

Borough of Jefferson Hills  
Regular Meeting of Council  
September 9, 2013

The regular meeting of Council was called to order by Vice President Weber at 7:00 p.m. in the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Acting Mayor King, Council Members Cmar, Ielase, Khalil, Montgomery and Weber answered to roll call. Engineer Omer, Solicitor Shimko, Public Works Director Lovell, Police Chief Roach and Planner/Zoning Officer Cohen were also present. Council Member Reynolds and Borough Manager Arndt were absent.

Mr. Weber advised we will begin citizens/taxpayers comments, and if they are lengthy, we may take a hiatus to accommodate the swearing in of new officials as needed..

CITIZENS/TAXPAYERS:

- A. Jim Coll - 4311 Harlin Drive - Board Member of Jefferson Estates Homeowners Association, Edward Willig - 6017 Claire Valley Court, and Carmen Gioia - 4306 Harlin Drive - voiced concern over the proposed Frank Street that will connect their development to the Hunter's Field Development. Mr. Gioia requested, for the record, that there be meetings between Jefferson Estates and the Borough to see what can be done about this. Mr. Weber advised this road was borne out of a lawsuit in 2004 by the Borough of Pleasant Hills, and was not something the Borough of Jefferson Hills ever endeavored to do. Mr. Gioia met with Pleasant Hills and they wanted this road for emergency access, but he advised the lawsuit granted full access. He advised Jefferson Estates is not trying to stop the road, they just want an emergency-only access road as was first intended. Solicitor Shimko advised the Borough has been investigating this issue for a while and will continue to investigate it.

Mr. Weber suspended citizens/taxpayers comments to move to agenda item #4.

Mr. Weber read Resolution No. 28-2013, "APPOINTING LINDA ESSEY AS TREASURER AND ASSISTANT SECRETARY OF THE BOROUGH OF JEFFERSON HILLS." Mr. Montgomery moved to adopt Resolution No. 28-2013, seconded by Mrs. Ielase and carried unanimously.

Mr. Weber read Resolution. 29-2013, "APPOINTING AN ELECTOR OF THE BOROUGH AS MAYOR TO FILL THE VACANCY CREATED BY THE RESIGNATION OF MAYOR MICHAEL A. GREEN." Mr. Khalil nominated Mrs. Janice Cmar, seconded by Mr. Montgomery and carried on a 4-0-1 roll call voted. Mrs. Cmar abstained.

Mrs. Cmar was sworn in as Mayor of Jefferson Hills by the Honorable Judge Dwayne Woodruff. Mr. Weber vacated the position of President of Council to Mr. King, who presided over the rest of the meeting.

Mr. King read Resolution No. 30-2013, "APPOINTING AN ELECTOR OF THE BOROUGH AS COUNCIL MEMBER TO FILL THE VACANCY CREATED BY THE RESIGNATION OF COUNCILPERSON JANICE R. CMAR". Mr. Montgomery nominated Melissa Barclay, seconded by Mr. Weber and carried unanimously.

Mrs. Barclay was sworn in as a Councilperson by the Honorable Judge Dwayne Woodruff.

CITIZENS/TAXPAYERS: (Con't.)

- B. Tim Landers - 4334 Harlin Drive - voiced concern over the environmental impact on Jefferson Estates if Frank Street is a through street.
- C. Diane Hughes - 4302 Harlin Drive - voiced concern over the bridge that will accompany Frank Street.
- D. George Moresea - 1203 Walton Road - followed up his comment from last month's Borough Council regular meeting and inquired if the Borough was going to take any action to fix his pipe on his property. Council directed Mr. Lovell to work with Mr. Moresea to determine if there was anything the Borough could do on Mr. Moresea's private property.

Mr. Khalil moved to appoint Eugene Roach, Chief of Police, as the Borough Right-to-Know Officer, seconded by Mr. Montgomery and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

MINUTES:

Mr. Montgomery moved the minutes of agenda meeting August 7, 2013 be approved, seconded by Mr. Weber and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

Mr. Khalil moved to approve the minutes of regular meeting August 12, 2013 be approved, seconded by Mrs. Ielase and carried on a 4-0-2 roll call vote. Mrs. Barclay and Mr. Montgomery abstained.

