

Borough of Jefferson Hills
Agenda Meeting of Council
November 8, 2023

The agenda meeting of Council was called to order by President Steffey at 7:00 p.m. in the Municipal Centers, 925 Old Clairton Road. Following the Pledge of Allegiance, Councilwoman Bucy, Vice President Budd, Councilman Montgomery, Councilwoman Ruscitto, President Steffey, and Mayor McCaffrey answered to roll call. Finance Director Haberstock, Solicitor McPeak Cromer, Chief Dziezgowski, Engineer and Acting Borough Manager Glistler, Consulting Engineer Reidenbach, and Public Works Director Volpe were also present. Councilman Reynolds, and Borough Manager Stinner was absent. Councilman Lynch arrived at 7:03 p.m.

4. Report from Borough Boards and Commissions

None

5. Borough Resident/Taxpayer Comments on Agenda Items

None

6. Discussion to approve the monthly bills

Mr. Montgomery asked on this HVAC, it says \$100.00 for a truck charge. What is that for?

Mr. Volpe responded they charge mileage and a fee to come and service our equipment.

Mrs. Steffey asked where are they located that the mileage is \$100.00?

Mr. Volpe responded that is a straight fee. They have trucks all around. That is just a standard charge they charge everybody.

7. Discussion to approve the monthly payroll

8. Discussion to approve minutes of agenda meeting October 4, 2023

9. Discussion to approve minutes of regular meeting October 9, 2023

10. Discussion to administer the oath of office to the existing members of the Borough of Jefferson Hills Civil Service Commission

Mrs. Steffey asked did we agree that the oath is going to be done by Mayor McCaffrey?

Chief Dziezgowski responded yes.

11. Discussion to promote _____ from Park Laborer to Road Laborer per the collective bargaining agreement with Local #1058

12. Discussion to advertise one (1) seat on the Borough of Jefferson Hills Civil Service Commission for a term expiring December 31, 2026

13. Discussion to adopt Resolution 31-2023 appointing Brian Haberstock as delegate to the Allegheny County Southwest Tax Collection District Committee
14. Discussion to advertise an Ordinance authorizing Gaitens, Tucceri, and Nicholas to prepare all necessary “Declaration of Taking” documentation for Parcel ID 1134-J-116 for the PICCO Pump Station Project
15. Discussion to approve an Encroachment Agreement between the Borough of Jefferson Hills and RiverLift Industries, Inc. for the installation of a proposed force main into the Borough’s sanitary sewer system in the Madison Avenue Right of Way

Mr. Glister stated this agreement in the packet is issued as a draft. The reason we drafted it is that we just did not have the time to get it over to RiverLift to make sure they were okay with all the language that was in there. Since we prepared the packets, RiverLift did get back to us. They are okay with the draft as presented. I did have a couple minor comments that working with GTN, they will be making tomorrow. We will have the finalized version in the packets for Monday as well as the exhibit. This agreement does reference an exhibit.

Mr. Montgomery asked is it for their sewage to be pressurized and put in our line?

Mr. Glister responded correct; they previously had a land development approved where they are planning on replacing their office building. Currently, the old office building is on a septic tank that is not functioning properly anymore. They plan to move forward with the project to replace the building sometime in 2024, but they want to get this taken care of prior to that. We do have a sanitary sewer that runs up Madison Ave. It terminates right before the railroads. There was no way for them to do a public sewer extension where they can tie in by gravity. Their only way to connect to our system was to put in a grinder pump in a small force main to pump the sewage from the building location to our public sewer system. There were a lot of hurdles to get through this as well. They have to cross underneath the railroad track, which is not easy. They did a lot of coordination, and the railroad is tough to deal with in that regard. They had to get a variance from the Allegheny County Health Department to prove that they could not go by gravity to the public sewer system. They have permission to put in a grinder pump. They had to get an easement through Synthomer. The last thing was how to handle making the connection into our existing sewer in the right of way of Madison. We are trying to get this done this month because they would like to try and get the work done in November before winter sets in. The asphalt plant is closed down and they can't get the restoration on the road properly. They have been working hard at this for a while. This whole process probably started back in June. They even have all the taps taken care of between purchasing the taps from West Elizabeth Sanitary Authority and the Borough. This is the last piece to allow them to put the private utility, which would be their force main from the grinder pump into our right of way and tie into our sanitary sewer system.

