

The agenda meeting of Council was called to order by President Steffey at 7:01 p.m. in the Municipal Centers, 925 Old Clairton Road. Following the Pledge of Allegiance, Councilman Bentz, Vice President Budd, Councilman Lynch, Councilwoman Mares, Councilman Montgomery, Councilman Polick, President Steffey, and Mayor McCaffrey answered to roll call. Borough Manager Stinner, Finance Director Haberstock (via Zoom), Solicitor Rosini, Chief Dziezgowski, Engineer and Acting Borough Manager Glister, Consulting Engineer Minsterman, and Public Works Director Volpe were also present.

President Steffey asked for in a moment of silence remembering former councilwoman Kathleen Reynolds.

4. Report from Borough Boards and Commissions

Blane Allan, Recreation Board, stated the Borough of Jefferson Hills Recreation Board remains resolute in providing Borough Council the necessary information that it needs to make informed decisions regarding Borough parks and recreation resources. Ultimately ensuring that those resources are protected, enhanced, and developed for the educational, recreational, and wellness benefits of all Jefferson Hills residents and visitors. It is also our intent to host varied events that appeal to as many Borough residents as possible, including Fishing Day, Community Day, Rocktoberfest, and Holiday in the Hills. Additionally, the recreation board is working to update and organize the permit process within the Borough. We are currently working on the organization of all submitted requests for 2024 in addition to developing Borough wide policy for 2025. We are researching new equipment for Beedle Park to allow younger community members to utilize the field.

Jefferson Hills Recreation Initiative continues to offer two \$1,000.00 scholarships to Jefferson Hills resident high school seniors who exemplify community involvement. For the class of 2024, a one-time \$850.00 scholarship will be offered to a Jefferson Hills resident high school senior who is planning to major in education in memory of Mary Gail Lautner.

Currently scheduled event dates are as follows. Fishing Day, we have scheduled for April 13th. The recreation board scholarship deadline is currently scheduled for April 30th. Community Day is scheduled for June 15th, Rocktoberfest for September 28th, and everyone's favorite Holiday in the Hills for December 7th.

President Steffey stated we are foregoing the summer concerts this season except for Rocktoberfest. We did a couple of the concerts. They were attended okay. Recreation decided that there is going to be more of an emphasis on the Rocktoberfest this year.

Mr. Allan stated maybe we will come back to it, but we will switch it up this year and see how it goes.

5. Borough Resident/Taxpayer Comments on Agenda Items

President Steffey read a comment from Matt Dinardo, 121 Pearson Road, regarding agenda item #25, Discussion regarding residents opting out of trash and recycling services

“I would like to express my desire for such an opt-out to be made available to residents (i.e., homeowners) of Jefferson Hills Borough (the “Borough”). County Hauling, the Borough’s current trash and recycling collector, as well as the predecessor collector, Waste Management, offer single-stream curbside recycling services. Like many municipalities, single-stream recycling is chosen due to its convenience to the homeowners and lower cost for curbside pick-up by the contracted collector. However, single-stream recycling is typically much less efficient and effective when considering the full cycle of the recycling process. This approach also results in a higher contamination rate of the potentially recyclable items, which, ultimately, are diverted to a waste landfill. I have personally made a commitment to being a steward of the environment in my daily activities, and, as such, I transport most of my recyclable items directly to drop-off sites that provide multi-stream recycling at no cost. I have been doing this for several years. I am willing to do the same for the few remaining recyclable items I include curbside, as well as my trash, which will result in a financial obligation much less than the \$345.80 annual fee being charged by the Borough. As a further point of emphasis, the annual fee of \$200.00 previously charged by the Borough, prior to County Hauling being named the new collector, also exceeds the cost I would incur to be fully responsible for collection of my trash and recyclables.”

President Steffey stated we will have more of a discussion with the agenda item when we get to it.

6. Discussion to approve the monthly bills

Mr. Montgomery asked on the earned income tax refund for 2022. I was just curious what that was.

President Steffey stated it is for the amount of \$3,896.00, consulting services, earned income tax refund 2022 to Allegheny County Southwest.

Mr. Haberstock stated I will make a note of that and look into it for him.

Mr. Montgomery asked for Pellegrini Electric, the \$4,000.00 for Beedle Park. I just wonder what that was about.

Mr. Volpe responded we are in the process of installing the new electric service, the meters for the upgraded security and lighting system at the playground and the small pavilion.

7. Discussion to approve the monthly payroll

8. Discussion to approve minutes of agenda/reorganization meeting January 3, 2024

9. Discussion to approve minutes of regular meeting January 8, 2024

10. Swearing in of John Kaufman of the Borough of Jefferson Hills Civil Service Commission by the Mayor of the Borough of Jefferson Hills

President Steffey stated Number 10 will be tabled for this evening. It will be revisited at to be determined date.

11. Discussion to end the appointment of Michael Glister as acting Secretary/Borough Manager within the Borough of Jefferson Hills

President Steffey stated I would like to take a moment to thank Mr. Glistner, and certainly, welcome back Mr. Stinner. We truly appreciate the amount of work and effort Mr. Glistner put in during his time as the acting Secretary and Borough Manager. We thank you.

12. Motion to hire _____ for the Parks Laborer position in the Borough of Jefferson Hills Public Works Department

Mr. Lynch moved to hire Remy Davic for the Parks Laborer position in the Borough of Jefferson Hills Public Works Department, seconded by Vice President Budd, and carried unanimously.

President Steffey congratulated Mr. Davic. The reason why we made the motion to hire this evening, instead of on Monday's meeting is to help out with the timeframe so that Mr. Davic, who has another position that he needs to give his two weeks' notice to. We can get a jumpstart that and be a week in advance.

13. Discussion to appoint _____ to one (1) seat on the Borough of Jefferson Hills Zoning Hearing Board for a 5-year term expiring December 31, 2028

14. Discussion to appoint _____ to one (1) seat on the Borough of Jefferson Hills Environmental Advisory Council for a 3-year term expiring December 31, 2026

Vice President Budd asked do we have any new applicants for this one?

President Steffey responded not for the EAC.

15. Discussion to appoint _____ to one (1) seat on the Borough of Jefferson Hills Library Board for the remainder of the term expiring December 31, 2025

16. Discussion to advertise one seat on the Zoning Hearing Board as an alternate for the remainder of the term expiring December 31, 2025

17. Discussion to review the Borough of Jefferson Hills Employee Handbook

President Steffey stated for the employee handbook, this was brought about, I think a year or so back two years possibly. At that point was comprised and put together, and it was approved through the unions for our staff already. We are bringing it back to the table. This is something that we would like our staff and employees to read over. This is certainly what is going to be followed in accordance with their union contracts, for those that are union and non-union employees.

18. Discussion to authorize the preparation and advertisement of the Request for Proposal (RFP) for the purpose of designing a new website for the Borough of Jefferson Hills

19. Discussion to advertise Request for Proposal (RFP) for the Borough of Jefferson Hills Pension Counsel

Vice President Budd asked would it be more of an agreement versus having a retainer since we would be using them on an as needed basis.

President Steffey responded it was brought to our attention by Solicitor Cromer that we should in fact have a pension counsel on board with us. We had previously worked with Mr. Randy Rhodes as pension board was brought to fruition. We no longer need Mr. Rhodes' services, but Solicitor Cromer had made her opinion that we should probably reach out to a solicitor, and put out an RFP for those services. We have discussed this with multiple people, some being on our pension board. It is certainly something that we do want to have put into place as long as the RFP states that this is for as needed purposes only, and we will not be paying a retainer for the services of the pension solicitor.

Mr. Montgomery asked does it have to be a special law firm that does that? Could GTN do it? Is there somebody on staff that could do it, so we do not have to go run around and look for somebody else?

Solicitor Rosini responded that usually pension council is a little more nuanced. At GTN we do not have someone.

President Steffey stated Solicitor McPeak Cromer did state there were a few firms that would probably answer the RFP that were taking on Mr. Rhodes' clientele. At that point we knew that there was nobody at GTN that would be able to take over.

Vice President Budd stated one of our other concerns was although PNC holds the pension at this time, and they do have someone in house that we could contact. But, if they have to go outside to another counsel, we could potentially be charged for that hourly fee for whomever they reach out to, which could then be quite expensive.

