

Borough of Jefferson Hills  
Agenda Meeting of Council  
November 7, 2018

The agenda meeting of Council was called to order by President King at 7:00 p.m. in the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Mayor Cmar and Council Members Ielase, Montgomery, Reynolds, Sockman, Vice President Weber and President King answered to roll call. Finance Officer Bennett, Solicitor Shimko, Chief Roach, Borough Engineer Glister, Consulting Engineer Minsterman and Public Works Director Volpe were also present. Mr. Khalil was absent.

1. Pledge of Allegiance
2. Roll Call

President King stated that Borough Council met Monday night at 5:00 p.m. in executive session for a personnel matter to conduct police officer candidate interviews and that Council had met before tonight's meeting with the Borough Engineer and Consulting Engineer to learn about 2018 engineering projects and upcoming engineering-related projects in 2019.

3. Citizen/Taxpayer Comments

- A) Rachel Blistan, of Marcus & Shapira LLP, requested that a vote for the text amendment to remove hospitals as a permitted conditional use in the R-1 and R-2 Zoning Districts be added to Monday's agenda. President King explained it cannot be put on the agenda because it must be advertised before Council may vote on it.
- B) Calvin Felix, Gill Hall VFC President and Chief, requested that the Foreign Fire Insurance allocation be split evenly between the three (3) fire companies. Vice President Weber asked how many firefighters have left Gill Hall VFC this year. Mr. Felix replied three (3). Vice President Weber asked how many had left from November 2017 to November 2018 and Mr. Felix responded a total of six (6) or seven (7). Vice President Weber questioned if any firefighters have been recruited in that time period and Mr. Felix replied two (2). Vice President Weber asked when the firefighters leave, are they able to take their gear if they remain within the Borough. Mr. Felix answered the gear is the property of the Relief Association and they are not permitted to do so. Mr. Sockman asked how many active firefighters does Gill Hall VFC presently have that can answer calls. Mr. Felix responded, as of today, fourteen (14). Vice President Weber asked how many are trained as a Firefighter 1? Mr. Felix stated he isn't exactly sure, but, off the top of his head, at least nine (9) are capable of going into a burning structure.
- C) Keith Reynolds, of 1313 Collins Avenue, stated there are many issues to discuss before hiring a fire chief or assistant fire chief. The study that has been the building block for the fire hall consolidation movement only shows one angle to the topic. Mr. Reynolds alleged John Thatcher, Chairman of the Task Force, stated anyone with conflicting views of the movement should be removed from the Task Force and Mr. Reynolds asserted that he believed such a comment is offensive by anyone who believes in democracy. The Task Force was to have two (2) non-firefighters as members, but, after one (1) quit, no

effort was taken to fill the seat. Mr. Reynolds suggested Attorney Houser should be added to the Task Force to fill that seat. Mr. Reynolds stated at the very least, another study from the DCED should be sought focused on how to allow the fire halls to keep their independence.

Mrs. Reynolds moved to contact the DCED to have a study done to keep the fire halls independent, seconded by Mrs. Ielase. The vote was not unanimous and a roll call vote was taken. Council Members Ielase and Reynolds voted yes. Council Members Montgomery, Sockman, Vice President Weber and President King voted no. Motion failed 2-4.

4. Report from Borough Boards and Commissions
5. Presentation by Hosack, Specht, Muetzel & Wood LLP of the 2017 Financial Audit

Stephen Niedenberger provided a short presentation on the December 31, 2017 Financial Statements for the Borough of Jefferson Hills. Mr. Niedenberger stated the main thing contributed by Hosack, Specht, Muetzel & Wood LLP for this audit is the opinion letter and he is pleased to say it is a clean audit opinion letter.

6. Motion to approve minutes of agenda meeting October 3, 2018
7. Motion to approve minutes of regular meeting October 8, 2018
8. Motion to approve the monthly bills
9. Motion to approve the monthly payrolls
10. Motion to tentatively adopt the proposed 2019 Borough Budget

Mr. Bennett stated this budget represents a two point seven percent (2.7%) increase from last year. Mr. Bennett indicated about fifty percent (50%) of the budget goes to salaries and benefits, which is usually a contractual obligation with collective bargaining agreements, public safety is about thirty-six percent (36%), followed by public works at approximately twelve percent (12%) and debt service is only about four point eight percent (4.8%) of the total budget, which is under what most municipalities have in their budget. A little over seventeen percent (17%) will go toward capital improvements, which is quite aggressive. There will be no millage increase. Mr. Bennett stated the budget will be on public display until the December 10 meeting for final vote.

