

Borough of Jefferson Hills  
Agenda Meeting of Council  
September 8, 2021

The agenda meeting of Council was called to order by President Bucy at 7:00 p.m. in the Municipal Center, 925 Old Clairton Road. Following Pledge of Allegiance, Council Members Ielase, Reynolds, Ruscitto, Sockman, Steffey, Vice President Montgomery, President Bucy, and Mayor Cmar answered to roll call. Finance Officer Drager, Solicitor Gabriel, Chief Dziezgowski, Borough Engineer Glister, Consulting Engineer Minsterman and Public Works Director Volpe were also Present.

Mrs. Bucy stated, before we begin, I have a couple of comments to make. The first one is there will be a 20th anniversary of 911 Remembrance at Andrew Reilly Park's large pavilion on Saturday, September 11, 2021, at 11:00 a.m. During that time, we will pay special recognition to the members of the victim's families that has since passed away at that tragic time. We will also take time to appreciate our own EMS, Police Department, and JHFR Fire Department for their continued services as public servants in our own community.

Recently, during Hurricane Ida we had the EMS, Police Department, Jefferson Hills Fire and Rescue, Public Works, and the Emergency Management, that was headed by John Stinner, the Mayor and Chief Dziezgowski on call 24 hours a day. It was at that time that we saw how diligent all of these groups of people worked to make sure that we made it through this disaster. There were numerous sections of Jefferson Hills that were flooded. There were numerous sections of Jefferson Hills that had down trees and there were people that needed our assistance. All of these groups of people came to their aid. We had members of the EMS, Police Department and JHFR walking door-to-door in some of these flooded sections, seeing if people needed assistance. This was a reminder to me of what good things happen in Jefferson Hills when people work together. I would like to take this time and thank all of the people who assisted us in getting through Hurricane Ida. So, I thank you very much.

Also, it has been brought to my attention there are some people that are putting up signs without getting permits in the municipality. Whether or not you're a candidate or you have a professional business or you want to speak your mind, any sign that you want to put up in your own yard on your own property is totally permissible. But, if you want to go to a large area that is considered community property, you do have to come to the Borough building and get a permit. The Borough buildings open from 8:00 a.m. to 4:00 p.m.

Jefferson Hills Borough Council follows the guidelines and stipulations from the Allegheny County Health Department. We do not have our own health department. We follow what Allegheny County tells us to do, and therefore you will see that in the back of the room there's a sign if your unvaccinated that you should be wearing a mask, but if anybody who is vaccinated also would like to wear a mask like myself, you may choose to do so.

The procedure for the public meetings, as you can see, we have a four-minute clock. Any resident or taxpayer who wishes to address the Council, there are papers at the back of the room to fill out. Many of you already know this procedure, but if you are new, you might need to do this. I will call them up in the order that I received them. But nobody can arbitrarily rise and go to

the podium to speak unless you have been asked by the President. Sometimes I will ask people to go to the podium for a clarification purpose on a specific issue. Anyone who causes any kind of disruptions from the audience you will receive a warning and then if it continues, you will be asked to leave. We have many people in this audience that have a wide range of opinions and hopefully we will show each and every one of them the civility and respect for one another throughout this meeting.

Mr. Reynolds stated, I got a question in reference to your speech right there. You said that only the President of Council can call a member of the audience up?

Mrs. Bucy stated, yes, you can ask me to call them.

Mr. Reynolds stated, so none of the other elected officials?

Mrs. Bucy stated, yes that's the parliamentary procedure that we have. You can raise your hand and ask me to call them to the podium.

Mr. Reynolds stated, ok, just wanted clarification on that.

4. Report from Borough Boards and Commissions
5. Borough Resident/Taxpayer Comments on Agenda Items

Bob Gulla, 1301 Collins Avenue, this Borough has signs all over the place saying it's the number one place to raise a family. Years ago, that may have been true, now, I'm not so sure. Gill Hall Fire Department needs to be reopened to give the residents there a fire department that they are badly in need of. But it keeps getting turned down. We have people that say they would never want to see a fire hall closed down but yet they'll continue to vote to keep them closed. We've had them recertified at one point, but then it was voted to decertify him again.

We keep putting more and more houses into this community because some feel that it's the life blood of the Borough, wrong. It's a cancer in the Borough. It's going to cost the taxpayers and the residents of this Borough a huge amount of money in taxes, homeowners, and insurance. Elderly residents in this Borough that are on a limited fixed income of meager Social Security are going to take a huge hit. That's irresponsibility. Businesses need to come into this Borough. Good taxpaying businesses. Yeah, we're going to have UPMC hospital, which at one point could have been shut down, but the door was left open with votes, and it looks like we're going to have them here. They are tax exempt. It just amazes me the way things are run and the way things are done. Not focusing on just this particular Council, at this point it goes back years before the previous Counsel and everything else when a gentleman by the name of Bill Nuemrech, Day Automotive wanted to put a dealership in this Borough. He couldn't do that, so he went over into Pleasant Hills. The amount of tax dollars and revenue that was lost from that, unbelievable. Other businesses that have been in the Borough have left to put their offices outside the Borough because of the structure and the way this Borough looks at businesses, there again, irresponsibility. I just can't put my head around the way things go. It seems to me we've got three people up there who are looking out for this Borough with what they want to see rightfully done, Nicole, Keith, and our Mayor Jan. I don't know what's going on with the rest. I just can't fathom why we can't work for the better of this Borough. The way things are going, I'm not sure. Thank you.

Mr. Reynolds stated Bobby in your speech you said about the decertification of Gill Hall. They were recertified and they were decertified again. To my knowledge there is no actual certification that was ever revoked or given back. They are still viewed in the state of Pennsylvania as fire hall, all that we did was took them off the run card. There's not like a stamped approval, that they were decertified or not. It was just they were taken off the run cards. That certification term gets used a lot and I don't really believe it's truly accurate. It's just the fact that we took them off their run cards, that's it. So, if you go up there they don't have a certificate that says we are certified Fire Hall. I believe, am I correct on that. Karen you're our fire whole liaison, is there an actual certification that was revoked?

Mrs. Bucy stated If I'm not mistaken there was a motion put on the floor to temporarily decertify them.

Mr. Reynolds stated but what I'm saying is what did we decertified? We just really just took them off the run cards. There was no certification. There was actually no certification that's actually given correct? I'm just trying to get the terminology correct.

Mrs. Bucy stated well as far as I was concerned there was a motion placed on the floor. We can take that back to the film and it was voted upon to decertify them, temporarily decertify them.

Mr. Reynolds stated you get what I'm saying? I'm trying to say that we keep utilizing the wrong term for this and it keeps going on and on. There is no magical certification that Gill Hall had or did not have over there. It's just a matter of their recognized by our Borough and they're on the run card.

Mrs. Bucy stated actually in the resolution of 5-2019 it stated that the only recognized certified fire departments, which I kept referring back to, it stated that the only ones that were recognized was JHFR in the resolution of 5-2019.

Mr. Reynolds stated the key term there would be recognized not certified. I don't believe that there is an actual certification. JHFR Brian, can I ask Mr. Chalfant?

Mrs. Bucy stated if he would like to come to the podium and answer that question he may.

Mr. Reynolds asked Chief Chalfant, is there some magical certification that we keep giving and taking away or is it just the fact that they're off the run cards?

Chief Chalfant stated as far as I know, Council no longer recognizes them as providing a service to the Borough.

Mr. Reynolds stated recognizing there's no certification. So, I think we should stop utilizing that term.

Pete Doel, 420 Old Clairton Road, stated over the last couple of years we've seen a growing divide in this country and sadly sometimes filters down even to our Borough. We have quite a few issues we can't seem to get resolved with people feeling very passionate about one side or the other. As a community, I wish everyone could discuss these issues civilly and work together to find solutions that work for everyone. I believe the Council members should be leaders in our community who set an example for the rest. Members of our community should feel comfortable

enough to come before Council ask questions, even voice concerns. They should be heard, and their opinions should matter.

Since I've been coming to these meetings. I don't feel that's the case when it comes to Councilwoman Melissa Steffey. If I'm not mistaken, her formal resignation letter is a public document. So, I'd like to ask Counsel to please read it in its entirety tonight. She also made some disturbing comments last week on social media where she announced her resignation. I'd like to just read some key statements from those posts. "Hey Linda, don't worry about attending the meeting because I officially resigned as of an hour ago, turns out there are bigger opportunities that were presented to me." Don't we deserve Council members who won't up and leave the second a better opportunity comes along?

Next, I'd like to point out a few more key statements, "And now I can comment on things without being held to everyone's so called higher standards. So, they don't get their feelings hurt and I wasn't built to be silent or comply with bull profanity was used." So, that's holding her to a higher standard wasn't cutting it for me. It just means that people don't like to hear the truth about themselves. Apparently, that's frowned upon when you're in the public eye laughing emoji."

I think our leaders should be held to higher standards. They should set an example for all of us. Councilwoman Steffey's comments show a complete lack of maturity and a lack of respect towards members of our community. She admits herself; she wasn't built for this. She wants to be able to tell her residents what she thinks of them. It's clear this is all a joke to her and opinions other than hers will not be tolerated. We deserve better. I ask that you uphold her resignation. If you do not, you're sending a message to the residents that their opinions don't matter that it's okay for you, our Council to treat them much disrespect with no repercussions. Our community deserves better.