Mr. Montgomery asked is the Borough line a force main as well?

Mr. Glister responded that is correct.

16. Discussion to award the Janitorial Services bid to Three Guys Cleaning, LLC in the amount of \$95,580.00 (\$31,860.00 per year or \$2,655.00 per month for 3 days per week) for the Municipal Center, Gill Hall Community Center, and Public Works Facility for the period of December 2023 through November 2026

Mrs. Budd asked if we go to three days a week, is there a possible way to potentially have some of the hours moved around for garbage pickup on an off day, whatever those days would be?

Mrs. Steffey asked if we were going to reduce it from five days down to three, can we figure it out somehow to split up some hours to keep it four days a week. Maybe split half a day and a half a day?

Mrs. Budd asked if you have three days a week that are full-service cleaning, but you have a day where there is an event or something, is it possible to have somebody come in for an hour for garbage?

Mrs. Steffey stated our main concern was the community room. We never really know when events are. Most of the time, people do clean up after themselves, but then trash needs to go out. We were trying to find a way around that because we definitely want to reduce it down to three days.

Gregory Rubinoff, Three Guys Cleaning, stated just say we come one hour on a Thursday to grab two garbage cans. Then it is like, "Oh Nancy, can you do this for me?" The specs are saying three days. We look at that as Monday, Wednesday, Friday.

17. Discussion to approve the Natural Gas Agreement between the Borough of Jefferson Hills and Snyder Brothers, Inc. to purchase natural gas at \$5.29 per Dekatherm for the period of June 2024 through May of 2027

Solicitor McPeak Cromer stated I had been asked to assess whether or not it was necessary, and what other municipalities do. Snyder Brothers is a legitimate distributor. As to whether you are getting the best prices, I could not tell you. However, some municipalities have chosen to go with an actual broker. The one name that came up a few times was someone called Energy Savers. They go to the different distributors and find you the best price. Nothing wrong with Snyder Brothers, but just throwing that out there for what it is worth.

Mr. Montgomery asked would a broker know what prices are good or what are not? I have no idea if that is a good price or not.

Solicitor McPeak Cromer responded yes, just like an insurance broker. They allegedly find you the best deal on gas.

Mr. Haberstock stated I can look into Energy Savers.

Mr. Glistler stated Snyder Brothers reached out to Mr. Haberstock about a month or so ago and stated we are looking to renew the contract. The current contract actually runs till May of 2024. There is a bit of a sales pitch to this. If you wait, the prices may go up. Prices could go down. It is hard to say, there is a market. I think we have some more time. If Council wanted us to maybe look at other options, there is the possibility of tabling this and revisiting this in December as well. Ironically, it must be that time of year because I did get a call today from a different supplier called IGS. So, I talked with this representative from IGS for a while. It does seem like it is something that a lot of municipalities do. I was asking, what is the reasoning for why do we do this, why do we lock into it? One of the bigger pros is that it is easier for budgeting purposes. You know how much your gas bill is going to be for the course of each year when you are preparing your budget. You are not depending on what the market conditions do, that can fluctuate the cost. If we could maybe look at some of our options in November and try to come back in December to see if that cost per dekatherm is indeed a good price if we shop around a little. Additionally, even if we

did go with Snyder Brothers, the cost they give us is \$5.29. They tell us that that cost is only good for a day and a half or two days. If this is something that Council was interested in and sticking with Snyder Brothers, who has been doing the supply for Jefferson Hills since 2015, then let them know tomorrow or Friday. Then they would have us the final update number for Monday. For everybody's reference, this is for the Borough building only.

Mrs. Steffey asked when is the contract up?

Mr. Glistler responded May of 2024. We have some time. We are locked in through this winter.

Mr. Montgomery asked does the price stay the same through the whole contract?

Mr. Glistler responded it does if you stay within the allotted tolerances. I learned a little bit more in my conversation today. It is based on estimates on how many dekatherms we are going to use in January. But if we have a mild winter, we may not use as many dekatherms as we are anticipating. Once you start getting out of certain thresholds, it is probably 10 or 20%. I did not get a chance to look at our current contract to verify. But if you start either exceeding by a certain amount or you are under a certain amount, then there are different things that kick in and could adjust the cost a little bit. For the most part, it is pretty much going to be that cost.

18. Discuss resident fees for the new Garbage/Recycling Contract beginning in January 2024

Mrs. Steffey stated in your packets with the resolution are some scenarios that were discussed in our finance committee meeting, We put those together if anyone has any discussion questions.

