

The regular 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, Councilman Bentz, Vice President Budd, Councilwoman Mares, Councilman Montgomery, Councilman Polick, President Steffey, and Mayor McCaffrey answered to roll call. Borough Manager Stinner, Finance Director Haberstock, Solicitor McPeak Cromer, Chief Dziezgowski, Engineer Glister, and Public Works Director Volpe were also present. Councilman Lynch and Consulting Engineer Minsterman were absent.

REPORT FROM BOROUGH BOARDS AND COMMISSIONS

None

BOROUGH RESIDENT/TAXPAYER COMMENTS ON AGENDA ITEMS

President Steffey stated we obviously know why most of you are here this evening. We are going to get into Borough resident taxpayer comments on agenda items. I would like to take this opportunity to remind everybody in the audience that we do have parliamentary procedure and rules here at the council meetings. Only those who are up at the podium will be privy to speak. You have a four-minute allotted time to do so. We have a lot of public comments. We had some that were emailed. If you would like me to read your email and you are present, just let me know when I call your name. If you would like to read your own email, that is fine. We will get to everybody. We have a few that are not here this evening that will need to be read.

I would like to remind everybody, please do not speak from your seat, and there will be no back and forth between with the Council as well. If we have information to share with you, we will be happy to do so, but only with the person that has signed up to speak at the podium. If anything gets out of order, we will ask you kindly to leave. We will have our solicitor, Michele McPeak Cromer, go over a few things as far as why you are all here tonight.

Solicitor McPeak Cromer stated as everyone is aware there is a cell tower here subject to a lease with the School District. TowerCo has a lease with the School District. A representative from the School District was invited to attend to discuss the advantages and benefits to the students, but they have declined. We have no one from the School District here this evening. Council did receive a proper conditional use application. Cell towers are a permitted conditional use in R1. Unfortunately, a representative from TowerCo was unable to be here this evening. There were several of them here at the public hearing on March 6th to answer any questions. They are not here today, so we will certainly do our best, but there is no one here specifically to answer questions in regard to the project. This matter was before the Zoning Hearing Board, and they approved two variances. I believe there was very little objection or attendance at that hearing. The Planning Commission has reviewed this. I do not believe there were any objections or much attendance to that hearing. The Planning Commission has recommended this use subject to certain conditions. Our zoning officer has reviewed and recommended. At the public hearing on March 6 the same was properly advertised. It was posted and notifications were sent to the necessary property owners. I want to make sure everyone understands that Borough has done everything appropriately. They have complied with the municipality's planning code, and all notices were properly given. However, that being

said, Council has graciously agreed to hear from all of you. They have no obligation to do so. They were happy to do so. They know this is an issue that is very important to the community. They are happy to have you here, and they want to listen to you. I have reviewed many of your emails and I know that a big problem or concern of many of you is the health and safety. Please know that the applicant TowerCo has submitted a certificate of compliance under the FCC. Council is prohibited by Federal Law, by the Federal Telecommunications Act of 1996, to base any decisions in this regard on health and safety. Once its cell tower confirms they have complied with the FCC regulations, they take it out of Council's hands. They cannot make that a factor of their decisions, and they cannot base any decisions on that. I just wanted to make that very clear because obviously that is an issue for many of you.

Sharon Rusnak, 3001 Chestnut Ridge Drive, stated I'm a resident of Jefferson Hills with a child who attends school in this district. We live in close proximity to the proposed cell tower in the Thomas Jefferson Stadium lot. It's quite literally in our backyard. I didn't receive notice advertising sufficiently that a 130 foot plus cell tower would be yards away from our house. In light of the significant health, safety, and financial concerns and importantly, the lack of notice, I oppose this and respectfully ask that the Council deny Towers Company application. There are significant potential health risks that radio frequency waves and electromagnetic radiation posed to children even at low levels. The FCC regulations for safe levels of exposure to wireless radiation from towers have not been updated since 1996. I appreciate your pointing out the 1996 regulation certificate, but they haven't been updated since then. The 2021 Landmark case Environmental Health Trust versus FCC, the court ruled that the FCC's retention of its 1996, safety limits for human exposure to wireless radiation was arbitrary and capricious. The record evidence demonstrated that even levels below these outdated 1996 limits can cause negative health effects unrelated to cancer. The court found that the FCC ignored numerous organizations, scientists and medical doctors requesting updated limits in failing to address the following impacts of long-term wireless exposure impacts to children. Wireless radiation impacts the developing brain and reproduction. Today it appears that these archaic limits have yet to be addressed by the FCC. Meanwhile, wireless cell towers continue to grow in mass and intensity, as well as the associated health concerns. Thousands of children pass through TJ Stadium grounds youth football, youth cheerleading, the school sponsored activities such as football, band, soccer, and track, as well as family and fans who come to watch. If you allow this application to proceed, you are allowing intense exposure to these emissions to our community's most vulnerable population.

Also for consideration is the fact that even the presence of this tower in TJ Stadium parking lot, despite the oppressive fence and razor wire, will no doubt encourage the curiosity of children and even adults. The potential for physical harm in such circumstances is enormous and could even be deadly.

In addition to the health and safety concerns, there are significant financial impacts to be considered. Our property values in the Chamberlain Ridge Plan will plummet as much as 20% with the presence of the tower. The substantial revenue loss this area will experience from low property values will exponentially exceed the \$18,000.00 a year that the School District will receive for this tower under its contract with TowerCo. The risk to the safety and health of our children, and the financial security of our property should not be compromised for \$18,000.00 a year to the School District. There are numerous other locations where this tower can be placed. A school stadium should never be one of them. I implore the Council Members to take appropriate action, take these issues into consideration for the welfare of our community, and deny this application. At a minimum it should be denied in light of the notice issue. Thank you for your consideration of my comments.

Dr. Michael Jordan, 3039 Chestnut Ridge Drive, stated good evening Council Members. Like everyone here and those who could not attend, I was shocked to learn of this proposal two days ago. I'll skip cancer in children. That's not important. The health of the children's not worth 18,000.00, sorry. The new house that's being built in our neighborhood its annual taxes will pay for that. Just one house. No one was notified properly to attend the original school board meeting held nine months ago. I do not have school-aged children. Due to the healthcare crisis, I have been demanded to work 60 hours a week to care for our people in this neighborhood. I don't have time to search for catastrophic project proposals on the internet. No one was notified in a good faith effort of the Zoning Board meeting, either as required by the Jefferson Hills Ordinance, Page 86 letter J. During the meeting, which is available on Facebook, one of the members stated, I just received this document yesterday, and they voted on it 20 minutes later. If proper notification had been given, we would've filled the meeting like you have tonight. This is on two days' notice. We got this many people. Good gracious.