Lori Bartrug, 708 Waterman Road stated as you all know, sitting on Council, it's a huge commitment. So, thank you. Serving our community and having this community's best interests in mind is a top priority. For many of you, I see that to be the case. Based on a recent social media post for one of you, it is not. On Tuesday, August 31, Councilwomen Melissa Steffey resigned. In the social media post, Melissa states, "Hey Linda, don't worry about attending the meeting because I officially resigned as of an hour ago. Turns out there are bigger opportunities that were presented to me." From that statement, her lack of commitment to this community is clear. When a better opportunity came about, she chose to resign. In that same post, Melissa goes on to say, "And now I can comment on things without being held to everyone so called higher standard, so they don't get their feelings hurt." And a follow up post it states, "Just means that people don't like to hear the truth about themselves." Apparently, that's frowned upon when you're in the public eye. How we act, how we treat others and what we say, reflects our character and who we are. Aggressive comments verbally attacking, and bullying is not accepted anywhere any time and by anyone.

Someone who publicly makes such comments and statements does not deserve a seat on Council. I know the resignation is a public document. We the residents deserve to hear it. I ask someone on Council to read it tonight. We are all very passionate about this community we love I wouldn't be here tonight if I wasn't, and neither would all of you. I urge Council to remember, it's not just the why, it's about the how. The statements that Melissa Steffey made in these public posts speak to her how. It speaks to her actions, as well as her statements. I ask Counsel to uphold the

resignation of Councilwoman Melissa Steffey. The seat she was appointed to. The community deserves better. Thank you

Mr. Reynolds stated since we had two residents that asked for it to be read maybe now would be the time to read the letters.

Mrs. Steffey stated when we get to that part of the agenda, I'd be happy to read my own resignation. I have no problem with that. I volunteered to do so.

Joy Mann, 2621 Ridge Road, on tonight's agenda, and everyone is clearly aware, Melissa Steffey recently submitted (and rescinded) her resignation as a member of council due to her passion around the recreation board and some personal conflicts that arose within that group of individuals. What many may not be aware of is that the resignation letter that sent into council has already been released and viewed by members of the community. It was a document that was released from apparently executive session that went out to residents of the community that has already been seen.

The conflict between Melissa and a local business owner played out in dramatic fashion on social media, as most events on social media do. However, at the end, there was also a very public apology and reconciliation between the two.

Melissa Steffey is an example of what politicians, regardless of their party affiliation, should strive to be like. We should demand more of our elected officials stand up and represent us, THE PEOPLE, who elected them to fill their position and Melissa has never once failed to represent the voice of the residents of our Borough. She selflessly has given countless hours to community events, youth sports, and her time on the Borough Council. Her passion and drive to do not what people want, but what is best for the borough as a whole sets her apart from so many others.

Melissa always gives credit where credit is due. While the fire department debacle is certainly a talking point in our Borough, Melissa has maintained her stance while still providing positive support for Gill Hall by attending fundraisers and promoting them both at meetings and through social media outlets. She has not allowed her stance of what she feels is best for the Borough to interfere with her position as a good neighbor to residents in our community.

Additionally, Melissa has raised the bar with Council President Bucy by attending the fire academy training and enduring many hours of rigorous training, both mentally and physically. She has proven that she not only talks the talk, but she is also willing to walk the walk.

To quote something Melissa has previously said: "Refusing to apologize is a weakness, not a strength. Mature people have the strength to take responsibility." Melissa exudes strength as a Council person and our Borough is fortunate to have that type of strength and courage representing us for what is right for the Borough.

Mr. Reynolds stated, can I address Joy before she sits down? Just for little clarification. If in fact that document is out there or not, it was ran past our solicitor, who said that it was in fact a public document. So, if it is out there, it is a public document.

Ms. Mann stated we've all seen it. I mean, I don't think it came out publicly. I don't think it was something someone had requested; I think it was sent out through other channels.

Mr. Reynolds stated it is in fact a public document so it can be shared.

Ms. Mann stated I don't think it was something that anyone requested. I think it was sent out through some different channels other than the way that the public documents so it can be shared.

Lindsay Orlando, 122 Neilson Drive stated I'm here this evening to discuss the resignation of Melissa Steffey. Please let me first start off by stating, I am acquaintances with Melissa. Melissa and I do not travel in the same social circles. I've never been to her house. She's never been to mine. I've never even met her husband or her two younger Children. We are both just moms of high school Children that share the same views politically and have similar values as parents. I am not one of Melissa's puppets, as anyone who shares Melissa's views on things has been labeled, I am here tonight as a concerned citizen of Jefferson Hills.

I have lived in Jefferson Hills since 1993 and graduated in 1997 from TJ. I own my home here, I pay the taxes, I raised my two Children here. As I have always believed and continue to believe in Jefferson Hills is the best place for my Children to grow up.

When I learned of Melissa's resignation. I assumed it was to pursue politics at a higher level and was happy for her. But quickly and selfishly realized Melissa leaving that seat up there could potentially have a very negative consequences to Jefferson Hills. I have watched Melissa stand up to the same repeat offender that continuously bash community on social media over and over again. To me this is the most important quality a person on Jefferson Hills Council should have, guts. Melissa is the only person I see consistently defending our community and the people that live in it. I have witnessed Melissa be lied about, labeled and continuously ridiculed again by the same repeat offenders. But where most folks would cower into hiding, Melissa stands her ground. If Melissa would step down, potentially we could have someone elected to Council that also joins in the bashing of our community or just another Council person who doesn't have the guts to defend the people of Jefferson Hills. Is our town perfect? Absolutely not, nowhere is, but you know what our town is? It is a community of hard-working people that are good parents, grandparents, sons, daughters, business owners and employees that bust their butts to live here.

Melissa is tough and that's who we need representing us. We know we can no longer have leaders that are afraid to stand up for those that elected them for fear of the backlash. Melissa's courage with the situation with the Gill Hall fire department is more than commendable. I've watched the drama unfold over this Fire department for a long time. We all have. As exhausting as it is watching it unfold, Melissa hangs in there and does not back down or take the easy way out to just give in. Melissa calling out the issues that Gill Hall Fire department publicly at meetings and watching her attend the fire academy encouraged myself and my neighbors to reach out to local firefighters to get a clear picture of what's actually going on at Gill Hall. Had she had never been so outspoken; I never would have reached out or cared to find out what the deal actually was.

Melissa is a natural born leader and has encouraged many in our community to get involved or at least tune in. Melissa was the one who encouraged me to get more involved and run for election judge. Something I would have never even considered, two years ago. It was clear by

Melissa's actions and the way she advocates for the citizens of Jefferson that she loves this community and will do whatever it takes to not only keep our town great but will always do what it takes to make it even better. I hope the Board realizes how much the citizens of Jefferson Hills count on Melissa to stay exactly where she belongs in that Council seat.

Kathern Lesko, 5036 Alta Vista Drive stated as a resident of Jefferson Hills, I'm requesting the Council appeal the judgment of the state court concerning UPMC hospital building.

Ashley Delgado, President of the Jefferson Hills Rec Board, attention Council: First of all, as a lifelong resident, mother of two school aged children in WJHSD and a small business owner operating in Jefferson Hills, I would like to say thanks for all you do to further the lifestyle and luxuries afforded to our residents. Also, as the sitting president of the Jefferson Hills Recreation Initiative, I would like to extend my gratitude for allowing the events that have been added this year to our community's recreation schedule. I joined the board last year with lofty goals for expanding the Borough's offerings for those who are not necessarily sports families. We have the money, manpower, and capability to offer our residents community gatherings, markets, movie nights, concerts, picnics, vendor shows, and countless other events. I truly feel it a blessing to be able to sit in any position that serves the people and that allows one to make decisions regarding the betterment of their community. I don't believe that it's a position that should be taken lightly, and one that should be entered into with any goals other than that of serving the community. It has been an unfortunate circumstance to have learned that the goal of some people is not necessarily to serve others, but in a lot of cases, more so to serve themselves.

I feel that nothing—not money, political affiliation, personal beliefs, personal connections, or any other factors should interfere with making the best decisions for the people. Most people who serve on this council, on the rec board, or working for the people of Jefferson Hills in any other form can probably agree above all else—that these positions of power are nothing but positions of bridge building to the future of this community we leave for our children. As parents we owe it to them to set the best possible example of how to treat others, work together, and serve our communities. I know at least in the case of my children, they are walking and talking emulations of my behavior, and one day, they may sit in the very chairs we sit in tonight-making the same decisions that impact the community they will have inherited from us.

Recently, I have been on the receiving end of some aggressive lashing from a sitting member of Council. Unnecessary and scathing comments attacking me personally, as a member of the rec board, the community, and as a business owner. It has been my experience that a lot of things factor into these type of attacks-like stress, the political climate, personal feelings, etc. But it also my belief that these issues should not bleed into one's ability to be a leader and serve respectfully in an appointed public position. On the topic of this Council members potential resignation, I hope that Council can at least consider this perspective. It has been brought to my attention that my name was mentioned in a letter of resignation that may become public knowledge. And although I am unsure the reasoning for the personal comments, on a professional level, I believe a response was necessary.

