

Borough of Jefferson Hills  
Agenda Meeting of Council  
March 3, 2021

The agenda meeting of Council was called to order by President Bucy at 7:00 p.m. via zoom, in the Municipal Centers, 925 Old Clairton Road. Following Pledge of Allegiance, Council Members Ielase, Reynolds, Ruscitto, Sockman, Steffey, Vice President Montgomery, and President Bucy answered to roll call. Finance Officer Drager, Solicitor Gabriel, Lt. King, Borough Engineer Glistler, Consulting Engineer Reidenbach and Public Works Director Volpe were also Present. Mayor Cmar was not present.

Mrs. Bucy welcomed back Mrs. Ielase back from surgery.

Mrs. Bucy gave a special recognition to Jack Soncini, Floreffe Fire Company and JHFR Fire Company, for his 65<sup>th</sup> year of service to this community. He joined the fire company in 1956 and was the fire chief from 1964 to 1966. He was the President in 1974 and 1989-1991. He was an excellent leader and fire fighter among his community members. He trained Don Withers and Jay Girman and many others like them at the Floreffe Fire Station regarding the use of their equipment and vehicles. He has remained involved in the Fire Company activities over the 65 years of service. We now, at this time, recognize Jack Soncini for his years of service to the community and we thank you.

Special Achievement of Certification has been awarded to JHFR members Michael Thatcher and Greg Daily who recently passed their fire fighter one certifications last month. This is an accomplishment, and they should be rewarded for their service to the community also.

4. Report from Borough Boards and Commissions.
5. Borough Resident/Taxpayer Comments on Agenda Items.
6. Discussion to approve the monthly bills.

Mr. Montgomery asked about Graham Industrial and Tulip System.

7. Discussion to approve the monthly payroll.
8. Discussion to approve minutes of agenda meeting February 3, 2021.

Mrs. Ielase pointed out some typos on page 3 and 4 in the minutes to be changed.

9. Discussion to approve minutes of regular meeting February 8, 2021.

Mrs. Bucy moved item No. 22 be moved up to be presented prior to item No. 10.

22. Discussion to approve PFM Financial Advisors, LLC as independent financial advisor; Dickie McCamey, as Bond Counsel; RBC Capital Markets as underwriter; in conjunction with the issuance of the Municipal Bond Series of 2021, for the purpose of restructuring

the Borough's Series of 2016 Bonds creating budgetary relief for FY2021, FY2022, and FY2023.

Zach Willard presented the proposal and explained the process.

10. Discussion to accept a proposal in the amount of \$11,560.00 from DuraEdge Products, Inc. for Infield Improvements at the Tepe Park baseball field.

Mr. Glister went over the quotes.

11. Discussion to approve purchase of Toro Spray/Seed Spreader from E.H. Griffith, Inc. for \$ 11,432.54 (State Costars Contract #4400020108).
12. Discussion to approve purchase of Aera-vator and Roller attachment for Ventrac Field Groomer Machine from E.H. Griffith, Inc. for \$8,095.65 (State Costars Contract #4400020110).
13. Discussion to approve to install the irrigation system at the Andrew Reilly Memorial Park by Affordable Irrigation, Inc. for \$18,375.00.
14. Discussion to approve purchase of 2021 Ford Transit Cargo Van for CCTV equipment from Woltz & Wind Ford for \$41,320.00 (State Costars Contract # 25-032).
15. Discussion to approve cost to fabricate & install up fit equipment for the Cargo Van from Sabre Equipment for \$22,015.00 (State Costars Contract # 025-078).
16. Discussion to approve the purchase of thirteen (13) new portable police radios for \$19,795.75 from Motorola Solutions, Inc. PA State Contract pricing with additional negotiated discount through BearCom Pittsburgh.
17. Discussion to approve the upfitting costs provided by Rally Specialist, Inc. in the amount of \$7,986.45 for the recently ordered police interceptor vehicle from Tristar Motors.
18. Discussion to authorize and advertise the in-house entry level police officer testing and job announcement to commence April 2021.
19. Discussion of agreement between PA American Water Company and Borough of Jefferson Hills for water termination policies for nonpayment of sewage.
20. Discussion to adopt Resolution No. 08-2021 granting final approval for a subdivision known as S-1-2021, Deer Hollow Plan, Phase I.