Mr. Montgomery stated if PNC contacted somebody, then we would pay for that.

President Steffey stated they have their own legal department that could probably answer basic questions if we had any, if there was something that pertained to acts 205 and 44. We did not want them going outside of their own legal services in order to get an answer from somebody that we have not hired on. It was said that it would be in our best interest to look into somebody that would be able to take our pension on, if it is necessary.

Mr. Montgomery asked could GTN advise on this? I do not think any of us are attorneys, for us to be up here making a critical decision without any background, I would like to have their input.

Solicitor Rosini responded pension counsel is not abnormal for a municipality.

President Steffey asked are you asking for GTN to advise on whom we choose when they answer the RFP?

Mr. Montgomery responded we can interview them. I want GTN in a room.

Vice President Budd stated in our code we are required to have pension counsel.

President Steffey stated we just wanted to discuss that to make sure that when the RFP is sent out, that it is specified that we do not need anybody on retainer.

20. Discussion to authorize the preparation and advertisement of the 2024 paving program bid

Mr. Glistler stated we will be advertising this in March and the intent is to award it at our April meeting. This is better housekeeping. In the past, we have not had formal authorization to advertise. This is a new process that we are trying to follow. In terms of what roads, we are paving, Mr. Volpe and I are still working on that. We are definitely going to be finishing the Tepe Plan. We are going to be finishing Oakwood Drive. We are looking at a couple other roads. We will see where the costs are coming in this year and work up their budget.

21. Motion to ratify advertising the 2024 Amended Borough of Jefferson Hills Budget with no tax increase

Mr. Bentz moved to ratify advertising the 2024 Amended Borough of Jefferson Hills Budget with no tax increase, seconded by Vice President Budd, and carried unanimously.

22. Discussion to purchase ClearGov Budgeting Software for a onetime setup fee of \$4,050.00 and a pro-rata subscription fee of \$14,125.00 for the year 2024, annual subscription fee of \$16,950.00 for the year 2025, annual subscription fee of \$17,459.00 for the year 2026, and annual subscription fee of \$17,983.00 for the year 2027

Mr. Haberstock stated the way that we currently build out our budget is through an Excel spreadsheet. It is a powerful tool, but it is not designed for budgeting. We are using it successfully and could continue to use it that way if we choose. This is bringing us into the 21st century. It will be easier for the various department heads to put in their budget requests that will all funnel through to me. Members of council will have access to it as well if they choose. It is going to be a much better program going forward to do our budget. Everything will be built in so that I can plan out into the future. I can have all the contracts built in for our collective bargaining agreements. It is just going to be a much cleaner way of doing it.

One of the big problems I have with Excel is that it is all driven by formulas. If you somewhere along the line mess up one of those formulas, it becomes a real hassle.

President Steffey stated the finance committee and budget committee spent many hours with Mr. Haberstock working through that. He did only have Excel to work with. There were a few moments in time where we were making changes to our budget and going back and forth, the to keep the records in order so they were not wiped away. We wanted to make changes and then go back to our original version. It was a lot of paper and pens.

Mr. Haberstock stated the other point I wanted to make is the budget document in Excel where we build the budget is a separate document from the budget book. So, everything has to be transcribed from one to the other. It does not feed right in. With ClearGov, everything is streamlined. The budget book itself would be a hosted website. You would just click on the Borough's website link, and it will take you right to the budget documents.

Vice President Budd stated I like that that the budget book on the website. I know we have a budget book posted, but this is more user friendly, especially if you are not familiar with that type of thing. There are other modules we could potentially add in the future that depending on how this goes. Mr. Haberstock was also able to look at a couple of the modules they offer, like the capital expenditures module, for instance. With forecasting it is a little bit different because things change so quickly in a local council. This specific company is also more tailored to a community of our size. There are a lot of larger companies

out there that are overbuilt for our purposes. I also like that there are editors, which he would be an editor. There are requesters, which would be the department heads. There are reviewers, which are the read-only people which would probably be more suited to council. They do not charge extra licensing fees for all of the read-only people. It is a little more streamlined for his job that we can really be able to pay attention. I also liked how they can project out manpower. If you want to increase staffing for collective bargaining, it is much easier to project those things and much easier to explain to people who might not be completely savvy with that type of thing.

Mr. Bentz stated the costs seem a little steep, but you explained to us that it is well worth it. For some people would think that is a lot of money to spend on some software, what would be the benefits? Like with the money being spent, what kind of benefits can we see from using this process?

Mr. Haberstock stated the price of it actually compared to others out there is not that high. I mean, everything software these days is all subscription based. If we go with the full ERP platform, it could be a six-figure software purchase. What this will allow me to do is right now, at the Borough, we do not have a five-year or longer plan when it comes to our capital expenditures. We could build this out as far as we want, whether it is the police department vehicles, and our needs that are capital expenditures, public works trucks, cars. We can build this out into the future very easily, and plan for it instead of pay-as-you-go. We are very much a pay-as-you-go Borough, and it is not the ideal way to do it.

Mr. Bentz stated I agree.

23. Discussion to award HVAC maintenance contract for the Borough Building to McCarl's Services, Inc. in the amount of \$14,800.00 per year or \$3,700.00 quarterly installments

Vice President Budd stated this is opposed to ABM.

24. Discussion to authorize payment of \$3,150.00 pre-show advance to Pyrotecnico Fireworks Inc. for fireworks display for Community Day on June 15, 2024, alternate date June 16, 2024, and final payment of \$3,150.00 totaling \$6,300.00

25. Discussion regarding residents opting out of trash and recycling services

President Steffey asked does anybody have thoughts, concerns about the option of opting out of these services? Let me preface this by stating originally most of our questions and concerns about opting out of this service came from business owners who have a secondary form of trash, be it that they pay for their own dumpsters at their businesses within Jefferson Hills. After speaking to the Solicitor Cromer, and also our code enforcement officer and zoning officer, they felt that this would open up a really big can of worms. As it reads in our code, every house, every home, and residence in Jefferson Hills is provided trash and recycling services. We understand that the rates had risen and that was the concern for these handful of residents who own the business to reach out to us and ask if there was anything that we would consider to be done. I am giving you the professional opinion of both our solicitor and the code enforcement officer, and zoning officer. If anybody else has a different opinion, this is the time for discussion.

Vice President Budd asked if people start opting out, would the other residents have to absorb that cost? How would that work?

President Steffey responded down the road they would, yes. My concern is we have a large enough issue with litter as previous councilwoman Ms. Bucy would always bring to our attention, and I completely agree with her. We were not able to do an Earth Day cleanup last year due to the weather. Hopefully it will come around this year. But one time a year as opposed to maybe a handful of residents like Mrs. Bucy that do get out there religiously and clean up our litter issue. My concern, not that people are going to deliberately forget to take their trash to their other dumpster area, but what if they forget one day and the wind blows and then you have more trash everywhere. Then it becomes a nuisance or a hindrance to their neighbor. There is trash everywhere. I understand the concerns of these residents. I truly do. We had the same garbage fee for many, many years, and I understand we all took a lump whenever this cost rose up. Unfortunately, services cost nowadays.

Mayor McCaffrey asked is this for residents or just businesses?

President Steffey responded this is for Jefferson Hills residents that own businesses.

Mr. Montgomery asked does this mean they did a business out of their house?

President Steffey responded no. This would be a commercial run business at a different address. Where they have a dumpster that they pay for personally already. They are already paying for trash.

Mr. Montgomery stated I tend to agree with what you said, because it is a sanitation issue. Once you get that kind of environment, then we have a rat problem and everything else.

Mayor McCaffrey stated I just want to understand this. This would be basically if, my example, I own a business in the Borough. I could opt out, but then I would have to take my trash and recycling from my home to my business to dispose of. That is a lot of work.

Mr. Haberstock added to any residents that might be listening if they are unsure or unclear, because I could see this being attractive to a lot of people. It creates the problems you mentioned. It is supposed to be a zero-sum game for us. It is not because we do not collect as much as we spend, but it is zero-sum. Trash collection is not something the Borough makes revenue on.

26. Discussion to adopt Resolution No. 01-2024 adopting Rules of Decorum for public meetings

Vice President Budd stated the questions that I had last month when I requested to table were answered. Everything is good to go with the language in there.