Mr. Weber moved to approve record of public hearing August 14, 2013, seconded by Mrs. Ielase and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

MONTHLY BILLS:

Mr. Khalil moved the August bills be approved as follows: General Fund \$479,285.14, Sewer Revenue \$219,705.65, 2005 GOB Capital Fund \$59,524.48, Ambulance Tax \$5.39, Fire Tax \$24.22 ESA \$42.95 and Escrow \$4,383.29, seconded by Mr. Weber and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

MONTHLY PAYROLLS:

Mr. Weber moved the payrolls for the month of August in the amount of \$334,606.34 be approved, seconded by Mr. Montgomery and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

AGENDA ITEMS:

Mr. King read Resolution No. 31-2013, "AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FUNDING FROM THE ALLEGHENY COUNTY MUNICIPAL PLANNING GRANT PROGRAM TO COMPLETE A NEW ZONING ORDINANCE AND A NEW SUBDIVISION AND LAND DEVELOPMENT ORDINANCE." Mr. Khalil moved to adopt Resolution No. 31-2013, seconded by Mr. Montgomery and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

Mr. Khalil moved to schedule a public hearing date of October 9, 2013 at 6:00 p.m. to amend the Uniform Construction Code (UCC) to require building permits for residential accessory structures over 300 square feet rather than 1,000 square feet as dictated by Pennsylvania Act 45, seconded by Mr. Montgomery and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

Mr. Khalil moved to approve Work Authorization dated September 4, 2013 in the amount not to exceed \$200,000.00 to Gateway Engineers for Construction Administration and Inspection of the Public Works Building and the Salt Storage Facility, seconded by Mr. Montgomery. Mr. David McLean, architect of the project and in the audience, recommended a motion be made on this item before excavation begins. Mr. Weber moved to amend the motion to \$50,000.00, seconded by Mr. Montgomery and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

Mr. Khalil moved to exercise Option Year Two under the contract with Seloc-Nor, Inc. d/b/a Cleaning Concepts in order to extend the contract term from September 1, 2013 to August 31, 2014 concerning cleaning services, seconded by Mr. Montgomery and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

Mrs. Ielase moved to ratify Non-Binding Term Sheet dated August 28, 2013 with PNC Bank, N.A. for a General Obligation Note in an amount not to exceed \$1,500,000.00, seconded by Mr. Khalil and carried on a 5-0-1 roll call vote. Mrs. Barclay abstained.

Mr. Montgomery reported he, Mr. Cohen and a sub-committee created by the Planning Commission, came up with a list of items benchmarking the Borough joining Economic Development South. Mr. Cohen and Mr. Montgomery are to meet with Greg Jones to give him an idea of what Jefferson Hills expects if we join, then report back to Council.

PLANNER'S REPORT:

- All information the Borough has on Frank Street was provided to the Jefferson Estates Homeowners Association

ENGINEER'S REPORT:

- The annual engineering budget workshop is scheduled for November 6, 2013 at 5:30 p.m.

POLICE CHIEF'S REPORT:

- Participating tomorrow at an informational site at West Jefferson Hills High School and Steel Center Vocational School to encourage seat belt usage

MAYOR'S REPORT:

- Halloween will be celebrated on October 31<sup>st</sup> from 6-8 p.m.

GENERAL BUSINESS:

Mr. Weber advised he is not in favor of Borough staff working on private property.

Mr. Montgomery announced Jefferson Hills Ambulance is giving out flu shots on October 5<sup>th</sup> from 10 a.m. to noon.

Jane Milner announced the library will again hold an Art Show in the upstairs living room of the Municipal Center.

Mr. Weber adjourned the meeting at 8:24 p.m. on motion by Mrs. Ielase, seconded by Mr. Khalil and carried unanimously.

Linda Essey  
Assistant Secretary