Mr. Housley presented the Plan. Deer Hollow Plan, Phase I is formerly Blackwood Acres Plan.

Mrs. Ruscitto stated the Planning Commission voted to approve this because we were under the understanding that those easements were signed. Was Mr. Fraas the attorney you are working with? Why were we not informed they were not signed?

Mr. Housley stated he stated at the Planning meeting that they weren't signed yet and would be before the Council vote.

Mrs. Bucy asked Mr. Housley if he is working on the signatures? She stated we have until May 25<sup>th</sup> to vote on this if more time is needed to get the signatures.

Mr. Housley stated its actually April 27<sup>th</sup>. If I don't have them signed, I will request a tabling. It is my intention to have them by Monday night.

Mr. Reynolds asked if he got the gift cards returned to him from Christmas. Mr. Housley stated he did.

21. Discussion to adopt Resolution No. 09-2021 granting final approval for a land development known as SP-1-2021, Southwest Greens-Century Drive.
22. Discussion to approve PFM Financial Advisors, LLC as independent financial advisor; Dickie McCamey, as Bond Counsel; RBC Capital Markets as underwriter; in conjunction with the issuance of the Municipal Bond Series of 2021, for the purpose of restructuring the Borough's Series of 2016 Bonds creating budgetary relief for FY2021, FY2022, and FY2023.
23. Discussion to approve temporary maintenance contract with ABM for temperature control in the Borough of Jefferson Hills Municipal Complex in the amount of \$8,796, per year or \$1,466 per month.

Mr. Drager explained this is a temporary process until we can go through the RPF process. Our contract ended last June, and it was not renewed. We did have some work done through ABM. In the last year, we did not have a lot of work done.

24. Discussion to approve Work Authorization dated February 26, 2021 from Gateway Engineers, Inc. for the 2021 MS4 Program in the amount not to exceed \$25,000.00.

Mr. Glister gave an update of this.

25. Discussion of CDBG Year 46 Demolition Bids (Bid opening at 10:00 a.m. on 2/26/2021, recommendation letter to be provided on 3/3/2021).

Mr. Glister gave everyone the recommendation letter. We only got two bids for it. He explained the base bids A and B. Since the bids were under the \$39,000 bid award, we can go with bid B and be fully covered and have all the below grade removed.

Mr. Sockman asked what we did with the sewer line to seal them.

Mr. Glistler stated the utilities must be disconnected and Allegheny County Plumbing inspects it to make sure it is capped off.

26. Reports

Fire Chief:

Mr. Chalfant realized the report he gave was incomplete and will replace it.

Mrs. Bucy stated the app on her phone sited an incident that was indicative oh how much knowledge is needed by our fire fighter volunteers. PA Turnpike 43 on 2/23/21 – caller in the vehicle in the accident involving a single vehicle versus a deer. Caller not sure if trapped or not. Cannot feel her legs. This is a terrifying situation, and I would like to thank you for responding to that call. That could have happened to anyone.

Mr. Reynolds asked Mr. Chalfant, I requested through John status of updated rooster and addresses of JHFR of members and asked if it was close to being completed.

Mr. Chalfant stated a driver’s list was requested and he submitted that.

Asked Mr. Stinner to contact President for that.