27. Discussion to adopt Resolution No. 02-2024 appointing a representative and an alternate to the SHACOG Franchising Authority Board

28. Discussion to adopt Resolution No. 03-2024 appointing a representative and an alternate to the SHACOG Joint Rate Review Board

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

Solicitor Rosini stated this will have to be advertised under the Borough code.

Chief Dziezgowski stated these two vehicles were put on the November agenda and motion was made by then Councilman Reynolds to hold off due to the time of the year, and to get more money for these vehicles. So, these vehicles should have been sent to the auction already, but we agreed to table it till this time to hopefully get more reward for the auction.

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

President Steffey stated we would also need to advertise this one.

31. Discussion to make the loan payments on the new Pierce Aerial Truck purchased from Glick Fire Equipment by Jefferson Hills Fire Rescue (JHFR) upon delivery in 2027 for a 10-year loan with annual payments of approximately \$350,000.00 per year

Mr. Haberstock stated when I spoke to the fire chief about this, I was under the impression that because they have some loans out right now for some trucks that they are paying on, one of them is \$87,000.00 loan payment, that when they were finished paying those, that amount that they pay would then be contributed and reduce the Borough's obligation on these payments. That is not the case. This would be \$350,000.00 payment for the entire 10 years by the Borough. I just wanted to clarify that.

Chief Chalfant stated currently, we are operating a 2010, 100-foot Pierce ladder truck. It was approximately two years ago I came and said we are going to have to figure out what level of service we want to continue to provide to the Borough. The price of these trucks is continuously going up. From when we had this discussion in one of the finance meetings, pricing the truck out now we're at \$2.2 million. In roughly three years, it's going to be close to three million. As it sits right now with \$2.2 million, the fire tax money that we get the 0.355 mills brings in roughly \$320,000. We can't afford to buy it now. We're not going to be able to afford to buy it in three years. The longer we wait, the more expensive the trucks go up. We're eventually going to have a ladder truck that's going to start nickel and diming us. So NFPA states the trucks should go out of service after 20 years. A lot of municipalities choose to run the trucks until basically the wheels fall off. We're asking you what level of service do you want us to provide for the municipality and we need funding. Mr. Haberstock and I talked. He is correct. We have the loan payment for the new rescue truck, which is sitting outside. We weren't expecting to receive the FEMA grant. We're very fortunate we did. We have that, the new engine, and we also have purchased a mini pumper leaving us some monies, roughly \$40,000.00 to \$45,000.00 a year to cover maintenance, costs, and inspections. Down to Station 2, the fire engine down there is a 2009. After 20 years, they're recommended to be replaced as well. So, we would be hitting the part or the timeframe as when the engine, which was the FEMA grant and the mini pumper are paid off, freeing up that money. We wouldn't have to come back to you and say we need to buy a fire engine because we have these payments going on, or we have this rotation going on, and that money will be available to purchase that engine. At this point in time though, trucks are going up and up and up. I've talked to multiple fire companies. They ordered an engine last year. It's \$600,000.00. They order sister engine this year and it's \$900,000.00. We're almost \$1 million for a fire engine now. What can we do to get this on the books?

President Steffey asked do you know when approximately these loans that you already have would be paid off?

Chief Chalfant responded that the engine we received from FEMA and mini pumper, Engine 4, that we purchased will be paid off in five years. That will free up approximately \$100,000.00. Plus, we'll have the residual we try to keep behind to do the maintenance, costs, pump testing, and ladder testing everything else on this apparatus. The problem is we need to purchase another engine within the next five years. We have that funding the ladder truck or the rescue truck of \$98,000.00 annual payment that we paid off in roughly 10 years. We have a couple options. After the new ladder truck comes in, we have the ability to sell it. Whatever profit we make off of that, we either put that money towards the new aerial device to help pay that off, or we pay off the existing loans that JHFR would have for the new engines that we just purchased. We will have options at that point in time. \$2.2 million is a lot of money and in three years we're looking at over three million and everything we're buying is going up. We're all hitting the cost. We're all suffering from this.

Mr. Haberstock asked what is the resale value on that used ladder anticipated to be? How old is it?

Chief Chalfant responded I'm hoping we can get four to \$500,000.00 for it, if not more. As of right now, it's still in great shape. We're getting up in the years of service. It is a 2010.

One of the problems that hurts with the resale value is the color yellow. That is why you'll see everything that we are moving to is white. It ups increased value, like the resale value. Not many people like yellow fire trucks as we know, but so the white is easier to cover up and paint versus the yellow. So that hinders a resale value.

Mr. Montgomery asked where does the money come from? Does it come from the fire tax?

Chief Chalfant responded that everything we pay for the trucks right now comes out of 0.355 mills that we get. That's the fire tax.

Mr. Montgomery stated I was looking at the general fund, I did not see anything like that on there. We do not have that much money in it for that.

Chief Chalfant stated that's the annual fire tax that we get. It is earmarked for paying for truck payments and maintenance of the apparatus.

President Steffey stated if you can give your input on mutual aid, this is mostly a question about the County and the way our municipalities are formed. We felt that there is an abundance of fire truck apparatuses in Allegheny County. When you provide mutual aid, it seems like every municipality wants their own ladder truck, and they want their own rescue truck. We understand that is the way that it has been. I know that Jefferson Hills provides mutual aid for a lot of our municipalities. Do you see anything coming down the pike on a County level for combining services.

Chief Chalfant stated I don't foresee the County ever stepping in. I don't want to speak on behalf of the County, but every municipality would have to agree to turn fire protection over to Allegheny County. I don't think that's the way the County wants to go. Again, I don't want to speak on behalf of the County because I am a County employee. Problem is, we just went through our ISO rating, and I was going to discuss that when it comes to the fire chief's report. During the ISO rating, they look at how many engines and how many trucks are on the road, meaning trucks as far as an aerial truck that are on the road. When we went through the ISO rating and we were able to tell the gentleman that we have one ladder truck on the road immediately and one engine on the road immediately because of the shift crews, that

was huge. We are very fortunate because of this Council and previous Councils have had the shift crew members inside the fire station constantly staffing the trucks. Do we want to rely on other municipalities? That's where you have to make that decision. We do have a multi-floor hospital, and we do have a multimillion-dollar high school that we've had incidents at the high school before up on the roofs.

President Steffey stated I think that is a lot of good information for everybody to take in.

Mr. Montgomery stated there was a report that New York City had less fire equipment than Allegheny County.

Chief Chalfant stated you're 100% correct. The whole entire city of Pittsburgh is protected by 12 ladder trucks. However, they are staffed 24/7 with a minimum of four firefighters on that truck when they roll out the door.

Mayor McCaffrey asked how many miles do you have on your aerial truck now?

Chief Chalfant responded if there's 20,000 miles on a truck, I'd be impressed. We're running short distances. Our call volume has gone up recently. Which I'll get into in the fire chief's report. We're running more and more calls. But again, we're not taking the aerial truck to cardiac arrest. We're not taking aerial truck to a vehicle accident. We have other equipment for that instead of running that big piece. Our aerial truck has done over the hillside rescues. We've rescued people who had heart attacks on top of roofs and got hurt. We go up there and form a rope system and put an aerial device or a stokes basket on it and we lift them down off the roof. There are multiple things that we can do with this truck. I'll gladly talk with you about it. I'm trying to save money in the long run.

We chose the Pierce manufacturer, that is a COSTAR payment, so we don't have to put out to the bid process. The payment schedule that was sent by Pierce is just their recommendation. That's something that they do. You're able to seek financing through any other finance source that you want. You might get a better interest rate. If you seek other interest rate, then you have three years to figure out when you're going to pay for the truck. If you go through the Pierce financing, you won't make a payment until 2025 and you pay the truck off in 10 years. You'll make payments on the truck, and we won't even have delivery of it yet. There is a safety clause in there. If for some reason we pull out of the contract or Pierce pulls out of the contract, you get all that money back, you don't lose anything. They have all these built-in guarantees, which would be in the PowerPoint presentation that I sent to you.

