# Borough of West Mayfield

## Council Regular Business Meeting Minutes

## Council Chambers, 4609 W. 8th Ave, Beaver Falls, PA 15010

## June 10, 2026

Approved by Council: 2026-08-12

The Borough of West Mayfield Council Regular Business Meeting opened with the Pledge of Allegiance. Announcements were made regarding decorum, silenced phones, recording of the meeting, paper copies of the agenda, and agenda amendments. The meeting was officially called to start at 6PM.

### Roll Call

- Present: Kevin Farkas, Susan Istvan-Wood, Jason Stoyanoff, John McAdoo, Robert Tate, Justin Wichryk, and Mayor Licia Cogley.
- Also present: Jenna White, Borough Secretary-Treasurer; Joseph Budicak, Solicitor; Kathleen Brewer, Tax Collector.
- Council stated that a physical quorum was present.

### Opening Business

- The agenda was reviewed and amended to add approval of the June 3, 2026 work session meeting minutes and an executive session at the end of the meeting to discuss a legal claim against the Borough, with no business to be conducted after the recess other than adjournment.
- Jason Stoyanoff requested that a motion concerning Japanese knotweed be added under Culture and Recreation, and Community Day was noted for discussion under Good and Welfare.
- The January 14, 2026 regular business meeting minutes and the June 3, 2026 work session meeting minutes were approved without objection.

### Office of Mayor

- The Mayor reported that Beaver Falls police and fire personnel requested use of the park on Tuesday, July 21, 2026, for a youth fair. Council discussed use of shelters near the bathrooms, possible use of the ball field, and the need for additional scheduling details from the organizers.
- The Mayor also reported that Helios Solar sought a solicitation permit. She stated that the company would be required to apply for a two-week or four-week permit, that background information would be provided to the police department, and that permit documentation would be posted on the Borough website.

## Office of Tax Collector

- The Tax Collector reported that school taxes would be issued on July 1 and that the millage would be determined at the upcoming school board meeting in Chippewa.

## Borough Secretary-Treasurer

- Fund balances were read into the record as of May 29, 2026: General Fund $1,635,788.85; Highway Aid Fund $15,661.09; Investment Fund $4,186.72; Capital Purchase Fund $1,874.84; Water and Sewer Enterprise Fund $64,782.19; Emergency Management Fund $13,115.07; and Sewer Maintenance Fund $181,332.12.
- During discussion of the financial materials, Councilmember Justin Wichryk stated that he did not want to approve the financial reports as presented because of inconsistencies.
- Correspondence included a letter from Recunas Law Group regarding Lisa Bailey's request for partial reimbursement for sewer line excavation and repair costs at 3625 Jean Street; notice regarding continued participation in the Beaver County Community Development Program unless the Borough opted out; and notice that the Borough received $322.55 in state police fines and penalties on June 1, 2026.

## Public Safety Reporting

- Council reported receipt of the May 2026 fire report from Chief Stowe. The report stated 13 total incidents, estimated fire loss of $500, and 393 training hours.

- A police activity report stated 57 incidents closed or cleared. Chief Johnson stated that recent utility-related door-to-door notifications were not solicitation. Council also discussed recent solar solicitations and stated that work was expected to continue updating the solicitation ordinance.

## Solicitor

- The Solicitor reported that a response in the PUC matter had been filed on time.
- Regarding the JEMS/Eastvale matter, the Solicitor stated that West Mayfield had expressed interest in a division of money and assets, that Eastvale's position was different, and that Eastvale would need separate counsel because of the conflict. Discussion included the possibility of documenting West Mayfield's prior contributions and expenses for reimbursement purposes. No final resolution was reached.

## Citizens Comments on Agenda Items

- Rich Cogley, 604 37th Street Ext., raised concerns about heavy truck traffic on 37th Street Extension, including alleged overweight vehicles, jake brake use, road damage, and trucks associated with nearby industrial activity. Council discussed local-delivery enforcement limits, use of portable scales when available, and the need for a plan of action that could include enforcement review, PennDOT coordination, and contact with affected facilities.

## Old Business

- Council continued the tabling of the withdrawal from the 2010 West Mayfield/Eastvale EMA Intergovernmental Cooperation Agreement without objection.
- Kevin Farkas withdrew the previously tabled motion regarding providing a work phone for the Borough Secretary-Treasurer, and there was no objection to the withdrawal.
- Council continued the tabling of the resolution approving the Emergency Operations Plan matter without objection, with a stated goal of completing the work in July.

