

Borough of Jefferson Hills  
Regular Meeting of Council  
January 11, 2016

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

CITIZENS/TAXPAYERS COMMENTS:

None

PUBLIC HEARING:

Mr. Weber moved to approve record of public hearing December 9, 2015, seconded by Mr. Khalil and carried unanimously.

MINUTES:

Mr. Montgomery moved the minutes of agenda meeting December 9, 2015 be approved, seconded by Mr. Khalil. Mr. Montgomery corrected the minutes, Ms. Omer should be Mr. Minsterman and the garbage fee actually should say decreased not increased. Motion carried unanimously.

Mr. Khalil moved the minutes of regular meeting December 14, 2015 be approved, seconded by Mr. Weber and carried unanimously.

MONTHLY BILLS:

Mr. Khalil moved the October bills be approved as follows: General Fund \$342,264.79, Sewer Revenue \$237,692.08, Escrow \$21,830.89 Highway Aid \$2,347.23, Fire Tax \$172.04, Ambulance Tax \$38.28 and Escrow \$8,227.50, seconded by Mr. Weber and carried unanimously.

MONTHLY PAYROLLS:

Mr. Weber moved the payrolls for the month of October in the amount of \$336,463.31 be approved, seconded by Mr. Khalil and carried unanimously.

AGENDA ITEMS:

Mr. Weber moved to accept the resignation of Melissa Barclay as a Member of the Jefferson Hills Borough Council, seconded by Mr. Montgomery and carried unanimously.

Mr. King read Resolution No. 4-2016, APPOINTING A REPRESENTATIVE AND AN ALTERNATE REPRESENTATIVE TO THE SHACOG FRANCHISING AUTHORITY BOARD. Mr. Weber moved to adopt Resolution No. 4-2016, seconded by Mr. Khalil. Mr. Weber nominated David Montgomery as the representative and David Crawford as the alternate. Motion to adopt the Resolution carried unanimously.

Mr. King read Resolution No. 5-2016, APPOINTING A REPRESENTATIVE AND AN ALTERNATE REPRESENTATIVE TO THE SHACOG JOINT RATE REVIEW BOARD. Mr. Weber moved to adopt Resolution No. 5-2016, seconded by Mr. Khalil. Mr. Weber nominated David Montgomery as the representative and David Crawford as the alternate. Motion to adopt the Resolution carried unanimously.

Mr. King read Resolution No. 6-2016, AUTHORIZING THE ADMINISTRATION TO WORK WITH PUBLIC FINANCIAL MANAGEMENT, AS MUNICIPAL ADVISOR, GROGAN GRAFFAM P.C., AS BOND COUNSEL, AND THE BOROUGH SOLICITOR IN CONJUNCTION WITH THE ISSUANCE OF THE SERIES OF 2016 BONDS, FOR THE PURPOSE OF REFINANCING THE 2011 BONDS AT A MINIMUM NET SAVINGS TARGET OF 2.00%. Mr. Weber moved to adopt Resolution No. 6-2016, seconded by Mr. Khalil. Mr. Khalil recapped that the Borough was not extending the life of the bonds, just refinancing them to get a lower interest rate which will save the borough approximately \$300,000 so we should definitely proceed with that. Mr. Shimko added that the \$300,000 was as of January 6<sup>th</sup> and that number can go up and down, that is why there is not a specific number in the Resolution. The number of 2% in the motion is generally accepted threshold for refinancing. Mr. Weber said that the bond is due to be called in August. Motion to adopt the Resolution carried unanimously.

Mr. King read Resolution No. 7-2016, APPOINTING A BOROUGH TREASURER. Mr. Khalil moved to adopt the Resolution and appoint Finance Office Charles Bennet as Borough Treasurer, seconded by Mr. Weber and carried unanimously.