Mrs. Bucy asked are we going to talk about an administrative fee, and the reason for it?

Mr. Haberstock responded when examining our existing five-year contract that is coming to an end with Waste Management, we noticed that we were not charging enough to cover what we were being billed by Waste Management. PAMS was not collecting enough to cover the bill. Over that five-year contract, that number came out to \$113,000.00 over five years. What you guys would like to discuss is if you would try to recoup that fee with the next contract with Westmoreland Landfill. I have put the numbers together. I did not include to recoup that \$113,000.00, but I have the break-even rate we would need to charge to cover what Westmoreland landfill will be charging us. We will be paying them \$76.20 per resident a quarter under their new contract. When Legal Tax collects, they charge fees. There are postage fees. There are bank fees. Basically, the break-even rate is right around just shy of \$80.00 a quarter that we would need to charge. There is also a mismatch between homes billed by Westmoreland and homes invoiced by Legal Tax of right around 80 residences.

Mr. Montgomery stated there are more homes than there are collected.

Mr. Haberstock stated Westmoreland Landfill will bill 4,488 homes for their services, but Legal Tax is only sending out invoices to 4,401. We need to work to reconcile that difference.

Mrs. Bucy stated the previous Council set a fee of \$50.00 per quarter. That is what we all paid for five years. In the beginning, sometimes there was a little bit of extra money. But as time went on, that \$50.00, as we found out, did not cover the exact amount of money that we paid out to PAMS. We were short \$113,719.29. Now that we know that, in this bill you also have to add the commission, and the bank

fees. We also have postage and mailing. What we are asking the Council is that since we were short the money from the last five years, for the first year, are we talking about having a resolution?

Mrs. Steffey stated this \$80.00 that Brian is discussing does not include that administrative fee that we would want to be implementing.

Mrs. Bucy stated we are just recouping the \$113,000.00. We have to base it on how many homes. Is it going to be based on 4,401 homes or is it going to be based on the total homes that were billed, which is 4,488 homes. All the numbers have to be in alignment. We would divide that amount over the three months and put an administrative fee for one year.

Mrs. Steffey stated we discussed options for one year, or it could be broken down throughout the five years of the contract.

Mrs. Bucy stated the whole point is does the amount that they give us match the amount they are charging us? The amount does not include some of these other fees that they are tacking on. We have to absorb that also.

Mr. Montgomery stated this fee would cover all those ancillary fees? It would be nice to repay that in one year and then go forward with that.

Mrs. Steffey stated we can give the options of the dollar figure per one year. If you calculated that Mrs. Bucy, feel free to share. I know it is difficult because we are still trying to find this discrepancy of the 80 homes. Obviously, PAMS is no longer very helpful. We are unable to understand why they were billing for a different amount. We do not know if that has anything to do with new construction of homes. We are researching it diligently.

Mr. Montgomery asked does that mean the homes have to be occupied? I am trying to figure out what all the factors are. We are not building much, and it is still different. There is something else besides new construction.

Mrs. Bucy stated I do not want to give you a number unless I make sure all my numbers are correct.

Mrs. Steffey stated right now the number that has been given to Westmoreland for pickup of trash for billing for them is 4,488 homes. We are still trying to find out why we are only going to be invoiced by Legal Tax for 4,401 homes. We want to break down this number correctly. With 80 homes in limbo, that is going to be difficult to do until we figure that out.

Mr. Montgomery asked is it possible they are picking up businesses or something like that?

Mrs. Steffey stated I would think most businesses have dumpsters. These are all questions that we discussed with Mr. Haberstock and Mr. Glister. I am sure they will be in communication with Westmoreland Landfill so we can try and figure it out.

Mr. Haberstock stated I spoke to Westmoreland Landfill. They based their number on the street maps that were provided to them by us. Everything that had an address, they are billing for it.

Mrs. Steffey stated we will wait to hear back for Legal Tax, and then go over the numbers, and present that on Monday before voting on anything.

Mr. Glister stated that that number is not going to remain the same throughout the duration of the contract. We are going to have more houses built. We are going to have houses demolished. That number is going to fluctuate. We will have the opportunity to adjust that as we go as well.