President Steffey stated just to reiterate for Council and residents, the fire department still has some time on their current ladder truck. Probably not as much as they would like. Chief Chalfant came to us in order to try to save us a little bit of money by asking us if we would like to decide now rather than later when the price goes up. What we would need to ultimately decide on Monday if we would like to move forward. In my opinion, the ladder truck is running, is it going to be whether or not we want to move forward with this and take a hit financially on increase in price down the road? I do not want to make my decision thinking that they need a new ladder truck tomorrow. We need to basically look towards the future and figure out our finances as well. But that was a lot of good information as well, knowing that no payments will need to be made until 2025 and it's all in our PowerPoint here.

Mr. Polick stated the software Mr. Haberstock was mentioning, will help us also with decision in the future instead of the spreadsheets.

Mr. Haberstock asked if that 10-year lease that where you start making payments in 2025, that was just one option. You could wait until you take delivery. You do not need to start paying early.

Chief Chalfant responded that's just one option that Pierce leasing offers through PNC Bank. I'm sure you can probably find someplace else if you wanted. I'm not a finance guy, I rescue people, we put fires out. What I'm trying to add up here, is not going to allow me to make those purchases. We have to make educated decision in what services we want to offer.

Mr. Bentz stated by the time you take delivery of the new truck; this one would probably have lived out its 15 to 19 years.

Chief Chalfant stated NFPA says after 15 years old, the truck should go in the reserve piece. After 20 years old, it should be replaced.

Mr. Bentz stated we will be in that range then.

Chief Chalfant stated it's roughly four years from the time you sign the contract for you to take delivery. I don't why, blame it on COVID. That's what they're telling us how long it's going to take. If we sign the contract now, there's a built-in 5% increase in there to cover material costs. If that 5% and we go over that 5% and it's going to be 6%, 7%, or 8% at that point of time, Council and the fire department have the opportunity to say we can't afford it. We pull out, you get all your money back. If it goes under, below that 5%, then you get that money reimbursed to you. But there is a 5% increase in price from that price there built into that.

President Steffey stated these two options are, we have payment 12 months from the order or payment, or 36 months from the order. The payment for the 12 months at 6.38%, the interest rate was the payment was \$318,284.00. You are saying it is an additional 5%?

Chief Chalfant stated that 5% is included. There are multiple options through Pierce Leasing.

President Steffey stated the rate is as of January 2024. It is fixed at the closing obviously. So those payments may be tweaked a little bit since we are now in February. I am sure it would not be anything astronomical.

32. Discussion to ratify the cancellation of the order for a 2024 Peterbilt truck chassis for \$130,060.00 from Hunter Truck Sales and Service under COSTARS State Contract #025-101

33. Discussion to ratify the cancellation of the order for a 2022 Peterbilt truck chassis and upfit for \$143,667.00 from Hunter Truck Sales and Service under COSTARS State Contract #025-019

34. Discussion to purchase two 2025 International HV-507 Dump Truck Chassis from Hill International for \$240,495.46 under COSTARS Contract No. 025-E22-519

Mr. Montgomery asked are the International engines better than they were?

Mr. Volpe responded the new engines in the International are the exact same Cummins engine. The transmission, and the four-wheel drive axles are the same as the Peterbilt. It is no longer the Max

Force Internationals. It has the exact same motor, transmission, and four-wheel drive as the Peterbilt. It is just a different name and a different cab.

Mr. Montgomery stated that is less money. The big issue with the engine and powertrain has been rectified with the International?

Mr. Volpe stated that is correct.

35. Discussion to purchase a stainless-steel dump bed, snowplow & salt spreader, and hydraulic system from U. S. Municipal Supply for \$68,786.00 under COSTARS Contract No. 025-019

36. Discussion to purchase a 2024 Towmaster T-30 Trailer for \$45,480.00 from Cleveland Brothers CAT under COSTARS Contract No. 4400027914

37. Discussion to approve Quote No. 60206 from David Davis Communications for additional access controls at Beedle Park Concession Stand in the amount of \$7,427.80

38. Discussion regarding volunteer fire fighter tax credit eligibility certification requirements

Vice President Budd stated Councilwoman Mares had sent the State Fire Commissioner program guidance on this. Is that something that we can put in packets for Monday for people to review?

Mrs. Mares stated I can send it to the clerk.

President Steffey stated I know we have something on the books already for a tax credit for volunteers, but are there eligibility certification requirements.

Chief Chalfant stated I'm not sure which era of Council did it, but they did give us an option to go to property tax or just a straight up tax credit. Council at that time didn't feel it was fair to do off a property taxes because one might get more than the other. They went with the straight \$300.00 tax credit. There are requirements that must be met to receive that. On the firefighting end, you must make so many calls. On the executive end, you had to do so many hours of executive work and things like that. Everybody had the opportunity to receive some sort of benefit for giving back to the community.

President Steffey stated this is the list that you share with our finance director at beginning of the year for those who reach that eligibility for the tax credit.

Chief Chalfant stated not everybody gets \$300.00.

Mrs. Mares stated it seems to me that the one that is on our books currently is different than the one from the state.

Mr. Stinner stated in the original legislation, you had to meet so much money to actually get the full \$300.00. I believe that that is where some people may get more than others. I believe some of the legislation's been rewritten since that time to offer the tax credit versus a straight payout. Do we need to meet that out a little bit more in the description?

Chief Chalfant stated I am not 100% sure. I do know they passed somewhere along the line in some other municipalities or school districts. The school district was giving incentives for people to volunteer in the fire department.

Mrs. Mares stated that is separate from what is already offered.

Mr. Stinner stated through the Commonwealth, and it is specifically from municipalities to fire companies. Things like the school districts are separate legislation that they do independently of the Commonwealth.

Mrs. Mares asked is that something that we can propose or help facilitate with the school?

Mr. Stinner stated we need to research it a little bit more to see actually how they are conducting it, but that would be more of a legal question as to how we do it. Other communities are doing it, so I am sure we can get copies of the ordinance or whatever they have and possibly do it.

Solicitor Rosini stated the Borough does have an ordinance that breaks down the fire tax credit and the procedure to go through once the list is received. The Borough will just have to follow that procedure that is within it. If there is a desire to try and simplify the procedure, we will help to confirm a different procedure that makes it more streamlined and simpler.

Mr. Haberstock stated I recalled in that conversation thread we had about this topic that it said that the list that we get from the Chief Chalfant should be notarized.

39. Discussion to approve the Work Authorization dated February 2, 2024, from Gateway Engineers, Inc. to provide the Borough with general Operations and Maintenance support for all 2024 Operation and Maintenance Projects in the amount not to exceed \$10,000.00

40. Discussion to approve the Work Authorization dated February 1, 2024, from Gateway Engineers, Inc. for General 2024 GIS assistance in the amount not to exceed \$8,000.00

41. Discussion to approve the Work Authorization dated February 1, 2024, from Gateway Engineers, Inc. to assist the Borough with contract development and construction administration and inspection services for the 2024 Paving Program in the amount not to exceed \$5,000.00

42. Discussion to approve the proposal from McLean Architects, LLC dated February 1, 2024, to continue to assist the Borough with preparing conceptual plans and cost estimates for renovations and additions to the Borough building in the amount not to exceed \$16,500.00

President Steffey stated we had previously had McLean Architects give us an estimate on building out our police department and our library as they certainly need more room. They were also going to revamp and renovate most of the inside of our downstairs main lobby area, which is basically dead space and not used efficiently. Also, some of our office spaces back in the staff area. Over the past few years, we have heard multiple residents, and we have also conducted the steering committee comprehensive plan survey. We have heard most residents voice their opinion on how they would like more recreation, community center, recreation center, pool, things of that nature here in Jefferson Hills. We understand that the old high school is not going to be able to supply a community center as we had once looked into it when I was on rec board a few years ago. I asked Mr. Glister if he felt that there would be an option for

us to possibly add to the Borough building in hopes to create a recreation/community center. This is the early stages for possibly indoor basketball courts, or indoor walking track. We had multiple ideas when we sat down with McLean Architects. We were discussing parking. We did feel that this would be the right time to bring in McLean Architects to discuss this option possibly. We sat down with Mr. McLean, and he gave us his opinion, and took down a lot of our ideas. Ultimately this is what the agenda item is for, in order for him to proceed. It already does include the concept that he had been paid for previously for building out the library in the police department, it would include that still. It would be an additional \$16,500 to help build out the plans and come up with an estimate on possibly incorporating a large scale community/rec center here at the Borough building.