What dead zones are there? How was it measured? Who reported them? Was the school board approached first? On page 86 letter I states that good faith effort is made to obtain permission to mount antennas on existing structures. Was that effort made? If so, how many structures were surveyed? There's an antenna located in the steeple of the Methodist Church on Gill Hall Road. Was this investigated? Cell towers with 5G have poor penetration into buildings and structures. Terrible. Better option would be a DAS inside the building or structure that would be better suited. What other locations in the area were tested for cell tower placement? I would ask for an independent engineer to perform an unbiased analysis. The height of the proposed tower is 130 feet. The maximum height of communications tower in R1 is 75 feet. The towers will end up at a height that's approximately 150 to 170 feet. Because once these new towers are built, other companies are going to come in, put their own antenna. Each antenna has to be 10 feet above the next. Huge. I am not opposed to a tower. If it's truly needed, the location, however, should be away from children and citizens. The school has 200 acres to choose from. Are there better areas for the tower to be placed not owned by the school? If the telecom company requires the cell tower then the school should allow a better location to be used. Losing out on \$18,000.00 or \$1,500.00 a month is nothing compared to the wellbeing of our community, which is growing exponentially with new construction at a very, very nice millage rate for school income. A topography map of Jefferson Hill shows the elevation at 1,100 feet at the proposed site. There are 1,250-foot elevations surrounding the site, including the pathway to the supposed problem area. The woods of Jefferson and Beams Run Road. I understand there's powerful and influential people that live in that plan. I understand, but since we are not having cellular issues in our neighborhood, why should our health and our home values be jeopardized? Place the tower closer to them or if possible in uninhabited areas. I appreciate your time and I'm grateful that we do live in a democratic republic where we vote for people like you to represent us in our best interest. The location of that tower is not in our best interest. Thank you.

Jeff Costa, 3025 Chestnut Ridge Drive, stated I own property in the Chamberlain Ridge Development very close to this proposed tower. I just got word about this two days ago. I would like to let Council know that we weren't notified about this tower, and I'm asking for more time. I'm asking for more time so we can all understand this information, since it was just two days ago when a lot of these good people found out about it. It'd be nice to have a little bit more time to just read and digest and understand the impacts of what's happening. We're asking Council if they could push this back to planning so we could have a further review, and have school board members be accountable to just maybe try again. Let's try to find a better location. We think there are better locations where it's just not so close to the stadium or the school. Thank you for your consideration.

Rosa Hakala, 3051 Chestnut Ridge Drive, stated thank you for giving me the opportunity to voice my concerns regarding the cell tower zoning request. I ask that our Borough Council please reject and decline permission for the installation of a cell phone tower in the former TJ High School parking lot on Chamberlain Road. The Borough did not properly advertise the cell tower project in advance of the Zoning Board Hearing meeting. Furthermore, as a resident without school aged children, it was not made clear to me that major property zoning discussions were part of the regular school board meetings. The School Board and the Borough Zoning Board both failed to provide proper notice on this issue for taxpaying residents that will be impacted by this installation. In fact, the only notification I have seen on the cell tower was posted this past week or so. It is a small green sheet of paper, about 11 by 14 stapled on a thin piece of wood barely visible if one is driving down Timberland Road. I actually had to pull into the parking lot, get out of my car, unfurl the paper to read it to see what it said. I took pictures to show how poor the supposed notification is. My family is very concerned about the cell phone tower installation. After doing extensive research, I found that the cell towers result in lowering property values. The proximity of my neighborhood Chamberlain Ridge to the cell tower places our neighborhood's home values at risk of going down, and this is a major concern. An article published in the Journal of Real Estate Finance and Economics states that there is an average of 9.78% decline in home property value for homes located 0.72 kilometers or half a mile of a visible cell tower. Another article published on March 29, 2022, by the National Business Post, makes reference to concerned citizens reaching out to their city councils for help in rectifying a terrible situation, such as the one we find ourselves in, a situation that will gravely impact the future values of their homes. The article states that 94% of home buyers and renters said a nearby cell tower or group of antennas would negatively impact interest in the property, or the price they would be willing to pay. Documentation of a price drop of up to 20% is found in multiple surveys and published articles. My husband and I are retired and the potential drop in home value will negatively impact our retirement income and future plans. Also, we cannot overlook the ever-present risk to health. In its July 2021 study health impact of 5G, the European Parliamentary Research Service reported that for a long time, commonly used radio frequency radiation, those below 6,000 megahertz, wireless emissions used in 5G and 4G infrastructure are probably carcinogenic for humans, in particular related to gliomas and acoustic neuromas, and clearly affect male fertility and possibly female fertility too, with possible adverse effects on the development of embryos, fetuses and newborns. Think about that.

My husband and I join our neighbors in requesting that the Borough Council deny permission for the cell tower. This presents a health risk and will place an unacceptable financial burden for all the families in our neighborhood. Families with children, from infants to high schoolers and college age kids, as well as empty nesters and retired couples alike. The Borough has the ability to deny this project and refer the issue back to the Zoning Board where a second hearing is conducted, a hearing that allows the residents to properly voice their concerns. In summary, I respectfully request that you decline permission for the cell tower construction at this location. Thank you for your attention.

Laura Williams, 2000 Laurel Ridge Drive, stated I live directly across the street from the proposed School District Verizon Cell Tower project, and my home is my primary asset. This is the first time the Borough and School District have worked in tandem to threaten our future. This project has been a shock to my children and me. I do not consider the proposed tower location to be appropriate for many reasons. I can appreciate that it was integrated nicely with other tall objects, but there are too many other problems. Residents of our neighborhood are highly educated and used to modern technology. The School District really hammers email and social media when they want to communicate, and that's the key when they want to. The School District thinks planting a tower with ever-changing technology next to us for 30 years while community impact studies lag behind is a good idea. Did the board ignore real estate studies showing

that people don't want to live near towers, and that property values go down? They might've paid attention to that one because no one from the school board lives here.