19. Discussion to approve the preliminary 2024 Borough of Jefferson Hills Budget

Mrs. Steffey stated before we get into discussion with this, I know Mr. Haberstock has only presented us the prelim binder this evening. Council has not had a chance to look over it yet in its entirety. The three of us on the finance committee obviously know what is in here already. I want to give the opportunity for the rest of Council to review this. I wanted to make sure that you all know that we can open up for discussion again on Monday, even if it is the voting meeting to discuss this after you have had time to look over it.

Mrs. Bucy asked is this budget balanced?

Mr. Haberstock responded we still need to borrow funds from our reserve to cover our expenditures.

Mrs. Bucy asked could you give me a number?

Mr. Haberstock responded we are at around \$1.4 million.

Mrs. Bucy asked how much is in our reserve?

Mr. Haberstock responded we are just shy of \$10 million in PLGIT. PLGIT is our money market accounts. An additional million and a half is in our Huntington money market accounts.

Mr. Montgomery asked what is the desirable amount of reserve funds to have on hand?

Mr. Haberstock responded that the reserve funds that was set by this Council was 60%.

Mrs. Steffey stated we passed a resolution that it needs to be 60% or higher.

Mrs. Bucy stated when we started this budget process, we had a \$2.1 million deficit. The finance committee got that number down to \$1.4 million. This preliminary budget is reflective of that \$1.4 million.

Mrs. Steffey stated we are still shaving away at it.

Mrs. Bucy stated in the preliminary budget, we are going through this page by page, assessing what we spent in 2022, 2023, 2024, and what we project out. We probably had about 30 hours of meetings to get these numbers lined up. It is a painstaking process. I appreciate your diligence on this, Mr. Haberstock. We are still not totally there yet.

Mrs. Steffey asked if we did not spend this year's budget, would the remaining rollover.

Mr. Haberstock responded if we do not spend the money this year, it is still in our accounts. It is not an issue of rolling it over. We have the money.

Mrs. Bucy asked do we have a number for how much money?

Mr. Haberstock responded I do not know what is totally unused at this point, but I will have that for you tomorrow.

Mr. Montgomery asked if they are not spending it, or do we lower the budget if it is not being spent?

Mr. Haberstock responded that is what we have been doing in our finance committees and making those decisions. In some cases, you cannot. The \$125,000.00 that we have set aside for a landslide, we can't take it away even though there has not been a landslide.

Mrs. Budd asked are we able to get a copy of the line items?

Mr. Haberstock responded yes.

Mrs. Budd stated I was able to come in and look at this a little bit and I do have concerns with some of the issues with the police budget being down \$200,000.00, in the recs and park, the library \$38,000.00, and public works \$19,000.00. I would like to look at this a little more and have some further discussion on it. That does concern me in a growing community.

20. Discussion to reimburse Michelle Dunn of Fund for Feral Cats for feral cat population control

Mr. Glister stated we did reach out to Michelle Dunn to get an invoice that we could consider for reimbursement. She was not able to get that to us yet. I heard from her yesterday that she was going to try to get an invoice to me today, but it never arrived. Hopefully, we will get that tomorrow. We can get it in the packets over the weekend. Worst case scenario, we will have it by Monday for at least consideration or discussion on Monday.

Chief Dziezgowski stated they cleared out 30 or 40 cats down there, just so everybody is aware of that. I think that is important to note.

Mrs. Steffey stated they did not technically clear them out, though. They spayed and neutered them.

Chief Dziezgowski stated they catch, neuter or spay, and release back into the area. That prevents the cats from spreading further.

21. Discussion to authorize sending Unit #231 - 2011 Ford Fusion SE (VIN #3FAHP0HG0BR144835) to the Perryopolis Auto Auction in November

22. Discussion to authorize sending Unit #264 - 2016 Ford Taurus (VIN #1FAHP2MT3GG117626) to the Perryopolis Auto Auction in November

23. Discussion to approve the Jefferson Hills Police Department to enter a contract with Cyclops Technologies, Inc., a Florida corporation doing business as PlateSmart Technologies (“Company”) for a 3-year subscription period (January 1, 2024, through December 31, 2026) for 6 cameras to cover all intersection cameras utilized by the department for traffic surveillance at a rate of \$193.00 per camera for a total of \$3,474.00

Chief Dziezgowski stated this program was started by the District Attorney's Office and it was subcontracted to an individual that worked for the District Attorney's Office. That individual has retired. Since his retirement, has left the system in disarray for the networking that all law enforcement that participates in this program utilizes. The Western PA Chiefs' Association took it upon themselves to negotiate and strategize with different companies. They picked PlateSmart Technologies as the company to handle their ALPRs, and also their intersection cameras. Number one, that they are maintained on a network that is accessible to all participating law enforcement agencies, and that they are secure from tampering by any rogue agency coming in and entering into our system and seeing what we are seeing. It is for security purposes; it is for networking and the stability of the network itself. PlateSmart has been chosen by the Western PA Chiefs Association, and certified by the District Attorney to be used as a secure company for this venture.