Mr. Glister stated we had the presentation by McLean at our August 2023 council meeting to go over the results of the initial feasibility study that showed the additions to the police department and library. We did not really do much with that information since then. That original estimate was about \$8 million for construction costs and soft costs to do that work. On top of the renovations to the police station, library, and admin, we were also making improvements to the community room. All the bathrooms in the building at this point would have to be updated to meet ADA requirements. On top of that, the roof needs to be replaced on the Borough building and so does the HVAC equipment. What drove this conversation was we had a leak in January. We had a bucket in the community room catching some water, and the downstairs entrance way was leaking. Our roof has already passed the serviceable lifespan. We are constantly getting nicked-and-dimed to repair our HVAC system. Mr. Haberstock, who is relatively new to the Borough was saying we need to get these addressed. That started the conversation that we cannot really address those items until we figure out what our plan is moving forward with the Borough building. Are we taking in consideration any of the results of the feasibility study already completed? That sort of turned into the feedback we were getting from the comprehensive plan and the need for some additional recreation space. We thought this would be a good time to take that study another step and look at a bigger addition here. That was our initial thought. After talking with McLean, we also want to take a look at some other Borough property we have within the footprint here, and look at some different options of how we can accomplish those needs. We would also be taking in additional feedback from the steering committee and rec board to help see what that looks like as well. The idea is to get a cost for future discussion, to try and figure out what our long-term plan is going to be. Some of that is going to be driven by the comprehensive plan when that gets finalized. We need to get a better idea of what some of these options look like. Council can utilize that information prepared by McLean to make decisions for how we want to move forward. The roof is getting worse, and the HVAC continues to not only nickel-and-dime us, but it also does not function properly. We are constantly having to override the Siemens controls and things like that. We want to get those issues addressed, but we cannot put the cart before the horse and address those now and then come back a year later to make these additions to the building. Because then the roof and the HVAC improvements would need to be replaced again. That would not be the proper order to go about it.

President Steffey stated with the timeframe of everything, when we had Mr. McLean here, that discussion was ultimately going to drive our discussion and vote on whether or not we were going to need to increase taxes. Increasing taxes to put a new roof and a new HVAC system in the Borough building was not something that I would be able to sleep at night doing. I would have to have something that I could give back to the residents. That is what helped me come to possibly looking into the option of a community center. Going off of the comprehensive plan and the study responses from our comprehensive plan and what the residents wanted. After meeting with Mr. McLean, there is nothing tangible that we could have this year. Even if we decided to move forward on doing a community center, a rec center, and

a build out here to give back to the residents, we would not break ground necessarily this year. It would be a long-term plan. I, for one, came to this decision that I would not be able to vote to increase taxes if we had nothing tangible to give back to the residents. With that being said, I would like to forecast and foreshadow and remind everybody that taxes had not been raised in Jefferson Hills for nine years, which is tremendous.

Jefferson Hills is in the business of maintaining and not prospering and growing. I take that into consideration with having to make the decision to probably have to increase taxes in the future. With that being said, we voted to authorize the budget without a tax increase this year. My reason being is because nothing was going to move forward and come of any of this. I felt that we could still be putting band-aids on the roof and the HVAC for another year or so. But again, we would like to stress that a tax increase is probably inevitable in the future for the residents. At this time, we would also be competing with a possible reassessment in the county, which none of us really are looking forward to. A possible raise in school taxes I have heard is in the works again. This was not a very easy decision to make. I would vote to raise taxes to start making a little savings account for what we want to do with the Borough building here in the future, but that is not fair to the residents that are living here in the community right now. That is why I voted to put off the tax increase. We can have more of a discussion right now to open this up on your decisions and your reasoning on whether or not you would like to move forward. We obviously vote on the plan for the community center, but I know a lot of you had some insight on this as well, if you'd like to share.

Vice President Budd stated my thought on not raising taxes was very similar. There is not a plan in place at this moment that we can base that off of. We reduced the reserve fund considerably. That number that we had it at, as I learned more about it, was basically holding taxpayer money hostage. If we were going to be doing a savings, so to speak, I think we would be doing the same thing because anything could happen overnight. Plans can change even if we put something into motion. I also think it is prudent to say that it is never a guarantee. When you have a plan in place, you have a much better opportunity to look for grants. The library being a separate entity could do that. The police department, I believe, has opportunities. There are many different things to look at with this. We are not up here to make easy decisions. I am here to make decisions now that the community seemingly wants and has been wanting for a while. Finance Director Haberstock had said, you start to build a budget around that plan, you start to forecast out. Manager Stinner has said the same thing. You get a plan in place and try to plan ahead. That goes back to your previous point that I do not think that has been done a whole lot here. We really need to start looking at that. I too am not, at this point, interested in raising taxes. Regardless of what happens, I think it is going to happen in the future.

43. Motion to ratify the advertisement of Ordinance No. 905 accepting the Parcel B Mill School stormwater detention pond as a public facility of the Borough of Jefferson Hills

Mr. Glister stated from time to time, we do have these acceptance ordinances on the agenda for the newer developments in the Borough. We no longer take over the stormwater detention facilities. That was a policy change made before any of us were here around the same time MS4 was enacted. The reason is the additional maintenance. This particular pond in Mill School is the first phase of whatever he mostly calls Hunter's Field. This pond was before that timeframe. This was a pond that we are to take over. The only reason I want to talk about this is because this has been going back and forth between the Borough and Maronda for over five years. They requested we take over this pond. It was set off that way. Back in 2000, Gateway did an inspection on the pond. We happened to see that there was a substantial acid mine

drainage coming into the pond. That is where it coincided with some potential MS4 requirements that were coming down the pipe. More or less putting it on to the municipality to be responsible for remediating the acid mine drainage. We sort of pushed back and told Maronda we are not interested in taking this pond over due to the acid mine drainage. They let it go for a while. It was not a big priority for them. They did some work out there to try and mitigate the acid mine drainage, which did not really mitigate it. It just redirected it from the pond. But nonetheless, our stance was we do not want to take care of this pond because it could be a bigger issue for the Borough down the road. Maronda's legal counsel got involved and was communicating with the Borough. It was determined that we really did not have a choice because of the developer's agreement and everything else that was in place at the time when this plan was approved. We could not come back in and say we do not want to take care of this pond because of the acid mine drainage issue. Working with Solicitor Fraas, who handles these types of acceptances that go through the Planning Commission we kept pushing back on Maronda. We got it down to where it is now. This does not seem like a win. I do feel like this is a win because we did go to Maronda at one point and say we will take over the pond, but we are not taking over any future liability associated with the acid mine drainage. They rejected that at that time. Where we concluded and where we are actually at now is that we are going to accept the pond. We left the whole acid mine drainage issue open so that if it ever does become an issue, that is something we can sit down with Maronda in the future and either work with them or pursue future claims against them to remediate any issues that may arise. It has a long history. It is nothing very exciting, but I did want to at least mention that.

Mr. Montgomery asked if there would be acid mine drainage, then we could charge them for remediation. Is that correct?

Mr. Glister responded yes; it would depend on how that scenario looks. We would be able to pursue them for that. Not to say we would be successful, but it leaves that open for future negotiations.

Mr. Montgomery stated if the MS4 requirements changed, then that may become more of an issue.

Mr. Bentz asked what is our recourse then?

Mr. Glister responded the language in the developer's agreement from the timeframe, the way the plan for recording was approved, and just the way the whole since this plan was prior to 2004, it was all set up in the Borough had agreed to at the time to take over this pond. We tried to say that the acid mine drainage complaint was not part of it, so therefore we are not interested in taking it over. But, we did not have much of a leg to stand on.

Mr. Bentz asked how would this affect their future development in our book?

Mr. Glister responded it would not have a significant effect on development in the future.

Mr. Montgomery moved to ratify the advertisement of Ordinance No. 905 accepting the Parcel B Mill School stormwater detention pond as a public facility of the Borough of Jefferson Hills, seconded by Mr. Lynch, and carried unanimously.

Mr. Haberstock stated maybe this is a good opportunity to bring it up, but I just wanted to, maybe we could arrange to have a talk with Mr. Volpe and Mr. Reis and some others about the possibility of generating some revenue through our sewer crew to use their camera in the lines on all these developments.

It is my understanding from talking to one of the members of public works that these housing plans have to pay to have this done. Why can't they pay us to do it? We have a crew that does it every day.

