

Borough of Jefferson Hills
Agenda Meeting of Council
December 9, 2015

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 Ielase, Khalil, Montgomery, Weber and King answered to roll call. Secretary Essey, Solicitor Shimko, Chief Roach, Public Works Director Lovell, Mayor Cmar and Consulting Engineer Minsterman were also present. Council Members Barclay and Reynolds were absent.

The following tentative agenda for the regular meeting of December 14, 2015 was reviewed and discussed.

1. Pledge of Allegiance
2. Roll Call

Mr. King stated he was going to switch the order of the agenda and hear the reports from Borough Boards or Commissions prior to Citizens/Taxpayer Comments.

3. Report from Borough Boards or Commissions

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

- New Applicants
- South Hills Art display
- Steps going down to lower parking lot
- Light weight folding tables for Community Room

4. Citizens/Taxpayer Comments

Mr. King announced that prior to the meeting tonight, Council did go into executive session for legal and labor matters and also Council had an executive session last night for legal and labor issues.

A) The following citizens voiced concerns about the proposed EQT drilling application:

- Lisa Graves Marcucci - 370 Tamona Drive, Pittsburgh, PA 15236
- Harry L. Brownfield - 2769 Ridge Road
- Cindy Caulkett - 1424 High Road
- Deborah Caley - 1608 Marion Drive
- Vernon Caley - 1608 Marion Drive
- Nicole Ruscitto - 1524 High Road
- Christina Weir - 2051 Laurel Ridge Drive
- Carrie M. Daerr - 1529 Marion Drive
- Andrew Tullai - 305 Greene Drive

- Alexandra Hakala - 2020 Laurel Ridge Drive
- Paula Lim - 309 Southvue Drive, Pittsburgh, PA 15236
- Mark D'Angelo - 5023 Alta Vista Drive
- Kathy Kelley - 6618 Willem Drive
- Judy Kaufmann - 3417 Woodwind Drive
- Sharon Adair - 1605 Marion Drive
- M. S. Kirol - 117 Neilson Drive
- Joyce Sockman - 2213 Ridge Road
- Paul Moore - 204 Springhouse Drive
- Kenneth Weir - 4544 Homeridge Drive, Munhall, PA 15120
- Loretta Weir - 4544 Homeridge Drive, Munhall, PA 15120
- Laura Leete - 4020 Belmont Lane

Some of their concerns were:

- Incomplete and inconsistent application
- EQT did not provide full disclosure
- Noise level
- Use of unknown chemicals
- Health and Safety issues
- Damage to our roads
- Lighting and glaring problems

5. Motion to approve minutes of agenda meeting November 4, 2015
6. Motion to approve minutes of regular meeting November 10, 2015
7. Motion to approve the monthly bills
8. Motion to approve the monthly payrolls
9. Motion to adopt Resolution No. 31-2015 adopting the Borough Budget for the year 2016 in final form

Mr. Khalil brought to everyone's attention that all the Department Heads submitted their budgets, but he is still waiting final submittal from JFR and feels we should move forward Monday to approve the budget and if after talking to Mr. Bennett, if we need to, we can reopen the budget in January to update it.

10. Motion to enact Ordinance No. 851 establishing the base Real Estate Tax rate for the year 2016 at 5.66 mills (General 5.226 mills; Fire 0.355 mills; and Ambulance 0.079 mills)
11. Motion to adopt Resolution No. 32-2015 amending and adding certain fees for the year 2016
12. Motion to adopt Resolution No. 33-2015 amending the salaries, compensation and wages for Borough employees for the year 2016
13. Motion to enact Ordinance No. 852 accepting and dedicating a public street and public improvements with the exception of the stormwater management forebay/pond and eight inch private storm sewers, which shall be owned and maintained by the Homeowners' Association to Setter Lane in the Hunters Field Plan Phase 3

Mr. Montgomery expressed his concern about who would take care of rebuilding the storm sewers if the Homeowners' Association does not maintain the storm sewers and they have to

rebuilt. Mr. Shimko stated it's an unknown issue. The Homeowner's Association is the entity that is responsible, if they do not take care of the storm sewers, then the County Health Department may get involved.