I watched the video of the Planning Commission meeting after learning of the true location of the tower. It raised many questions. The Counsel for TowerCo said the tower will collapse within 80 feet, but what about the wall? What inspections are planned for the wall? I wrote to Mr. Stinner at the Borough about this. John Stinner wrote that the Borough has not received any questions or complaints regarding the retaining wall. Please let us know if you have any specific questions or concerns. So, I'm supposed to monitor this wall. I can barely read your placards now, they're blurry. So good luck to us if I'm the one who's supposed to monitor that wall.

How the site was determined is not clear. The Jefferson United Methodist Church on Gill Hall Road has a Sprint T-Mobile tower. They tell me that there is room for Verizon. It's the third highest place in Allegheny County, and they are happy to hear from you. All you have to do is call them. Ideally the Planning Commission would be laying out a plan for the community of where to put the towers instead of waiting for a project to come their way and just sticking it there. Plan the towers, and then plan the neighborhoods. It makes a lot more sense. The photo simulations of the site were designed to avoid showing the base of the tower in detail. I believe this was deliberate. One photo supposed to be 2008 Laurel Ridge Drive is 3001 Chestnut Ridge Drive, and the pine trees on that property were used to obscure the tower base. Go and see for yourself. I was able to locate the spot from which the photo was taken and replicate by lining up near and far objects. The tower would be plainly visible. The tower base would be plainly visible from 2008 Laurel Ridge Drive. There is not one detailed photo simulation of the base. There's nothing from my house. There is nothing from the entrance to our plan.

According to the Civil Aviation Authority, cell towers can interfere with the normal operation of aircraft equipment and can also cause interference in pilot's headsets. The concern about medical helicopters that was expressed at the planning meeting is a valid one, but for different reasons. Has there been any consideration for how the tower would interact with the football field broadcast system? There was a concern about a kid climbing 130-foot tower from the bottom. The wall is right there. They could just come down the wall or they could throw something down the wall. There are all kinds of ways to get into this area from the bottom and the top. If a child loses a ball inside that tower, are they going to want to just leave it there? No, they aren't going to want to go home and tell their parents that they lost something. They'll probably try to get it back. A more remote location would be safer. The school property has become run down. It's clear that the school's on the way out of there, they don't do a full cleanup. The trees are dying, and the pavement's cracked. It doesn't seem the school is really committed to the area to start with.

John Thatcher, 604 Gill Hall Road, stated I'm the owner of MB2K Development who owns and manages the Chamberlain Ridge development that's located directly across street from the proposed cell tower site. I'm here to oppose the motion to approve the cell tower. The reason I oppose it is proper notice was not given to me, nor me as the owner of the property that lives almost 600 feet away from the proposed cell tower. I knew nothing about this until three days ago. I heard it not from the Planning Commission or from the Zoning Hearing Board or from Council or from the School District. I heard it from one of the neighbors in Chamberlain Ridge. They called me about it on Friday afternoon, just three days ago. So furthermore, I called Pat Capalupo on Saturday morning who lives right next to this site. He actually owns property no more than 50 feet from this site. And he said he knew nothing about it. When I told him what's going on, he says, "Oh yeah, I got some kind of a letter. But I received a letter five days after the meeting

was already held." He's living down in Florida and the post office didn't deliver it until then. He said, "I'll absolutely swear that I did not receive proper notice for this project." He further went on to say that if the Council goes through and approves this, he will be filing a petition to stop the project. So, there will be litigation on this if you guys approve this. Our Borough and School District officials sent out lots of community service announcements on Facebook and websites regarding breakfast with Santa, school plays, Easter egg hunts, and all the other good announcements. Where was the announcement from the School District and Jefferson Hills Borough to announce that a cell tower was being proposed at this property? Was this supposed to be a good thing for the community? Why wasn't it advertised? Again, I want to emphasize the word properly advertised. I know most of the members and school board members here in the Borough Council, they're all good people. You all have good intentions. All of our elected officials should have had a greater sensitivity to the serious nature of a cell tower project, and should have done a better job of reaching out to the public. In conclusion, I'm asking if we can possibly delay the vote on this issue, or deny it and send it back to the Zoning Hearing Board and the Planning Commission. The intent would be to have the Borough work with the School District and the Cell Tower Company and the residents to see, number one, if the cell tower is even necessary, and number two, if it is necessary, is there a better location than what they have proposed, in order to do this development? Certainly, having it right next to TJ Stadium, you're going to have an effect on all the youth football players, the high school football players, all the soccer teams, the graduation ceremonies, the youth cheerleaders, the field and track competitors, and any people use the field in the community. I know that we all need good cell service, but I don't think this tower should be situated near the 115-lot residential development that I've worked so hard to create. I also think the Council needs to revisit the ordinance regarding how all these official notices are given for projects that are this serious. Clearly it's surrounding residents were not properly informed, or you wouldn't have 50 or 70 people here tonight. Thank you.

President Steffey stated I will have our solicitor and our engineer address the questioning about our advertisement and how people are notified as soon as we get through all of these comments.

Gloria Koehlinger, 5004 Blue Ridge Drive, stated per article 400 of the Jefferson Hills Zoning Ordinance item 10 J, I live within a quarter mile radius of the proposed communication tower, and I was not notified. This is violation of the Jefferson Hills Zoning Ordinance. This fact was overlooked by the Zoning Hearing Committee when they said, I just got this application yesterday or today, and looked at it for a mere 28 minutes before conditionally voting to approve it. I did not receive an application copy of the application by TowerCo, and I would like to see that so I can see legal counsel regarding the same. The Borough received the application on January 26, 2024, and then it was listed as amendment granted on January 29, 2024, just three days later by TowerCo in the national database of antennas. It's registered and listed as constructed on that same database. It was registered by Henry Byrne of the Compliance Regulatory Manager of TowerCo, which is headquartered in North Carolina. I'd like to understand what happened in those three days when TowerCo applied, and when it was granted three days later. I'd also like to request records for any communication so I can take that under counsel. With regard to the zoning ordinance violations, item 10, H1 and 2, for the zone of visibility map and the pictorial representations, I want to understand if the stadium view is marked up and rendered. I would also like to know what the height is off of the field. We know that the tower is 135 feet, but I would like to understand what the height off of the actual field playing surface is. My guess is maybe 50 feet. According to TowerCo's attorney, the antenna is where the emission levels are the highest. In fact, when employees are servicing these towers, they're actually powered down to avoid those emissions. Therefore, has anyone studied the impacts of youth sports playing directly under this tower? My assumption is it's a 5G tower, but I don't know that definitively. With the tower located directly above their bodies, let's say 50 feet away, what is the antenna

beam angle at this height? Where does that hit the field? The tennis courts, the track, the stands, and the baseball diamond. Furthermore, what is the power outage of this tower? Who has studied that level of outage in such close proximity to the children playing on that football field, the courts, the baseball diamond?

