

Borough of Jefferson Hills
Agenda Meeting of Council
December 3, 2014

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, Council Members Barclay, Ielase, Khalil, Montgomery, Reynolds and Weber answered to roll call. Manager Arndt, Finance Officer/Treasurer Boucher, Solicitor Shimko, Chief Roach, Borough Engineer Sebastian and Consulting Engineer Minsterman were also present. Mayor Cmar and Public Works Director Lovell were absent. Mr. Weber left at 8:56 p.m. and Mrs. Ielase left at 8:58 p.m.

The following tentative agenda for the regular meeting of December 8, 2014 was reviewed and discussed.

1. Pledge of Allegiance
2. Roll Call
3. Citizens/Taxpayer Comments

A) Christina Weir - 2051 Laurel Ridge Drive asked the Borough for help with the company who is doing seismic testing in the Borough, and misrepresenting themselves as the cable company. Solicitor Shimko advised residents can tell them to leave their property, and if they don't they can file a private trespass action against them. Mr. Arndt and Solicitor Shimko were instructed to construct a letter requesting they represent themselves properly while in the Borough.

4. Report from Borough Boards or Commissions

A) David Graffam - Library Board of Directors - updated Council with the following:

- The Annual Holiday Celebration was a great success.
- The South Hill Art League will be displaying some of their work again in the Living Room of the Municipal Center.
- There will be a cookie sale on Sunday, December 7th.
- Again, the Library is requesting additional funds from the Borough to be included in the 2015 Borough budget.

5. Motion to approve minutes of agenda meeting November 5, 2014
6. Motion to approve minutes of regular meeting November 10, 2014
7. Motion to approve the monthly bills
8. Motion to approve the monthly payrolls
9. Motion to adopt Resolution No. 50-2014 approving reimbursement of the General Fund by the General Obligation Bond Series of 2011 Project Fund in the amount of \$32,881.50
10. Motion to adopt Resolution No. 51-2014 adopting the Borough Budget for the year 2015 in final form

Mr. Khalil would like to see an increase to the Library funding from \$158,000 to \$165,000. He would also like to hire an intern next year to help with projects. Any other questions or concerns over the budget should be directed to Mr. Boucher as soon as possible.

11. Motion to adopt Resolution No. 52-2014 authorizing issuance of individual procurement cards under the Pennsylvania Local Government Investment Trust Procurement Card Program
12. Motion to enact Ordinance No. 846 establishing the authority to collect hazardous material response costs and other volunteer fire company response costs
13. Motion to enact Ordinance No. 847 establishing the base Real Estate Tax rate for the year 2015 at 5.66 mills (General 5.226 mills; Fire 0.355 mills; and Ambulance 0.079 mills)

Brian Chalfant, Rescue Captain, requested if Council is going to have a work session to discuss adjusting the millage, that all three fire departments be invited. Mr. Khalil requested that before that meeting takes place, the fire departments need to submit their financial statements for the last couple of years.

14. Motion to enact Ordinance No. 848 declaration of taking in order to condemn an interest in fee simple in the lands now or formerly of Harry Hank (Lot and Block Nos. 1134-S-335 and 1134-S-350) and now or formerly of Watkins C. McFadden (Lot and Block No. 1134-S-337) for purposes of constructing, operating and maintaining a sanitary sewer equalization tank and related structures
15. Motion to adopt Resolution No. 53-2014 amending and adding certain fees for the year 2015
16. Motion to approve Payment Application No. 1 to Osiris Enterprises in the amount of \$68,647.50 for the Peters Creek Manhole Rehabilitation
17. Motion to approve Payment Application No. 2 to Plavchak Construction Co., Inc. in the amount of \$143,569.00 for the Beedle Park Phase 1 Project
18. Motion to approve Payment Application No. 3 to SHACOG upon receipt of invoice from Sewer Specialty Service Company in the amount of \$23,295.32 for Sanitary Sewer O&M CCTV Inspections and Cleaning Project-Year 4
19. Motion to approve Payment Application No. 7 to A-1 Electric, Inc. in the amount of \$32,881.50 for the Public Works Complex and Salt Storage Facility Project
20. Motion to approve agenda and regular meeting dates for the year 2015
21. Discuss McElheny Bridge Restoration Bridge Project-Payment Application No. 1 and Change Order Nos. 2, 3 and 4

Mr. Arndt explained Change Order No. 2 is for \$3,640.00, Change Order No. 3 is for \$7,838.00 and Change Order No. 4 is for \$26,689.75, with all of these split in half with South Park Township. There is also Payment Application No. 1, approved by the architect, for \$109,985.40, also split with South Park Township. Our staff met with staff from South Park Township, and it was decided to present this payment application and change orders to the respective governing bodies, for approval at their December meetings. In respect to Mr. Khalil's question, Mr. Arndt replied it was the general feeling that the project would probably have cost less if the Project Engineer had followed the proper procedure and presented the project to PennDOT before bidding out the project. However, how much less is unknown. Engineer Sebastian stated it is hard to tell how much less the project would have cost, but he doesn't think the savings would have been that great. Mr. Khalil asked, and Mr. Sebastian agreed, that since the Project Engineer did not follow the proper process this may not have significantly affected the overall cost of this

project. Mr. Weber stated it may have actually given us a different lowest responsible bidder. He also reported that the change orders request a 26% increase in the cost of the project. He has a problem with the contractor enacting a change order without prior approval. It was the consensus that Change Orders 2, 3 and 4 and Payment Application No. 1 be put on Monday's meeting agenda separately.