Vice President Weber asked if it would be possible to readjust the millage after the budget is passed to appropriate funds for the fire companies capital improvements plan if need be. Mr. Shimko responded the Borough Code states the budget must be passed by December 31, but does not state when the tax ordinance must be passed. Mr. Shimko indicated generally, the tax ordinance is the next motion item after the budget on the agenda and he has does not remember seeing it done later apart from emergency situations.

Mrs. Reynolds questioned why there was such an increase in the Fire Protection budget item. Mr. Bennett explained Council has made an effort to increase funds to Fire Protection for additional gear needed that is not covered by other monies.

President King stated Mr. Shimko informed him that a vote on the proposed budget needs to be done this evening. Mr. Shimko explained the Borough Code states a proposed budget be tentatively adopted and advertised at least thirty (30) days before its actual adoption and, being that the regular meeting is on December 10 next month, the thirty (30) day deadline would not be met if not voted on before this month's regular meeting. Mr. Shimko stated he recommended to President King and Mr. Bennett that Council votes tonight to tentatively adopt the proposed 2019 Borough Budget.

Mr. Montgomery moved to tentatively adopt the proposed 2019 Borough Budget, seconded by Mr. Sockman and carried unanimously.

11. Motion to enact Ordinance No. 870 to adopt and incorporate the Allegheny County Stormwater Management Ordinance into The Borough Stormwater Management Ordinance, Chapter 26 of the Borough of Jefferson Code of Ordinances; to provide for an effective date of this Ordinance; and providing for severability and repeal of all prior inconsistent ordinances or ordinance provisions

Mr. Montgomery questioned if the Borough would have to take responsibility in the event of failure of privately owned systems. Mr. Shimko stated that ultimately was the case, but that the Borough does have the right to inspect them even if privately owned to attempt to avoid that.

12. Motion to enact Ordinance No. 871 amending Chapter 1, Administration and Government, Part 3, Appointed Officials of the Code of Ordinances of the Borough of Jefferson Hills to provide for the ability of Borough Council to appoint a fire chief and assistant fire chief and providing for severability and repeal of all prior inconsistent ordinances, ordinance provisions, resolutions, and resolution provisions
13. Motion to adopt Resolution No. 35-2018 a modification request to Borough Subdivision and Land Development Ordinance Section 22.303.3.B requiring submission of the Allegheny County Conservation District's approval of the Erosion and Sedimentation Control Plan before final approval can be granted and final approval to the Land Development Plan known as SP-8-2018, William J., Robert G., and Lillian Kozel Proposed Storage Garage Development located at 1456 State Route 51
14. Motion to adopt Resolution No. 36-2018 Granting a modification request to Borough Subdivision and Land Development Ordinance Section 22.609.1 to allow storm sewer pipe grade less than 2% and preliminary approval to the Land Development Plan known as SP-3-2018, Marlow ó Jefferson Hills
15. Motion to approve bids for the SHACOG Purchasing Alliance 2018 Fall Commodities
16. Motion to approve Application for Payment No. 2 and Final from Mele & Mele & Sons, Inc. in the amount of \$43,602.86 for work completed on the 2018 Paving Program Project

Mr. Glistler indicated there is still some work that needs to be done, but should be completed by Friday. If it is not completed, this item will be moved to next month.

17. Motion to approve Change Order No. 3 from Global Heavy Corporation in the amount of \$4,071.69 for the Jefferson Hills/West Elizabeth Sewershed ACT 537 Plan Capital Improvements Project Contract A
18. Motion to approve Application for Payment No. 9 from Global Heavy Corporation in the amount of \$215,555.00 for work completed on the Jefferson Hills/West Elizabeth Sewershed ACT 537 Plan Capital Improvements Project Contract A
19. Motion to approve Application for Payment No. 7 from Jet Jack, Inc. in the amount of \$242,569.20 for work completed on the Jefferson Hills/West Elizabeth Sewershed ACT 537 Plan Capital Improvements Project Contract C
20. Motion to approve Application for Payment No. 6 from Jet Jack, Inc. in the amount of \$43,012.21 for work completed on the Jefferson Hills/West Elizabeth Sewershed ACT 537 Plan Capital Improvements Project Contract D
21. Motion to approve Application for Payment No. 2 from State Pipe Services, Inc. in the amount of \$14,008.50 for work completed on the 2018 Operations and Maintenance Manhole Rehabilitation Project
22. Motion to approve Application for Payment No. 1 and Final from Pellegrini Electric in the amount of \$14,423.80 for work completed on the Municipal Building parking lot lights

Mr. Bennett commented the amount of the payment will be \$583.80 less due to sales tax being charged.