EMS:

Not present

Engineer Glistler:

Everyone should have received an additional work authorization from Gateway regarding traffic impact fees along with bid recommendations for demolitions. I will add to agenda for Monday. Traffic Engineering is a very specific niche of Civil Engineering, so I am by no means an expert so bear with me. It has been Council’s interest to implement traffic impact fees so recently the Borough Manager, Solicitor and myself discussed this with the Mike Haberman, who is the lead traffic engineer at Gateway. The intent of traffic impact fees is to create a funding source to offset future traffic impacts that are directly related to residential or commercial development. Typical projects would include adding traffic signalization and or turn lanes along with all ancillary items. These projects can be rather expensive depending on the complexity of the improvements, for instance, we just finished replacing the traffic lights at 837 and Walton Road in 2020 and that was a little over \$100,000. If you start adding ADA pedestrian crossings and turn lanes, etc. then it can easily balloon into be \$500,000 to \$1,000,000. The entire traffic impact fee process can take anywhere from 12 months to 18 months to complete and cost \$100 to \$120,000 to complete. There are grant opportunities to help offset that cost. Obviously, a big component of that is an in-depth traffic study along with working with a planner to get a better handle on all future anticipated development. A traffic impact advisory committee would need to be formed. Before getting into that whole process though, Mike Haberman’s recommendation was to complete a DIMS study (does it make sense). We are looking around \$7,000 for him to come out here and

look at the Borough to determine if it does make sense. He knows the Borough and has a pretty good handle on that.

Consulting Engineer:

Nothing to report.

Finance Officer/Treasurer:

As I mentioned in January, I did complete the 2019 financial audit for the Borough and was passed out prior to the meeting. I will be sending out all the notes that they wrote on the report. Also, all the reports to date have been completed.

Public Works Director:

Nothing further

Mr. Montgomery asked where we were for the salt usage.

Estimated 3,000 tons and have to get at least 80%. As of last week, we got the last order of 3,000 ton. Used 100% so far this year. We still have room to purchase more if we need it, but still have 2,500 ton on hand.

Lt. King, Commander in Charge:

Nothing further

Mayor Cmar (read by Mrs. Bucy):

Reminded everyone that clean up date is April 24<sup>th</sup>. Asked for volunteers to meet at 9:00 to pick up supplies at borough building. Refreshments will also be provided. Asking for a lot of volunteers. Contact Grace Duda for more information at [gduda@jeffersonhills.net](mailto:gduda@jeffersonhills.net).

Voting district meeting is March 15<sup>th</sup> 7:00 p.m. and the survey is online.

COVID Vaccine information is on borough website.

Solicitor:

Council did meet in Exec session for legal and personnel matters.

Borough Manager:

Comment from Dave Oster, 6009 Walton Road, I have two comments, for your consideration,

Comment #1

The PICCO resin site is a superfund site. The following link takes you to what I think is the latest EPA summary on the site.

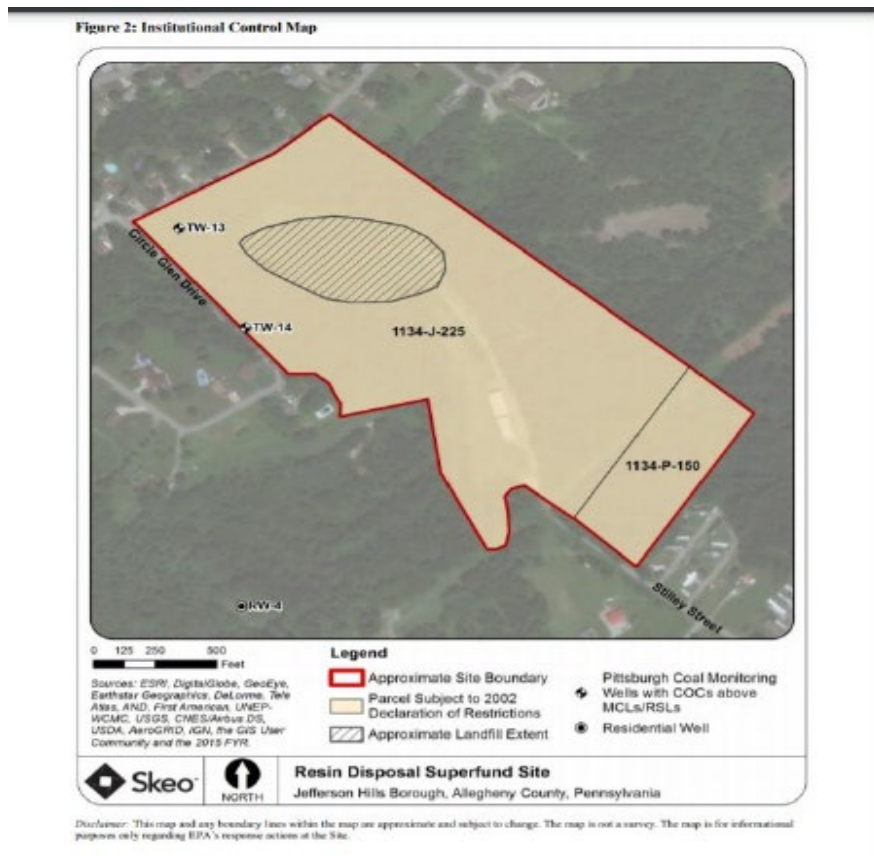
<https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0301042#bkground>