24. Discussion to purchase five (5) portable mobile radios at the price of \$785.12 each (\$3,925.60 total) from Luttamus Communications for the Borough of Jefferson Hills Clerk area, Building Code Official, Code Enforcement Officer, Borough Engineer, and Borough Manager

Chief Dziezgowski stated the main reason is the safety and security of our employees. Our Code Enforcement Officer, Borough Engineer, and Borough Manager and other code officials, they go out into the field, and they have no communication other than their phone. It takes time to dial 911, and get police response. They are working on behalf of the Borough. These radios, just like for police, fire, and EMS, allow them direct contact to the base, which is in the administrative office. That is why it said one portable will be in the clerk area to monitor during regular business hours. If anyone experiences a problem, they can get on that radio immediately, call for help, and the administrative office can call over to the police department. We can respond accordingly. There will also be mobiles that the police department donated to code enforcement to be put into the actual vehicles themselves. They were just programmed, and Mr. Volpe is having his mechanic do that as we speak. Three of those vehicles that we have for code enforcement, Borough engineer and other code officials will have both mobiles and portables available for their safety and security.

Mrs. Steffey stated we are continuing the chain of safety, especially for our employees and also those that do attend things here in the Borough building. Chief Dziezgowski got us pretty much updated on all of our keypads and locking down the Borough building. This place was wide open previously, and we are continuing to make sure that our staff has ample communication if there is an unfortunate event, and they need to contact our police department.

25. Motion to award quote from Anderson Overhead Doors LLC in the amount of \$15,300.00 to supply and install garage doors on the Department of Public Works Building at 3008 Old Clairton Road

Mrs. Steffey stated this is a purchase for new doors, garage doors for our very, very old public works building at the end of Old Clairton Road. We are in the process of fixing that up, putting new roof on it so that we can utilize it for storage of some of our equipment over the winter.

Mr. Volpe stated part of this year's project was to fix up the old building that was falling down. It was the decision to go that route. The original game plan was to totally rip off the whole roof, put all new roof trusses, redo the block work and all that. As we started the project, we found out that over half of the roof was in good condition. That is why the next item was instead of ripping all the roof, new trusses, and shingles, we were going to go with a rubber roof trying to save the existing lumber. The rubber roof will have a 20-year guarantee like the shingles. The garage doors were totally off the building, and that is to replace three garage doors down there. The rest of the work is being done in-house. By going with some smaller doors, you can see some block work going down there with the rubber roof. The projected cost to fix that building was \$75,000.00. We are probably going to save, by doing these next two items, between \$15,000.00 and \$20,000.00 compared to the original estimate to fix the building. We were a little behind schedule because of the new batting cages up at 885, but we are trying to get the building done before winter, before the first snow flies.

Mrs. Bucy asked what do you store in this building?

Mr. Volpe responded during the summer months, we store all the winter equipment in there, snowplows, all the salt spreaders, trailers, and all that. Then in the winter months, we store all the summer equipment, the road mowers, the asphalt paver, roller, and all the park equipment. Over the last couple of years, with the roof falling in and all that, we could not store too much in there. There will be plenty of dry space down there now.

Mrs. Bucy stated projecting this out over the course of four or five years, for us to rent a storage facility for you to put that equipment in, we also saved a great deal of money by actually fixing this up.

Mr. Volpe stated that is correct. We were out looking for large buildings, the square footage of what we have there. The lowest bid we got was \$1,500.00 a month. If you project that out over a year, that's close to \$18,000.00 a year if we had to rent a place. Our return on the investment was probably four years. With a 20-year guarantee on the roof, it should last over 20 years.

Mrs. Bucy stated we take this budget very seriously. We spend your tax dollars very frugally so that we can get the most for your money.