Another zoning concern is item 10F. Where in the lease does it reflect the provisions of 10F, thus giving the Board the ability to demand that the tower is removed if it fails to comply with Borough safety standards. In particular, if a helicopter needs to land on the field, what are the emergency plans in place to do so? Has anyone tested the safety of a helicopter flying in close proximity to a tower like this? Another zoning concern is item 10.I, wherein the application has the applicant demonstrated an effort was made to utilize an existing communication tower. Moreover, any future communication towers will be able to co-locate on this tower. So, while it was marked up to look the way I've seen it, this is like a probably it on a good day is what it would actually look like. Because the rendering shows just one tier of communication devices and one to three according to TowerCo's attorney can be put on top of this. Another zoning concern is item 10.J.4, the area zoned R1, the tower exceeds the maximum height. It's not set back to adjoining residential zoned properties by the appropriate distance. I'm also not aware of a land development plan item O. Outside of zoning, this will reduce our property value by 10% to 25%, and outside of proper value, I'm also concerned about the lack of proper insurance for this tower. I have more concerns there that I can share more thoroughly in the future because I do need to do more research there. I do believe that if we were to have a claim arise without the proper insurance that would bankrupt our Borough. Lastly, my daughter wanted to make a public comment, but she's a minor and this is passed her bedtime, so I did bring her comments for you all.

President Steffey read a comment from Tiffany Zulka, 2216 Orchard Hill Road. "Please consider not putting cell phone towers at the stadium. Our kids are too close to this and surrounding homes as well. They spend a lot of their time at the stadium for games. There have not been enough studies on whether or not this could cause cancer. Thank you for your time!"

President Steffey read a comment from Amy Paczan, 5005 Blue Ridge Drive. "I didn't know about the public hearing last night for the application filed by TowerCo for Conditional Use approval for a Wireless Communications Facility, pursuant to Article 300, Section 4.A and Article 400, Section 4.B.10 of the Jefferson Hills Borough Zoning Ordinance. I regret that I wasn't there, as I have a significant amount of concerns about this application.

I am extremely opposed to this cell phone tower in the football stadium parking lot. I live in Chamberlin Ridge.

I reside in Chamberlin Ridge, right across the street from the location of this Wireless Communications Facility. I have many concerns, one of which is the impact of this monstrosity on my property value; but my biggest concern is the health and wellbeing of my children. My children ride their bikes in that parking lot and walk our dogs, we run at the track, that parking lot is a major aspect of our health and wellbeing. It is going to be the backdrop of our football games and all other recreational activities at the stadium. We deserve better. I had to be granted and pay for a variance to put a fence around my own property that would not hinder the view or any of the other property values in the area. I am quite sure this cell tower would not have the same quality fencing or landscaping that was demanded by ordinances and covenants in our Chamberlin Ridge plan.

I respectfully request and encourage you to think through the impact of this application and decline their request. Not only is it an eyesore and detraction from our property values, but it is also a violation of multiple zoning ordinances. If we cannot stand true to our zoning ordinances, then what good are they? They are in place to protect our residents and are not up for debate in such an impactful way.

Attached are articles pertaining to research of such cell towers and the negative impacts.”

President Steffey read a comment from Robert Chase, 4332 Harlin Drive. “I do not want a new tower built so close to neighbors’ homes. Find a more suitable place.”

President Steffey read a comment from Francisco de Gotari, 2048 Laurel Ridge Drive. “The purpose of this email is to express my concern and my wife’s concern on the plan to build a cell tower near our residence. I would like to highlight that the residents of Chamberlin Ridge were not properly notified about the rezoning hearing that happened a few months ago. The Zoning board is legally required to provide proper notification and, even if something was posted, if it wasn’t visible or clearly communicated that essentially equates to improper notification. To be clear, we are against this plan.”

President Steffey read a comment from Pam Smithburger, 2089 Laurel Ridge Drive. “Good evening Members of Council, I write to you as a concerned resident, mom, researcher, and medical professional. Please vote no to the cell tower by TJ stadium. There are several key aspects that should drive your vote of no:

Health impact- long term-I am a professor at Pitt pharmacy and my job is to appraise and conduct studies with a focus on safety. I can tell you the studies completed that you have most likely been provided (I have done an exhaustive literature search on the matter) about health impact with cell tower are bias (done by or paid for by cell tower companies!), and they do not look at long term impact (like my 1-year-old living next to it for 19 years). Their Conclusions are speculative. If this data was submitted to a humans institutional review board for Safety review prior to a larger trial, it would be DENIED based on safety concerns of the subjects to be exposed. These Data rely on frequency of waves not actual clinical trials and human impact long term. We don’t know long term impact. Protect the babies.

This is similar to OxyContin or cigarette manufacturers saying their drug/nicotine isn’t addicting. Don’t believe them. Ten years down the line, when better studies are conducted and more data are known, the damage is already done. Our babies have been exposed and impacted. Regrets can’t change damage done.

Don’t trust company paid for data! In addition, as frequency needs change (5G, and beyond) newer studies are not being conducted and even if they were, long term impact still is unknown.

Financial impact- cell towers decrease property value. Taxes to the Borough will decrease as many neighbors will sell to get away from this (many have pledged to do so) and they will lose money in the sale, and this will result in lower taxes to be collected. Additionally, vacant lots will take much longer to sell, and houses built on the vacant lots will be less expense as prices will have to drop to sell. Less tax money. Studies have shown that homes lose up to 9.78% of their value within approximately 0.43 miles. Mathematically that is a lot of tax money lost. Way more revenue lost than the small lease income of the cell tower (Affuso E J Real Estate Finan Econ 2018). This study was conducted in 2017, so impact most likely is higher in adjusted years correction.