23. Motion to approve SHACOG to award the bid of the CD 44 7.5 Borough Building ADA Door Project to Select Contracting, LLC. in the amount of \$20,200.00
24. Discuss approving the distribution of the Pennsylvania Foreign Fire Insurance allocation in the amount of \$59,711.53: Jefferson 885 VFC Relief Association; Gill Hall VFC Relief Association; Floreffe VFC Relief Association

Mrs. Reynolds stated she feels the money should be divided evenly three (3) ways as it has been in past years.

Mrs. Ielase stated she also feels the money should be divided evenly three (3) ways because all the fire companies need funds to provide safety to the community.

Vice President Weber read Mr. Khalil's comments from the October minutes stating he is not inclined at this point to distribute anything to Gill Hall because of their lack of cooperation and cooperative training with other stations, the reduction and defection of firefighters and their refusal to be part of a consolidation. Vice President Weber indicated he has come to find out when firefighters leave, they cannot take their gear with them because it is the property of the company, but, if the Borough had one unified fire company that would not be an issue. Vice President Weber commented while he does not necessarily agree with giving Gill Hall one-third (1/3) of the money, if he were to vote to give Gill Hall one-third (1/3), he would subtract the cost of the gear that the five (5) trained, highly-certified firefighters that moved to a different company,

but stayed within the Borough, had to have repurchased for them by the new company. Vice President Weber stated he thinks the company that received those firefighters should be compensated for that. So, the distribution would be \$19,903.84 for Floreffe, \$36,015.85 for Jefferson 885 and \$3,653.84 for Gill Hall. Vice President Weber affirmed he wants to reward excellence and not a company that is underperforming. Vice President Weber indicated his proposal is to give Floreffe \$21,730.26, Jefferson 885 \$37,980.27 and Gill Hall \$1.00.

Mayor Cmar commented she feels the point is being missed that they are volunteers and Jefferson 885 has two (2) people that it is their job, which is why they would be more certified than a person that is a volunteer. Mayor Cmar stated she looked at the statistics and there were only a couple fires that were cooking fires, but we don't really have building fires in Jefferson Hills. Mayor Cmar said the Borough is going to lose all its volunteers and is going to have to pay for all the firefighters. Before adding that Gill Hall has the largest population in Jefferson Hills.

Vice President Weber stated he is aware Gill Hall does and that is what scares him because the area with the largest concentration of residents has, by today's standards, the least resources to help fight the fires. Vice President Weber commented he does not want to take away anything from Gill Hall. Vice President Weber indicated Council agreed to have the Borough Manager send a letter to each fire company on January 4, 2018 stating, under a proposed consolidation, they were to operate under the direction and supervision of one (1) fire chief that would be appointed by Borough Council upon recommendation by the Task Force. Council also agreed to send this letter to show expected improvement in the health, safety and welfare of visitors and members of this community and the safety of the firefighters. Vice President Weber stated one of the other goals in the letter was to improve fiscal management resulting in savings to taxpayers, but he is less concerned about the fiscal savings as he is about the physical safety of the residents in this community.

Mayor Cmar stated she agrees there should be a merger, but does not feel people need to be put in charge bossing each company around.

President King stated Council has not allocated this money equally throughout the years and has tried to come up with a formula to allocate the money because Council is not in the business of rewarding just for being present. President King indicated the reason he is not in favor of allocating the money equally is because the fire fighters that are actually using their equipment at the fire scene would actually be punished by this. President King commented safety should be first. President King stated there always seems to be some ramping up of recruitment and such right before the allocation of the Foreign Fire Insurance money.