Mr. Volpe stated part of the issue was the building, for our building inspector, we would be citing ourselves because the unsafe conditions were there. It was also from our insurance company, the needed repairs that we had to do.

Mrs. Budd moved to award quote from Anderson Overhead Doors LLC in the amount of \$15,300.00 to supply and install garage doors on the Department of Public Works Building at 3008 Old Clairton Road, seconded by Mr. Lynch, and carried unanimously.

26. Motion to award quote from Slagle Roofing & Construction Inc. in the amount of \$21,000.00 to install a rubber roof on the Department of Public Works Building at 3008 Old Clairton Road

Mr. Montgomery moved to award quote from Slagle Roofing & Construction Inc. in the amount of \$21,000.00 to install a rubber roof on the Department of Public Works Building at 3008 Old Clairton Road, seconded by Mr. Lynch, and carried unanimously.

27. Discussion to add signage to Beedle Park, Gill Hall Park, and Andrew Reilly Memorial Park indicating free Wi-Fi is available

Mrs. Steffey asked once this is advertised in the parks, is there going to be an overabundance of usage that is going to blow our Internet or Wi-Fi or anything off the rails?

Chief Dziezgowski responded not for our private network. For their public network, it will. It will slow down. That is why we have two separate ones. This is an upgrade to all the parks for the residents for their tax money going into the parks.

Mr. Volpe stated there has been Wi-Fi since the cable and all that went in. I posted signs at the GBU and I think the only additional new one was Beedle. Anyone that rents the GBU will see the signs over there with the password. That has been close to a year now. I do not think we blew anything up in that one.

Mrs. Steffey stated the GBU has always been advertised. This was just to discuss adding signage to the parks stating that it is available as well.

28. Discussion to authorize the Community Relations Coordinator to get quotes for signs at Route 51 locations, the Borough Building, and the Public Works Building for Phase 2 of the Borough Signage Project

Mrs. Steffey stated Ms. MoyerDinardo has reached out for quotes already on this.

29. Discussion to approve the Work Authorization dated November 3, 2023, from Gateway Engineers, Inc. for work previously completed on the Lobbs Run Stream Restoration project in the amount of \$4,300.00

Mr. Montgomery asked is that the final?

Mr. Glister responded that is the final. We were waiting to conclude that resident coordination that we were having some issues with. This covers the additional coordination to work with that resident as well as the additional environmental permitting we had to complete before we started the project when we had to change our limits of disturbance and a couple other things just based on the feedback from the residents.

30. Discussion to approve Work Authorization dated November 3, 2023, from Gateway Engineers, Inc. to continue assisting with the environmental permitting for the proposed Frank Street connection in the amount not to exceed \$9,000.00

Mr. Montgomery asked is that enough? It seems like we are always raising that.

Mr. Reidenbach responded that this is the fourth review by the state.

31. Discussion to adopt Resolution 30-2023 granting preliminary approval to the 2nd Revision to the Deer Hollow Plan Phase 1, located at the intersection of Arnoni Drive and Arch Street, Lot and Block 769-R-322, 769-C-321, and 769-C-320, and zoned R-2 designated as S-4-2023

Mrs. Steffey stated it looks like this is the second revision, but the first revision began in March of 2021. This was originally three lots. He is wanting to subdivide those three lots down into five. The zoning changed as well from the initial first revision. The zoning was R4 and then changed to R2.

Mr. Glister stated we adopted a new zoning ordinance between when the original was approved and this one.

Mrs. Steffey stated according to the specs of what we are allowed to build with, as opposed to each lot with frontage and back, that these five homes will fit properly in these.

Mr. Glister stated we do these plan reviews for the planning commission. This particular review was completed by Gateway because it was tied to the overall Deer Hollow development. The original review was completed by Gateway. As part of our review process Mark Reis as the zoning officer goes through to make sure all the zoning requirements are met per the plan. In this case, the only comments Mr. Reis had been due to some of the setbacks not being properly shown, which in this case, was just left off because it would be too cluttered if all the information was shown. When they come back and submit the individual building permit, it will be for each lot. We will have another chance to make sure that all the zoning requirements are being met.

Mrs. Steffey asked what are the benefits for the developer to keep dividing lots other than just to add more homes and make more money?

Mr. Montgomery stated they will sell more homes.

Mr. Glister stated that was that was the reason here. With the old zoning and the original layout there were only three there originally. I think it may have been to do strictly with the zoning. When we made that update, it opened the door for them to come back and make these changes to get these additional two lots in there. As a developer, two more lots is more money, it offsets all the other costs they have into the project.