I have enjoyed nothing more than the last year I have spent on the Rec Board, and I have worked very hard, in my spare time, to suggest, orchestrate, and bring to fruition, with the help of

the other rec members, some awesome new community events to the borough. We received a lot of positive feedback, and I had a blast serving my community, and allowing my children the opportunity to see that service in action. And teaching them the power of working to make a positive difference in the world.

It seems as though some political indifferences have caused this attack on my rec board duties, from this recently resigned Council member. So, on the topic of her resignation, I will say that I am sure that she is a protective and loving mother, a talented and tenacious businesswoman, and a fun-loving woman, but perhaps not a great fit for a position of public service, where sometimes personal feelings may get in the way. As a pillar in the community, I believe it is important to be impeccable with your public behavior, especially when all of our children are watching and listening. They can surely see what we post on Facebook, watch our zoom meetings in real time and overhear our conversations with friends. Then they go to school together and treat each other how they see us treat each other. Prime them to be unkind-and then let them inherit an unkind community. This community has been split this past year by an unprecedented presidential election, and many national and local political issues. The first best way to bring it back together is to have the best people for the job in those council seats. People who embody community, practice compassion and kindness, and who set a good example for others. Please consider these comments when voting on any issues regarding the individuals who are lucky enough to sit in those chairs. Thank you.

Brian Hutson, 420 Old Clairton Road, for the past three plus years the residents of the Gill Hall corridor have been asking and waiting for adequate fire protection. So far, we have not received it! I know that Jefferson Hills has fire fighters that are state certified along with years of experience, this letter is in no reflection on them.

My problem is with the current borough council and its leadership. You have had 2 years to resolve this issue and given a number of opportunities to do so. You continue to kick the can down the road and create obstacles whenever you can, you have taken money from parks and recreation to provide a 2-person paid shift crew to the Floreffe area. This has worked well for them but did nothing for the residents of Gill Hall. According to Chief Withers (March 2020) he has a roster of over 50 active fire fighters. While the residents of Gill Hall still are required to pay our taxes and fire protection has improved everywhere in Jefferson Hills except Gill Hall. The residents of Gill Hall must rely on Pleasant Hill and South Park Township for fire protection and will continue to rely on Pleasant Hill and South Park Township until Gill Hall is opened as an independent fire company.

The residents of Gill Hall need a fire station that is centrally located within this district. When the borough adds additional members to a shift crew or attempts to turn an abandoned bus garage that is located on the border of Allegheny and Washington County it does nothing to improve the fire protection for Gill Hall. Floreffe and 885, while having well qualified firemen are simply too far to respond to a fire in the Gill Hall area in a timely matter. This has been brought to councils' attention many times and yet you fail to do anything about it. Simply put Jefferson Hills Council has disregarded the request from the Gill Hall residents to reopen their Fire Hall. I ask Karen Bucy, Vicky Ielase, Frank Sockman, and Dave Montgomery, how can you sleep at night knowing that your lack of action has endangered the residents of Gill



Hall? Regarding Melissa Steffey, I will say she did the honorable thing by submitting her letter of resignation. This needs to be accepted without question.

Tonight, you have another opportunity to demonstrate to the residents of Gill Hall that their lives do matter, by simply giving them back the Fire Station that has been serving the area for over 72 years. The questions now is, do you have the courage to do so?

6. Discussion to approve the monthly bills
7. Discussion to approve the monthly payroll
8. Discussion to approve minutes of agenda meeting August 4, 2021
9. Discussion to approve minutes of regular meeting August 9, 2021
10. Discussion to approve Eagle Scout signage project for Lobb's Park by Matthew Danen

Matt Danen stated I am a long-life resident of Jefferson Hills. I'm a life scout in Troop 1843 and when I was looking for an Eagle Scout project, a former Scout leader suggested that I remake the sign for Lobb's Cemetery. As part of Troop 1843. I have attended a lot of Memorial Day parades. So, Lobb's Cemetery is special to me.

While researching, I found that it is also a historical site and so I updated the sign with a historical site information as well. This document details my proposed Eagle Scout project. My project is to create a sign for Lobb's Park and its historical sites visible from the road. The wooden sign will consist of two posts with three information boards topped with a two-board roof. The three wooden boards will be on the top, middle and bottom and the top will say Lobb's Park, the middle Lobb's cemetery, and on the bottom, Yahogania County Courthouse site. The lettering will be space so it can be easily read from a passing car. A font similar to signs found in parks will be used. The lettering would be engraved but as a fall back can be painted on.

Currently there are no clearly visible signage that attends passersby about Lobb's Park in its historical sites. The small street sign and it's a small historical sign are not easy to spot when driving by. The posts of the sign will be secured four feet in the ground (gravel, concrete) and stand eight feet above the ground. The roof will consist of two boards forming a 90° angle, placed on top of two posts, to keep the focus on the information on the sign. The area around the sign is to be leveled off and covered with mulch or river rock. Optionally, it can be edged with border stones. The location of the sign will be in the field in front of Lobb's Park parallel to Walton Road.

By creating a wooden sign clearly visible from the road, the passers-by do not have to guess where Lobb's Park and its historical sites are located. This prevents drivers from having to slow down and look and/or turn around because they passed it by. The wooden sign is also a nice landmark to add the Lobb's Park.

The timeline is I expect to start this and finish it both in fall of 2021 and that is pretty much it.

Mrs. Steffey stated I was going over your list of materials that you have here and just because it's a scout project and are the materials donated or do raise funds?

Mr. Danen stated yes, we would raise funds by things selling things like how we sell popcorn for things? We do something similar to that for it.

Mr. Reynolds stated I'm glad that you are looking to put up a sign because it's been needed for a long time. I don't think the expense is going to be very high here, can we put it on the agenda so that we can actually pay for it?

Mr. Stinner stated we can take care of most of the Matthew's materials and Public Works Department can assist in that capacity.

Mr. Reynolds stated and then if you still want to raise some more money for it and you want to do some shrubs or something like that to even let us handle the meat and potato part of it and support you. And if you want still to want to raise some money to take the project maybe to another level, you could get it to in contact me. I live in the Floreffe area. I can contact some of the local business owners for you, and I will help you out. I've been running around Lobb's for the better part of 50 some years so I'm glad you're doing this and thank you very much.

11. Discussion to accept the resignation of G. David Parme from the Borough of Jefferson Hills Zoning Hearing Board
12. Discussion to advertise open position on the Borough of Jefferson Hills Zoning Hearing Board, finishing the term for G. David Parme (Term ending 12/31/24)

Mrs. Ruscitto asked how the position will be posted.

Mr. Stinner stated it will be in the Post-Gazette next weekend as well as Borough website and social media platforms.

13. Discussion to accept the resignation of Michelle Zacur from the Borough of Jefferson Hills Recreation Board
14. Discussion to advertise open position on the Borough of Jefferson Hills Recreation Board, finishing the term for Michelle Zacur (Term ending 12/31/22)
15. Discussion to accept the resignation of Melissa Steffey from the Borough of Jefferson Hills Council (Term ending 12/31/21)
16. Discussion to accept the recission of the letter of resignation for Melissa Steffey from the Borough of Jefferson Hills Council

Mr. Reynolds stated before we go past that, I thought Melissa was going to read the resignation letter.

Mrs. Steffey read her resignation, Tuesday, August 31. All, it was my absolute pleasure to have served with you all on Council. But after much consideration, I have decided to step down effective immediately. The unprofessionalism that is being displayed on social media by the president of the Recreation Board and a sitting Councilman is just too saddening for me to be associated with any longer. If this is the trash that our community wants to represent them then I cannot be a part of it, especially when nothing can be done about it. For 10 years, I worked

alongside some very amazing hard-working people of the community to build the recreation program up to what it has become. It's too difficult for me to sit by and watch residents actually say that they will not attend any more events that Ashley and Keith are affiliated with. I also feel that we have done nothing but backpedal and clean up messes over the past year and a half and have not progressed forward at all. I want to go back to a simpler life before Council. I know you will all continue on with your hard work and I wish you nothing but the best with everything that is yet to come. If this needs to be put on official letterhead or something else other than just an email. Just let me know and I'll be happy to do it. Thank you, Melissa Steffey.

Mrs. Steffey asked President Bucy would you like me to read my recission letter since that was next as well?

Mrs. Bucy stated, yes, that would be fine.

Mr. Reynolds stated maybe it would be helpful for the residents if you included the time stamp on both.

Mrs. Steffey read, Wednesday September 1, 2021, at 2:47 p.m. All, and might I add that both of these have only gone to Karen Bucy, Dave Montgomery and John Stinner, being the President, Vice President and the Borough Manager.

All, after speaking with some of you and members of the republican committee, upon further consideration, I would like to rescind my resignation. Please disregard my previous email if that is possible? Yes, I will continue to serve on Council and fulfill my duties to the community. I believe that we should expect members of any boards or committees to uphold the same standards that Council members are supposedly held to, and we should not tolerate people that continue to tarnish the hard work and dedication that those before them and beside them have worked for. And that was my reason for wanting to step down. Our Council is already looked upon as a laughingstock but it's time for us to clean house and run a tighter ship. I hope you are all in agreement with me. And that is why I spoke out to defend the countless hours that Rec members have given to this community. Thank you for taking the time to listen to my concerns, Melissa.