Mr. Sockman stated he disagrees with some of the statements being made. Mr. Sockman stated he feels Floreffe should turn in all their receipts from now on because Council paid for the other companies to turn out gear, but not for Floreffe's. Mr. Sockman indicated the number of volunteers has decreased around the country. There are no volunteers coming into our community. Mr. Sockman stated there are paid firefighters that should answer every call.

Vice President Weber stated monthly updates are received at each Council meeting from Mr. Thatcher and/or the fire chief(s). Vice President Weber indicated the Task Force was formed in January and by mid-February an organization chart for line officers was prepared, line officer qualifications were done and by August Bylaws were drafted. It seemed all three (3) organizations were working well together until a few

months ago. Vice President Weber expressed two (2) of the organizations were working together in good faith, while the other was not. Vice President Weber stated giving money to an organization that is more focused on social events and less focused on providing public safety is throwing good tax dollars after bad and Council is the steward of the taxpayers' money. Vice President Weber commented that each station has something they will have to give up when consolidating. The Borough has to keep volunteers as long as possible because it cannot afford paid firefighters.

Mrs. Reynolds stated she does not like when people try to tear down Gill Hall VFC. Mrs. Reynolds commented the Borough has to stand as one no matter what it takes and Council shouldn't turn their back on Gill Hall VFC.

President King stated he agrees with Mrs. Reynolds comment to be as one and there should not be this much animosity involved. President King commented typically personnel get performance appraisals that determines what type of merit increase received if at all. Underperformers will get a minimal or no pay raise, while over performers get a pay raise. President King asserted he does not see why this situation should be treated any differently. Mrs. Reynolds interjected they are volunteer firefighters. President King stated he is aware they are volunteers.

Keith Reynolds was removed from the meeting due to his outburst and repeated profanity from the audience.

Vice President Weber congratulated Floreffe VFC on their efforts to recruit on election day.

President King expressed, when Council has questions, the experts are relied upon to help them answer these questions. President King asked why should it be different in this case. President King stated both the study that was conducted by an expert and the Task Force recommended consolidation and this is all being done to make the Borough better. Mayor Cmar interjected the study was done by one person and alleged it is biased. Mayor Cmar asked why Attorney Houser could not do a study as well and compare the two (2). President King stated the study was not biased to anyone on Council and asked wouldn't a study done by an attorney representing one (1) of the fire companies be biased? President King asked Calvin Felix if he would share with Council how much Gill Hall has paid for the services of attorney Houser representing them and Mr. Felix responded he could not answer due to attorney-client privilege. President King asked Mr. Felix how much Gill Hall paid to send the mailers out during last year's election cycle and Mr. Felix replied he did not know for sure, but could provide that information if President King would like. President King said he would like to see that. President King expressed Mrs. Reynolds mentioned earlier that, if there were a fire at his house, she guarantees that Gill Hall would be there to fight the fire and asked Andrew Tomer if he felt comfortable with that statement. Mr. Tomer responded he could never make a guarantee that anyone from any fire department would arrive. President King asked Mr. Tomer how many firefighters at Gill Hall VFC could actually go into a burning building. Mr. Tomer replied he does not have their exact numbers, but can speak to Jefferson 885 VFC's numbers. Mr. Tomer indicated, at rough count today, Jefferson 885 VFC has thirty-two (32) active, nationally-accredited firefighter 1's. President King mentioned there was comment about Gill Hall VFC not knowing about training well enough in advance. Mr. Tomer asserted Jefferson 885 VFC has training every Thursday night starting at 6:30 p.m. unless there is a major holiday that day, but the type of training is not always identified until the number of attendees is known. Floreffe, for the most part, shows up to train and Gill Hall has yet to participate. Mr. Tomer stated the last time Gill Hall showed up was for a walk through of the new high school. President King asked about

call attendance and if Gill Hall responds to fires with members that are capable of going into the fire. Mr. Tomer stated he cannot speak to that, but can refer to the recent Jefferson Hospital fire where Gill Hall VFC reports they had five (5) firefighters on scene, but not one (1) of those firefighters were ever in the building. Mr. Tomer continued to say there were firefighters from Jefferson 885, Floreffe, Pleasant Hills, Clairton, Glassport, Whitehall, Munhall, Elizabeth, two (2) companies in West Mifflin that were all in the building. Mr. Tomer also indicated there were sixteen (16) firefighters that arrived on scene with Jefferson 885 and four (4) additional that came separately will all twenty (20) able to enter the building.