The Borough and School District will lose way more money than they stand to gain. It does not make financial sense.

In summary, you can't put a price on health. Think about all the babies that live within 0.5 miles. Please Vote no to protect them. Also consider the lost tax revenue. Please vote no. I beg you to vote no. The health risks and lack of financial gain are real."

President Steffey read a comment from Heather Wagner, 265 Pointer Drive. "I understand that there has been discussion to place a cell tower in the lower parking lot of the TJHS stadium. As a resident of the Borough, I strongly oppose this. Not only are you creating a hazard for the many residents and visitors who utilize that lot, but there is great concern for the long-term health effects it may cause. I strongly urge you to find a location that is less populated for the installation of the tower. Thank you for your consideration."

President Steffey read a comment from Leah Stephens-Howling, 2032 Laurel Ridge Drive. "Good evening, I am writing because it has been brought to my attention that a cellular tower is planning to go in the TJ stadium parking lot. My family and I live in Chamberlin Ridge. I am begging you to reconsider this decision. My neighbors and I all feel the same, as we are extremely upset of the potential dangers to our children and ourselves, as well as the huge decrease in our property value because of this cellular tower.

Living so close to the stadium, I feel blindsided that we had no clue this first vote was going to happen in the first place. I have also heard that the lease has been signed, and the cell tower is already appearing on the map for cellular towers in the area. This is unacceptable.

It could be argued that there aren't many US studies on the long-term effects of living right next to a cellular tower, and I am sure the cellular company provided you with information on why they feel it is safe (although I feel that would be biased). But a quick search on Google can show how these towers have a high rate of "cancer clusters" in communities extremely close to them. One that sticks out to me is a person whose father died of brain cancer and the mother of breast cancer not long after, with similar outcomes to neighbors. This is terrifying. There are also studies done in other countries showing that these towers are dangerous to our health.

Further, this tower should not be put next to the stadium where there are children and community members working out and playing sports around the clock. Living so close, my family frequently rides bikes in the parking lot, uses the track, and plays at the field. Not to mention, it would be a huge eye sore as the backdrop to our spectators during all events held at the stadium.

And for our Borough, our property values would decrease, resulting in lower taxes collected by our community. I feel it is a no brainer for ALL parties involved that this tower should not go anywhere on school property and so close to homes.

Please reconsider. Please do not put the profit of the cellular tower on school grounds above the health and wellness of our community."

President Steffey read a comment from Jessica Jordan, 3039 Chestnut Ridge Drive. “Could you please provide information regarding the cell phone tower that is supposedly being installed near the TJ Stadium. I am quite concerned about this and just heard about it today. No one wants a huge cell phone tower near their neighborhood. Not only because of the ugliness for lack of a better word, but also because we have no idea what the effects are long term regarding radio wave frequencies. Thank you for your time.

I would like to further add regarding the absolute detriment to our home values. To the Council Members: I would ask that you please vote no to this cell phone communication tower.”

President Steffey read a comment from Christine Needle, 5014 Blue Ridge Drive. “This email is regarding the proposed cell phone tower in the lower-level parking lot of the West Jefferson Hills High School Stadium. I strongly encourage the Council to NOT approve this cell phone tower.

I currently live in the Chamberlin Ridge housing plan, across the street from the lower stadium parking lot. I am very concerned about the health risks to my family and people that use the stadium for recreation. My family uses the track and surrounding land for exercise.

In addition to health concerns, I am troubled that this tower will decrease the property value of my house. I chose not to build in other developments due to other health or environmental risks.

Below is an article that references serious health concerns from low frequency electromagnetic fields. This article reviews numerous studies involving radio frequency electromagnetic fields (RF-EMG) and extremely-low-frequency (ELF-MF) exposures leading to cellular or systemic oxidative stress. Electromagnetic fields (EMF) exposure, even in the lower dose range, may lead to adverse health conditions. Thank you for taking this information into consideration and please vote NO to the cell phone tower.”

President Steffey read a comment from Dr. J. Alexandra Hakala, 2020 Laurel Ridge Drive. “I am writing with a request for the Borough Council to decline permission for installation of a cell phone tower in the former high school parking lot on Chamberlain Road.

The proposed structure is likely to result in an impact to property values, especially in my neighborhood, Chamberlin Ridge.

A peer reviewed journal article published in The Journal of Real Estate Finance and Economics revealed an average 9.78% decline in home property value for homes located within 0.72 kilometers of a visible cell tower. Properties within the 0.72-kilometer band lost over \$24 million in aggregate. The full reference for this article is below my signature.

This is an unacceptable financial burden on behalf of our family and our neighbors, and I request that the Borough Council decline permission for cell tower construction at this location.

I would like to include that I never saw a posting or received notification that the zoning hearing was to take place. The first time I saw any type of green flier with information posted at the property was this past week, the week of March 3, 2024.

Due to the lack of notification, I was unable to express my concern and dissent for changing the zoning of this property during the zoning hearing meeting.”

President Steffey read a comment from Sandy Seeman, 1221 Gill Hall Road. “I understand that the Borough Council is to vote on the proposed 5G cell phone tower at the March meeting which the school board approved to be constructed at the old high school.

I only hope the people on this Council are more concerned about the health issues of the Borough residents than the School Board are because it seems the School Board was not concerned. It appears that they must have approved this motion for financial gain. The notices which were posted were so small it was as if they didn't want residents to understand what was going on. I hope the Council realizes this could be a potential health risk to the Borough residents especially our children. The School Board does not realize that one of the new homes in the area are paying more taxes than the financial gain they would receive from this tower.

I am very concerned as I have grandchildren who live in the vicinity close to this proposed tower. Some things we cannot protect our children from but this type of risk we can prevent.

Hopefully this Council will be more considerate of the residents and listen to their concerns before they vote on this proposal and vote against it, it is not necessary. There is a tower at Jefferson United Methodist church which Verizon could update if it is not 5G rather than construct a new tower in the area.”

President Steffey read a comment from Jane Ondo, 1418 Council Place. “I am writing to express my concern over the matter of the proposed cell tower in Jefferson Hills.

According to the American Cancer Society “There is no strong evidence that exposure to RF waves from cell phone towers causes any noticeable health effects. However, this does not mean that the RF waves from cell phone towers have been proven to be absolutely safe. Most expert organizations agree that more research is needed to help clarify this, especially for any possible long-term effects.”

