

Borough of Jefferson Hills  
Regular Meeting of Council  
July 13, 2015

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

CITIZENS/TAXPAYERS COMMENTS:

A) Keith O. Williams - 113 Oakwood Drive - advised Council of a problem he has with his sewer bill because of a water leak that did not go into the sewer system and asked Council if they would credit his account. The Manager indicated that he would contact Mr. Williams with a decision.

B) Marie & Paul Perlick - 1056 7th Street, West Elizabeth - voiced concern over the location of the proposed equalization tank near their property. Mr. Minsterman explained the location was chosen on many factors including where the sewage flows to. It is best suited if it is located in an industrial zoned area.

C) Marc Barna - 1054 7th Street, West Elizabeth - asked for an updated map of the equalization tank project.

Mr. King advised since there was no agenda meeting this month, if Council has any questions regarding any agenda items, he will entertain discussions at this meeting.

MINUTES:

Mr. Khalil moved the record of public hearing June 3, 2015 be approved, seconded by Mr. Montgomery and carried unanimously.

Mrs. Ielase moved the minutes of agenda meeting June 3, 2015 be approved, seconded by Mr. Khalil. Mr. Khalil asked Mr. Lovell if the demonstrations of the jetter machine, which costs approximately \$55,000-\$60,000.00, ever took place and his thoughts. Mr. Lovell replied the demonstrations have not taken place because the equipment is not yet available. Mr. Lovell further explained that a jetter machine is a trailer that has a high-pressure pump that shoots a hose into the sewer lines to clean them. Mr. Montgomery requested that the words northbound only be added to his comment that Old Clairton Road will be closed from Pleasant Hills to Gill Hall Road. Motion carried unanimously.

Mrs. Ielase moved the minutes of regular meeting June 8, 2015 be approved, seconded by Mr. Khalil and carried unanimously.

MONTHLY BILLS:

Mr. Montgomery moved the June bills be approved as follows: General Fund \$624,561.70, Sewer Revenue \$280,646.57, Highway Aid \$126,794.35, and Escrow \$5,686.75, seconded by Mr. Khalil and carried unanimously.

MONTHLY PAYROLLS:

Mrs. Ielase moved the payrolls for the month of June in the amount of \$198,202.94 be approved, seconded by Mr. Khalil and carried unanimously.

#### AGENDA ITEMS:

Mr. Khalil moved to grant approval to Conditional Use Application CU-2-2015, West Jefferson Hills School District Thomas Jefferson High School to construct a new school, subject to the conditions related to lighting (athletic fields and Old Clairton Road bus entrance/exit) and approval of the School District's (1) variance request to the Zoning Hearing Board, (2) Consolidation Plan and (3) Land Development Plan, with a written decision to be entered and distributed to the applicant by July 18, 2015, seconded by Mrs. Ielase. Mr. Montgomery reported the Planning Commission is concerned about Taber and Kathleen Drives being shielded from the entrance/exit lighting. Motion carried unanimously.

Mr. King read Resolution No. 15-2015, "GRANTING FINAL APPROVAL TO A SUBDIVISION PLAN KNOWN AS S-3-2015, HUNTERS FIELD PLAN NO. 4." Mrs. Ielase moved to adopt Resolution No. 15-2015, seconded by Mr. Montgomery. Mr. Khalil stated on the Allegheny County comments check list #6 reads, The area information on sheet 2/2 includes an area in R/W in acres only. All plan areas must be provided in both acres and square feet. And down below that it reads, The owner adoption clause provided on the plan for the Maronda Homes, Inc. is not acceptable. The purpose of the owner adoption clause is to establish that the landowner named on the plan agrees that the plan is in fact their plan of subdivision. If the Borough requires it, a separate notification that sets forth such terms as may be specific to the Borough's ordinances, the conditions of approval, and/or the developer's agreement can be added to the plan and signed by the landowner. He asked if either of those conditions are of concern to the Borough. Mr. Arndt advised the square footage was added to the plan. Solicitor Shimko advised a letter from Gateway Engineers dated after the Allegheny County letter stated all conditions have been met. Motion carried unanimously.