Vice President Weber indicated Jefferson Hills is not the first to consider fire consolidation. This is happening all over the state and the country. Vice President Weber stated consolidation may be the first step to regionalization due to lack of volunteers. Vice President Weber mentioned Mayor Cmaro's comment about the feasibility study being biased and stated the study presented a lot of raw data and the conclusion written by Mr. Sohyda didn't even really need to be read.

President King stated he feels Council is going to need to step in at some point because there is discord. President King expressed he looks at it as a new entity that is better and there should be excitement about being part of something that will serve the community in a more economically and efficient manner. President King commented the one thing that everyone needs to consider is, if the experts and professionals that the Borough has now decide to leave, would the Borough be prepared for that.

Mr. Sockman asked Don Withers how many active firefighters are in Floreffe VFC and Mr. Withers replied about ten (10), but only about three (3) could go into a burning structure. Mr. Withers expressed Floreffe's willingness to go forward with the consolidation. Mr. Sockman stated he is not against the consolidation, but he feels people need to sit down and work through it. Mr. Sockman said without more volunteers, the Borough may be heading for paid firefighters, but he hopes the fire companies will get more volunteers to keep that from happening. President King stated he believes that is everyone's goal and does not believe anyone is in favor of a paid fire service.

Vice President Weber asked John Thatcher where he believes the consolidation stands at this point. Mr. Thatcher expressed his belief that the feasibility study by Mr. Sohyda was a good move for the Borough to encourage people to look closely at consolidation. Mr. Thatcher stated he believes the consolidation is near the goal line and, clearly, Jefferson 885 and Floreffe VFCs have the Borough's best interest in mind. Mr. Thatcher asked that Gill Hall VFC be a little more open to the concept of a consolidation for the resident's best interest. Vice President Weber commented, with the consolidation, there would still be three (3) stations and Council would be eager to provide necessary upgrades to the stations to make them a safer environment for the firefighters. Vice President Weber concluded Council still does not know what the barriers are for Gill Hall not wanting to be part of the consolidation.

President King stated Council needs to decide how to put this item on Monday's agenda. President King stated Mrs. Ielase and Mrs. Reynolds expressed their desire to have the money split equally and asked other Council Members how he would like it done. Mr. Sockman stated he also would like to see it split evenly. Mr. Montgomery stated he would like to give fifty percent (50%) to Jefferson 885 and give twenty-five percent (25%) to each of Gill Hall and Floreffe because he does not want to see someone get nothing and then not maintain their equipment. President King stated he was in favor of Vice President Weber's option and asked that Mr. Bennett provide all three (3) options for vote on Monday.

25. Discuss bids for sale of surplus equipment and scrapping of items that received no bids
26. Discuss resident fees for the new Garbage/Recycling Contract beginning in January 2019

Mr. Bennett indicated the Borough's present cost to Republic is \$14.33 per month for refuse and recycling. The present cost to the residents is \$14.58 per month because the Borough has to take into account delinquencies and roll offs to be self-sustaining. Mr. Bennett stated five (5) years ago prices were raised based on the contract with Republic and his understanding is that Council was thinking to only increase the cost once over the contract term. So, you are not raising it every year to reflect the cost if it is truly self-sustaining. Mr. Bennett said the average cost over a five (5) year period is \$16.59 per month, so to keep it self-sustaining and only increase once over the contract term, \$16.75 per month should be charged to the residents. President King stated this can be done by resolution for the December meeting.

Mrs. Reynolds asked if the Borough could provide a discount to senior citizens. Mr. Bennett replied there is a program in place based on age and income for a discount of fifty percent (50%) for water, sewage and garbage.

27. Discuss Street Opening Permit Application dated October 24, 2018 by Peoples Natural Gas Company

Mr. Shimko stated the Borough Ordinance states that any street opening over five hundred (500) feet must be approved by Council and this opening is one thousand seven hundred eighty (1,780) feet. Mr. Shimko said, in the past, the Borough has worked with the applicant regarding restoration of the Borough roads that are involved. Mr. Shimko indicated this item could be placed on the agenda for Monday.

28. Discuss request by Thomas Jefferson High School Cross Country team to waive fee to use the Gill Hall Community Center on November 10, 2018 for an awards ceremony (charge cleaning fee?)