Mr. Reynolds stated I just want to add something along this process here. This has been about a discussion of whether Melissa needs to resign or not. My stance on this from the very beginning is from the moment that the resignation letter came in, it was held as a privileged document just to a couple, some of us didn't even know about it. My problem lies there. I think we failed as a Council to protect you as residents. In Melissa's resignation letter it says effective immediately. There's a reason why there's a lock on the door and there's a lock on the office down there. There's private information on the residents in this community that should have been protected. The moment that somebody says I resign immediately, effective immediately all access to the building all access privileges of the office should have been suspended and taken away. We failed to do that. I would think as the residents that you should be concerned about that because in fact after the resignation, we still have not on it and there's still access to the building access to private information. That's my issue with it. I just wanted you to know where I stood on it.

Mr. Sockman stated she's still a member of this Council until voted upon by this Council, remember that. Whether you worry about the information or not, there was a small difference in

time by the way that she resigned and when she rescinded it. So, it would hard to take any action that you are accusing this group of.

Mr. Reynolds stated, whenever I looked at the letter and it said effective immediately that right there is enough time stamp that it should start effect immediately.

Mrs. Ielase stated I just wanted to go over a time schedule with you. Yes, that happened Tuesday night. Remember we had Hurricane Ida that came through? Whatever happened during the day, everybody has a meltdown some point in time, and we've all got to deal with it. But what had happened was Karen, Dave, and John went into a meeting at 1:00 on Wednesday to discuss matters. They were in there until 4:30 When they got the second email, it was stamped at 2:30. I don't understand why certain people on this board think that that they should have stopped their meeting and called everybody. It was less than 24 hours. They were in a meeting from 1-4:30. Found the email that was placed at 2:30 and then we were all made aware of it and had to come to a meeting on Thursday to discuss it.

Mrs. Bucy stated I would like to say something first. First of all, the letter was sent out. I personally didn't read it till Wednesday morning. I was busy on Hurricane Ida on Tuesday night. I don't understand why people can't understand that there was a Hurricane that was going on.

Secondly, I knew I had a meeting at 1:00 p.m. and our Solicitor, our legal Counsel, would be present. He was shown the letter during that meeting, which if you have never been in a pre-agenda meeting, it lasts a minimum of three to three and a half hours. We had the second letter come in during that meeting rescinding Mrs. Steffey's resignation letter.

On the bottom of every agenda, we have constant executive sessions on litigation. If it takes from 9:30 on Wednesday morning to 6:30 on Thursday evening to have legal counsel to look these letters over, it is a reasonable period of time. Mrs. Steffey's position on Council was an appointment. This was not something that I had experienced before, and within less than 48 hours, Mr. Gabriel presented us with a written brief. Mr. Gabriel, I know that you're very quick with us and try to avoid possible litigations. I have had seen on the agenda, litigations that have lasted four or five years. It was 13 days from the time that Darren Gabriel gave his legal advice as to how we were to proceed until this would be voted on. 13 days. I felt that his legal brief was given in a timely manner. He had an opportunity to investigate it. Then, when in fact, Councilman Reynolds asked him about it being a public document, he got that piece of information back to Councilman Reynolds, within less than 24 hours. If you want to find fault with me asking for legal representation when we have spent thousands and thousands of dollars on the items listed on the bottom of the agenda, then that's your prerogative. But this man is our legal advice. Previously, through Gill Hall volunteer fire department's attorney, I learned that only the people listed on a confidential email were to receive that document. Any other persons not listed on the email were not to be given that document. I asked Mr. Gabriel if that was true? He says yes. That is why we continued with a legal investigation. This is a man that is sitting next to me that a majority of Council to vote for. When he gives me legal advice, I listen to what he has to say and then proceed based on that legal guidance.

Mr. Reynolds stated, Darren, can I ask how much legal time have you spent reviewing Parme's resignation and Zacur's resignation or is just the Council seat needed to be legally reviewed?

Solicitor Gabriel stated the Council seat obviously there's legal complexities to that issue that we're not present quite frankly with the resignation is Zoning Hearing Board member and the Recreation Board member.

Mr. Reynolds stated when I talk about protecting the private information that we have here. If it was if it was in a public industry, whether it be banking, whether it be insurance, whether it be health care, anything along that line when you have access to private, secure information on the residents and on the community, in that, case there when the resignation would come through, you will be shown the door so that you don't have access to the information. So that's just what happens in our society. We failed to do it here.

Mr. Montgomery stated the resignation does not take effect until it is voted on. I've been through six of them and that's how the proceedings were conducted.

Mr. Reynolds stated again, effective immediately.

Mr. Montgomery stated but it must be voted on by Counsel. The remaining members of Council.

Mr. Reynolds stated so if somebody wants to quit Council has the authorities say no, you're not allowed to quit?

Mr. Montgomery stated that is correct.

17. Discussion to appoint Pasek MTR as Municipal Planning Consultant for the Borough of Jefferson Hills

Mrs. Bucy stated I would like to make a statement about that. The point is this, that over 16 months ago we had a planner and the planner had since resigned. I am very happy to see that we are moving forward. We are trying to go into a 10-year comprehensive plan. I'm glad that we went through the personnel committee. The personnel committee made recommendations. I'm not sure exactly how many applied do you remember members of the personnel committee? Okay, 5 municipal planning consultants. Hopefully we will be able to take into consideration some of the comments that were made about the land use. This is why this is important that we have this proceed so we can have a 10-year plan for this Borough. So, I feel that that's one of the positive things that we also are looking forward to accomplishing.

18. Discussion to engage Randy Rhoades to analyze and evaluate all pension funds for Borough of Jefferson Hills in preparation of issuance of requests for proposals (RFPs) to retain pension counsel

Mr. Montgomery stated, when we went up to the Allegheny League of Municipalities conference in the spring, Randy Rhoades was the presenter. He's an attorney that does pensions and he made the presentation up there. I got to do in some research and our pensions, and our

police pension is 79.5% funded. Well, that's adequate, but in 2007 it was 91% funded. Obviously, we're going in the wrong direction. So, my recommendation is to engage Randy Rhoades and his law firm to prepare an RFP to hire an attorney to handle the bidding process for an investment firm to come in and look at it and also to create a pension board, which we do not have, and the Borough Pleasant Hills does. So, I think it's in our, in our best interest to do that. So that's my recommendation.

19. Discussion to approve Ordinance 884 to enter into an intergovernmental cooperation agreement or agreements with other participating municipalities and tax jurisdictions of Allegheny County for the purpose of joining the Tri-COG Land Bank

Mr. Stinner introduced Ann Lewis and Natalie Boydston from the Tri COG Land Bank.

Ms. Lewis stated we appreciate the opportunity to come and talk to everybody. We had a smaller meeting with Mark, your Zoning Officer, your Borough Manager, Mr. Montgomery and Mr. Sockman, two of your Council people as well as some representatives from the school district.

So, the Tri COG Land Bank is an organization. We provided John with some information. The Land Bank is a dynamic organization, some of it has changed. So, we provided you with an up-to-date packet with our current information as well as a copy of our annual report from last year, just for your information. But a quick overview, The Tri COG Land Bank is a multi-jurisdictional organization that was formed in 2017. Land banking was enabled in Pennsylvania in 2013. And it's essentially a tool, largely a legal tool and an organizational tool to take responsibility of vacant abandoned properties. Those properties can come in a variety of shapes and sizes. It's a very flexible tool that can work in a number of different communities. I didn't realize that you are starting a comprehensive planning process. A land bank can be a very valuable tool in that process and that comprehensive planning process can also helped set an agenda for how a land bank should work in your community.

The Land bank essentially is an extension of the Borough. Through your membership with us and the agreements it allows us to pursue properties that are unoccupied, abandoned mostly we tend to look at properties that have a long history of tax delinquency and there are issues and problems and they've been sort of unperforming, if you will, and their detrimental to the community. Depending on where we work, we may prioritize different kinds of properties. My understanding from talking to your Borough Manager is that there is an interest potentially in vacant land. Here we've done, I don't know Jefferson Hills super well, we've done some preliminary look in your packet, in your power point in the next to the last page, we reached out, we have a geographic information that we use to help manage our decision making and our data, we reached out and looked at publicly available data on places where there is tax delinquent vacant properties.

We also coupled that with some maps that we had existing that were Countywide, that represent sales data. Blight property abandonment tends to follow. The patterns of property sales, lower value sales tend to be a result of places where there is an overabundance of properties in poor condition, abandoned properties and tax delinquent properties. Not always the case, but generally speaking, looking at your map, Jefferson Hills is a very healthy Borough, but there are pockets. And that's a place where a land bank can be a critically important tool for you. It,

alongside of code enforcement, zoning, other interventions, a land bank will allow properties that are abandoned, maybe somebody died, maybe somebody walked away from them, that can be salvaged and put back into some kind of productive use. That productive use could be a house, somebody has died, the family came in, they discovered that there was a long legacy of tax delinquency, maybe they tried to sell it, maybe they couldn't, maybe they called the Borough and said, can't we just give it to you and the Borough said no, real estate transactions is not what we do. And so, they walk away. That's an opportunity. We've had situations like that where the Land bank could take legal responsibility for that house, clear use our legal powers as a land bank to clear title and to get it to a point where it's insurable where there's title insurance available, where that we could safely transfer that house to a new owner to live in and it would return to the tax rolls.