Mr. Glister stated we would not be able to force a developer to use our crew. That would be sort of a monopoly. I think we could look at offering a competitive rate within our fee schedule that the developer would be able to take into consideration to complete that work, though.

President Steffey stated forcing it would probably be considered a conflict of interest, but it is a good idea.

44. Discussion to adopt Resolution 05-2024 granting final plan approval to the 2nd Revision to the Deer Hollow Plan Phase 1 designated as S-8-2023

45. Discussion to advertise the Public Hearing for Conditional Use Application No. CU-1-2024 for 310 Old Clairton Road, 661-M-398, on _____

Mr. Glister stated the school district wants to put in this monopole for a wireless communication facility. They came through the Zoning Hearing Board recently and got approved through there. Their next step is to seek this conditional use application due to some of the criteria under Article 300, Section 4A, and Article 400, Section 4B 10. This will go to planning commission in February for a recommendation. Planning commission does not act on it, but they do give a recommendation. I think we have 45 or 60 days to schedule this conditional use hearing. The clock that starts when we receive the application. In the past, we would do it at 6:30 p.m. before agenda or voting meeting. We would be looking to schedule this on March 6th or March 11th, probably around 6:30 p.m.

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

President Steffey read a comment from Rod Campas, 611 Cochran Mill Road.

“Jefferson Hills Council and Safety committee, first is speeding on Cochran Mill Rd. In the last 15 to 20 years there have been at least 12 accidents 8 involving rollovers and house involvement. The most recent was in January early morning at the of the bureau of mines entrance. No matter how many accidents and complaints to Jefferson Hills and Allegheny County nothing changes.

Next is the dilapidated house at 613 Cochran Mill Road. For the last 10 to 15 years this structure was fixed then abandoned. Over the years it got bad with openings and animals living in it. Also being overgrown with weeds and hedges I kept it cut so it did not get out of control. Then a year ago owner came back, and I confronted him about it. He then told me he was going to fix it within a month and flip it. Well, it's been a year, and it looks worse. Even though he shows up for days there is definitely no improvement. Outside the back of house still has openings with carboard over it also eaves opened and rotted piles of shingles, scrap wood, and piles of brush in yard.”

Chief Dziezgowski stated I appreciate him bringing some of these issues as far as speed to my attention. Not that I want to see any accidents happen that is quite a few accidents in a long period of time especially on that windy road. We did place a speed monitor in there for over a four-day period. Tracked just under 6,000 vehicles traveling that road. Speed limit on that road is 35 miles an hour. In the 50th percentile of the vehicles traveled 35.28, 85th percentile was 39.16. We did have a maximum speed of 56 and a minimum speed of five. The heaviest travel time is rush hour. We just had a rollover crash happen.

That was an alleged DUI that was arrested for that behavior. Unfortunately, those are some things just out of our control. We set up speed monitors all throughout the Borough to see what is the best enforcement in those areas. I had Traffic Officer Pokorny sit down there for a day to monitor speed before we put the display sign up. He had pretty much the same success. There was one car that was traveling 40 that is 5 miles over, that was the fastest car at that time. He was in an unmarked vehicle at that time. We will continue to monitor. Again, appreciate residents bringing that to our attention, 35 miles an hour to a person that is not trained and seeing speed all the time looks fast, especially if they are going 5 miles over the limit. I am not making light of it. It is a windy section of the roadway, Cochran Mill Road. We will continue to monitor that for any violators when possible. But that is the real data. Granted, there are people traveling 56 miles an hour there, but the percentiles are what really trigger what is actually going on that roadway. They are within the regulated speed. Usually with the devices that we use, we give 10, 15 miles over to allow for human error and any issues with the machines themselves. I wanted to give a little information on the speeding issue in that area. We will continue to monitor it.

President Steffey stated as far as the dilapidated housing goes, we have a few more comments on that, and then we can address them as a whole.

President Steffey read a comment from Cindy Caulkett, 1424 High Road.

“I am not able to attend this meeting in person due to some personal commitments. I plan to be at the regular council meeting on Monday 2/12/24. I wanted to get this information to you for the agenda meeting on Wednesday 2/7/24. I have been working for the past couple of years with Mike Glister in regard to getting the home at 1420 High Road demolished. Mike has been very good at keeping me posted on the status as he tries to get grants and such for this demolition. This house is next to my house and is a eyesore. Not only is it falling down, and every window broken, but it's been the sight of a drug overdose as well. Animals venture in and out and it has become very dangerous. I was at the last meeting where Karen Bucy asked Council to look into demolishing 3 properties in our borough. This is one of those 3. I am going to forward a few emails with pictures of this property that I took. I would ask that this house be taken down as soon as possible.”

Karen Bucy, 410 Deer Park West Drive, stated I have returned to discuss the blighted properties at the following address, 102 Arch Street, 1412 Worthington Avenue, 1420 High Road, and 613 Cochran Mill Road. I brought these abandoned and severely dilapidated properties to your attention since you opened the budget. These four properties are bordering other residents' homes that are well taken care of and are a public safety issue to the other neighborhood residents. Another reason I continue to bring this issue of blighted properties to your attention is because the neighboring property owners have been extremely patient in attempting to receive grant money for the demolition process. The CDBG year 48, 49, 50 were not approved. Also, the Act 152, 2022 and 2023 funding was not allocated. They have waited for the grant applications to be awarded, and they have been denied. Therefore, I feel it's time that the JH Borough Council needs to recognize that the probability of obtaining grant money for these demolitions has not come to fruition. I personally talked with Rich Fitzgerald. He did not give us any indication that we would ever be moved up on the list because there are so many blighted properties in Allegheny County. For instance, West Elizabeth submitted 22 blighted properties to be demolished. Since we only have a small amount of blighted properties, it's harder for us to get the money. The cost of the demolition needs to be placed in the 2024 budget.

It is possible that our own public works could aid in completing this project. This cost is appropriate for these demolitions since no funds have been allocated, as far as I had been told. I might have gotten this information incorrectly when I listened to the Facebook version of the one meeting. But I was under the impression that we did not have to take very much money out of the reserve fund. I've asked you to look at them. I've asked you to go up there. I, myself, have taken pictures. The amount of growth, the holes, we've spent a lot of money on other projects in the Borough, especially WESA, due to mosquitoes and an odor. These properties are an absolute public safety hazard because of the amount of holes in the buildings, all the water seeps down to the bottom. Therefore, once again, I hope to look at the budget and see that you have allocated more money for the demolition of these properties. Mr. Volpe, is it possible that public works can take on this task?

Mr. Volpe responded I follow the direction of Council.

President Steffey stated we have had this discussion. Council definitely wants to take care of these blighted properties since the grant money has obviously not been approved for us. The issue is these homes still remain in the possession of an owner. There is a process that Solicitor Rosini is going to explain that restricts us from just allowing public works to head up there with a backhoe and sledgehammer and just start going to town on it.

Mrs. Bucy stated I was under the impression they are still vacant. One might have somebody living it, but the other three do not.

President Steffey stated it is not an issue of whether somebody is living in them or not. It is an issue of somebody still owning them.

Mrs. Bucy stated I've spoken with Josephine Lipnicky about this as far as their taxes. The one that's on Worthington, her father built that house, so she's well versed with the history of that home.

President Steffey stated it still has an owner.

Solicitor Rosini stated when this comes up, and I do not know what the procedure was before, now that there is new Council, it is definitely open to the discussion of bringing a new procedure in and trying to get legal authority through the courts to move forward with any demolition process or condemning a property prior to actually going into somebody's property and demolishing it without court approval.

Mrs. Bucy asked if they were on applications for grants, wouldn't they have already been vetted?

Mr. Glistler responded no; the reason for that is because for some of these communities that have a lot of blighted properties, typically, they are also struggling financially as well. When the administrators to these grants recognized that, they made it so you could apply for grant funding for demolitions, and you would not be required to get the legal clearances unless you were provided the funding. It is a mechanism to protect some of the struggling communities. That is the process we have been following. We don't pursue the legal clearances until we get funding in place. One discussion is starting that process on getting these legal clearances now so that when we do get funding or if we did decide to move forward to public works, that box would already be checked.

Mrs. Bucy asked how long do you think this takes?