President King expressed that he had spoken with Tena Pasqualini and was in favor of waiving the fee and not charging a cleaning fee and he would vouch for her. Council agreed.

29. Discuss scheduling a public hearing date/time on the Carol Ann Bucar Landowner Curative Amendment

Mr. Shimko stated this hearing has been scheduled, rescheduled and it is being rescheduled again. Mr. Shimko indicated December 12 appears to be the day that all parties are available. Council agreed to December 12, 2018 from 6:00 to 9:00 p.m. as the date and time for the hearing.

30. Reports

Fire Chiefs reported:

- Don Withers, Floreffe Fire Chief, stated the feasibility study done by Chief Sohyda was an eye opener for Floreffe VFC. Some changes were made in management and

so forth to try and rectify the situation. Chief Withers indicated they are progressing and are looking forward to working together and the consolidation. Vice President Weber commented what Floreffe did in the past year is phenomenal. Vice President Weber thanked Chief Withers for taking the lead and asked him to give everyone Council's appreciation for the work they have done to improve Floreffe VFC.

- Andrew Tomer, Fire Chief for Jefferson 885 Fire Department and Emergency Management Coordinator, mentioned he has not received contact information from Mrs. Reynolds to update the emergency operations plan which is necessary to remain eligible for state and/or federal aid during a disaster. President King asked Mrs. Reynolds to please provide her contact information to Chief Tomer this evening. Chief Tomer asked Mr. Bennett to reach out to Pennsylvania American Water to get a latitude/longitude list of all the hydrant locations in the Borough. Mr. Bennett responded he would do so. Chief Tomer clarified there are no career firefighters in the Borough. There is paid staffing, but they are not firefighters. Chief Tomer stated he remembers it being said at a meeting that, if the fire companies cannot make a decision about the consolidation, Council will have to make the decision and Chief Tomer feels it is about at that point. Chief Tomer commented it was realized on October 12 that Jefferson 885 members were removed from Gill Hall's active 911 system. Mayor Cmar asked if Gill Hall could get into Jefferson 885's system. Chief Tomer replied Gill Hall has not been removed from Jefferson 885's system. Vice President Weber asked if Chief Tomer could explain what that means. Chief Tomer explained when a call comes in the Allegheny County 911 center and they start their dispatch procedure, there are three (3) mechanisms that alert them: the tones heard when the radio beeps, a CAD page that comes via text message and the active 911 system, which shows in live time who is responding and where they are located. This allows each department to see if other departments are out of the area providing mutual aid or it can also be used for one department to easily get a ride with another department allowing more experience. Vice President Weber asked if this affects public safety and if this was done without notification to Jefferson 885. Chief Tomer replied, in his opinion, it did affect public safety and there was no notification. Mayor Cmar asked a representative of Gill Hall if they were able to get into Jefferson 885's active 911 system and was told Jefferson 885 was removed from Gill Hall's system because Gill Hall was tipped off that the system was going to be used to compile data on how many responders were going on every call. Vice President Weber asked Chief Tomer, with Jefferson 885 being removed from Gill Hall's active 911 system, does that mean that, if Gill Hall is out of the area, Jefferson 885 will not know and will assume Gill Hall is responding to a fire and will not need backed up by Jefferson 885. Chief Tomer responded that is correct. President King commented that Gill Hall should have at least contacted Jefferson 885 to question if the system was being used to compile statistical data. Chief Tomer stated that seventy percent (70%) of the calls are in Jefferson 885's district. Mayor Cmar asked how many of them are actually in the Borough and Chief Tomer responded he would have to run a report for that information. Mrs. Reynolds stated if it is not seen what the problem is with the three (3) fire departments, it is right there standing at the podium and expressed that Chief

Tomer does not want to work with the rest of the people. Chief Tomer responded that is incorrect. Vice President Weber asked Mrs. Reynolds, if that were true, why have six (6) or seven (7) firefighters from Gill Hall go over to Jefferson 885 where Mr. Tomer is the Chief. Mrs. Reynolds asked Vice President Weber if he asked the firefighters why they left and Vice President Weber responded he asked why they were leaving and they told him the culture was horrible at Gill Hall. Mrs. Reynolds stated she thinks they were persuaded to go to Jefferson 885. Chief Tomer expressed everyone is entitled to their own opinion, but he wants to consolidate and wants to work with all the departments in the municipality because it is his goal for the best fire service in the county or in the state to be Jefferson Hills. Chief Tomer concluded by asking Council to do what is right with the Foreign Fire Insurance allocation and not what you think is popular, but do what is actually right for this community and the Borough residents.