Additionally, there are strategies with vacant land. Again, only looking at the map, I noticed that there were some floodplains in Jefferson Hills. I also noticed that those floodplains tend to coexist with certain pockets of what appears to be chronically tax delinquent vacant land. While it's not a tax revenue generator, if those are areas in a floodplain that couldn't or shouldn't be developed, perhaps they can become assets for storm water capture to mitigate flooding in events, for example, like a hurricane. Whether that's an appropriate strategy for Jefferson Hills, I don't know yet, but those are some examples.

Our organization is supported by membership from our municipalities, but we've also been very successful and fundraising with a foundation community. We are just about to launch a program within the land Bank and fundraise for that program, directly focused on abandoned unperforming unproductive vacant land.

I know that Gateway has an expertise in all things municipal engineering, but I've seen some really creative storm water and storm restoration work that they've done. And so should that be a need here, that would be a part of our outreach. We would look to you for a strategy and things that you would like us to work on whatever they may be. The membership to the land bank runs from January to December. Members who want to join the land bank have to bring along all three taxing bodies. Allegheny County is already a member of the Tri COG land bank. We did, when we sat down at a smaller meeting, there were representatives from the school district. If the borough was interested in the land bank, the school district would have to join with you as well before we could start working here in earnest.

I think based on again, a very preliminary look at the data, but the discussions that I've had with John, I think the land bank could be a very useful tool for the municipality. I will pause. I know this has been a long meeting and you guys have a lot of other really important things to talk about. I want to pause and see if there are any questions about the land bank.

Mr. Montgomery asked could you go into the information that you explain to us down at the high school about how it can be a custom made for the Borough. In other words, we don't have, it isn't one program fits also.

Ms. Lewis stated absolutely, so the land bank currently operates in 22 municipalities. They are very different from one another. For example, we operate in Rankin, which is fairly distressed. I don't mean to call out any one particular municipality, so the strategies that we employ in Rankin

are very different. We also operate in the Allegheny River towns that are right across the river from Lawrenceville and they are experiencing rapid growth and gentrification. We have a blended approach in those communities based on guidance from council.

For example, there was a house that had a beautiful natural skylight in it. Unfortunately, the beautiful open skylight also let all of the rain and animals in it. And so, there was no way that this house could be saved. It also was in a floodplain and because of the outstanding tax delinquencies on that property, there was no interest from the private market. However, we were able to intervene, get those encumbering's cleared. That lot was sold to a private developer who is currently building a \$3-\$400,000 house on that lot in the Borough of Millville. But also, across the street and up the road a little bit. We are working with the Millville C.D.C. We have a memorandum of understanding, and they are about to take another house that we have in Millville renovate it themselves and help transition a current Millville renter to an owner occupant because for the Borough having a blended approach of market rate and affordable housing is a strategy that they are interested in. If you do not control the real estate and you don't own it, it is much more difficult to dictate what happens there. So, the Land Bank is an organizational extension of our members. We take our guidance from you, we bring professional service, our map making, our experience, our judgment, but ultimately, we take our leadership and our guidance from you. We worked with John when he was in Blawnox, which is really very different community from Jefferson Hills in so many ways size and stature. It's a tool that Blawnox is a member of the Tri COG Bank as well.

We work across the river in Clairton. They are a member of the Land Bank joining this year are also, I don't think you touched them, but are nearby is Glassport. None of the other communities that touch you are members of the Land Bank other than Clairton. But the other thing that's important is that the Land bank, while we understand the municipal borders and the reality of what those borders mean we recognize that, those borders in some regards should be in, should be invisible and we should be able to work across them and there is a huge benefit if you work on both sides of the line to try and address the problems. That's one of the goals of the land bank and our multi municipal approach.

Solicitor Gabriel stated I've seen some of the good work you do in a neighboring community. Have you approached the school district? I mean, have you gotten any sort of commitment from the school district that would be necessary for you to be station do work here in the Borough?

Ms. Lewis stated, not formally, no. We had the initial conversation. I think they were interested. I think they're thinking about it, but I don't know.

Mr. Montgomery stated I think we have to act first and then hopefully they act. If they don't act, then it doesn't really matter.

Mrs. Steffey stated do we know if it's something like they put on their agenda, or do we reach out to them and ask if they want to be.

Mr. Montgomery stated we did go down there and talk to Tracy Harrison and Ryan Snodgrass. They were going to take it up to the board I suppose.



Mr. Stinner stated I'd like to add that they can join at a later date. We passed our ordinance, we're ready to go. So, if they decide that this is not something they want to approach in the next six months, they could join in six months.

Mrs. Steffey stated, but do we just sit stale while we do first?

Mrs. Bucy replied yes because you need all three entities.

Ms. Lewis stated if they joined in six months, the membership would begin in 2023 because real estate transactions are very detailed. They take a long time. The Land Bank membership goes from January to December following the calendar years. Because of budgetary decisions etc. etc., new members have to take action prior to the October board meeting of the Land Bank. So, the school district would have to act this month in order for Jefferson Hills to be able to start in January. If that happens, we will start discussions with you immediately, but we couldn't legally or officially take action to directly or incur anything other than our time in the Borough until January, but we would start now. But we need to bring the school district on board and the school district that I understand that only until the school district is larger than just this Borough. We would only until such time, I know it's West Elizabeth or Pleasant Hills would choose to join, we would only work in Jefferson hills and the school districts contribution to our land bank would only be based on the Jefferson Hills footprint.

20. Discussion to renew annual contract for Hoffman Boarding Kennels for animal control services in the Borough of Jefferson Hills in the amount of \$400 per month or \$4,200 per annum

Mrs. Steffey, I have two concerns. First concern is that a stray dog picked up in Jefferson Hills is held for 48 hours and placed in a home first, if not you euthanized humanely, how many years have we had this contract with them?

Mr. Montgomery stated they're the only ones that only one.

Mrs. Bucy stated there's one other one called Big Daddy.

Chief Dziezgowski stated I'm completely familiar with what their capabilities are. Those are the two in this area. I mean there is the Schac that SHACOG uses but they do come with a price tag on it. So, it would be up to Borough Council to consider other options. I can provide that if you'd like.

Mrs. Steffey stated this one's in Delmont, correct? My only other issue was when we did have a stray about a couple months ago, nobody could find the owner. There was a member of an animal rescue board that contacted me in order to help her kind of facilitate flyers and things of that nature and get the word out on social media. And the only problem was it was over a weekend, and I had to contact one of your officers and unfortunately there's no emergency phone number or there is, but they don't get back in a timely manner. It's heartbreaking to me when somebody loses a pet or is trying to look for it and they can't get any answer, especially from our own boarding facilities or kennel facilities that we were contracting out too.

Chief Dziezgowski stated I know that from our perspective, the police departments perspective when we do have a lost animal like that, we try to get it up on our social media as quickly as possible to allow to notify residents with the contact information. So, we are trying to do our part to facilitate that.

Mayor Cmar stated you've helped me when residents call about an animal. And they'll put pictures on social media to try to help residents. So, the police are very helpful with that.

Chief Dziezgowski stated if there's something that you guys want to discuss as Council, I'd be more than happy to research it for you if you need me to.

Mr. Montgomery stated do we have to renew this now? What's the time on this? Do we have any time to do that?

Mrs. Bucy stated Mr. Stinner while you were out with the other guests, they were asking is this Hoffman Boarding Kennels has a deadline for renewal?

Mr. Stinner replied, no it's just our annual renewal.

Mr. Montgomery stated so we could wait a month if they want to look at something else. or would you be without dog catching service? Animal control service, I guess.

Mr. Stinner stated that could be discussed with them going on a month to month.

Mr. Sockman stated the Chief said he could provide us with a couple other options.

Chief Dziezgowski stated I can give you some information on other available resources if that's the direction you want to go?

Mr. Montgomery stated so they should we renew it for a month?

Mrs. Steffey stated this contract states it starts January one of 2022. So, we're good for now. I think if we have other options presented in front of us, we can vote on it later, we are good for now.

Mrs. Ruscitto stated we should just take that off the agenda.

21. Discussion to approve maintenance contract with Cummins for generator-related service in the Borough Municipal Complex for the annual amount of \$2,580.28 (One Year)

Mr. Montgomery stated, they have the address for the second Generator at on 837 in Charleroi. I don't know if that's a mistake. We don't have anything in Charleroi.

Mr. Drager stated I'll check into it.

Mrs. Steffey, Dave or Jon we discussed and finance the other day, we talked about just renewing for one year on this, correct. Other than the entire five years. There's no there's no price advantage. Right.

Mr. Montgomery stated there is no difference. So, it wouldn't be to our benefit to renew anything for more than one year.

Mr. Montgomery stated that's correct.

22. Discussion to pay out balance of shift crew pay for remainder of 2021, as well as going forward pay budgeted amount quarterly direct to fire department

Jon Drager stated, now with the second shift crew, the way they pay out they need a little bit more money going forward because typically we do it quarterly. But either way since it's already approved in the annual budget we were requesting to pay out the balance for the rest of the year so they had the money on hand and then going forward with the other agenda point would be just to get on a pay schedule, not only so that are our accounting is correct and it is in the budget year but also so that they have the money on hand to pay the shift crew

Mr. Reynolds, who's going to keep track of this? We're paying out for the service that has not been rendered yet. What if they cut ours? What if somebody calls off? We already paid it on I mean how do we guarantee we are getting what we're paying for?

