

Borough of Jefferson Hills
Agenda Meeting of Council
August 8, 2018

The agenda meeting of Council was called to order by President King at 7:00 p.m. in the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Mayor Cmar and Council Members Khalil, Montgomery, Reynolds, Sockman, Vice President Weber and President King answered to roll call. Finance Officer Bennett, Solicitor Shimko, Chief Roach, Borough Engineer Glister, Consulting Engineer Minsterman and Public Works Director Volpe were also present. Council Member Ielase was absent.

1. Pledge of Allegiance
2. Roll Call
3. Citizen/Taxpayer Comments

- A) Tom Poljak, of 5005 Alta Vista Drive, stated he was the chief spokesperson on behalf of one hundred (100) residents and provided a summary of the history of the residents' proposed ordinance. Mr. Poljak thanked Mrs. Reynolds for her support and expressed that Vice President Weber is biased and should have recused himself from this matter. Mr. Poljak provided documents for Council's review, including items previously presented to the Planning Commission. President King informed Mr. Poljak that his four (4) minute speaking time had expired. Mr. Poljak insisted he was almost done, but was, again, told his time was up and the audience began to interject. Mr. Poljak then stated they want the Planning Commission's final report on their proposed ordinance right now and a public hearing scheduled as soon as possible. President King, again, asked Mr. Poljak to conclude, but Mr. Poljak continued to speak. Mr. Poljak continued to speak over President King as he insisted that Mr. Poljak end his comments. President King asked that it be part of the record that Mr. Poljak exceeded his four (4) minute time deadline and the audience, again, became boisterous. President King exclaimed going over the time limit will not be tolerated going forward.
- B) Mark D'Angelo, of Alta Vista Drive, stated he is not a proponent of UPMC South and stated he feels UPMC has not followed the proper process. Mr. D'Angelo expressed that he spoke to the President of UPMC East and asked him about the proposed green spaces that were on the drawings, who responded that green spaces could not be guaranteed going forward. Mr. D'Angelo stated he asked if there was expansion planned for this site and was told he could not answer that question.
- C) Peter Heemstra, of 105 Pearson Road, stated he is basically across the street from the proposed hospital and initially chose this area because it is a safe place to raise their children. Mr. Heemstra expressed he doesn't mind paying the crazy taxes because the schools and roads are very good and the police are very responsive. Mr. Heemstra indicated his concerns are the increase in traffic, added stress to roads and safety.
- D) Scott McCormick, of 599 Old Clairton Road, stated he built his house twenty (20) years ago and will lose thirty percent (30%) of its equity with the construction of this hospital

in his backyard. Mr. McCormick commented eight (8) years ago Council turned down his father-in-law's prospect of building a dome for a recreation center on the Practice T property. Mr. McCormick stated Council and President King were disrespectful to him. The audience became boisterous and Mr. Khalil asked Mr. McCormick to be respectful. Mr. McCormick then alleged Mr. King would not be so disrespectful when this is all over. President King asked what that meant and Mr. McCormick responded it was not a threat. President King, again, asked what was meant by the statement. Mr. McCormick stated it does not have to mean anything. Vice President Weber explained Council did say no to the dome on the Practice T on a four (4) to three (3) vote and the owner of the property then went to the Court of Common Pleas and asked the vote be overturned because the zoning was appropriate for the dome and the dome was allowed to be built, although it was never build. Vice President Weber explained Council's vote was based on resident opposition and the Borough's decision was overturned by the Court of Common Pleas. President King asked that Mr. McCormick check to see how he voted on the dome being built.