Mr. King read Resolution No. 16-2015, "APPROVING THE CLAIRTON SEWERSHED ACT 537 PLAN UPDATE DATED APRIL 2015 SUBJECT TO ALL ENVIRONMENTAL PERMITS BEING OBTAINED." Mr. Khalil moved to adopt Resolution No. 16-2015, seconded by Mr. Montgomery. Mr. Arndt advised Solicitor Shimko caught an error in the Resolution and changed the Resolution in the third paragraph to read pump station not two pump stations. Motion carried unanimously.

Mr. Montgomery moved to authorize the execution of an administrative agreement with the South Hills Area Council of Governments concerning the SHACOG Joint O&M Point Repair Project - Year 4, seconded by Mrs. Ielase and carried unanimously.

Mrs. Ielase moved to authorize the execution of an administrative agreement with the South Hills Area Council of Governments concerning the SHACOG Joint Municipal Sanitary Sewer Lining Project - Year 9, seconded by Mr. Montgomery and carried unanimously.

Mrs. Ielase moved to advise SHACOG of the Borough's concurrence to award a bid to Insight Pipe Contracting, L.P. in the amount of \$196,571.50 for the Joint Sanitary Sewer O&M Preventive Maintenance Project - Year 5, with the Borough's share being \$27,859.35, seconded by Mr. Montgomery and carried unanimously.

Mr. Khalil moved to award a bid for rock salt for the 2015-2016 winter season to Cargill, Inc. in the amount of \$69.29 per ton and authorize the appropriate Borough Officials to execute all necessary bid award documents, seconded by Mrs. Ielase and carried unanimously.

Mr. Khalil moved to turn over unpaid 2014 Borough real estate taxes to Keystone Municipal Collections Group for collection and to exonerate Josephine Lipnicky, Real Estate Tax Collector, from collecting 2014 Borough real estate taxes, seconded by Mr. Montgomery and carried unanimously.

Mr. Khalil moved to approve Payment Application No. 4 and Final from Osiris Enterprises in the amount of \$53,742.80 for Peters Creek Manhole Rehabilitation Project, seconded by Mrs. Ielase and carried unanimously.

Mrs. Ielase moved to approve Payment Application No. 1 from El Grande Industries, Inc. in the amount of \$599,469.85 for 2015 Road Improvement Program - Contract A, seconded by Mr. Montgomery. Mr. Khalil advised Contract A is over budget, and Mr. Arndt explained there was a budget line item for Contract A for \$550,000.00, and another line item titled Other Road Improvements. Motion carried unanimously.

Mr. Khalil moved to authorize an advertisement to receive bids for 2015 Road Improvement Program - Contract B, seconded by Mr. Montgomery. Mr. Arndt reported we are over budget on Contract A, and he recommended Contract B be taken off the table for budgetary reasons at this time. Further review would occur once all expenses are known for Contract A. Motion failed unanimously.

Mr. Khalil moved to approve Gateway Engineers Work Authorization dated June 23, 2015 in an amount not to exceed \$48,000.00 for additional engineering services work related to the WESA Act 537 Plan, seconded by Mrs. Ielase. Mr. Khalil advised this motion will allow the Borough to finalize and submit our permit to DEP and will also allow us to then begin to seek funding for the project. Motion carried unanimously.

Mr. Khalil moved to approve one year cleaning services contract extension - option year one for September 2, 2015 to August 31, 2016 with Service First Cleaning in the amount of \$34,505.00, seconded by Mrs. Ielase and carried unanimously.

Mr. Minsterman stated there is hesitation by the contractor to make the repair on the Jefferson Estates Sanitary Sewer Project and they requested the Borough release them from liability. The contractor has been told to create a document that identifies what they think they should be indemnified from, our Solicitor will review it, and we'll try to work it out. Mr. Minsterman was instructed to proceed and communicate with the Solicitor.