Solicitor Rosini responded to get legal authority; it is not a short process. You usually file a complaint of equity with the court of common pleas. It goes in front of the judge with the property owner or if it is a deceased person, it would be their estate.

President Steffey stated just because someone is deceased does not mean there is not a will or an heir or someone down the line. That has to be researched.

Solicitor Rosini stated they will have the opportunity to challenge it. It will end up being a judge's decision whether that is appropriate to order.

Mr. Bentz stated it takes two to three years. You have to search and find the owner, you have to understand that if you want to get your money out of this property, if the property owes the Borough money or anything, you have to search out the owner first. Then you have to go through the proper steps to see who else his owed money from this estate or this property. There becomes a hierarchy then to where you land as to where ownership of the property lies. That is all decided by the courts. With my experience in that, it took us well over two and a half years to get it done in our plan when we started that kind of process.

Mrs. Bucy asked who is liable if someone gets hurt on that property.

Mr. Bentz responded the owner. Those people that are hurt on that property would go on that list. They would be like the tax, if this property owner owes taxes to the county, then they would have first dibs, then the Borough would have second dibs, then if they belong to HOA, the HOA will have third dibs. Then the estate, if there was a lien placed on this property it would go for sheriff sale. Whoever bought it, that money would first be trickled down as the people that were on that list.

President Steffey stated let's do what we can do within our realm here as the local municipality. Do we need to move forward on an agenda item to give permission for legal procedures to start on these four properties? I would like to do that as soon as possible. I have no issue doing that.

Mr. Glister stated we discussed this a little more in our engineer committee meeting yesterday. If we were to pursue this in-house to some degree, the other thing that's taken care of by these grants for the CDBG program as well as the Allegheny County Blight Act 152 program is if you are awarded funding through either of those programs, they will take care of the asbestos assessment, and the lead assessment as well. So that would be something we would need to take on in house.

President Steffey stated that is pricey if you get into the remediation.

Mr. Glister stated if you get into the abatement there are permits needed through Allegheny County Health Department, Air Quality Bureau. We would not want public works to do that work in house. They are not certified. We would have to contract that work out assuming any asbestos or anything is found.

President Steffey stated not to put a price tag on safety because I have seen these properties myself. Not only are they an eyesore, but they are a safety hazard. If it needs asbestos remediation that is why we go through the channels of looking for the grants and having that approval first. We can put this on the agenda for Monday.

Vice President Budd stated there is a lot to it, but that is where you got to start.

President Steffey stated if that is the only thing that we can do right now in our control, I am happy get that process started.

Mrs. Bucy stated according to the CBDG grant, they're not going to pay for the legal services anyway. It's not just an eyesore, it's a public safety issue. Those poor people that live on the sides of these homes that keep their homes nice and take value in their neighborhood, I just can't begin to imagine living next to these.

President Steffey stated we will certainly do what we can.

Mr. Glister stated one last point is that CDBG 50 is still open. We made our application. We do not know for sure if we are going to receive funding or not through that program. We will know that probably May or June.

Ed Manfredi, 204 Andrews Drive, stated as far as Borough ordinances, if these homes not complying with Borough ordinances, I think we could go after the homeowners, the property owners. I know in Bethel Park; I own some property in Bethel Park. Believe it or not, if I have a wood pile in my backyard and it's not covered, they're going to fine me. If my grass and my properties are a certain height, they'll fine me. I think maybe we ought to look at going after the owners.

President Steffey stated Mr. Ries has been out to these properties multiple times.

Mr. Glister stated that is part of what is required for the legal clearances. Showing that you've gone through all the steps in your ordinance and that they have been cited. They were taken to the magistrate and the other tools in his belt have been exhausted. At this point the only thing left is to receive the legal clearance to demolish the property.

47. Reports

Fire Chief

The JHFR written report is on file in the administrative office.

Chief Chalfant stated I apologize for not being able to attend last month's meeting to give you a year-end report for 2023. 2023 was an exceptionally busy year for us. Our call volume keeps going up annually. Last year we responded to 875 calls. That was 37 structure fires between Jefferson Borough and other municipalities. We assisted with four motor vehicle accidents with confirmed entrapment and many other vehicle accidents. In December we ran 68 calls, so it slowed down for us. In January I submitted our report. We ran 64 calls with average response time of seven minutes from the time we received dispatch the first truck was on scene was seven minutes. As of today, we ran 79 calls so far this year. We were on our fourth structure fire, and we also had one entrapment. On the structure fire we had today I like to commend police officers who responded. They got there just before our fire apparatus did. The neighbor had opened the door, police officers discharged multiple fire extinguishers through the front door in the direction of the fire and was able to knock it down and somewhat contain it for us. Then proceeded to knock on the remaining residence doors. This fire was at the Payne Hill Apartments. They proceeded to take care of evacuation procedures for us allowing the firefighters to concentrate on extinguishment. We have our phones; we have pulse points and stuff. They actually heard the police getting the dispatch prior to the fire department. The truck was in route before the tones were even dropping. As 911 finished

dispatching the call, they're on the radio saying we're in route and coming on scene. That is the benefit of having people in the stations listening to things that are happening. The stars align, the agencies working together with another successful outcome.

When the talks of the mergers were taking place there were some people who used some pretty aggressive scare tactics, scaring the residents that their ISO rating, the insurances were going to go up because of fire protection, and causing some turmoil. I just received a report in December , in 2023 there were 39,000 fire companies or municipalities that had fire protection graded. Our municipality went from a six to a four, so our rating got better. With support from the Council who are looking at the future supporting us, we were able to lower that rating. My goal was to get us to a three or a two with the continued support of Council. We've had some discussions of changing some ordinances to where the fire department is allowed to go in and do safety inspections. There are some things that we discovered through the ISO rating that both the fire department fell short on and also the municipality fell short on. Those are some things I'll bring to your attention. I'd like to get those changes made. We're actively making those changes to make that rating even better. We went from a six to a four, and there are only 7,000 fire departments rated as a four. And like I said, my goal is to get us down to a two.

President Steffey asked is that 7,000 in the state?

Chief Chalfant responded we're one of 7,000 in the country that are four. Class 3, there's only 3,826 and only 2000 are Class 2. My objective is to get us to a two or a three. So, for those who were using unnecessary scare tactics, here is a black and white proof that we're doing the right thing.

Vice President Budd asked why wouldn't you want to get to a one?

Chief Chalfant responded you cannot afford a one. You want to put on a paid fire chief, assistant chief, and deputy chiefs to meet the minimum staffing.

President Steffey stated thank you, Chief Chalfant, and kudos to you for that ISO rating as well.

Chief Dziezgowski added thanks for the congrats, it is a great team effort. Our guys and your guys work well together and it is a compliment to your staff.

Chief Chalfant stated if there are any discussions or Chief Dziezgowski wants to discuss them on a regular basis, we work it out. The services that are happening in this community between both agencies and EMS included on the medical calls. It is phenomenal.

EMS

The EMS written report is on file in the administrative office.

Engineer

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

Consulting Engineer

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

Finance Officer/Treasurer

The finance written report on file in the administrative office.

Mr. Haberstock stated in addition to the finance report, I wanted to invite any council members who are not on the finance committee, if they have questions, they can call me up.

I wanted to thank Mike Glister for his help in my early days for taking some stuff off my plate and making things easier for me and to welcome John Stinner back. I look forward to working with him.

Public Works Director

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

Police Chief

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

Chief Dziezgowski stated prior to this meeting, I gave each Council Member and Mayor McCaffrey a memorandum. It is a request for consideration for a partnership initiative with AHN and the CHILL Project. Briefly, there is a grant in place for our police department and Pleasant Hills Police Department, where the CHILL Project comes in and helps officers cope with stress, mental health issues, they deal with every day on the road. We have been doing this program for almost a year now. They want to extend that grant. After conversations with our officers during training sessions with this group they saw a need, as we did, to have someone available as a resource for officers who are dealing with mental health issues on scene. These individuals are not a threat to themselves, and not a danger. There is no criminal activity. They are in crisis, and our psychiatrist that is part of this CHILL project, she would make herself available to the officers for a consultation and/or responding to the scene to help with resources for these individuals that usually tie up police, and EMS resources. I think it is a great initiative. It is an extension of the grant, so at this time, no cost to the Borough. This grant is coming from all the grants for the prescription companies lawsuits. This is what these grants are going for. Having the ability to get these grants in the future is going to be still very high. AHN is really spearheading this and wants this to succeed. I think this is a great initiative for our Borough. I am asking for Council to put it on the agenda for approval, so then I can get it vetted by our legal counsel.

