

Borough of Jefferson Hills  
Agenda Meeting of Council  
September 4, 2019

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, Mayor Cmar and Council Members Ielase, Khalil, Montgomery, Sockman and President King answered to roll call. Borough Manager Stinner, Finance Officer Bennett, Solicitor Shimko, Chief Roach, Borough Engineer Glister, Consulting Engineer Minsterman and Public Works Director Volpe were also present. Council Member Reynolds and Vice President Weber were absent.

1. Pledge of Allegiance
2. Roll Call
3. Borough Resident/Taxpayer Comments
4. Report from Borough Boards and Commissions

Holly Rubinoff and Melissa Steffey of the Recreation Board asked about the status of the questionnaire survey being sent out to residents regarding the community center that was discussed at a prior meeting. Mr. Stinner stated he is working on it. Brian Konick of the Recreation Board stated Pleasant Hills is looking into distributing the same type of survey and suggested the questionnaires be sent to the entire School District rather than just Jefferson Hills. President King asked Mr. Stinner to contact Pleasant Hills and West Elizabeth to coordinate the mailing. Renovation of the Gill Hall Park building and park pavilions, playground additions and T-Ball field restoration were discussed and Borough staff are working to move items forward.

5. Motion to approve minutes of agenda meeting August 7, 2019
6. Motion to approve minutes of regular meeting August 12, 2019
7. Motion to approve the monthly bills
8. Motion to approve the monthly payrolls
9. Motion to adopt Resolution No. 29-2019 supporting the inclusion of the Bucar Farm in the Forward Township Agricultural Security Area (Tabled from August 12, 2019 Regular Meeting)

Mr. Montgomery asked, if an ASA is modified and the Planning Commission has to make a recommendation, would the recommendation be made to this Borough's Council or Forward Township. Mr. Shimko replied that the provision about which Mr. Montgomery inquired is not applicable in this situation because the Borough is not setting up an ASA. Mr. Khalil asked Mrs. Ielase, since she is a Council Member that wanted this item tabled, if she had any questions and felt comfortable moving forward. Mrs. Ielase responded she provided the information in the packet and was comfortable with it.

10. Motion to adopt Resolution No. 30-2019 supporting the inclusion of the Vario Farm in the Forward Township Agricultural Security Area

11. Motion to adopt Resolution No. 31-2019 approving the sale of a used police vehicle to the West Jefferson Hills School District for use by the school district police officers
12. Motion to adopt Resolution No. 32-2019 granting final approval to the subdivision plan known as S-9-2019, Jefferson Memorial Plan of Lots Final Subdivision
13. Motion to adopt Resolution No. 33-2019 granting final approval to the land development plan known as SP-10-2019, Evolution Automation

Mr. Shimko indicated there will be two (2) additional conditions to this resolution regarding stormwater. The plan is fundamentally based on a different type of paving than the Borough normally authorizes. There will be a condition stating the applicant has to go through with the paving and a condition to continue maintenance of it, which will involve a stormwater maintenance agreement.

14. Motion to ratify the acceptance of a proposal from Joyce Insurance Group for property/casualty insurance coverage (9/6/19 – 9/6/20) and workers' compensation insurance coverage (8/31/19 – 8/31/20) in the amount of \$259,205.00
15. Motion to approve Application for Payment No. 2 and Final from State Pipe Services, Inc. in the amount of \$55,142.67 for work completed on the Joint Municipal SHACOG O&M CCTV – Year 8 Project, subject to the receipt of an invoice from SHACOG
16. Motion to approve Application for Payment No. 3 and Final from Roto-Rooter Services Company in the amount of \$14,609.47 for work completed on the SHACOG Sanitary Sewer O&M Point Repair Year 7 project, subject to the receipt of an invoice from SHACOG
17. Motion to approve Application for Payment No. 2 from SHACOG for Select Contracting, LLC in the amount of \$785.88 for work completed on the Borough Building ADA Doors Project, subject to the receipt of an invoice from SHACOG
18. Motion to approve Application for Payment No. 1 from Piccolomini Contractors, Inc. in the amount of \$4,815.00 for work completed on the former Borough building demolition project
19. Motion to approve Application for Payment No. 17 from Global Heavy Corporation in the amount of \$57,263.08 for work completed on the Jefferson Hills/West Elizabeth Sewershed Act 537 Plan Capital Improvements Project Contract A
20. Motion to approve and execute Jefferson Hills/West Elizabeth Sewershed Act 537 Plan Capital Improvements Project Contract A Change Order No. 1 from A-1 Electric, Inc. in the amount of \$11,597.71 for additional costs for final connections of process equipment, including control wiring to EQ tank compressors, chemical feed pumps and additional local controls for pump thermostats, level transducers and drywell floats

Mr. Khalil asked for confirmation these items were unforeseen and Mr. Minsterman confirmed and stated the added items were a result of automation features that were not available when the equipment was originally considered.