Mrs. Bucy stated I want to go back to Frank Street. I have a question about Frank Street. Frank Street is located on the last street in the Maronda plan in Hunters Field. They want to have an emergency connection between Hunters Field and the Jefferson Estates. It is my understanding that Maronda is paying to build this road.

We get lots of papers. This paper is called an engineering breakdown. What Mr. Montgomery was referring to was the Frank Street project has gone up to 109% on built. That is due to the fact that the DEP has made us go through this hoop four times.

Mr. Glister stated the primary issue is not so much that we are getting reviews from DEP. It is that who is completing the review of the DEP has changed. It is not the same reviewer. This has happened four times because this permit has been under review for a couple of years. This joint permit is a very difficult permit to get. There is a lot more that goes into it than just your general permit that we talk about sometimes to cross the stream or put up some riprap. The technical response is by the time we address them, we send them back to DEP, then it is a different reviewer. The most recent one that happened actually went from our Southwest Regional Office to the Northeast Office in Scranton. When it went to Scranton somebody that had not looked at any of the previous reviews or the project as a whole. Even though they should pick it up from where the review left off last time, they are looking at it from scratch

and then we are getting some comments that we did not have before. That has happened four times throughout this process.

Frank Street was driven out of a lawsuit between Pleasant Hills and Jefferson Hills. We were required to put in Frank Street. We are not doing it for fun. It was part of a settlement. The deal is that we do the permitting for Frank Street, and then when we are done. Maronda Homes is required to do the construction to actually build it, which in this case is just going to be a lot of earth work, a couple of 72-inch pipes to convey the stream down there. There was going to be some pavements, and some guide rails. We are working with them on having an automated gate. We offset those costs a long time ago. This was before anybody here was even involved with this project. Everybody that bought a home in Hunters Field or Hunters Preserve or Mill School the first two phases there was a cost that was established by Borough Council at the time to cover the cost for the engineering associated with getting this permit. This was also around 2007 or 2008. The requirements for the joint permit in 2007 or 2008 are not the same requirements that we are dealing with now. We first started this process back in 2021.

Mrs. Bucy stated the total amount paid through October 2023 is \$65,256.89. That is basically just permits. That is a big amount of money. That is supposed to be an emergency road, and we are paying for the permits to actually get it started.

32. Borough Resident/Taxpayer Comments on Non-Agenda Items

None

33. Reports

Fire Chief

Not Present

EMS

Not Present

Engineer

Mr. Glister had nothing further to add to the written engineering report on file in the administrative office.

Consulting Engineer

Mr. Reidenbach had nothing further to add to the written engineering report on file in the administrative office.

Finance Officer/Treasurer

Mr. Haberstock had nothing further to add to the written financial report on file in the administrative office.

Public Works Director

Mr. Volpe had nothing further to add to the written public works report on file in the administrative office.

Police Chief

The JHPD COPS written report is on file in the administrative office.

Chief Dziezgowski stated today the JHPD just received, for the second year in a row, the AAA Platinum Award for their efforts in traffic safety. Officer Pokorny was able to attend and accept that award on behalf of our police department. Secondly, JHPD and JHFR's annual toy drive has begun and will continue through December 8th. Toys and donations will be distributed on or about December 15th. If you wish to donate or you are in need, please contact the police department's clerk, Tara Revis, at 412-655-2222, extension 2499 during normal business hours or via email at trevis@jeffersonhills.net. As a part of the annual toy drive, JHFR will be hosting Breakfast with Santa again. That will be scheduled on December 3rd, 2023. Times will be posted at a later date. All who attend are asked to bring a new unwrapped toy as a donation for that breakfast with Santa. It is a great event. The kids get to see Santa.

On behalf of JHPD, I would like to take this opportunity to thank all of our veterans, active and retired for their service as we celebrate Veterans Day this Saturday.

If you go on to the Borough website, go on to the police section, left column, it says crime mapping and statistics. Each month I will post our crime statistics and police activity for that month.

Mayor

Mayor McCaffrey congratulated the police department on their award again. Also, to congratulate and welcome Officer Naylor. He was sworn in on Monday morning and started later that day.