## New Business - Budget and Finance

- Council approved a resolution authorizing a contract service agreement with Butler, Agnew, and Associates to assist with completion of the 2025 municipal audit. The resolution passed without objection.
- Council approved a second resolution authorizing a contract service agreement with Butler, Agnew, and Associates for municipal bookkeeping services. Discussion noted that the audit work was expected in the approximate $3,000 to $4,000 range and that the bookkeeping work was more open-ended as needed. The resolution passed without objection.

## New Business - Culture and Recreation

- A motion was introduced to allocate up to $2,000 toward a Japanese knotweed eradication effort. Discussion covered the extent of the infestation, the difficulty of treatment, the need for proper handling and training, and the potential value of guidance from Penn State Extension or another qualified source. After discussion, the knotweed motion was tabled without objection so that additional information, possible expert input, and a more complete plan could be developed for a future meeting.
- Councilmember Stoyanoff noted that proposed park rules had been sent to the Solicitor for review and were expected to be brought back for future action. The outstanding question is whether it is permissible to establish the park rules by resolution, instead of ordinance.

## New Business - General Administration

- Council approved a resolution recognizing that elected officials may be hired as Borough employees when permitted by law and subject to legal and ethical restrictions, including council approval and recusal where required. The resolution passed without objection.
- Council approved a motion directing the creation or modification of job descriptions for the Borough Secretary-Treasurer, Code Enforcement Officer, Emergency Management Coordinator, and Planning-Zoning Officer, together with

related compensation review subject to later council approval. The motion passed without objection.

- The agenda listed a motion to waive the park rental shelter fee for the Beaver Falls PD/FD event on July 21, 2026. The motion passed without objection.

## New Business - Governance

- Council approved a motion directing the Solicitor to draft a proposed ordinance adopting the International Fire Code and repealing the current fire code. Discussion referenced using a recently updated neighboring ordinance from Beaver Falls as a model and reviewing the draft at a future July meeting. The motion passed without objection.
- Council approved a motion directing the Solicitor to draft a proposed amendment to the zoning ordinance addressing data centers. Discussion focused on conditional use, zoning procedure, and the need to avoid being unprepared if a data-center proposal were presented to Council. The motion passed without objection.

## New Business - Public Safety

- Council approved a motion creating a task force to research data centers, municipal zoning, and to gather community input on the matter. The motion passed unanimously and without objection.
- Council approved a motion to prioritize bringing select high-priority stop signs into compliance with PennDOT regulations. Discussion included budget concerns, the need to focus first on the most egregious noncompliant locations, and the difference between full boroughwide replacement and targeted corrective work. Councilmember Stoyanoff suggested tabling the matter pending more research, but the motion proceeded and passed without objection.

## New Business - Public Works

- Council approved the resolution authorizing participation in PennDOT's Agility Program. Council discussed that the resolution was required to make the Borough eligible for future program discussions and did not itself commit the Borough to a specific project. The resolution passed without objection.

## Payment of Bills

- The monthly bills and purchases made by Council oversight chairs were presented as routine monthly obligations with no special additional bills reported. Payment of bills proceeded by acclamation.

## Good and Welfare

- Council members and attendees discussed recent volunteer work in the community room and related Borough spaces, including 57.5 hours of work over the preceding three days. Requests were made to recognize volunteers by name, to acknowledge Mr. Karczewski for watering flowers at the monument, and to acknowledge Sharon and Jim for watering planters or bases at the baseball field.
- Discussion followed regarding the condition of the community room carpet, approximate replacement costs, the possibility of carpet squares or donated flooring materials, donated banquet tables, and the need for a formal volunteer sign-in or coverage policy for Borough work activities.
- A safety concern was raised about whether a cabinet should retain glass panels, and a scheduling note was made that someone would need to open and close park shelters on June 26, 27, and 28 because Nora Soos would be away. It is confirmed that Jenna White will schedule to handle opening and closing the park that weekend for rentals.
- Community Day planning was discussed. Entertainment outreach was underway, a face painter was tentatively available, and liability concerns were raised about a possible bounce house. During the discussion, the date was corrected so that the community picnic or Community Day event was referenced as August 8, 2026, while the car cruise was referenced as August 15, 2026.

## Executive Session

- Council recessed to executive session at 7:54 p.m. to discuss a legal claim against the Borough.
- Council returned from executive session at 8:18 p.m. and stated that no business was conducted after the recess.

## Adjournment

- The meeting was adjourned at 8:18 p.m

Respectfully submitted,
Jenna White
Borough Secretary