- Brian Chalfant, Assistant Chief of Jefferson 885 Fire Department and President of Jefferson Fire and Rescue, stated both heating and air conditioning units on top of the Large Fire Hall have recently broken. The cost to replace one (1) unit will be about \$7,500, with the \$7,000 profit from renting out the hall this year, that leaves only about \$500 to cover. Mickey Plavchack will donate the use of his equipment to lift the unit onto the roof. Mr. Chalfant expressed his desire to clear the rumor that he is a paid firefighter. Mr. Chalfant stated he is not. He is a full-time staff instructor for the Allegheny County Fire Academy and his qualifications are higher than most in the Borough because of his job, but he is still a volunteer. Mr. Chalfant asserted when he comes in front of Council to request money, he is doing so on behalf of Jefferson Fire Rescue for the entire Borough not just Jefferson 885 and tries to spend money wisely.

Engineer Glistler reported:

- A request was received from Gary McGuirk, President of the McGuirk Family Limited Partnership, for the Borough to consider taking over ownership of Providence and Trinity Drive, which are currently private streets, in addition to the associated storm and sanitary sewers. This development was built in the mid 1980s to Borough standards at that time, but standards have changed and he is not sure if there are any records of the work being inspected by Borough personnel or engineers. Since there is no developer's agreement in place, there is no requirement for Borough Council to consider taking ownership of these roads. Mr. Glistler stated Mr. McGuirk mentioned, if the Borough were to take over these roads, this would open the possibility of ten (10) new tax revenue generating residences and he would be willing to sign a developer's agreement. Mr. Montgomery commented he voted on this in 1988 and it was built to Borough specifications at the time, but he is not sure how well it was maintained if at all. Vice President Weber suggested Mr. Glistler should start by putting a scope of work together that protects the Borough including a road inspection and basically an infrastructure inspection and prepare a cost analysis for Council and then Council can make the proposal to the prospective applicant and

Council can decide if they want to bear any cost. Vice President Weber stated Council would have to agree, if there were deficiencies and remediation had to occur, that cost would be borne by the applicant. Council agreed to begin this process. President King asked Mr. Glistler to prepare the scope of work.

- Mr. Shimko commented, as an example of a developer's agreement and going through the normal process where a developer has developed a piece of property and is dedicating a street for public acceptance, a request has been made to dedicate Castor Lane. Under the Municipalities Planning Code, Borough Council has ten (10) days from the request date to forward it to the engineer to begin the process of reviewing and inspecting that road to be sure it is up to Borough specifications before acceptance. Mr. Shimko asked Council to direct Mr. Glistler or Mr. Minsterman to start that process. Council had no objections and made the direction.

Consulting Engineer Minsterman reported:

- Nothing to report, but teamed with Mr. Glistler to provide the year end strategic presentation to Council earlier tonight. President King commented the presentation was insightful.

Finance Officer/Treasurer Mr. Bennett reported:

- Will have to get together with the members of the Budget Committee to possibly have one (1) more meeting before the final adoption of the budget in December and will send out some possible dates.

Public Works Director Mr. Volpe reported:

- Nothing to report.

Police Chief Roach reported:

- There is a personnel matter that he would like to discuss with Council in Executive Session. President King stated interviews were conducted on Monday of the police candidates and it was a consensus of those in attendance to recommend those candidates for hire. C

Interim Manager Mr. Bennett reported:

- Toni Lewis is in the process of putting the past three (3) years of Planning Commission meeting minutes on the Borough website for public view.
- The Borough has been contacted by UPMC to have a second public forum in the Community Room on November 20 from 6:00 p.m. to 8:00 p.m.

Mayor Cmar reported:

- She asked Council to consider making the Borough's part-time employee in the Code Enforcement Office a full-time employee. Vice President Weber stated he believed Jim Seskey was brought on board when Mark Reis had a lot of work to do for the school construction. Vice President Weber stated he thought the Borough would be phasing out this position rather than making it full time and would like to look at the workload before giving serious consideration to this. President King commented it will be looked into and a determination of the workload will be done. Mr. Sockman mentioned at the budget meeting it was discussed that something may be worked out that would be equitable for both parties. Mr. Bennett stated he requested Mark Reis put the request in writing substantiating the need.