- E) Karen Meszaros, of 120 Pearson Road, stated she lives just opposite of the main entrance to the Practice T golf course and expressed her opposition to UPMC building a hospital in the community. Ms. Meszaros commented she echoes many of the same pleas and concerns that many residents have expressed, such as increased traffic, sirens, helicopter noise, strangers in the neighborhood, reduction in home value and a hospital that will not accept the health insurance we carry. Ms. Meszaros indicated there is already a hospital in our community and we do not need another one. Ms. Meszaros stated one of her biggest concerns is that UPMC is a tax exempt entity and, even though the new facility would have thirty thousand (30,000) square feet of a physicians' office complex that would be for profit, the rest of the structure would be exempt. Ms. Meszaros asked how this is going to impact the taxes of the residents of Jefferson Hills, which she already considers high. Vice President Weber indicated the Borough has raised taxes once in thirteen (13) and the school district has raised taxes every year for the past six (6) years.
- F) Joan Atkinson, of 105 Redcliffe Drive, stated she was never more embarrassed or ashamed of our Borough officials than she was following the last Planning Commission meeting.
- G) Janet Waldron, of 423 Elliot Road, stated the drawings she saw for the proposed UPMC hospital are very concerning to her because this is a residential area and the proposed hospital is right in her backyard. Ms. Waldron expressed the entrance to the hospital will be about one hundred fifty (150) to two hundred (200) feet from her driveway and she is concerned about the noise, traffic, helicopters using the hospital, and the lights from the parking lot that will be on all night long. Ms. Waldron asserted the Planning Commission and Council have the power to at least hold a public hearing on this matter as our group has proposed to keep a hospital from coming into Jefferson Hills Borough.
- H) Deborah Balas, of 532 Old Clairton Road, stated she is concerned with potential decline in her home value. Ms. Balas said this hospital is going to be a wasteful duplication of services and raised traffic concerns related to the condition of and speed limit on Old

Clairton Road. Ms. Balas stated UPMC said that they wanted to do this for the people that live in the twelve (12) zip codes around Jefferson Hills, which means people are going to be coming from all over the place into this Borough. Ms. Balas expressed the hospital is going to be within walking distance of two (2) schools, three (3) bus stops, children playing in their yards and crossing the street. Ms. Balas asked Council to do whatever they can to prevent it.

- I) Nicole Ruscitto, of 1524 High Road, stated UPMC is a ten-billion-dollar health giant that closed its troubled Braddock Hospital in 2010 and, upon its closure, UPMC declined a request by community officials to create an urgent care center in Braddock. Ms. Ruscitto stated the decision to close the Braddock facility was linked by the public to the announcement of building of a hospital in Monroeville, but that UPMC denied the connection and claimed coincidence. Ms. Ruscitto expressed, even though, she does not live near the proposed site, she is supporting the community members that are directly impacted and feels as though an urban environment is more compatible with a hospital. Ms. Ruscitto stated the presentation by UPMC a few weeks ago was suspect, to say the least, and believes none of the drawings presented were located solely on the OP portion of the property. Ms. Ruscitto stated the residents would reject Allegheny Health Network as well and is not a question of it being UPMC.
- J) Norma Hajduk, of 5028 Alta Vista Drive, stated she is in opposition to UPMC and feels like the situation is a one-way street because Council is not expressing their thoughts, but she can only assume, based on the attitudes seen in past meetings, that many people on Council are for this project and thinks that is a shame. Ms. Hajduk said she is not opposed to UPMC in general and thinks it would be great to have one in the South Hills, but not in her backyard. Ms. Hajduk asked if any Council Members live in direct proximity to where the hospital will be built and stated she feels as though they would not be here if any did. Ms. Hajduk stated Jefferson Hills is not a cheap area in which to live, but we pay it because this is a great community not because we want to live next to a hospital.
- K) Lisa Marcucci, of 370 Temona Drive, Pleasant Hills, stated she attended the Planning Commission meeting last month and heard there were updates underway for the zoning map and the text and that is always great. Ms. Marcucci said there was a reference made at the Planning Commission meeting that the plan was to transplant the existing oil and gas ordinance into the new ordinances and she feels that would be a mistake citing two (2) Pennsylvania Supreme Court rulings specific to land use for oil and gas ordinances. Ms. Marcucci expressed she is willing to volunteer her time and effort, but will leave it up to Council to decide if her suggestions would go through Planning and have them recommended to you or if Council would want to put together a subcommittee to review some of the ideas from other communities.
Vice President Weber told Council he feels the most appropriate measure would be to have Ms. Marcucci speak in front of the Planning Commission and provide her suggestions so that Mr. Trant can review them and incorporate them at that level so that it can be brought back to Council. Council agreed and asked Ms. Marcucci to attend the next Planning Commission meeting.