21. Motion to authorize the execution of an administrative agreement with the South Hills Council of Governments concerning CD 45 7.5 Andrew Reilly Park ADA Upgrades – Phase 1
22. Discuss bid recommendation from The Gateway Engineers regarding SR 837 and Walton Road signal replacement

Mr. Glister stated two (2) bids were received and the recommendation is to award the contract to Bronder Technical Services, Inc. President King asked Council if there were any objections in adding this to the agenda for Monday. There were no objections. President King asked Mr. Stinner to add it to the agenda.

23. Reports

Don Withers, Floreffe VFC Fire Chief, reported:

- Floreffe VFC responded to twenty-one (21) calls in August and had four (4) drill nights.
- There was a fire on Ridge Road and there were three (3) firefighters in gear waiting for the truck when it arrived. This is a great showing of how the merger is working.
- A motor vehicle accident on Rt. 51 allowed for a firefighter that was in Elizabeth at the time to report to Floreffe rather than his station, which is another benefit resulting from the merger.
- Chief Chalfant is making arrangements for the shift crew to go to Floreffe every other Wednesday to train on the trucks and learn where the equipment is located.
- The merger is working for Floreffe VFC.

Brian Chalfant, Jefferson 885 VFC Assistant Fire Chief and President of Jefferson Fire and Rescue, reported:

- For the month of August, Jefferson 885 VFC responded to forty-one (41) calls.
- As of August 26, the swift water rescue team is certified Type 3, recognized by PEMA and can be deployed anywhere in the state of Pennsylvania if needed.
- There are four (4) additional members taking swift water training, which will make a total of sixteen (16) members. Chief Chalfant stated he is reaching out to different options to obtain additional equipment.
- At the next meeting, Jefferson 885 VFC will be voting to accept the Bylaws of the new organization.
- The merger is moving forward very well.
- Mr. Khalil mentioned there was a meeting at his home that included the chiefs and Mr. Sockman regarding the budget, equipment needed, the creation of a new safety facility and other matters, which was very enlightening and productive.
- Mr. Khalil asked Council to allow Mr. Shimko to send a letter to the former Gill Hall VFC to have the keys in the Knox Box returned to the Borough. Chief Chalfant explained the Knox Box is a secured box with keys to certain buildings for entry during an emergency, which prevents time wasted waiting for a key holder. Chief Chalfant added emails and text messages have been sent to Gill Hall VFC regarding

return of the keys with no response. There was a consensus of Council to ask Mr. Shimko to send a letter.

Engineer Glister reported:

- CDBG Year 46 pre-applications are due September 6. The Borough will be submitting two (2) requests for ADA parking at Andrew Reilly Memorial Park and for some demolitions.
- Mr. Khalil asked if the RoadBotics survey is due in September. Mr. Glister stated that was correct and should be receiving it soon.

Consulting Engineer Minsterman stated he had nothing to report.

- Mr. Kahlil asked if Council would be permitted to partner with another community regarding the pollution reduction plan. Mr. Minsterman replied the plan is very new and the thought is to give it some time and then reach out to the DEP to get their suggestions. Mr. Sockman asked if Beams Run was a potential. Mr. Minsterman replied it is not so much the stream, but a project location that would impact the stream. Mr. Sockman indicated there was a gentleman at the Recreation Board meeting proposing to have a walking trail there and said that Beams Run is a major pollutant into Peters Creek. Mr. Minsterman explained that is true, but the watershed in that situation is Lick Run and Jefferson Hills has a very small amount of area in that watershed.

Public Works Director Mr. Volpe stated he had nothing beyond his written report.

Police Chief Roach reported:

- He is moving forward on the SHACOG testing process.

Finance Officer/Treasurer Mr. Bennett reported:

- Regarding the insurance renewal, the certification of the safety committee provided a decrease in the Borough's workers' compensation costs.
- He talked to Joyce Insurance about adding endorsements for terrorism insurance, active shooter insurance and cyber security malware/ransomware insurance.
- He would like to schedule a Budget Committee meeting for the first week in October. Mr. Khalil suggested it would probably be most beneficial if Council Members Ielase, Montgomery and Sockman were members of the Budget Committee since their terms will continue for a few years and would be happy to provide any input if needed. President King agreed and appointed them as members with Mr. Khalil as a backup.

Mayor Cmar:

- Recognized the police force and Chief Roach for Jefferson Hills being named one of the safest communities in Pennsylvania.
- Mr. Sockman asked if Mayor Cmar had heard anything about the proposed mediation with the fire departments. Mayor Cmar replied she had a name of a mediator that she will provide to Mr. Stinner.