Our annual Holiday in the Hills event will be this year, Saturday, December 2nd from 2:00 p.m. to 7:00 p.m. Details will be to follow as far as the schedule. There will be Santa, food trucks, vendors, and crafts for the children. We are looking forward to getting that kicked off.

Acting Manager

Mr. Glister stated I will have the acting manager report in the packets for Monday.

Yesterday I received from SHACOG, notification on our 2023 Act 152 application that we submitted for the demolition of those three houses. Unfortunately, we were not awarded funding for that. It had nothing to do with the application. It is that they just had too many requests and were not able to meet everybody's grant application.

Mr. Montgomery asked did you get the letter to County Executive Fitzgerald?

Mr. Glister responded I have it drafted. I do not have it finalized yet.

Solicitor

Solicitor McPeak Cromer had nothing further to add to the written report.

34. General Business

Mr. Lynch stated on November 17th, 2023, from 8:30 a.m. to 4:00 p.m. in the community room will be the PACT Act community walk-in session for our Veterans. You will have an opportunity to meet with the local veteran service coordinator who is actually in the audience tonight, John Kaufman. Thanks for coming, John. If you have any issues or if you just want to learn more about veterans' benefits, whether it is education, employment, VA home loans, or just if you want to just get set up with the basic health components of the VA. Feel free to come in. I know I will definitely be in attendance as a fellow veteran. We will make sure you all get the services you need.

Mr. Montgomery stated Union Township has 90 homes on what we call Scheinbach Road. They call it something else in Union Township. They thought it would help with more velocity in that sewer line and to get rid of some of the H2S. I do not know where it is in the process, but they are non-sewered now. They are septic, but there is a movement to get them sewer.

Mrs. Bucy stated I talked with Josephine Lipnicky. We have a five to one ratio in taxes between the school district & the Borough. When you pay your taxes, if we had \$4,000.00 that came here to the Borough, \$20,000.00 goes to the school district. Our budget is reflective of that. When we are working on this budget, we take this very seriously. Not only are we projecting it for this year, but we have ratified contracts for our clerks, our public works, and our police department. We know where those figures are going to go because those are committed costs. When we are looking at these numbers, it is not that we enjoy making a cut here or making a cut there, but we are looking at a total package. Everybody comes to the table advocating for their specific area. It is our job to look at the total picture, and to see where exactly we can maneuver some of these funds. It is not always a pleasant job. We also try to incorporate the comprehensive plan that we have been going through, and what are the upcoming visionary needs of the Borough so that we have enough money to fulfill those needs. I do not want people to think that it is arbitrary or capricious where we cut funds. We look at the preceding years, the years to date, and the future years. We have a five to one ratio when you pay your taxes, what goes to the school district, and what comes to the Borough.

We have had some decent weather. Now that I have a little bit more free time, I am going to be out there on the highway. I have a vest, and I also notify Chief Dziezgowski when I am on these roads picking up garbage. This will be the last cleanup before winter. If anybody wants to assist me or they see some area that they think needs more help, please let me know. I will try to get that cleaned up before the winter. Everyone have a very nice Veterans Day on Saturday.

Mrs. Ruscitto stated I want to extend my gratitude and thanks to all the people that have served, will serve, continue to serve, and that are no longer with us.

Mrs. Budd stated Happy Veterans Day to all of our Veterans. I also wanted to compliment Jefferson Hills Fire Rescue, Jefferson Hills Police, and Southeast Regional EMS for their work and effort that went into a plan for a major event at St. Thomas A' Becket last week for the Veneration of the Arm of St. Jude. I was actually able to attend, and I heard numerous compliments for our emergency services, and how well organized the plan that was put into action to assist with that event. Thank you to them for making it safe for the five to six thousand people that attended it over the course of the day. I think it went off very well, and I am very grateful for all your help there.

Mrs. Steffey congratulated Sergeant Haas. He received the Top Gun Award for the fourth year in a row now. Also thank you to Officer Pokorny for his assistance in a very important arrest, not that he made, but eventually was made by the city of Pittsburgh for his diligence in a suspect on a traffic stop. I would also like to extend my gratitude and thank those who served as well. Enjoy your Veterans Day on Saturday. The Borough Building will be closed on Friday for Veterans Day.

35. Adjournment

President Steffey adjourned the meeting at 7:53 p.m. on a motion by Mr. Lynch, seconded by Mrs. Bucy, and carried unanimously.

Michael Glister, PE
Acting Secretary/Borough Manager