Vice President Budd moved to amend the agenda, seconded by Mrs. Mares, and carried unanimously.

Mr. Montgomery asked what is the source of that money?

Chief Dziezgowski responded it is a grant that AHN received for CHILL Project that is devoted for the wellbeing of police officers. They are expanding that grant to assist us with this initiative.

Mr. Montgomery stated I wonder where they are getting the money, because they did the same thing with Pleasant Hills Middle School. They put a CHILL unit in there.

Mr. Bentz stated AHN is paying for that as well.

Chief Dziezgowski stated they have other grant funding sources that they apply for, for this project, which has been very successful in the schools. Dr. Davies, who is the founder of this CHILL Project, has expanded it to Pleasant Hills and Jefferson Hills right now. They are looking to expand it further to other departments, local departments that would want to buy into this. But right now, they saw another niche initiative that they want to get into, which is providing services to the officers on the street. In reality, we have very few resources available to us when we are dealing with an individual who is in mental crisis. They are not subject to a 302 commitment. They are not going to be arrested. They are not a danger to themselves or others. We are at a stalemate for other first responding agencies. It is hard to keep up with the resources that are available when you are dealing with medical staff, trained, certified psychiatrists they are up to date with what's available. We have Resolve, but they are housed in the east part of the city. Their response time, as I have noted in my memorandum, is at best an hour and a half. We cannot wait on scene for an hour and a half. We usually turn them over to a family member, transport them to the hospital, and the hospital is not probably the best place for them, and they get released immediately. We are trying to solve the problem to help the community out, and to help these people out. That is why I am so passionate about this initiative. Manager Stinner and I have been collaborating since I got here on trying to find this niche. I think that we have found a source right now that we can do it on a trial basis. I think it is going to be a benefit to the community. Do we get these calls all the time? No. But when we do get them, it is troubling to just turn them away or force them into an environment that really is not the proper place for them. Mental health is a huge issue for everyone in every community today. If we can help out just a little bit, I think it is worth taking that stance.

Mr. Montgomery asked is the source of the money, the opioid settlement, is that where it is coming from? I am trying to see if it is sustainable.

Chief Dziezgowski responded first of all, it is through AHN. You would have to ask where they are getting the money. If we have to further fund this, we can then look at other private grants, like Manager Stinner got a micro grant from the health department. It is all coming through the opioid settlement that is happening right now. There is a lot of money out there. Right now, they are providing the money. I did not really ask where they get the money. They say they have it, and it is funded.

Mr. Bentz stated a lot of it comes from their community outreach fund to reach out into the communities and provide accessible care to people. The CHILL Projects are put in schools at a very, very discounted rate. They also place therapists in the schools. The therapists do bill; there are billing hours involved sometimes when the kids do get in-school therapy. The schools enjoy having us there because we are a resource. There is also care there for the higher risk kids and the kids that really need more intensive care. Some of that money comes from Highmark.

Vice President Budd stated if this does work, it is another thing that we can plan ahead for in the future. If it does prove to be a benefit, you can project on potentially taking on that cost. This helps these people and could potentially keep our officers safe. I think it is definitely worth looking into.

Chief Dziezgowski stated these CHILL Project coordinators that are in the schools are supplementing and giving these kids that are facing these mental crises, a safe space to go to decompress. They are not only giving resources to those children, but they are also giving resources to the teachers, to the counselors and to the other aides that are there to try to resolve those issues. They have a lot of good resources at their disposal. Again, we all know how big AHN is and their financial resources behind them. This is a good project that we should get behind.

Vice President Budd moved to authorize Chief Dziezgowski to take the next step with the AHN CHILL Project to be reviewed by the Solicitor, seconded by Mr. Bentz, and carried unanimously.

Mayor

Mayor McCaffrey left the meeting at 8:24 p.m.

Acting Manager

Mr. Glister had nothing further to add.

Mr. Stinner welcomed all the new Council people to the dais. I look forward to working with all of you. It is good to be back. I would like to thank the staff for their support while I have been out. In particular, Mike Glister. He has done a heck of a job, and I really appreciate all this hard work.

Solicitor

Solicitor Rosini stated for the record that the Borough Council held an executive session prior to this meeting for personnel reasons.

48. General Business

Mr. Bentz thanked Mr. Glister for his efforts.

Mr. Lynch stated I also want to thank Mike Glister for everything he has done. Being a Borough engineer and being an acting Borough manager was definitely a lot on your plate. I do not think anybody else would be able to do what you were able to. Mike, we really appreciate it. Of course, John, welcome back. We definitely missed you. We are excited to have you back. We are looking forward to these next few years with you.

I am very happy that they announced that the Geo Mack Veterans Foundation had exceeded their goal of 1,022 care bags that were sponsored. Actually, they exceeded by 20 bags. I definitely want to give a huge shout out to Jackie Girman, and all the residents from Jefferson Hills. West Jefferson Hill School District got involved. Thank you to all of our neighbors throughout the South Hills, Mon Valley, the whole Pittsburgh region for pitching in for a great and meaningful cause in helping our local veterans in need. Even though the fundraiser is over you can still reach out to Ms. Girman and Geo Mack Veterans Foundation as they look to continue and expand serving those who have served us. It has been amazing what I have witnessed. The communities rallying around Geo Mack. I look forward to seeing this getting bigger and bigger as the years come. That being said in partnership with Jefferson Hills Fire Rescue-

Floreffe Station, Geo Mack will be hosting the packing day for these care bags. It will be this Saturday at 2:30 p.m. We can always use more help. I look forward to being there myself. It is a pretty fun time, good place to take the kids and run around and burn off some energy. Once the bags are all packed and assembled, they will be loaded up and off they go to different veteran organizations and local VA hospitals throughout the Pittsburgh region. In addition to that, if anyone knows any veteran organizations that need some supplies, toiletries, feel free to reach out to Geo Mack Veterans Foundation on Facebook. Or you can email them at geomackvf@yahoo.com.

Vice President Budd thanked Mike Glistner for his efforts over the past several months. I could not have done it without your help. It cannot be said enough how much your help has been appreciated. I also want to welcome back Mr. Stinner. Happy to have you back and looking forward to what we can do going forward. Congratulations to Jaclyn Girman for exceeding her goal once again. I could not concur more with Councilman Lynch on hoping to see that project grow.

Mrs. Mares stated welcome back Mr. Stinner. I am looking forward to working with you and for you too, Mike Glistner. Thank you for all the different things that you have been juggling. You have been so patient with all of us in answering questions, guiding us into this new process, and making us comfortable. Lastly, congratulating JHFR for that lowered rating. That is certainly well-earned, and we are grateful and blessed to have you all protecting this community.

Mr. Polick thanked Mr. Glistner. Welcome back, Mr. Stinner. Look forward to working with you, and then again, fire department great job. Looking forward for us getting down to number two.

Mr. Montgomery gave the SHACOG report.

Mr. Montgomery stated I came across something else that I think would be useful. The American Red Cross gave smoke detectors over the years. They found out that nobody would use them. They would get the smoke detector and it would sit on the shelf. Now they have a program, they will come in and install the smoke detector. There are too many incidences where fires occur, and the smoke detector they gave them is sitting on a shelf not hooked up.

I would like to express my sympathy to Kathleen Reynolds. I served with her she did do the summer rec program for years. She really started it and spent her own money on it. It is a sad thing that happened to her.

President Steffey stated I knew that they were going to steal my announcements on the Geo Mack Foundation. It deserves a lot of praise exceeding the record from two years ago. Congratulations to Jaclyn and her efforts. Thank you to all who sponsored a Care Caddy as well.

Mr. Glistner, you did an okay job while you were hanging out with us. I am just kidding. Thank you again so much for everything.

49. Adjournment

President Steffey adjourned the meeting at 9:17 p.m. on a motion by Mr. Bentz, seconded by Mr. Lynch, and carried unanimously.

John P. Stinner
Secretary/Borough Manager

Michael Glister
Acting Secretary/Borough Manager