible approval in May 2026. Discussion noted that the Borough first needs to obtain and review the proposed PennDOT agreement and its terms before making a final commitment. The motion passed without objection.
- Council also approved a motion authorizing Public Works to spend up to \$3,000, as amended from the original \$2,000 proposal, from the Aqua Sewer Fund toward purchase of a utility trailer suitable for the pipe camera and other related needs.
- Discussion on the trailer purchase centered on whether a larger trailer would be more practical so that it could also transport equipment such as the riding mower instead of serving only the pipe camera. Members stated that a somewhat larger trailer could provide more flexibility and avoid the difficulty of loading equipment into the dump truck. The motion passed without objection.
- Public Works also reported that the sewer camera had already been used successfully at least twice, including work near Kathy Brewer's property and another location near Bob's house.

Payment of Bills

- Because the Borough Secretary-Treasurer was absent, Council stated that it did not have the usual detailed bills list in front of it, but approved payment of bills incurred for the month and ratification of purchases made by oversight-committee chairs so that the Secretary-Treasurer could process them. No objection was stated before the motion passed.

Good and Welfare

- Kathleen Brewer reported that she had obtained first-aid supplies, gloves, and hot-and-cold packs for the park and donated the first first-aid kit. Discussion followed regarding use of a lockable wall-mounted box so the supplies can be visible but protected.
- Council noted that emergency-management or county sources may also be able to provide additional first-aid supplies in the future.
- Kathleen Brewer also reported that four building permits had generated nearly \$800 in one month, with another possible check of about \$50 connected to an occupancy-permit matter.
- Council returned briefly to the sanitary-sewer-overflow response discussion and stated that warning signs had been prepared for future use at the park area if another sewage overflow occurs. The signs were described as part of the Borough's hazard-specific planning work.
- A late Good and Welfare discussion addressed deteriorated drain grates and roadway openings, including one near the end of Matilda Street and another location identified as Bowden or Rock in overlapping comments. Public Works reported receiving pricing from Valley Steel of about \$1,300 per grate and stated that approximately five grates may need attention. Members characterized at least some of the grate work as emergency in nature and urged prompt action before someone is injured.

Adjournment

- After the agenda was completed, the meeting was adjourned at 8:00pm.

Respectfully submitted,
Jenna White
Borough Secretary