L) Max Stanton, of 1348 Walton Road, stated the sewer work being done on Walton Road is causing a dangerous situation because there are cones along the right side of the road that cause drivers to go into the left lane. President King asked Mr. Minsterman if he knew the timing of the repairs of this road. Mr. Minsterman replied the contractor is currently working on Route 837 and has not done any restoration paving work on Walton Road as of yet, but the trench made for the sewer line has been patched. Mr. Minsterman stated a request has been made to the contractor to restore the road, but before that happens there needs to be a meeting with PennDOT to define what areas need restored and how and that process is underway. If there is a particularly problematic or dangerous situation, the Borough will take a look at it and can possibly enforce that, but the contractor is still within his contract time frame to do the work and cannot be made to complete it any sooner. Mr. Minsterman stated he will send the inspector up to meet with Mr. Stanton if he is interested or Mr. Stanton may send an email to the Borough listing the areas to be inspected. President King asked Mr. Minsterman to have someone take a look at it.

4. Report from Borough Boards and Commissions

A) Holly Rubinoff and Melissa Steffey, of the Recreation Board, addressed Council with the following:

- Ms. Rubinoff stated the Recreation Board fully endorses the fencing quote for Beedle Park that was provided to Council and hopes it will be installed in time for fall baseball and soccer and asked that the grass also be treated at Beedle Park. President King asked Mr. Volpe to be sure the grass gets treated.
- Ms. Rubinoff stated three (3) proposals were submitted to Council to have both fields at 885 park laser graded and drainage done and would like to see this completed by spring. President King responded the proposals will be given to everyone that didn't get them and Council will work on getting this finalized by spring.
- Ms. Rubinoff stated about three (3) neighboring communities have invited the Recreation Board to visit their community centers and will let Council know the dates of the visits when they are known.
- Vice President Weber asked what was meant for the fencing at Beedle Park and Ms. Steffey replied the windscreen and accessories listed on the agenda. Vice President Weber requested this item be moved up since a discussion has been raised and President King obliged. Vice President Weber stated he would be more inclined to put this item on capital improvements for next year and concentrate on the laser grading of 885 Park and the completion of the concession stand at Beedle Park. Vice President thanked the Recreation Board for their professionalism and throughput.

5. Presentation/Update from VFC Taskforce from John Thatcher

Mr. Thatcher stated he believes the three (3) Fire Companies are closer than they have ever been to understanding the benefits of a consolidation. Mr. Thatcher commented that he is personally committed to making this consolidation happen and it will happen. Mr. Thatcher appealed to all those in attendance, if

they or anyone they know were considering doing any volunteer work for their community, he suggested looking at the volunteer fire service in the Borough of Jefferson Hills. In 1976, the Commonwealth of Pennsylvania had over three hundred thousand (300,000) volunteers in the fire service and now there are less than fifty thousand (50,000) members state wide.

Mr. Thatcher expressed there are statements being made on social media and signs around the Borough regarding closure of certain stations and their opposition to the merger. The Fire Chiefs recently prepared a letter for public circulation to clarify that Gill Hall, Floreffe and Jefferson 885 stations will all be remaining open and operational under the terms of the consolidation. Mr. Sockman asked Mr. Thatcher to thank the fire chiefs on his behalf because the letter was very informative and will help the citizens know that the intention is to grow and be a better department.

Mr. Thatcher explained the Task Force has met many times and is in the process of adopting a new set of bylaws for the consolidation, under the name Jefferson Hills Fire and Rescue, Inc. Under these bylaws no company can dominate a decision made by the combined group. Mr. Thatcher stated there will be one (1) checking account for the entire fire company and a second for the relief association, which should bring improved fiscal management which will resulting in tax payer savings. Additionally, all three (3) departments have access to all three (3) buildings, which was not true in the past. Operating procedures will be revamped under the new guidelines and there will be a better command structure with the appointment of the Borough-wide Chief and Assistant Chief. Mr. Thatcher stated, as for fiscal responsibility, the Task Force is suggesting a third-party accounting service and bookkeeping firm be engaged to handle check preparation and payment of all utility bills, yet the executive officers of the fire company will still have signature authority on all checks. This separation of duties is also recommended by the State Auditor. Mr. Khalil thanked Mr. Thatcher and the entire Task Force for all their help. Vice President Weber asked when the bylaws vote may happen. Mr. Thatcher responded there is some legal review needed, but should be done relatively soon. Vice President Weber thanked Mr. Thatcher and the entire Task Force as well.