14. Motion to approve Payment Application No. 1 to Jet Jack, Inc. In the amount of \$60,333.61 for the SHACOG Joint Municipal Sanitary Sewer Lining Project - Year 9, subject to the receipt of an invoice from SHACOG
15. Motion to approve Payment Application No. 1 to Insight Pipe Contracting, LP in the amount of \$16,946.54 for the SHACOG O&M Preventative Maintenance - Year 5, subject to the receipt of an invoice from SHACOG
16. Motion to approve GeoDecisions Service Agreement Extension from January 1, 2016 through December 31, 2017

Mr. Khalil asked if Gateway Engineer is satisfied with the service GeoDecisions is providing for us. Mr. Minsterman said he was not certain how much the Borough used the service and said that once a Manager is in place, they would like to talk to them about this service to evaluate the service and what is needed. Mr. Weber requested the agreement be revised to a one year term.

17. Motion to authorize the proper officers to execute an agreement with the West Jefferson Hills School District to retain law enforcement services for School District events
18. Motion to approve agenda and regular meeting dates for the year 2016
19. Consider an updated Final Subdivision approval for the Thomas Jefferson High School Lot Consolidation Plan

Mr. Khalil asked if the Borough has received plan review comments from Allegheny County. Mr. Shimko stated that this was a reapproval of the plan for recording and nothing has changed. When the plan was originally submitted the County commented the school fits the Comprehensive Plan.

20. Discuss a conditional use application for EQT/Langan known as CU-3-2015 - EQT Bickerton Well Site

Mr. Khalil asked the representatives from EQT - Mr. Todd Klaner and Mr. Larry Baumiller, if EQT would consider themselves good business partners. Mr. Baumiller stated it was a very general question and yes EQT was. Mr. Khalil stated that Jefferson Hills is a very good business partner and it's a very desirable community that was rated the number one community to raise a family in Pennsylvania. Mr. Khalil brought up a few items of concerns from the public hearing. He state there was a Union Township resident from the Trax Farm area that talked about agreeing to payments of \$40,000-\$50,000 hush money from EQT. He asked what was the money designed for and if it was hush money. Mr. Baumiller stated he was not involved so he could not answer. Mr. Khalil asked from the issues that were brought forth from the meeting, were there any safeguards that were put in place in a proactive manner after the issues happened. Mr. Baumiller stated the site was designed by a different company and

EQT bought it from Chesapeake. Mr. Baumiller stated there were things that were done by the operations people, he would have to confirm with EQT, but he believes the water was tested by EQT and the Township and there were no issues. Mr. Khalil stated his concern was with the air quality and asked if EQT provided any preventive measures as they moved forward with the project, to protect the lives of the residents? Mr. Baumiller stated he was aware that complaints were made by two people and testing was done and there were no findings. Mr. Khalil, after mentioning EQT was responsive to managing the noise to some degree, asked EQT if it felt there were any concerns requiring the freshwater impoundments to be tested. Mr. Baumiller stated there would be no flowback water and it would be freshwater and could not be accidentally contaminated. Mr. Khalil asked if the application was approved, and that process did take place where you reached out to the DEP that you would like to change this element and have the fracking water put in there, is it something we could agree to that if that was the case, the monitoring could take place paid for by EQT or possibly, the Borough. Mr. King asked Mr. Baumiller to verify if the water was tested in Union Township, and he said they did. Mr. King asked whether given that EQT did water testing in Union Township, would EQT do it in Jefferson Hills? Mr. Baumiller stated it cost too much money and was not necessary. Mr. Weber stated he would like to see the water tested here as well. Mr. Khalil asked about the air quality monitoring. He understands it is done by Allegheny County Health Dept. and he understands it is up to them, but he believes it is very important and would like to see it monitored from beginning to end to address infractions if they happen to assure the site is safe to the standards of the County. Mr. King asked whether EQT has on site monitoring for noise on an everyday basis at any of its well sites. Mr. Baumiller said no, that it is done in response to complaints only. Mr. Montgomery asked whether something would be added to the gas to alert residents if it is leaking from transmission lines leaving he proposed well site noting that the gas is odorless and there is something that can be added to the gas so it noticeably can be smelled in the event of a leak. Mr. Weber asked Mr. Baumiller to address by Monday morning, at the latest, Council's concerns regarding the air quality monitoring, odorizing of transmission lines, testing of the fresh water impoundment and noise control monitoring.