Mr. Drager stated their C.P.A. does send the pay after the fact. Currently we get it and it's usually a month or two behind and we pay it out. But if it wouldn't for some reason, they would send it back to us, the balance.

Mr. Reynolds asked how are we going to police that?

Mr. Drager stated from the reports the Mr. Rossi sends out every quarter.

Mrs. Bucy stated, Mr. Drager, would it be easier to have a discussion to payout balance of shift crew pay for the remainder of 2021 and put a period there? Number 26 is the same item that we discussed in at the pre-agenda meeting. Then this other part will go to the payments?

Mr. Drager stated it's probably better if it's stated that way.

23. Discussion to authorize the Jefferson Hills Police Department to place orders for two (2) 2022 Ford Police Interceptors, related police equipment, and ammunition under state Contracted or Government Regulated Pricing to be paid for on or after, January 1, 2022, and applied to the FY2022 Borough Budget

Chief Dziezgowski stated just so everyone's aware, I'm sure all of our residents and Council are aware of the commodity shortage going on due to Covid. We're seeing that in the inventories of all dealerships across the state and the country due the chip shortages and computer shortages. Therefore, we have been told by our suppliers of vehicles and equipment that, number one for the vehicles, Ford, which is the number one supplier of vehicles for police, the ford dealerships will

not have extra vehicles on their lot to pick up. Ford will only take orders, purchase orders and orders what is done by that purchase orders. They will not produce at this time any extra vehicles. There is a 20-25 week in perfect conditions, wait for a vehicle from the time of the order to the time of receiving it. Dealerships are telling every police department in the area to place the orders now to receive any type of police vehicles or to expect them any time early in 2022. So, they're taking, for an example, we placed orders for our 2021 vehicles shortly after January, and we only have a production date for one of them right now has not been produced yet and we can't even get a production date for the second one and they were ordered a week apart. So, to not have to wait for our vehicles for an entire year, we have to place them now; they're not going to be paid until 2022. The same holds true for the up fitting and police equipment that go in those vehicles. Plastic, there's a shortage in plastic, there's a shortage in rubber, again, computers, everything that it takes up for the police car there are shortages. So, you have to order it now, so they at least get here in time for when the vehicles arrived.

And lastly, the last item on here is ammunition. If you're a firearm owner, you know that there's a huge shortage of ammunition out there. Right now, our state contracted wholesaler that provides ammunition to all area police departments, they're giving us estimated delivery date of one year from time of order. So, where that's really affecting us is our training and our qualifications, which qualifications we have to do annually and practice we should be at least doing that twice a year. If we don't have ammo, we can't practice with our firearms. So, this is why we have to take a preemptive measure in order this stuff early. Not pay for it until 2022 budget comes around. But I'm asking for councils Approval to make these purchases early orders early and purchase them on the 2022 budget. And for that, I'll stand for any questions.

24. Discussion to approve Application for Payment No. 1 from Mele & Mele & Sons, Inc. in the amount of \$479,965.32 for work completed on the 2021 Road Program
25. Discussion to approve Work Authorization dated September 1, 2021, from The Gateway Engineers, Inc. to complete the preliminary design on the PICCO Pump Station in the amount not to exceed \$35,000.00
26. Discussion to approve resolution 28-2021 to formalize payouts for fire hall shift crews from monthly to quarterly distributions

Mr. Drager stated just as I spoke before, it would just be timely payments. Currently depending on how quickly Eric gets us over all the pay statements. But we're usually several weeks to a month late. So just having that the pay schedule to send it out so that they're all paid out in that budget year would help tremendously.

27. Reports

Fire Chief:

Chief Chalfant stated you received my report for the month of August as you can see, it was a busy month. We responded to 63 calls for service in the month of August.

I like to let Council know that after several years of applying, we received and rewarded a FEMA Grant. The 885 Fire Department was awarded a \$409,000 to purchase a new fire engine. So, we're in the process right now of working with a manufacturer to purchase that engine. We signed the contract here as soon as we get to final bids. So that's \$409,000 coming from the federal government to put a fire apparatus in the community.

I would like to thank Mr. Stinner, Police Chief, and Mr. Volpe who is not here. When Hurricane Ida did hit, we had some preplanning in place. I was on the phone with Mr. Volpe, and he had his road crew were out there right away. We had to shut roads down when Peters Creek went underwater, with the assistance of Police and Mr. Volpe we were able to get that shut down right away. Chief Withers and myself were walking Scheinbach and Walton Roads going door to door. We did have some residents that requested sandbags to keep water from going in their basement. I made one quick phone call to Mr. Volpe. He called me back within a couple of minutes and said, "Hey I got 200 bags being made, give me about an hour." So, I really like to thank the Mr. Volpe and his guys for assisting us when Hurricane Ida was hitting us.

Mrs. Bucy stated I wanted to stay something from a personal resident's standpoint that many years ago when I heard you approach Council about getting that swift water rescue boat, I thought to myself why in the world would you need that? But I've been proven false. That boat has been in operation on many of these times and as we know, this flash flooding occurs frequently. I would like to thank you for having the foresight to get this apparatus, because it has been deployed many times to help the residents in this Borough. It seems to me from watching the news on Hurricane Ida, when I wasn't bailing out my sister's garage, that it was a useful tool. We have this swift water rescue apparatus for our immediate use. Again, I would like to thank you for that.

Chief Chalfant stated we were deployed for called for assistance three times between South Park and our own community for possible vehicles and water. Fortunately, everything turned up to be negative. It was a false response, but that's why we're here. We're up to 14 certified Swiftwater techs and I have 10 more firefighters who expressed interest will be starting that training here shortly. So as to take us 25-water techs here, hopefully by this time next year.

EMS:

Not present

Engineer Glister:

I do have one item to bring up tonight. Due to timing and how it coincides with preparation of the Council packets, we didn't receive this last week, but we did today receive from SHACOG, some administrative agreements that I'd like to get added to the agenda for Monday. There's three of them. One for the Jefferson Hills preventative maintenance Year 11 contract we awarded that last month. That's for some of the cleaning work we do on our sanitary lines. And then there's another administrative agreement for some funding we received through CDBG, year 47, one for Tepe Park ADA Upgrades Phase One and the other for Andrew Reilly Memorial Park ADA

Upgrades Phase Three. So, unless there any objections I want to get to put on the agenda for Monday that way we're not delaying the whole process by in our month and that's all I have unless there's any additional questions.

Mrs. Steffey stated on your report, you had that the grinder pump was down at Beedle park. Is that up and running for the restrooms?

Mr. Glister stated it's still it's still down, just talked with the contractor earlier today. They should be out here by the end of this week or beginning of next week. They're waiting on some parts to get in that. There was supply chain issues and stuff. They were having a hard time getting that in place.

Mrs. Steffey stated, and they just deemed it to be the electrical panel or the main panel?

Mr. Glister stated they think so, they're going to try some other stuff first before they go as far as replacing that but they're thinking that they should be able to get it back up and running next week. It was the latest update I got today.

Consulting Engineer:

Mr. Sockman stated would you explain to everyone about the fiasco with the Clairton bidding and the fiasco about the over bidding. How they overran?

Mr. Minsterman stated what Mr Stockman is referring to is the CMA Phase Two Sewage Treatment Plant Upgrade. If you remember the original cost estimate for phase two of this upgrade for the CMA Sewage treatment plant was estimated at 24 million. That was to be split between the upstream communities which consists of Jefferson Hill, South Park and Peters Township Authority as well as Clairton. What's happened though since that work was bid the estimate or I should say the low bids, the electrical and general contracts come in at 33 million. So, it's more than \$9 million than was originally estimated by the CMA engineers. The reason it seems to be that way is the contractors are reporting that the materials such a stainless steel a lot of the piping is stainless steel Has gone up 300%. A lot of the materials have climbed significantly, and this contract is probably 60-70% of new materials and equipment. So, although very disappointing and surprising there seems to be some logic to why that that cost is high. So, the recommendation was to wait, obviously reject the bids which they were and wait to see if some of these material costs come back to some reasonable amount and also the delivery of those materials obviously are very extended.

So that is one option is to wait. The problem with the option is that the DEP may not allow much time to wait, we're talking waiting a year. And hopes that some of these materials will go down. No one knows really but it's not going to happen in three months. Bidding this again in November is probably not going to generate a different cost. There's a balance between when does the DEP step in and force us to spend the extra money or how long we can wait. One option is to wait and hope that the price has come down.

The second is to talk to Pennvest about seeing about borrowing the additional money if we're forced to or if the group and CMA is forced to undertake the project now and eat that extra cost.

And then the third option is they are talking about and have talked about refinancing their bond. And so, it's like a refinance of your mortgage. You keep the term the same, you keep the monthly payment the same, and then the difference is cash that you can get out of that bond due to lower interest rates. That is another option they estimated a year ago, maybe four million could be pulled from that bond. They think it's even more now. So maybe five million or some other number could be extracted from those bonds due to the good interest rates and then used to subsidize this \$9 million dollar cost.