According to an article written by Environmental Health Trust in February 26, 2022, “Wireless companies warn their shareholders of the risk of cell phone and cell tower radiation, but do not warn consumers.” The article goes on to state that “Insurers rank 5G and electromagnetic radiation as high risk, comparing the issue to lead and asbestos.”

As residents we understand that cell phones do provide many benefits, and their usage is and will be part of our behavior. However, we can still look to make some choices that can limit potential risk such as the location of a new tower in our community.

We also assume that the addition of such a tower near existing homes could detract from the value of those homes for some current residents or potential new buyers.

Thus, we are against the installation and operation of any new cell tower close to any residential neighborhoods and/or school buildings in Jefferson Hills. Thank you for listening to my concerns. “

President Steffey stated I want to personally thank you all for taking the time by attending and also writing all of the emails, and the communications. I know just speaking for myself, I have taken this

extremely seriously as I do with everything that comes in front of us here at Council. We are going to continue on with the rest of the agenda. At this time, I would like either our engineer or our solicitor to explain. We have gotten a lot of comments that have stated people were not properly notified. We did receive a memo because we were told by numerous people all throughout the weekend as we were receiving these communications that people were not properly notified. So, we did our due diligence, our staff has gone through every public notice from the time of the Zoning Hearing Board, the Planning Commission meeting, the Public Hearing meeting.

Solicitor McPeak Cromer stated many of your complaints seem to be in regard to either the School District or the Zoning Hearing Board. Obviously this Council has no ability to do anything in regard to that. However, we are able to confirm all of our notice requirements. Unfortunately, we are bound by law to advertise in an actual newspaper. Municipalities have been trying to get the Pennsylvania legislator to change that, but it did appear twice in the *Pittsburgh Post Gazette*. I know a lot of people do not get the newspaper. I understand that, but that is what we have to do.

In regard to the 50 affected residents, that is a large number impacted. People need to be notified. We certainly can assess that. That is something we actually can look at to make sure. Enough of you said that you live right there and did not receive it. That is something we can certainly look to confirm. That is something in Council's discretion, something they take very seriously, and something we can do. I know that we advertised in the *Pittsburgh Post Gazette* because I saw the proof of publication myself. That is pursuant to the Municipality's Planning Code. I know we did notify 50 residents. We will certainly look to confirm that the necessary parties were notified.

President Steffey stated for the public hearing of the Zoning Hearing Board, notice was mailed to all 50 affected residents on January 2, 2024.

Dr. Jordan asked for the residents or every kid in the school? I can write you a check tonight for \$18,000.00, no problem.

President Steffey responded I said there would be absolutely no comments from your chair, please, we do not want things to spiral out of control. We are not getting the money. I hope everyone understands that, the Borough is not getting the money. Nobody should jump to conclusions right now.

Mr. Stinner stated I would like to add one thing about the Zoning Hearing Board and Borough Council. They are two independent legislative bodies from one another. It is lost on many people that we have some kind of say over the Zoning Hearing Board. We do not. In fact, if the Zoning Hearing Board and the Borough Council disagree, we could go to court with one another. So, the idea that we are in cahoots with approving this for the Zoning Hearing Board or anything else is incorrect. An application was submitted from the School District for this project, and it was a conditional use by right. Which meant it was heard by the Zoning Hearing Board. We have 50 to 70 people here upset. I get it. But your argument is not with us, the School District is putting this there for all of you and all your kids. We are not doing it. It is a conditional use by right. I am sorry, as the solicitors pointed out, we cannot reject this because of health reasons. We are not getting any money either. It is conditional use by right.

President Steffey thanked Mrs. Koehlinger for her daughter's comments. They are precious.

AGENDA ITEMS

Vice President Budd moved to approve the monthly bills, seconded by Mr. Bentz, and carried unanimously.

Mr. Bentz moved to approve the monthly payroll, seconded by Mr. Polick, and carried unanimously.

Mr. Montgomery moved to approve minutes of agenda meeting February 7, 2024, seconded by Vice President Budd, and carried unanimously.

Mr. Bentz moved to approve minutes of regular meeting February 12, 2024, seconded by Mr. Montgomery, and carried unanimously.

Mr. Bentz moved to accept the signed resignation of Ronald W. Naylor III as a Police Officer with the Jefferson Hills Police Department, effective February 26, 2024, seconded by Mr. Montgomery, and carried unanimously.

Vice President Budd moved to authorize the Jefferson Hills Police Department (JHPD) to advertise and test in accordance with the Jefferson Hills Civil Service requirements to develop a current eligibility list of candidates for the position of full-time police officer, seconded by Mr. Polick, and carried unanimously.

Mr. Montgomery moved to appoint Bethany Kilinsky to one (1) seat on the Borough of Jefferson Hills Environmental Advisory Council for a 3-year term expiring December 31, 2026, seconded by Mr. Polick, and carried unanimously.

President Steffey called for a motion to appoint _____ to one seat on the Zoning Hearing Board as an alternate for the remainder of the term expiring December 31, 2025.

President Steffey stated there were no applicants.

Vice President Budd moved to table the motion to appoint _____ to one seat on the Zoning Hearing Board as an alternate for the remainder of the term expiring December 31, 2025, seconded by Mr. Montgomery, and carried unanimously.

Vice President Budd moved to advertise the revised meeting dates for the Public Safety Committee to once each new quarter for the remainder of 2024: April 29, July 29, and September 30, 2024, at 2:00 p.m., seconded by Mr. Bentz, and carried unanimously.

Mr. Montgomery moved to permit the West Jefferson Hills Historical Society (WJHHS) to place a bench honoring Joyce Schmidt outside of one of the second-floor entrances to the Borough Building, seconded by Mr. Polick, and carried unanimously.

Mr. Polick moved to authorize the preparation and advertisement of the Request for Proposal (RFP) for a new Borough-wide telephone system including the servers, all individual telephone units, and any new wiring or IT equipment to facilitate use, seconded by Vice President Budd, and carried unanimously.

Mr. Bentz moved to approve the list of Jefferson Hills Fire Rescue (JHFR) members eligible to receive the Fire Tax Credit for 2023, seconded by Mrs. Mares.

Vice President Budd stated if I remember correctly, Solicitor Rosini suggested that this had to be notarized. Did we get a notarized copy?