Borough Manager Mr. Stinner reported:

- An archivist was hired to help organize files and clean up the archives.
- He notified the Auditor General of Pennsylvania's office of the decertification of the Gill Hall VFC.
- The requests for proposal for a new IT infrastructure and telephone system will be going out in the middle of September.
- The Collective Bargaining Agreement for the clerks should be in place by the final quarter of 2019.
- In talking to Joyce Insurance, he found an updated depreciation schedule and capital asset valuation of the Borough which needs to be completed and he will be working on that in the next year.
- Congratulated Chief Roach on Jefferson Hills being named one of the safest communities in Pennsylvania.

#### 24. General Business

Mr. Montgomery noted regarding SHACOG:

- The meeting was held in Jefferson Hills last month. He thanked Mayor Cmar for providing dinner.
- The biggest topic of the meeting was the salt price increase from last year. Rebidding was discussed, but, since Cargill is the only bidder that has a secure supply of salt, it was decided not to rebid.
- There were sixty-one (61) applicants for the joint police test this year, which is the lowest amount ever – fourteen (14) did not show, two (2) failed the physical and forty-five (45) tested.

Mr. Khalil noted:

- He would like to see the start of the recreation and borough comprehensive plans.
- Jefferson Hills and Pleasant Hills should create a task force regarding the community center. President King asked Mr. Montgomery to reach out to Pleasant Hills to see if they are interested. Mr. Montgomery suggested including the school district as well. Mr. Konick stated Pleasant Hills is interested. President King indicated he would serve on the task force. Mr. Montgomery and Mrs. Ielase expressed they would as well.

- Lisa Maddas submitted a letter of interest to become a member of the Recreation Board. There was a consensus of Council to add this to the agenda.
- EQT has withdrawn the litigation on the Bickerton gas well. Mr. Khalil thanked Mr. Shimko and Mr. John Smith for their hard work on this issue.
- Thanked Mr. Stinner for providing written reports in Council's packet.
- He believes Gill Hall VFC is no longer a nonprofit and feels tax revenue should be sought.

Mrs. Ielase noted:

- Gill Hall VFC has already had a 501(c)(3) for the last 17 years.
- The main reason Gill Hall VFC backed away from the merger, from what she heard from her sources, is, when it came to vote on the Bylaws, Calvin Felix made a comment saying they will not pass and people got upset at him. Mrs. Ielase stated Mr. Felix felt there was more work to be done on them.
- Another reason Gill Hall VFC backed away was because all the fire departments were supposed to pitch in \$50,000.00, but Jefferson 885 VFC said they did not have it to contribute and this made it unfair.
- President King stated the merger is not a councilmatic issue, but is between the fire departments. President King indicated there is no doubt that Gill Hall VFC is waiting to see the results of the upcoming election in hopes that it is favorable toward them and will overturn all the progress that has been made. President King expressed all Council's energy should be put into discussing how the merger will benefit the community.
- Mr. Khalil stated Gill Hall needs to make a vote and prepare a corporate resolution showing they want to mediate and they have not done so. Mr. Khalil read an excerpt from a letter from Gill Hall VFC stating what they are opposed to is the creation of an organization where one (1) or two (2) people have complete control of the assets of each independent department. Mr. Khalil continued to say the Bylaws clearly outline this is not the case and agrees with President King that the various VFCs' efforts need to be put toward moving forward.

President King:

- Thanked Mr. Shimko and Mr. John Smith for their work on the EQT matter.
- Thanked Mr. Stinner for the written report he provides for Council.
- Apologized to the Recreation Board on Council's behalf for the condition of the fields and how long it has taken to respond.
- Announced Council was in executive session prior to the start of the 7:00 meeting because there was a 6:00 hearing that was very short.

## 25. Adjournment

President King adjourned the meeting at 8:22 p.m. with an executive session to follow from which Council would not return on motion by Mr. Sockman, seconded by Mrs. Ielase and carried unanimously.

26. Executive Session – Personnel, Collective Bargaining, Real Estate, Legally Privileged/Confidential and Litigation (*EQT Production Company and ET Blue Grass Clearing LLC v. Borough of Jefferson Hills, Supreme Court of Pennsylvania, Docket No. 4 WAP 2018; Peters Creek Sanitary Authority, et al. v. Clairton Municipal Authority, Court of Common Pleas of Allegheny County, GD-17-017711; Carol Ann Bucar v. Borough of Jefferson Hills, Court of Common Pleas of Allegheny County, SA-19-000528*)

John P. Stinner  
Secretary/Borough Manager