21. Discuss a land development for EQT/Langan known as SP-4-2015 - EQT Bickerton Well Site
22. Discuss a request by Castor Farm Associates, Inc. for the Borough to provide winter maintenance on Castor Lane in the Castors' Farm Plan of Lots

Mr. Weber asked Mr. Lovell if the Borough trucks are able to plow this road adequately with the turn around that was put in. Mr. Lovell asked if the Council wanted Public Works to plow the entire street and the turn around where there are not houses or only where there are houses. Council said only where there are houses. The vote on Monday is to be conditioned on occupancy.

23. Discuss proposals for Lick Run Sewer Pump Station weekly operations and maintenance services in the year 2016
24. Reports

Fire Chief:

- Andrew Tomer reported this year's biggest fires were the Large Hotel fire and the explosion at Eastman Chemical.
- Mr. Khalil was able to interact with there fire departments at a training fire on Beams Run Road. He was able to have a first hand experience of what the firemen actually do.

Mr. Minsterman:

- Beedle Park baseball field work would need to start as soon as possible to ensure it can be completed to allow for two growing seasons before being opened for use.
- Based on past history, 2016 Paving Program planning/bidding preparation should begin shortly in an effort to get the best prices.

Mr. Lovell:

- Reminded everyone that Borough storm sewers are fresh water and nothing should be dumped down the storm sewers that could harm the environment.
- Reminded residents not to park on the streets during snow and to remove all sports related items from the streets and cul-de-sacs during the snow season.

Chief Roach:

- Confirming entry level candidate will be on the agenda for hiring.
- Lease for copiers in the Police Department and Administration are expiring. He would like to look into leasing or purchasing new equipment.
- There was some overages over on the FEMA/PEMA reimbursable Bedell Road landslide remediation project on which he would be working with Gateway Engineers to communicate to FEMA/PEMA for its position on reimbursing the overages.

Mr. Shimko:

- The PENNVEST application was completed and submitted. He and Gateway Engineers are still responding to questions from PENNVEST. He is trying to schedule a meeting with Jefferson Hills and West Elizabeth Councils to discuss the sewer issues and requested Council's availability in the near future to determine tentative dates for the meeting. It was the consensus of Council that based on their individual schedules to request a meeting on the evening of December 22, 2015.

Mayor Cmar:

- Police Dept. is conducting a toy drive.

25. General Business

Mr. Montgomery advised South Fayette has joined SHACOG. SHACOG has added six communities in the past ten years and is up to 20 communities. The new salt price is \$68.74 a ton. Police car bids should be in by the end of the month, and the garbage price will be decreased. SHACOG also talked about the sewer vacor truck needing replacement. He mentioned to SHACOG the Borough's problem of getting the equipment here in a timely manner. SHACOG is aware of the problem and is working to address it. SHACOG said the demolition grant has been cut back significantly for next year. Mr. Montgomery stated the Borough may have to do an income survey next year in order to get funding.

Mr. Khalil would like to reach out to the Recreation Board to submit a plan and budget for the new year. Mr. Khalil also stated he is obligated and committed to keep our fire departments staffed and supported with equipment they need.

Mr. King advised the issue residents were having on the recycling on Heath Road has been resolved.

26. Mr. King adjourned the meeting at 9:19 p.m. with an executive session to follow concerning legal and personnel matters on motion by Mr. Khalil, seconded by Mr. Weber and carried unanimously

27. Executive Session - Legal and Labor Matters

Linda M. Essey
Secretary