Mr. Haberstock responded we do not have a notarized copy. When I spoke to Solicitor McPeak Cromer she suggested we would get this one passed and worry about the format going forward. I told the fire chief not to worry about it.

Solicitor McPeak Cromer stated I think it is fine.

After discussion, motion carried.

Mr. Bentz moved to permit the Borough of Jefferson Hills Recreation Board to raise the registration fee for Summer Camp to \$125.00, seconded by Mr. Montgomery, and carried unanimously.

President Steffey called for a motion to approve the rental of portable lighting towers from _____ for \$_____ per month for temporary lighting at Tepe and Beedle Park Fields from April to October 2024 for a total of \$_____ per lighting tower.

Vice President Budd stated we received the initial quotes from Mr. Volpe and then we got another quote over the weekend, CAT One Call was the only vendor that will deduct rental costs from the purchase price in case we might want to buy them. Do you know if that is the same with the quote we received over the weekend?

President Steffey stated there is no option to purchase these.

Mr. Bentz asked can we table this or does this need to be done now?

President Steffey responded this coincides with our permit requests being approved. I worked with Recreation Board on the permits for the fields, and we did extend the timing for practices on the fact that we were hopefully going to approve temporary lighting. We did not send out the permits yet. It is completely up to Council.

Mr. Bentz moved to approve the rental of portable lighting towers from Mark Moses Electrical Services, Inc. for \$610.00 per month for temporary lighting at Tepe and Beedle Park Fields from April to October 2024 for a total of \$4,270.00 per lighting tower, seconded by Vice President Budd, and carried unanimously.

Mrs. Mares moved to approve and adopt changes to the Borough of Jefferson Hills Civil Service rules and regulations as recommended by the Chief of Police and approved by the Borough of Jefferson Hills Civil Service Commission, seconded by Vice President Budd, and carried unanimously.

Mr. Polick moved to adopt Resolution 06-2024 approving the sale of the 2016 Ford Taurus Police Interceptor (VIN# 1FAHP2MT3GG117626) for \$5,200.00 and the 2011 Ford Fusion SE (VIN# 3FAHP0HG0BR144835) for \$3,500.00 to the best responsible bidder through the Perryopolis Auto Sales Auction, seconded by Mr. Montgomery, and carried unanimously.

Vice President Budd moved to approve Quote No. 98188 from Sportsfield Specialties, Inc. for two (2) single tension baseball batting tunnels, associated ground sleeves, turf and seam fabric, and installation, one for Beedle Park and one for Tepe Park in the amount of \$49,926.25, seconded by Mr. Bentz, and carried unanimously.

Mr. Bentz moved to authorize the Borough Manager to pursue the *Fields for Kids* grant from the Pittsburgh Pirates for new batting cages at Beedle Park and Tepe Park, seconded by Mr. Montgomery, and carried unanimously.

Mr. Bentz moved to purchase a ZT7000 Zero Turn Riding Mower Quote No. 40811D041072 from Bobcat of Pittsburgh in the amount of \$12,799.00, seconded by Mrs. Mares, and carried unanimously.

Mr. Bentz moved to approve Work Authorization dated February 1, 2024, from Gateway Engineers, Inc. for the 2024 MS4 Program in the amount not to exceed \$22,000.00, seconded by Mr. Polick, and carried unanimously.

Mr. Montgomery moved to authorize the advertisement of the 2022-GEDTF-145 Andrew Reilly Memorial Park ADA Bathroom Upgrades for project bid, seconded by Mr. Bentz, and carried unanimously.

Mr. Montgomery moved to authorize SHACOG to advertise the Andrew Reilly Memorial Park ADA Upgrades – Phase 6 project bid, seconded by Mr. Polick, and carried unanimously.

President Steffey called for a motion to adopt Resolution 07-2024 granting the Conditional Use to construct a wireless communications facility designated as CU-1-2024.

Vice President Budd stated I am requesting we table this. My reasoning behind that is the conditional use is not something that is very common. I really want Council to have a chance to definitely take a look at everything to make sure indeed it has gone through the channels, and that proper procedures have been followed. I want to have the time we are allotted for that, which is 45 days. I want to make sure we take advantage of that. It is a sensitive issue, and it deserves our full attention.

Vice President Budd moved to table the motion to adopt Resolution 07-2024 granting the Conditional Use to construct a wireless communications facility designated as CU-1-2024, seconded by Mrs. Mares, and carried unanimously.

BOROUGH RESIDENT/TAXPAYER COMMENTS ON NON-AGENDA ITEMS

None

REPORTS

Fire Chief

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

EMS

Not Present

Engineer

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

Consulting Engineer

The Gateway Engineer written report is on file in the administrative office.

Finance Officer/Treasurer

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

Public Works Director

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

Police Chief

Chief Dziezgowski had nothing further to add to the JHPD COPS written report on file in the administrative office.

Mayor

Mayor McCaffrey stated our Borough cleanup day will be Saturday, April 20th. We will meet at the Borough building at 9:00 a.m. and conclude at approximately 12:00 p.m. We request you wear old clothing. Reflective vests, gloves, garbage bags, and light snacks will be provided. Please, RSVP to the Borough building 412-655-7760. For anyone bringing children under the age of 18, you will have to sign a permission slip for them.

Manager

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

Solicitor

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

GENERAL BUSINESS

President Steffey read a statement from Mr. Lynch who was unable to be in attendance. "To my fellow Council Members, staff, and most importantly our residents. I want to first apologize for being absent due to an illness that has had me off of my feet for the past couple of weeks. Unfortunately, my location is limited in terms of digital communication. I also wanted to personally thank all the residents who emailed me regarding the agenda item on the wireless communication facility at the old TJ High School. Please know that I understand your concerns, and I always take everything under your advisement. At the beginning of my current term, I envision collaboration and a strong strategic partnership with our neighbors to create a network that would generate progress reflecting our fast-growing community. I see this issue as a growing pain regarding the use of the old TJ High School. My concerns are that I only wish we could have established a better dialogue with our friends of the West Jefferson Hills School District. This was on our part too. I understand it is their property, and they have the right to utilize it as they deem necessary under our laws and our ordinances. However, I expressed my disagreement on establishing a wireless communication facility. I believe we could have made better use of the property that would benefit our residents, our community, and the School District. Although I disagree with a wireless communication facility being constructed, I also understand that we are limited by the laws, state and federal, our ordinances, and the formal processes that took place before this evening. Thank you all for reading my statement. I look forward to being back up and moving soon."