The last option which came out of the engineering committee meeting was to look at the reserve funds that already are at CMA. That was discussed and I reached out to CMA today and sent them an email requesting that the reserve fund balance be provided as Councilman Ruscitto brought that up at the engineering committee meeting. We are waiting to hear back. I knew that wouldn't get a quick response. So, we'll see where that goes. But there could be probably is several million in the reserve funds that could be used to possibly subsidize that as well. It's just a wait and see how our hands gets forced by the DEP.

Mrs. Ruscitto stated thank you for inquiring about that Mr. Minsterman, I appreciate that. And just, one thing to add, my husband and I, we put a pool in this summer and it's an in-ground pool and it's sitting in mud right now surrounded by Astro turf because someone graciously gave it to us. We're not putting concrete in right now and we're not putting decking in right now because it's ridiculous to pay for it. So here we sit until we can afford to pay for it. So hopefully in the end that's what can happen. I'm curious to see the numbers on the reserve. So, thank you for that.

Mrs. Bucy stated Mr. Minsterman, I would like to thank you for being a watchdog down there. I would call you the watchdog. We fought to get you on there and I think you've been doing a good job of keeping us informed and also the members of the engineering committee with that. So, I appreciate your services. Thank you.

Finance Officer/Treasurer:

Nothing further

Public Works Director:

Not present

Chief Dziezgowski:

I do have one item that I'd like to mention. I'd like to echo your comments earlier and Chief Chalfant's comments about all the resources and on behalf of the Police Department, I would like to thank everyone for those for the assistance that was given during storm Ida. That storm could have been a lot worse. However, I would like to recognize one element that usually isn't recognized in these situations, but it's the residents. The residents took time to call 911 to report trees down to avoid flooded areas, which is a huge part in this, so that emergency resources could assist in other areas and not be pulled from those situations. This is the collaboration that all first responders need in times of emergency. It's your eyes on the ground in those areas that help us police fire, EMS, and public works. We can't be everywhere and you're our eyes when we can't be in those

areas. So, on behalf of the Police Department, I'd like to say thank you to the residents who helped survive this storm, which could have been a lot worse.

Mayor Cmar:

The Boroughs Association has launched a new program. It's entitled Advocacy Action Network, which provides periodic legislation active alerts. Their phone to action platform provides text and email alerts to inform member of municipalities of critical public policy issues since municipalities need to opt in. We would need council approval. I'm asking for an action item on Mondays legislative agenda. I will give like the form to Mr. Stinner to put on the agenda

I'm also asking Council to approve an action item for a Community Wellness Program sponsored by a company called SDX Labs. I've been given a copy of the flyer; I will give a copy of the flyer to Borough Manager. STX Labs provides diagnostic testing for Covid. There's no cost to the Borough.

And finally, I would like to thank all of our first responders, Chief Dziezgowski, Mr. Volpe, Public Works, and the Borough staff for all the hard work and commitment that you gave during Ida.

Borough Manager:

I'd like to amend an advertisement publicly. The Recreation Board will be hosting golf tournament on October 8, 2021. It is \$120 per golfer for \$525 per business sponsor. That includes 18 holes, beverages, and a meal. It begins at 8:00 AM. Feel free to pay your fees via PayPal to recreation@JeffersonHills.net via PayPal. Please include the name of golfers and the contact information or send a check payable to the Jefferson Hills Recreation initiative to the Borough Administration offices. 925 old Claritin Road, Jefferson Hills PA 15025. If there's any questions, please feel free to call the Borough offices.

Mr. Reynolds stated I know the council has supported the recreation department before. I think in this case here we should pay for a foursome and maybe with the theme of thanking the first responders. I don't care if it's the Chief that has an off-duty policeman or two, that would want to go. Somebody from the fire department, somebody from the EMS. Let those four individuals go, keep it away from us but let us pay for a foursome, as a way to say thank you. Chief if you could set that up, I mean if we would agree on that, we can send a check with you guys, see if any of them are even interested in it. Maybe one policeman, one fireman, one EMS and one Public Works, there's your foursome.

Mrs. Bucy stated that would be fine and Chief Doug Pascoe and Chief Chalfant and Mike will you let me know.

Solicitor:

Nothing to report



Mr. Gabriel I would just like to thank you again for being so quick about responding to information that we request. I know that you take great pride in trying to keep us out of lawsuits and your research is appreciated especially during trying times.

28. General Business

Mr. Reynolds stated:

I guess the theme of today was, to talk about Ida emergency and so forth like that. I think now, with the urging of some of the residents, I think now is the time that we should open the discussion about opening Gill Hall back as an independent fire hall because throughout that Hurricane Ida I think would have been really nice to have an additional 20 volunteers lending a hand helping to serve. I know that Gill Hall and the Redemption Church reached out to the community that if somebody got displaced, they could use their fire hall and they would help them out. The church would help feed the residents and so forth like that. Fortunately, it didn't get to that point that we had to worry about it. But when you see the commitment out of an organization, with that's been in the community for over 72 years, I think now is the time that we should bring it back up. Put it back on the agenda for Monday's meeting and let's see if we can get Gill Hall active to the run cards, can we add that?

Mrs. Bucy stated if we add that, we're also going to add that they can possibly merge too because they actually initiated that with Judge McVay. They said that they might have been interested in merging that their response was, they didn't get a consensus of opinion.

Mr. Reynolds stated well, can I ask what would we be putting on there for them to merge? Just like Floreffé and 885 merged, it is within their right and we should have never stopped or gotten away of any of it. Gill Hall first has to be active. If Gill Hall who wants to merge into JHFR for that is 100% their right and that right should be protected. It should not be forced into a merger. So you first have to activate them and then if they choose to merge so be it. We've supported the merger as a Council and have backed it and I'm sure if Gill Hall would choose to merge, we would most certainly support and back that. But I think we should protect that organizations rights and we should not be forcing anybody into merge. So, I would say leave that portion off and just add to reactivate them to the Allegheny County 911 run cards so that they can be back up and operational. Well, it's a free work source volunteer.

Mrs. Bucy stated when I asked Chief Felix who was at the podium, if when he wanted to be independent if he could also be self-reliant. He told me the only way he could be self-reliant was if he had a shift crew. This is on tape. So, with that knowledge, I know that that could be achieved if the doors were opened. There would be people that were Firefighter 1 that could come and assist them. At this point, those doors are still closed because they do not want to even operationally merge with them.

Mr. Reynolds stated right, they don't want to merge, that's what I'm saying. Bring it back as an independent as for we would, we would have to get a commitment from them if they could handle. I frequent Blaine Hill volunteer fire company and I go over there a number of times and you know, there's, you know, six of the individuals standing out there protecting the Blaine Hill residents because their doors have been shut and locked. I think it's time we open them up, it's a

volunteer service. Even with Mike Volpe and his public works, if we had those volunteers to be out there helping with the road closure and helping shut down Peters Creek, do you realize that it's a volunteer service? It would save us money. There are valued part of the community and I think to constantly to sit there and look the other way is nonsense.

Mrs. Bucy stated on that same note, they were given an opportunity to operationally merge. We had a probation plan in place. They did not want to merge, or they did not want to agree to the operational merger even and they did not want to agree to that, which was told to me that they didn't want to because they didn't want to be on an app when they were notified and not have their number of 179.

Mr. Reynolds stated okay Karen, can I clarify what I said from the very beginning, and it is to add to the agenda, two activate Gill Hall Volunteer Fire Company as an independent. But you keep taking this further into saying we're not going to open them up as an independent because they don't want to take part of the merger. When you're opening somebody as an independent. You're giving them the authority to operate as an independent fire hall.

Mrs. Bucy stated we have had that on the agenda for five times. Five times we had that same thing on the agenda. Well, if you want to put a motion on the floor and have it second, that is your prerogative.

Mr. Reynolds stated I would like to put a motion on the floor that we add to the agenda for Monday that Gill Hall Volunteer Fire Company gets added opened as an independent fire company and added to the Allegheny County run cards.

Mr. Montgomery stated we don't vote here.

Mr. Reynolds stated well, she wanted a motion.

Mrs. Bucy stated, I said you can make the motion on Monday.

Mr. Reynolds stated you said you wanted a motion.

Mrs. Bucy stated again yes, on Monday you can put a motion on the floor if you would like to have that.

Mr. Reynolds stated so you're not going to add it to the agenda?

Mrs. Bucy stated I'm not going to add it to the agenda. It's been on the agenda five times.

Mr. Reynolds stated actually more than that.

Mrs. Bucy stated, and the vote has been the same, it is your prerogative.

Mr. Reynolds stated times change Karen, times change. And I'm hoping people realize like when you have a storm like Ida come through here, how much what a valuable resource 20 volunteers would have been over in that Gill Hall area, willing to help their community out.

Mrs. Ielase stated:

I want to reiterate our thanking everybody that helped during the storm on Tuesday, without commitment to the Borough, a lot of things would not happen around here.

The director of the library will be coming Monday to speak to us.

I wanted to know from Mr. Glister, do you have an update on what happened with Serapiglia's complaint with the high school and the conditional use for the gym on Gill Hall.

Mr. Glister stated I can't speak to the high school. I haven't been really involved throughout that process. That was more of a code enforcement

I can speak to the gym, so this is currently not on the agenda tonight. The reason it was left off the agenda is that there were some revisions that we discussed that were needed before the Council could consider taking action on that from when it came out of the Planning Commission meeting.