This summary states that the 2020 Fifth Five-Year Review concluded that the current remedies are protective of human health and the environment in the short term. The 2020 five-year review states that restrictions on the use of the site are contained in the deeds to the property, as shown in the following (from the Five-Year review).

- In 2002, the PRP recorded a Declaration of Restrictions in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, for the two parcels that make up the Site. A copy of the Declaration of Restrictions was included in the 2010 FYR Report. The Declaration of Restrictions documents the following restrictions:
- Prohibits construction on the cap or anywhere on the Site that could disturb remedy components or create a risk to human health or the environment.
  - Prohibits use of site groundwater and surface water.
  - Prohibits activities that interfere with the physical integrity of groundwater monitoring wells.
  - Limits site land uses to commercial and industrial uses.

The site is shown in the below figure from the Five-Year review.

My question is: should this property be zoned I1 or I2? The draft zoning ordinance shows the property as R2. This is not in agreement with the last point in the Five-Year review - "Limits site land use to commercial and industrial uses."



## Comment #2

I realize that with the defeat of the Bucar zoning appeal and EQT's dropping their plans for fracking at the Bickerton site, that it is highly unlikely that any fracking will be done in Jefferson Hills. But I have noticed that the South Park fracking ordinances (#678 and #679) appear to be more restrictive than the requirements listed in our draft zoning ordinance. The following list shows just a few of the additional requirements in the South Park ordinances that may not be in our draft zoning ordinance. I am suggesting that these differences (and others that I have not listed) be considered just in case fracking would be brought into our Borough. It would help us to have the most restrictive requirements we can on the books. The Paragraph references refer to the South Park ordinances.

1. The site must be located on a minimum of 10 acres - do we have an acreage requirement? - can this be increased to a much larger area? I didn't check if this acreage requirement is covered by our I1/I2 requirements. (Paragraph 1903.47(A)).
2. Prior to drilling and fracturing, no work will be done between 7 PM and 7 AM (Paragraph 1903.47(Q)).
3. Is it technically possible to extend Item #3 to the drilling and fracturing process? Can it be extended to the time period after the drilling and fracturing is completed?
4. Control water vapor and other emissions from fracturing within confines of well site (1903.47(BB)).
5. Use a 55 dBA baseline or establish a higher level by a 72 hour test (Paragraph 1903.47(JJ)).
6. Noise not to exceed baseline by more than 10 dBA during fracking (Paragraph 1903.47 (KK)).
7. Any noise complaints must be addressed within 24 hours (Paragraph 1903.47 (MM)).
8. Operator pays for experts hired by Borough (Paragraph 1903.47 (EEE)). This expense may be covered in Paragraph B.48.A.2) of Article 400 in our draft ordinance (though not as explicitly as in the South Park ordinances).
9. The South Park ordinances also have 51 requirements for Compressor Stations and Natural Gas Processing Facilities; 14 requirements for Hazardous Liquids and Pipelines; 16 requirements for Fresh Water Impoundment; and 17 requirements for Wastewater Impoundment. Does our draft zoning ordinance provide the same level of safety as the South Park ordinances do for these 4 items?
10. This is not an inclusive list of all the differences between the South Park ordinances and ours. It may just be the tip of the iceberg. The South Park ordinances have 57 requirements to control fracking that could be reviewed to make sure that we have covered as many concerns with fracking as we can. Should the South Park ordinances be reviewed to ensure the safety of our residents?