Mr. Bentz stated I want to thank everyone for showing up this evening. We will definitely take all your concerns under advisement.

Mr. Montgomery stated there is a hard to read license plate event at the AAA in Pleasant Hills from 11:00 a.m. to 2:00 p.m. with the Port Authority Police. There is another hard to read license plate event on March 23rd at South Park Municipal Building with the South Park Police from 1:00 p.m. to 3:00 p.m.

The concealed carry event will be in the community room from 9:00 a.m. to 3:00 p.m. That will be the Allegheny County Sheriff's Department. We had 1,119 people last year. So, come early if you want to get in.

Mr. Polick stated we appreciate the feedback. As I said, when I got sworn in, I now have 13,000 bosses and that is the part that is here. From our side we are limited by things we can do based on our zoning, our roles, and what also the state of Pennsylvania and the federal government has on us. That does not mean we just stop there. I appreciate your concern. This is the way it is supposed to work. If residents have a problem, you need to come and talk with us. On the other side is we do put a lot of stuff out there for everybody to know. Before I got involved, when I got to my first appointment to the Environmental Advisory Council back in 2021, I got there because my brother, unfortunately who is deceased, Keith Polick, reached out to me in the fall of 2020. He said, "Hey, what's a Zoom? Get involved. Watch what's going on or you'd be interested in what happening with the government." From that moment on, I have gone into a couple of committees. I also was you at the same way that I did not watch any of this stuff. I did not watch anything from School Board. I did not watch anything from here. If I saw something, it was from somebody else that told me. That is kind of this situation here. Always take a negative and make it a positive. Sometimes there will be failures, but one stood up, start communicating with everybody and you are here today. This is the way it is supposed to work. I appreciate that.

Mrs. Mares stated thank you for coming and sharing your concerns. I am a parent, I have kids in the School District, so I share those same concerns with you. We are not disregarding anything that you all have to say. Just to echo what everybody else has said, we are so limited with what we can even allow the School District to do or not do, as it is their property that they chose to have this arrangement. But I agree that we could take a little bit more time and explore some other avenues, or if there is even the possibility of finding another location. I do not know if that is something that is doable or not, but I think it is certainly worth taking the time to process this a little bit more. Thank you for sharing.

Vice President Budd stated this is an opportunity to address the issue of communication and collaboration between West Jefferson Hills School District and the Borough. If the thought was for this cell tower to be a good idea for the community, I would have thought a better route to establish beneficial improvements here would have been to collaborate with the Borough, and take a look at the results of our comprehensive plan we have in process. We could have been working together to solve some of the actual wants and needs of Jefferson Hills Borough. Not to say pockets of poor cell phone reception do not exist, but I am not aware of cell coverage being a widespread issue in the community. What I am aware of is that has been repeatedly made known to Council the strong desire for recreation improvements in Jefferson Hills. I feel that this should have been on the radar of the School District in such a sports centric community. I do realize West Jefferson Hills School District serves three communities. As governing agencies, we have some different responsibilities, but we have a common title of public servant and a similar responsibility to manage taxpayer money responsibly, and in some ways match what residents want. After all, our business is their business, meaning your business. I also realize not every single project or school improvement needs to be run past us. But in situations like this that are reaching out further into the community, I think simply asking the question of what do you think about this project could go a long way. Meaning they could have said, "Hey, what do you think about this?" Before it even got underway. I am asking the West Jefferson Hill School District to be a better neighbor to the Borough. Councilman Bentz and Councilwoman Mares have stepped up to be school board liaisons as soon as they were sworn in. I have full confidence in their willingness and ability to help forge a better relationship. We need to do better because when we do not, the people that live in Jefferson Hills get caught in the middle. I also wanted to thank everyone here for sending in your comments and attending this evening. I do want people that live here to be a better part of the process. Attend meetings, watch meetings, read agendas and minutes, and always ask questions if you have them. That is why we are here.

President Steffey stated I was brought into this local government world the same way that Councilman Polick had referenced to. Years and years ago I was a real estate agent and got word that Community Day was being canceled for Jefferson Hills. I was upset about it because I thought that it was a nice family event. It had gone by the wayside a little bit, but needed somebody to give it a little bit of TLC and ramp it back up again. So, I came in front of Council, and I asked what I could do to help bring Community Day back again. They said we have a position on the recreation board, why don't you join? I spent 10 years volunteering for the recreation board. Two to three out of those 10 years I spent trying to communicate with the School District on how to possibly work with us to put a community rec center on that property over there.

It is right across the street from my house. This tower also affects me. It affects everybody in this community, but I understand how it affects the residents that live very near to it because I am one of them. The recreation board was told that the plans for that property were to turn it into a parking lot. I was

disgusted because it was based on the six football games a year that they have at home, and maybe some youth football games. My kids play sports. We love sports. The point is that there has always been a lack of communication. I would tend to say not that much on our part because we have always reached out, always tried to see what they are doing with the old administration building. We are running out of space as well. Let's work together. Let's figure something out. It is always no, no, no, we have plans. The plans for the old high school were from a different school board back then. That was well over 10 years ago, and it was a different superintendent. I am not pointing the finger at those who sit in those seats right now. I welcome their services and I thank them for it just as we all sit up here, and do this on a voluntary basis. But as my colleagues have said, there is definitely room for better communication. I do put my trust in both Councilwoman Mares and Councilman Bentz to bridge that gap. We hope that in the future things like this will not become such an issue where people feel unsafe and that they have to attend our council meetings. Basically, we feel the pressure as well. We understand where you are coming from. We definitely thank you for attending this evening. Please do not take our vote to table this for 45 days as just kicking the can down the road. That is not what it is intended to be. We are intending to utilize that time to see what we can do. I do not know if there is an answer on whether or not we can stop it, but we are taking this time to figure it out. We are doing that on behalf of you all.

The audience thanked Council.

Adjournment

President Steffey adjourned the meeting at 8:19 p.m. on a motion by Vice President Budd, seconded by Mr. Bentz, and carried unanimously.

John P. Stinner
Secretary/Borough Manager

An executive session was held prior to the meeting regarding potential litigation.