Mr. King read Resolution No. 8-2016, SETTING A PUBLIC HEARING FOR FEBRUARY 8, 2016 AT 6:00 P.M. FOR A PROPOSED BOROUGH ZONING ORDINANCE AND MAP AMENDMENT TO CHANGE THE BASE ZONING DISTRICT OF SIX PROPERTIES FROM THE I-2 HEAVY INDUSTRIAL ZONING DISTRICT TO THE I-1 PLANNED INDUSTRIAL ZONING DISTRICT. Mr. Montgomery moved to adopt Resolution No. 8-2016, seconded by Mr. Weber and carried unanimously.

Mr. King read a motion to enact Ordinance No. 850, AMENDING THE SUBDIVISION AND LAND DEVELOPMENT APPLICATION REQUIREMENTS AND REVIEW PROCEDURES, AND PROVIDE FOR SEVERABILITY AND REPEAL OF PRIOR, and INCONSISTENT ORDINANCES. Mr. Montgomery moved to enact Ordinance No. 850, seconded by Mr. Khalil and carried unanimously.

Mr. Weber moved to approve Change Order No. 1 submitted by Stash Trucking for an increase in the contract amount to reflect the actual quantities of materials installed for an additional cost of \$40,508.42 for the Bedell Road Restoration Project, seconded by Mr. Khalil. Mr. Weber stated that even though neither he, nor the Borough, is happy with the change order he understands that the onsite discovery of the shear face rock instead of shelf like rock is what caused the material increase and he said Mr. Lovell was present and gave an acceptable explanation so they can accept the change order. Motion carried unanimously.

Mr. Montgomery moved to approve Payment Application No. 1 for Stash Trucking in the amount of \$164,686.42 for the Bedell Road Restoration Project, seconded by Mr. Khalil and carried unanimously.

Mr. Weber moved to approve a Work Authorization from Gateway Engineers dated December 28, 2015 not to exceed the amount of \$5,000.00 for outstanding permits, applications and miscellaneous issues with Pennvest, etc. related to the Jefferson Hills/WESA Act 537 Plan, seconded by Mr. Khalil and carried unanimously.

Mr. Khalil moved to accept an agreement with Canon Solutions America for leasing copiers and providing copier maintenance for a 60 month term at the price of \$586.30 per month with the purchase being made under the National Intergovernmental Purchasing Alliance Company cooperative purchasing program, seconded by Mr. Weber. This was tabled from December. Mr. Weber said the motion was tabled because Chief Roach was trying to get additional quotes and we thank him for that. Mr. Weber stated he intends to vote against this motion because he thinks there are some additional things that the administration and police department would benefit from in the next five years from a better proposal evidenced on the spreadsheet Chief Roach provided to Council at the agenda meeting. Motion failed 0-5.

Mr. Weber moved to accept an agreement with ComDoc for leasing copiers and providing copier maintenance for a 60 month term at the price of \$524.36 per month contingent upon Solicitor approval of the agreement and the appropriate Borough staffs' feasibility review of the proposed copiers, seconded by Mr. Khalil and carried unanimously.

Mr. Khalil moved to reopen the 2016 Borough Budget, seconded by Mr. Weber. Mr. Khalil stated that it would be important to reopen the budget to allow the newly hired Finance Officer, Mr. Bennett, to review and get input on the budget. Thereafter, the Borough will have a final budget prepared for February. Motion carried unanimously.

Mr. King made appointments of Council member delegates to organizations, boards and commissions.

- South Hills Area of Governments - delegate is Mr. Montgomery and Mr. King is the alternate.
- PA State and Allegheny County Associations - delegate is Mayor Cmar and the alternates are Mrs. Reynolds and Mr. Weber.

- Jefferson Fire Rescue - delegate is Mr. Khalil and Mrs. Ielease is the alternate.
- West Jefferson Hills School District - delegate is Mrs. Ielease and the alternate is Mr. King to replace Mrs. Barclay.
- Eastman Advisory Panel - delegate Mrs. Reynolds and Mr. Weber will take the alternate place replacing Mrs. Barclay.
- Jefferson Hills Area Ambulance Board of Directors - delegate Mr. Khalil and Mr. King to be the alternate.
- Southwest Allegheny Tax Collection District - delegate is Mr. King and Mr. Weber is the alternate.
- Economic Development South - delegate is Mr. Montgomery and Mr. Weber is the alternate.
- Planning Commission - delegate is Mr. Montgomery and Mr. Weber is the alternate.
- Environmental Advisory Council - delegate is Mr. Montgomery and Mr. King is the alternate.
- Recreation Board - delegate is Mrs. Ielease and Mrs. Reynolds as the alternate.
- Library Board - delegate is Mr. King and Mrs. Ielease is the alternate.
- Engineering Committee - delegate is Mr. Khalil and Mr. Weber is the alternate.