In order to plan a joint meeting in September concerning proposed changes to the Borough Zoning Ordinance between Council, Planning Commission, Zoning Hearing Board and Environmental Advisory Council, Mr. Arndt suggested it be on a night when there is a Planning Commission Meeting. Mr. Montgomery will check upcoming Planning Commission Agendas to see when it would be feasible to meet. Mr. Arndt advised there is money budgeted this year for zoning ordinance changes.

#### CONSULTING ENGINEER'S REPORT:

Nothing to report.

#### PUBLIC WORKS DIRECTOR'S REPORT:

- As an educational requirement of MS4, Mr. Lovell advised basins outside residents' homes are intended to eventually carry storm water to a stream or river. Residents should be careful not to drain pollutants down them including oil from vehicles, soap from car washes, pesticides and fertilizers.
- Bids are being researched for the crushed stormwater pipe on Acorn Lane. The location on a hill makes it an unlikely candidate for open cut repairs which would be very difficult. This seems like a perfect situation for pipe bursting.

#### POLICE CHIEF'S REPORT:

- In response to the library requesting a camera monitor for security purposes, he found one for \$900.00 and asked if money can be found in the budget for it. Mr. Arndt felt we could absorb this cost, and Council was agreeable to proceed with the project.

#### BOROUGH MANAGER'S REPORT:

- Preliminary information on an electronic access system for the Municipal Center has been gathered and will be shared with Council in the near future.

- The lowest proposal for an archeological survey relating to the Clairton Sewershed Act 537 Plan Update that we are required to do, is from Christine Davis Consultants for \$5,760.00. \$1,500.00 may not be required if the geomorphological survey is not necessary. Mr. Montgomery moved to accept the proposal for an archeological survey from Christine Davis Consultants in the amount not to exceed \$5,760.00, seconded by Mrs. Ielase and carried unanimously.

#### MAYOR'S REPORT:

Nothing to report.

#### GENERAL BUSINESS:

Mr. Montgomery was told by Representative Rick Saccone to contact his office before the Borough starts funding background checks for fire department volunteers.

Mr. Montgomery reported there will be a meeting sponsored by CMU and Economic Development South in response to making the Rt. 51 Corridor more traffic signal efficient at the Brentwood Community Center tomorrow at 6:00 p.m.

Mr. Montgomery advised the Planning Commission would like a letter sent to Maronda Homes in regards to Hunters Field about the ponds not being addressed.

In regards to Mr. Montgomery's inquiry of the CD42 Demolition Projects, Mr. Arndt replied the funding has been cut. We need to do some legal documentation on some of the ones on the original list. The structure at 1031 Riverview Drive will be our project this year. If there is money left in the budget, Mr. Arndt suggested the old borough building, that was condemned, be demolished this year.

Mrs. Ielase asked if Building Inspector Reis is checking on the modular home being erected in Beverly Hills, and Mr. Arndt replied yes.

Mr. Khalil received a letter of intent from Chiefs Andrew Tomer and Justin Short looking for the Borough to sign off on the letter, which will allow the state to come in evaluate our fire services and make recommendations. This will help us consolidate to best serve our community. Solicitor Shimko was instructed to review the letter before Council makes a decision.

Mr. Khalil voiced dismay over the condition of the wallpaper in the Municipal Center. There is \$172,500.00 in the Borough Building Improvements line item, and we have only spent approximately \$2,000.00 of it. He suggested we finally get the wallpaper replaced. He also suggested a sign stating "Council Chambers" be placed inside the right-hand doors.

Mr. Khalil requested Council review the budget and speak with Mr. Arndt about concerns, who will share them with the rest of Council.

Mr. King adjourned the meeting at 8:23 p.m. on motion by Mr. Khalil seconded by Mrs. Ielase and carried unanimously.

Douglas C. Arndt  
Borough Manager/Secretary