6. Motion to approve minutes of agenda meeting July 3, 2018
7. Motion to approve minutes of regular meeting July 9, 2018
8. Motion to approve the monthly bills
9. Motion to approve the monthly payrolls
10. Discuss Resolution appointing _____ to the Zoning Hearing Board to fill an unexpired term

Vice President Weber would like to appoint Beverly McConeghy and there were no objections. President King instructed Mr. Bennett to add this to the agenda for the next meeting.

11. Motion to approve a Grant Application through the Allegheny County Storm Water Management Plan Act 167 Mini Grant program to assist the Borough in the costs of preparing and adopting a storm water management ordinance that complies with the Allegheny County (SWMP)

Mr. Khalil explained this grant is to assist the Borough in the expense of creating that new ordinance. Mr. Montgomery asked if the plan was to adopt the county ordinance. Mr. Minsterman stated the Conservation District is requiring use of the county ordinance minimum requirements.

12. Motion to authorize the sale of a used Police Vehicle, a 2013 Ford Sedan, at the Perryopolis Auto Auction
13. Motion to approve Application for Payment No. 1 and Final to Soli Construction, Inc. in the amount of \$3,937.60 for the Hollywood Emergency Gravity Bypass Project

Mr. Khalil stated this is a temporary fix and will need a permanent remedy, which will need to be decided at a later time.

14. Motion to approve Application for Payment No. 6 and Final from Swede Construction Corporation in the amount of \$11,905.09 for the work completed on the Beedle Park Baseball Field Improvements Phase 1B Project
15. Motion to approve Application for Payment No. 6 from Global Heavy Corporation in the amount of \$277,076.88 for work completed on the Jefferson Hills/West Elizabeth Sewershed ACT 537 Plan Capital Improvements Project Contract A
16. Motion to approve Application for Payment No. 4 from Jet Jack, Inc. in the amount of \$254,684.48 for work completed on the Jefferson Hills/West Elizabeth Sewershed ACT 537 Plan Capital Improvements Project Contract C
17. Motion to approve Application for Payment No. 4 from Jet Jack, Inc. in the amount of \$97,071.00 for work completed on the Jefferson Hills/West Elizabeth Sewershed ACT 537 Plan Capital Improvements Project Contract D
18. Motion to approve Change Order Number 2 from C. Crump, Inc. in the amount of \$1,040.00 for adjustments to quantities in the Peters Creek Stream Restoration Phase 5 Project
19. Motion to approve Application for Payment No. 2 and Final from C. Crump, Inc. in the amount of \$48,104.50 for work completed on the Peters Creek Stream Restoration Phase 5 Project
20. Motion to approve Application for Payment No. 2 and Final from C. Crump, Inc. in the amount of \$4,697.50 for work completed on the Lewis Run Stream Stabilization – Emergency Repairs Project
21. Motion to approve the Work Authorization dated August 2, 2018 from Gateway Engineers, Inc. to assist the Borough with smoke testing and flow monitoring in the amount not to exceed \$12,000.00

22. Motion to approve the Work Authorization dated July 31, 2018 from Gateway Engineers, Inc. for the integration of CCTV inspection data into the Borough's web-based ArcGIS Online account in the amount not to exceed \$7,000.00
23. Motion to authorize the proper Borough officials to execute a Memorandum of Understanding for Police Services between the Steel Center for Career and Technical Education and the Jefferson Hills Borough Police Department
24. Discuss the 2018 joint bid results for Solid Waste Collection and Disposal Services through the South Hills Council of Governments (SHACOG)

Mr. Bennett stated SHACOG opened three (3) bids several weeks ago for Solid Waste Collection and Disposal Services, but did not make a recommendation. The garbage collection bids are approximately six percent (6%) higher than what we are paying now and will increase two percent (2%) for the next five (5) years, which is manageable. The recycling went up thirty-eight percent (38%), but is a small portion of the overall operation of the garbage and recycling contract. Mr. Bennett stated Waste Management, who is the low bidder, is moving to an automated container system, which would provide a cost savings, but automated service would not occur until the second year or so of the contract. There is education and distribution of new containers that would be involved with it. The decision does not have to be made until September 24. Mr. Bennett expressed he would like Waste Management to provide more information at a meeting, have that information provided to Council and put this on the agenda for September. President King stated a group will get together and meet with Mr. Bennett so that this can be expedited.