22. Discuss Bedell Road Landslide Project and FEMA/PEMA fund
23. Discuss Lick Run Pump Station operations and maintenance proposals

Mr. Sebastian stated the only proposal received was from the current contractor, CWM Environmental, including 2015 for a total of \$13,000.00, with option years of 2016 for \$13,676.00 and 2017 for \$14,352.00. Mr. Montgomery asked again if this can be done inhouse, and since it is being investigated for the necessary certifications, Mr. Arndt suggested Council award the bid for one year only. Mr. Arndt was instructed to add this item to Monday's meeting agenda.

24. Discuss Phase II investigation of properties for proposed sanitary sewer equalization tank

Engineer Sebastian advised we conducted a Phase I Environmental Site Assessment which recommended a Phase II Environmental Site Assessment, because of items on and near the site that require further investigation. The lab has 7-day, 3-day, 2-day and 1-day turnaround times for the lab results. The cost of the expedited turnaround times are higher, but he recommends one of them to make sure we get the information back in time to make our deadline of December 31st. Solicitor Shimko advised that a quicker turnaround will allow the Borough to better determine whether to continue to pursue these properties through purchase or condemnation or to seek other properties by the end of the month. The consensus of Council was to pay for the 3-day turnaround time for the lab results.

25. Reports

Fire Chief Tomer:

- Advised, after research, the fire tax millage was reduced in 2013, and the Borough did the same at that time. Mr. Arndt explained he thought that was due to the County-wide reassessment. The Fire Departments, Council and staff agreed to get together to discuss the fire tax millage.

Mr. Weber left the meeting.

Mrs. Ielase left the meeting.

Mr. Sebastian:

- The Lewis Run Road Project is scheduled to begin construction on Monday and should be completed sometime in January.
- A site walk was conducted today at Beedle Park to develop a punch list for the contractor. Overall the park work is looking good. We are talking with DCNR about the potential re-phasing of the park regarding the access road. Mr. Khalil

stated he thought the road should be installed when the project is half-way finished, not at the beginning of the project, because there are only two fields up there now and that should not impact the community with traffic. Mr. King said another field will be opened in the next year and that traffic will impact the community more than the two that are there now. Mr. Khalil asked if this can be voted on at Monday's meeting. Mr. King stated the intent was for the access road off of Walton Road into Beedle Park to become the main access road, and the road off of Decker Street would be closed to all but emergency traffic. Mr. Khalil replied he thought the plan was for the new access road to be an alternate entrance into Beedle Park, and the entrance from Decker Street would still be utilized. Mr. King requested Gateway Engineers give the Borough an estimate of the engineering for the cost of the road, so Council can revisit doing the engineering work based off the costs. It was decided the Borough cannot afford to do this project until 2016.

Mr. Minsterman:

- There are four options for a potential sewer repair on Gill Hall Road, and Mr. Minsterman briefly discussed each. Mr. King requested this be placed on the Engineering Committee meeting agenda.
- After research, it was discovered that there are no reimbursable engineering fees in the Peters Creek manhole repairs agreement.

Mr. Boucher:

- He received three proposals for municipal advisor, and will include this on January's meeting agenda. The need is because we are paying a lot of money out of the Sewer Fund because there was never a rate increase when a \$928,000.00 hit happened last year.

Chief Roach:

- An update to his October letter to PennDOT regarding an engineering and traffic study for Ridge Road and High Road was that they recommend we paint lines at the stop sign.

Mr. Arndt:

- A Change Order from Gateway Engineers regarding the soft spots in Beedle Park for \$2,200.00 will be added to Monday's meeting agenda for action. The cost was verbally agreed to be Council at a prior meeting.
- The Solicitor recommended a resolution be placed on the agenda annually for appointment of our financial auditing firm according to the Borough Code.
- Deduct Change Orders have been received from General Industries and A-1 Electric and he would like them placed on Monday's meeting agenda.

- Guardian Industries is leaving the Borough by June 30, 2015 because there is not enough room at the site for expansion.
- A list was given to Council of the upcoming appointments, re-appointments, and possible vacancies for Borough Boards and Commissions.

28. General Business

Mr. Montgomery reported SHACOG is auditing all cable TV franchise fees.

Mr. Montgomery reported North Hills COG reported they are paying less for road salt than in the South Hills but they do not have guaranteed delivery.

Mr. Montgomery reported he attended a meeting with the Economic Development South (EDS) and Jesse Moose, Norfolk & Southern Railroad's land agent. The meeting was in regards to the Centofanti site and adjacent properties. Mr. Moose was impressed with the area, and will include it on his inventory of sites for future industrial development. He stated the only downside to the site is the presence of the Marathon high-pressure pipeline.

Mr. King adjourned the meeting at 10:06 p.m. with an executive session to follow concerning legal and personnel matters on motion by Mr. Montgomery, seconded by Mrs. Barclay and carried unanimously

Douglas Arndt
Borough Manager/Secretary