### 31. General Business

Mr. Montgomery noted the following with respect to SHACOG:

- Education for the new recycling regulations is very important.
- The rock salt prices are \$69.72/ton and will go up to \$70.93/ton next season plus fuel escalation. There is a bit of a shortage of salt.
- Police vehicles will be bid next month.
- All fourteen (14) Community Development Block Grant 45 pre-applications have been approved and most are ADA improvements.
- Questioned whether this was an appropriate time to talk about the proposed Zoning Ordinance text amendment. President King asked for and received a consensus of Council to put a motion on Monday's agenda to advertise for the ordinance for enactment.

Mr. Sockman noted:

- The new lights in the parking lot are exceptional.
- Based on passing the budget next month, the Borough has two (2) new ten (10) ton dump trucks that are in the budget. If Council agrees to purchase the trucks next month, it will save six percent (6%) of the cost. They will not be delivered or paid for until 2019, but ordering in 2018 will keep the 2018 pricing.
- The Municipal Center elevator needs an oil cooler to keep it from shutting down as it did during the Fall Festival. Mr. Sockman indicated Mr. Bennett is going to get a price for repair so that it might be done before the Holiday Celebration if Council approves. Council agreed to obtain pricing.
- Asked if Mr. Glister looked into the asbestos abatement at the old Borough Building to see if it can be torn down. Mr. Glister responded he reached out to two (2) companies that do asbestos testing and heard back from one (1). Mr. Glister stated he may have something to provide to Council at the December meeting.

- The old garage is used for storage of big equipment and the roof is leaking. The repair cost to get through the winter will be about \$15,000.00. Maybe long term Council should consider a storage building be built.

Mrs. Ielase noted:

- The Boroughs Holiday Celebration Night is Monday, November 26 from 6:00 p.m. to 8:00 p.m. at the Municipal Center.
- The Mayor and Police are doing a toy and gift card drive and would like donations by December 15. Please have any one with family in need of assistance stop in the police station from 8:00 a.m. to 4:00 p.m. to apply.
- Mr. Montgomery asked when the new high school would be opened and Mrs. Ielase replied November 27. Mr. Sockman stated the superintendent met with the staff and told them it will not be opened until next year. Mrs. Ielase stated nothing was said at this meeting, but that was the information from the last meeting. President King stated he believes it was pushed back.

Vice President Weber noted:

- He would like to make a motion or, at least, get a consensus of Council regarding the ordinance that still refers to Large Fire Hall and would like to start the process for the cleanup of the ordinance, which would also include the new consolidated name Jefferson Hills Fire and Rescue. Mr. Shimko stated that ordinance and any resolutions could certainly be drafted, but could not be enacted until after a potential consolidation under that entity. President King asked this be put on Monday's agenda.
- Thanked all that showed up for the Engineering Meeting to get the year review as well as the future engineering projects and expenditures.
- Thanked the Budget Committee for their great job and he is looking to voting on the final budget.

Mrs. Reynolds noted:

- The ladies auxiliary Soup and Sandwich Sale was a success. Thank you to all that attended.

President King noted:

- The Recreation Board will hold a public input meeting regarding a Borough Community Center on Wednesday, November 14 at 7:00 p.m. in Council Chambers.

32. Adjournment

President King adjourned the meeting at 10:19 p.m. with an executive session to follow from which Council would not return on motion by Vice President Weber, seconded by Mr. Sockman and carried unanimously.

33. Executive Session ó Personnel, Collective Bargaining, Real Estate, Legally Privileged /Confidential and Litigation (*EQT Production Company and ET Blue Grass Clearing LLC v. Borough of Jefferson Hills*, Supreme Court of Pennsylvania, Docket No. 4 WAP 2018; *Peters Creek Sanitary Authority, Borough of Jefferson Hills and Union Township v. Clairton Municipal Authority*, Court of Common Pleas of Allegheny County, Docket No. GD-17-17711; *Levander v. Borough of Jefferson Hills*, United States Equal Opportunity Commission, Charge No. 533-2018-01896)

Charles W. Bennett  
Secretary/Interim Borough Manager