25. Discuss Service First Cleaning Option Year One contract services for September 1, 2018 through August 31, 2019 in the amount of \$36,606.00

Mr. Bennett explained this is our cleaning service company that was bid out last year. The Borough is finishing the initial year of the contract at the end of August and the Borough can exercise an option for an additional year after the first year and the second year if the first option is chosen. If Council would like to move forward with the first option year, this can be put into the form of a motion on the agenda for the next meeting. Mr. Bennett stated Service First has done a good job at the administration building and at the Gill Hall Park Community Center. President King directed this be added to the agenda.

26. Discuss a request from the Recreation Board to purchase a windscreen and accessories for the Beedle Park baseball field in the amount of \$7,955.56

President King commented this was discussed earlier and asked for a consensus as to leaving this on the agenda for Monday or look at this as a 2019 project. Mr. Khalil stated he preferred to look at this as a 2019 project. Mr. Sockman asked if this would be utilized in the fall. Ms. Steffey replied that it would and, therefore, Mr. Sockman requested it be left on the agenda. President King directed that it be added to the agenda for Monday.

27. Discuss list of surplus equipment from the Public Works Department

Mr. Volpe stated this list is in response to the resolution passed by the Borough adopting a policy with respect to selling personal property under one thousand dollars (\$1,000.00) and is asking Council to approve the valuation of such surplus items so they may be sold. President King received a consensus of Council to move forward, but does not need put on agenda.

28. Discuss appointing a member to the Civil Service Commission for an unexpired term ending December 31, 2018

Mr. Khalil asked if we were just looking to move someone into a permanent position that is currently an alternate and President King replied that was the plan. Vice President Weber stated both alternates were given the opportunity to submit a letter of interest and only one letter was received from Gary Williams.

29. Reports

Brian Chalfant, Assistant Chief of Jefferson 885 Fire Department and President of Jefferson Fire and Rescue, reported:

- All the water rescue equipment has been ordered. The three (3) departments undertook the water rescue awareness part of the training. This weekend twelve (12) members of the fire departments will attend the Water Rescue Emergency Response (“WRER”) portion of the training. Once the boat arrives, we will go into advanced line systems and, after the water freezes, we will be moving to ice rescue and we will apply for state certification as a 3A water rescue team.
- Training every Thursday evening. Requested use of the Borough Building for next training to simulate someone down on the roof to do some rope rescue. Council approved use of the building.
- The Task Force members have been giving great feedback.

Engineer Glistler reported:

- The Lewis Run emergency work that was being done by the DEP is almost complete and should finish this week after a slight delay due to equipment breakdown.
- Waterman Road work should begin by the beginning of September.

Consulting Engineer Minsterman reported:

- Nothing to report.

Public Works Director Mr. Volpe reported:

- Nothing to report.

Police Chief Roach reported:

- That he typically requests two (2) police vehicles at the beginning of the year. Chief Roach is interested in one (1) Ford Explorer and one (1) larger Ford. However, the current Ford Explorer is being discontinued and will be redesigned and none of the existing police equipment will fit. Two (2) of the vehicles were purchased in the SHACOG 2018 bid, there will be no SHACOG 2019 bid at all because Ford will shut down making them and the 2020 version will not be available until probably September 2019. The up-fit costs are going to increase because equipment will not easily transfer to the new 2020 and the overall price of the vehicle will increase due to the redesign. To decrease from the budget impact next year, he would like to purchase a 2019 from Woltz Wind Ford who has offered to extend the 2018 SHACOG price until September 1. The 2019 would be delivered sometime in November and would only put it about 6-8 weeks ahead of the 2019 budget, but would be a major savings. Mr. Sockman commented the savings will be well worth it and with the other vehicles' mileage piling up, it may be difficult to keep them in service. Mr. Khalil asked if Chief Roach could provide a spreadsheet with the vehicle mileage of the current inventory. Vice President Weber stated he was in favor of putting it in a motion for Monday's agenda to purchase the vehicles. President King asked Chief Roach to get the mileage numbers to Council. Chief Roach stated the highest mileage currently, which would be the trade-in, is one hundred one thousand (101,000) miles and is out of warranty and needs to come out of service sooner than later. Woltz and Wind is offering significantly more for trade than we can get at an auction. Mr. Sockman asked what the average mileage was that was put on a vehicle yearly. Chief Roach replied approximately two thousand (2,000) miles a month. President King asked that purchasing one (1) 2019 Ford Explorer police vehicle be added as a motion to the agenda.
- Saturday is the entry level SHACOG police testing. Physical agility in the morning with a written test in the afternoon. This starts the entry level hiring process. There are one hundred two (102) applicants and nine (9) departments are competing for them. Even though we are competing with other departments, Chief Roach still feels going through SHACOG is the way to go to attract more applicants.