27. General Business

Mrs. Ielease:

Thanked everyone for the well wishes.

Dana Farabaugh, the new Library Director, will be coming on Monday to introduce herself.

Due to COVID and surgery, I have not attended the School Board meetings, but there are notes in your packet to catch up on.

Mr. Montgomery:

At the SHACOG meeting they discussed a new program called Act 152 Blight Removal. Demolish program being launched on March 21<sup>st</sup>. Applications must be received by the end of April. We can apply through SHACOG or on our own. Our chance of getting a grant would be better if going through SHACOG. Minimum is \$15,000 maximum is \$250,000. The demolition must meet three out of nine requirements. There is a \$2,000 administration fee for going through SHACOG. I would like to put something on the agenda on Monday to approve this. They are satisfied with 10% match. There is a project on Arch street that's clear and that's about \$20,000. This money was generated by a tax on Recording of Deeds.

Mrs. Bucy asked if there are any more properties. Mr. Glister stated he talked to Mr. Reis and Mr. Seskey and Arch is the only one we have right now with a clear title.

Mr. Reynolds stated there are abandoned trailers in Floreffe, a home on High Road and there are several houses that this could help.

Mr. Glister stated the issue is to get a legal clearance. It has to be liened and violation letters sent out and citations issued.

Mr. Stinner stated it has to be liened, a sheriff sale etc. You can only demo a house that has gone through the process. This is a sufficient way to take care of that quickly.

Mr. Reynolds stated there is a house on Collins that have been abandoned for decades.

Mr. Montgomery the county wants to deal with this, and they have 1,500,000 to do this to demo them quickly.

Mrs. Ruscitto asked about a house on High Road.

Mr. Stinner stated a lot of the boarded houses still have their taxes paid up to date.

Mrs. Bucy asked to start a list and we can look into it and do the research on them.

Mr. Reynolds stated if any residents listening, please take advantage of this opportunity to call the Borough and let us know about them.



Mr. Stinner stated to just call the general number.

Mr. Glister asked if this is an annual event.

Mr. Montgomery stated it depends on how it goes. I will have it on the agenda for an authorization to do this.

The Police Chief committee met by zoom. The only training is for a driving certification team. Fire chiefs met and will be doing a fire training at CCAC and will have a major fire training event later in the year. Salt price went from \$78.82 to a ton 79.29 a ton based on the fuel. Spring commodities will be bid on March 12<sup>th</sup>. CDBG 46 is complete and CDBG 47 will be bid in May. Golf outing will be July 15<sup>th</sup>. Allegheny County League of Municipalities is tentatively set for June 17-20<sup>th</sup> for elected officials and management. I encourage everyone to go to that.

Mr. Sockman:

This has been a difficult year for everyone with COVID. We are very fortunate to be having the staff we have. The office staff, road, police, fire, EMS, Mr. Stinner and Mr. Drager, your work has been exemplary. Many of things you don't have answers for you get for me.

WJHS notes are using PFM also to refinance their bond.

Mrs. Ruscitto:

Agreed with Mr. Sockman. I echo Mr. Oster's concerns and we will address these issues soon. We are going to have a steering committee and Mr. Oster, I encourage you to be a member on that committee due to your knowledge.