Mr. Weber asked for a change to switch places with Mrs. Ielease on the West Jefferson Hills School District and Eastman Advisory Panels. Mr. King approved and switched the two positions.

Mr. Weber moved to appoint a Mr. Montgomery to the Planning Commission for a term ending December 31, 2019, seconded by Mr. Khalil and carried unanimously.

Mr. King read Resolution No. 9-2016 APPOINTING A MEMBER TO THE ZONING HEARING BOARD FOR THE TERM ENDING DECEMBER 31, 2020". Mr. Khalil moved to nominate Crystal Alfonsi and adopt Resolution No. 9-2016, seconded by Mr. Montgomery and carried unanimously.

Mr. King read Resolution No. 10-2016 APPOINTING A MEMBER TO THE ZONING HEARING BOARD FOR THE TERM ENDING DECEMBER 31, 2020". Mr. Montgomery moved to nominate Dan Chiacchia and adopt Resolution No. 10-2016, seconded by Mr. Khalil and carried unanimously.

Mr. King read Resolution No. 11-2016 APPOINTING A MEMBER TO THE ZONING HEARING BOARD FOR THE TERM ENDING DECEMBER 31, 2020". Mr. Montgomery moved to nominate Brent Hansen and adopt Resolution No. 11-2016, seconded by Mr. Weber and carried unanimously.

FINANCE OFFICER/TREASURER:

Reported he has been working on the draft of the budget and there are a few increases and changes. Hopes to be sitting down with Council and finalizing the budget in the next couple

weeks. He met with the Paycor representative and one with Huntington Bank to see what we are expected to get from them. Advised everyone there are additional costs using the Pittsburgh Post-Gazette but it now is necessary to use it.

CONSULTING ENGINEER'S REPORT:

Nothing to report.

PUBLIC WORKS DIRECTOR'S REPORT:

Mr. Lovell requested to go to the PSATS conference.

POLICE CHIEF'S REPORT:

The year-end report is in your packets.

SECRETARY'S REPORT:

Nothing to report.

MAYOR'S REPORT:

Nothing to report.

GENERAL BUSINESS:

Mr. Montgomery has heard that CD grants for demolition are no longer an option for the Borough. He spoke with Lou Gorski who suggested several project types including storm and sanitary sewers, ADA compliance and senior centers. Mr. King added that three to four items should be brought back to council then we can decide which direction to go.

Mr. Weber discussed the distribution of the small, local newspaper he found throughout the library and in the lobby before the meeting. Mr. Weber would like to see more coverage about Jefferson Hills, he suggests meeting with Jane Milner to possibly have her write articles for submissions to the paper. Mayor Cmar also would like to make this possible.

Mr. Khalil would like to resubmit the letter of intent from the fire departments and get this moving forward. It was unanimous with all the fire chiefs and Mr. Khalil would like to get this submitted into the state. Mr. Khalil also stated that as part of the budget he would like to include at least \$40,000.00 to make the second shift for the fire companies possible.

Mrs. Reynolds would like the Borough to buy a drone so it can monitor work that is being done and that might need to be done throughout the Borough.

Mr. Khalil asked Mrs. Omer about the year-end recap summary sheet. The last one he has is for November 13<sup>th</sup>, before we finalize it I would like to go over it. Mrs. Omer will get that for Mr. Khalil.

ADJOURNMENT:

Mr. Khalil moved to adjourn the meeting at 7:31 p.m., seconded by Mr. Weber and carried unanimously.

Linda M. Essey  
Borough Secretary