The three main items were, they needed to revise their parking lot to adjust the depth of the parking spaces. They had to rework that configuration. They had the proper amount of spots but they just needed to make some adjustments there. We wanted them to add some curb stops in front of the building, to help prevent cars from accidentally driving into the building.

The third issue that we wanted them to clear up was with regards to the site lighting. They had provided a photo metric plan and indicated that the lumens from the lights that they originally proposed we're going to be departing from their property and the owner of the property indicated he is the neighbor next door so the additional bleeding across the property line wasn't going to be a concern. But we did ask that to be revised to be in accordance with what we typically see with these photo metric plan plans.

This was tabled last month, and it wasn't voted on last month because the revised plans, were not provided to the Borough in time for the Council meeting. Their architect was on vacation out of the country is what the applicant indicated to us. Throughout August we were waiting for the revised plans, and we ultimately never received the revised plan. So last week Mark Reis and Jim Seskey posted a door hanger on the property as a reminder that the Council meetings were going to be coming up and that they needed to get that information to the Borough so that we could distribute the Council, review the revised plans, and make a recommendation. We actually did just receive the revised plans today that address the parking issue.

The revised plans appear, and I haven't had a chance to fully go through them yet, to address the depth of the parking spots as well as the curb stops in front of the building. There was some revised lighting shown on the plan, but they were lacking the photo metric plan that we had requested. I did speak with their architect today that was going to get back in touch with the applicant. The architect didn't prepare the original photo metric plan. So, the applicant should be going back to their electrical engineer. I guess that's who they utilized to prepare the first photo metric plan and to get us something revised.

So, the windows pretty short. We put a package together on Friday, but we have two thirds of what we're looking for. We haven't had a chance to sit down with Mark Reis to go through to make sure it fully addresses our concerns. But at a quick review when he and I spoke earlier today, it looked like the parking concerns were addressed. It's just a matter of getting something to address the lighting. So, we're waiting on them. Once we got the plans this morning, we immediately sat down, took a look at them and then followed up with the applicant about the photo metric plan to try and give them as much time as possible to get that information for us.

Mr. Stinner stated I'd like to add the gym was on the agenda up until Friday. We have not received any materials, if the materials are still not adequate, we'll need to add it to the agenda regardless, either to vote it down if it's inadequate or if it meets both Mr. Glister's and the Planning Commission's requirements, we will vote for approval. We need completed plans to be complete.

Last thing, last week after the storm somebody posted on Jefferson Hills page and I got a few calls, that there was an open manhole on a hillside, it was green, and somebody was saying there was sewage going through everybody's house. By the time I could get a hold of one of my kids or my husband to pull it up, it was gone. So, I called the Borough building and asked if anybody had called 911 for it. Nobody had. I'm just going to put it out there, whoever has a problem out there with this during storms please call the Borough building so we can send our Public Works guys out there to help. That's why we send them to school, so we don't have to bring another party in to pay them to take care of this issue. And if any of you know where this site is, please call Mr. Stinner tomorrow so that we can at least have our Public Works guys go out and check it out because if you do not call, we don't know where it's at.

Mr. Glister stated just to add to what Counsel woman Ielase just said when we have heavy rain events which obviously Hurricane Ida was a little was more significant than your typical thunderstorms or things like that, but sanitary sewer overflows are not uncommon. Not just in Jefferson Hills but throughout the entire region. There are many ways that storm water can get into a sanitary sewer line and then ultimately exceed the capacity of the system and result in these overflows. As a municipality, we are required to report these to the Allegheny County Health Department. We're aware of a few we have that occur more regularly and we have ways of tracking those and monitoring them. But when you get a rain event like this is really up to feedback from the public if it's not something that the Police or Public Works are not aware of, then we can't report it or we can't further investigate why that happened. So, I think it's a good point you brought up and I just wanted to follow up with that.

Mrs. Steffey stated:

I just would also like to extend my gratitude to the first responders and public works in the preplanning that was done in order to prepare for what was to come last week.

Also there seems to be a little bit of miscommunication on who I owe an apology to or who is going to receive an apology. I do owe an apology to my colleagues on Council who solidly stood by me during this last week's events. Other than that, there will be no apology above and beyond anything else. That's it. I do apologize for the headache that it has caused you. I appreciate your kind sentiments. And again, I'm sorry for the distraction that is caused.

Mr. Montgomery stated:

I'm going to give you the SHACOG report. We met at Elizabeth Township last month.

The Act 152, that's the demolition program for the new demolition program from the county. We received two demolitions, one on Hawk Alley and one on State Street.

CDBG 46. That's what runs between July 1, 2020, and June 31st, 2021, has two projects complete, seven in progress.

CDBG 47 which runs from July 1, 2021, to June 30, 2022. No money has been released as of yet to start the program but that's not really a problem.

CDBG 48 should be a banner year, there should be an excess of funding. So, the preapplications for the Borough have been submitted. We have the same demos that we did for Act 152. We were advised to submit an application. With the way this program works, you have to put the applications in, but you can change scopes to other demolitions. So, we got two demolitions on that.

We're going to Phase Four of Andrew Reilly 885 Upgrades and Phase Five of Andrew Reilly Upgrades and that's for the bathrooms to bring the bathrooms into compliance with the ADA requirements, which is a rather expensive Endeavour. But since the program has so much money in it, we felt that was worth pursuing. The Borough will apply for at least one demolition at 102 Arch Street.

The banquet will be held on October 21 at Nevillewood. All the officials, Management and Appointees will be invited. I urge everyone to go. It's a very good night's affair. It's a way of the Borough to thank everybody for the work they do throughout the year to help this be a better community.

The Police Chiefs met August 21<sup>st</sup>. They started driving training in November and small arms training. The CIRT team had two call outs in June and the investigative team had one call out. The accident reconstruction team had three call outs.

The Fire chiefs met and are going to have a major training event in November.

Joint Police testing took place on July 10th. There were 75 actually took the test 98 signed up 18 didn't show up after paying the fee, five failed the physical agility test.

The Administrative Committee met August 21<sup>st</sup>.

Fall Commodities will be due out September 11th. The bids are mostly for cars and police vehicles.

The work is beginning on the solid waste contract for 2023.

One the one thing out of the finance committee meeting yesterday was we're going to pursue a reappraisal of the assets of the Borough. Many are undervalued and many are overvalued.

Conditional Use of gym, we have to act this month because if we don't, we'll be deemed approved, whether it's whether it's right or not.

Mr. Sockman stated:

I'd like to Congratulate 885 on your \$409,000 FEMA Grant. That's tremendous asset to you and to this community, certainly appreciate your efforts. I don't know who wrote to Grant Brian, but whoever did, I'm sure it was a combination, people certainly thank them on our behalf. That's a tremendous asset to you and to us.

Also, singling out Jefferson Hills Fire Rescue. I don't think people realize what it is that you people do. And I say you people, I mean guys and gals because there's women involved as well. You not only do you fight fires, but you also go to Swiftwater rescues, helping cut trees, close roads, and go door-to-door when you have a situation like Ida. The help that you have given us and our residence is unsurmountable. Certainly, appreciate the efforts that you have extended us and certainly congratulate you and your time and efforts that you have extended to Jefferson Hills community. And also thank you to every one of the first responders for the service they have provided us during Hurricane Ida.

Mrs. Ruscitto stated:

First of all, thank you. Matthew Danen for coming and presenting to us and staying here for the meeting in its entirety. That's commendable for someone your age to sit here and listen to all of this and present what you needed to present. So, thank you for that. It's a wonderful project.

I would like to also echo the sentiments of the Mayor and my Council members for our first responders and all of the work that they did during the hurricane. I would also like to take a minute to highlight the professionalism of Doug Pascoe. He doesn't get mentioned a whole lot. He is our EMS Coordinator and his lieutenant and staff, they have gone above and beyond and also highly professional and sometimes I think that they get overlooked at times. I just wanted to thank them very much for the services that they provide to the Borough as well.

Chief I would like to also thank you for having such an approachable disposition so that people in the community do feel comfortable coming to you with questions about emergencies and things of that nature. You're quite an asset to our community and your outreach is certainly appreciated. So, thank you again to all of our first responders. Congratulations on the grant. That's a commendable as well.

Mrs. Bucy stated:

Grace Duda, our communication person has put this on our website that on September 11th at 11:00 o'clock at Andrew Reilley large pavilion. We have the 20th Memorial Service for the 911 attack on our country. At that time, we know how important it is to recognize and show appreciation for the first responders. There were 343 Fire fighters over 60 policemen and many

EMS who died in trying to help those people. So, we will be providing a service for that in recognition of their service to this country.

Also, I would just like to say that when we were planning for Hurricane Ida it was with the coordination of many facets that included our Borough Manager, John Stinner, Chief Chalfant, and Chief Dziezgowski and while this was taking place, Chief Chalfant was in the 911 Center when all this was going on, giving us the latest update about the weather and where that Hurricane was going to shift. So, 911 is a great access to us. And I certainly also want to include them in our thanking of managing that situation so well.

ADJOURNMENT:

President Bucy at 9:11 p.m. adjourned the meeting on motion by Mrs. Ruscitto, seconded by Mrs. Steffey 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