Mr. Reynolds:

Asked Mr. Chalfant if there is any progress on the bridge being inspected on Rt. 51

Mr. Chalfant stated the first engineer we reached out too, due to the last PenDOT study was done, he is too busy to do it. We contacted another engineer to look into it. And will forward the information to Mr. Glister.

Mr. Reynolds stated it's a safety issue and should be a priority.

Mrs. Bucy asked Mr. Glister don't we have two other bridges?

Mr. Glister stated yes, and we followed up with all three property owners. The two other bridges have been barricaded.

Mr. Reynolds asked if we could barricade it completely? Mr. Sockman asked Solicitor Gabriel if we could barricade private property. He stated it would have to be a safety emergency

to do that and we could not do that without professional advice. Mr. Reynolds stated there has already been two vehicles that fell through the bridge at Large Fire Hall.

Mr. Reynolds asked to add to the agenda to open Gill Hall Fire Dept same language.

Mrs. Steffey:

I would like a few things added to Monday's agenda. Recreation board met. We invited sports leagues to discuss conduct & scheduling program. They would like to look at and advise the Code of Conduct that was passed last week. You will get the revisions after they meet. We are just looking for approval to revise it.

Mr. Reynolds stated to properly do this, we should cancel what we have until they discuss it then present it to us for approval.

Mrs. Steffey stated we have monthly recreation meetings that are open to the public and these leaders have been invited and should attend if they have concerns and they do not.

Do to the issues last night, a draft of code of conduct that was circulated that was not approved. That draft was only given to all our Council members and wasn't supposed to be passed out. This Borough should officially adopt the Roberts Rule of Order. Wants proof it was adopted or officially adopt it if it has not been. Mr. Montgomery stated it was adopted and will look into it. Mrs. Steffey stated she would like to see a Code of conduct and procedures for Council adopted as well. It should include consequences.

Mr. Gabriel generally it's covered by the ethics act by the County, it's up to Council if they want something more stringent. If it's something you want, I would have it on the Agenda meeting for discussion prior to voting.

I am assuming we did not hear anything back from Gill Hall Fire dept? I would like to move on the agenda to Matthew bus garage for holding a truck. I think an RFQ should be sent out to get an idea of what it would cost to make that possible to use it then raft an RFP. It would need heat, a security system and an exhaust system. We don't want to put a ton of money into it since it would be temporary. Mr. Stinner stated depending on the size and the amount needed, we may not have to send it out of bid.

On a lighter note, we need to touch on Summer Rec Camp. Mr. Stinner stated he reached out to Bob Marlow and he is still very interested in the Rec Director position. They would have to all wear masks. I feel we can hold the camp this year with the knowledge that it could be cancelled at any time.

Mr. Sockman stated since the schools are opening, I feel it would be a safer approach if we had smaller groups and spread out.

Mrs. Bucy stated:

I will send Gill Hall Fire Company a letter asking that they send an official statement of their intentions.

ADJOURNMENT:

President Bucy at 8:40p.m. adjourned the meeting on motion by Mr. Sockman, seconded by Mrs. Ruscitto and carried unanimously.

*Executive Session: Personnel, Lawfully Privileged/Confidential, Public Safety Preparedness, Litigation (Jefferson Estates Homeowners Association v. Zokaites Properties et al., Court of Common Pleas of Allegheny County, Docket No. GD-17-011526; Peters Creek Sanitary Authority, et al. v. Clairton Municipal Authority, Court of Common Pleas of Allegheny County, GD-17-017711; AUUE, Inc. v. Borough of Jefferson Hills Zoning Hearing Board, Court of Common Pleas of Allegheny County Appeal No. 871CD 2020, SA-19-000748; PICCO Superfund site- potential litigation involving WESA and Ashland.*

John P. Stinner  
Secretary/Borough Manager