Finance Officer/Treasurer Mr. Bennett reported:

- Recently received the Workers' Compensation Safety Committee Certification from the Department of Labor and Industry, which means the Borough will receive a five percent (5%) reduction of the premium being paid in September for having a Safety Committee.
- Summer Camp has concluded. Mr. Bennett thanked everyone involved and expressed it was very professionally run and well attended.
- The budget process will begin in early September.
- He is working with the people regarding the swift water rescue equipment approved for purchase by Council last month to get an invoice and provide payment.

Mayor Cmar reported:

- Thanked John Thatcher for all his work.
- West Mifflin is interested in having UPMC in their community and thought our Borough may be able to work with West Mifflin to get this to happen.

30. General Business

Mr. Montgomery noted:

- He and Mr. Bennett reviewed the Keystone Community Grant and found it does not apply to the Borough as the nature of the grant is to revitalize a municipality's downtown area.
- In June, Tom Donahue spoke regarding a Beams Run Trail. One of the property owners that will donate part of the property requested recognition for his family. There are grants available to build the trail. The Allegheny Conservancy would build and maintain the trail. The only request to the Borough is to make it a dedicated green way.

Mr. Sockman noted:

- He was present at the Engineering Meeting and most items from that meeting were covered in this meeting so he will not reiterate them. The meeting went very well and he appreciates the efforts of everyone who attended.
- Council has heard people against UPMC speak and it brings to mind the fact that this Borough is very fortunate to have the people on the committees that it does. For example, the Recreation Board, the fire departments and many others that have contributed to this community. If it wasn't for them, many things in this community would not be possible.

Vice President Weber noted:

- Thanked President King for sitting in for him at the Engineering Meeting.
- He clarified for the record it is not unusual for municipalities to have a disproportionate tax ratio for the borough and school. This Council has worked very diligently to not raise taxes and have only had one (1) tax increase in thirteen (13) years. Nothing was meant to be disparaging toward our school directors, who do a great job, and he feels Council does a great job in providing the highest level of service while keeping taxes from being raised.

President King noted:

- Thank you to the Recreation Board for the fantastic job on Community Day.

Mrs. Reynolds noted:

- Congratulated Keith Reynolds for being inducted into the Semi-Pro National Baseball Hall of Fame.
- She saw a picture of Mayor Cmar on social media attending the Mayor's Association dinner and she looked beautiful and represented the Borough very well as she always does.

31. Adjournment

President King adjourned the meeting at 8:58 p.m. with an executive session to follow from which Council would not return on motion by Mr. Sockman, seconded by Mr. Montgomery and carried unanimously.

32. Executive Session – Personnel, Real Estate, Legally Privileged/Confidential and Litigation (*EQT Production Company and ET Blue Grass Clearing LLC v. Borough of Jefferson Hills*, Supreme Court of Pennsylvania, Docket No. 4 WAP 2018; *Peters Creek Sanitary Authority, Borough of Jefferson Hills and Union Township v. Clairton Municipal Authority*, Court of Common Pleas of Allegheny County, Docket No. GD-17-17711, potential personal matter claim, EEOC Notice of Charge of Discrimination No. 533-2018-01896)

Charles W. Bennett
Secretary/Interim Borough Manager