

The regular 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, Council Members Ielase, Khalil, Montgomery, Sockman, Weber, and King answered to roll call. Borough Manager/Secretary Levander, Solicitor Shimko, Police Chief Roach, Public Works Director Lovell, Finance Officer Bennett, and Consulting Engineer Omer were also present. Council Member Reynolds was absent.

CITIZENS/TAXPAYERS COMMENTS:

Carol Ann Bucar requested the Bucar farm be added to the overlay district to enable non-conventional deep well gas drilling.

PRESENTATION BY HOSACK, SPECHT, MUETZEL & WOOD LLP ON 2015 FINANCIAL AUDIT:

Steve Neidenberger spoke about the Audit ending on December 31, 2015. The unqualified opinion of the Auditors was a clean opinion. This is the highest opinion they could give. The Governmental funds of the Borough broke down in the following way. The General Fund total revenue was about \$9.3 million and expenditures were slightly over \$8.2 million with a result being \$1.1 Million positive increase in the fund balance. The Beginning Fund Balance was \$3.3 million and the Ending Fund Balance was \$4.5 million. The non-major funds had a revenue of \$940,000.00 and an expenditure of \$929,000.00 for an \$11,000.00 positive for the year. The proprietary fund, which is the sewage fund, had revenue at \$2.6 million and expenditures at about \$3.4 million which is a loss of about \$812,000.00. The net position decreased from \$2.5 million to \$1.7 million at the end of the year. Fiduciary funds had \$7,015,000.00 in the Pension Fund which includes both Police and non-uniform Pensions. The Agency Fund, which is the Escrow Fund, had about \$173,000.00. The debt footnote Mr. Neidenberger pointed out was the general obligation bond which was \$4,665,000.00. Mr. Bennett stated he appreciated all the patience and willingness to work with the Borough. Mr. Weber pointed out that the audit stated the Borough continues to improve its financial stability. A significant savings was achieved by the Borough refinancing its debt and the Borough saved \$670,000.00.

President King made a statement for the residents that Council was in Executive Session prior to the start of the meeting for personnel matters.

MINUTES:

Mr. Weber moved the minutes of the agenda meeting November 9, 2016 be approved, seconded by Mr. Sockman and carried unanimously.

Mrs. Ielase moved the minutes of regular meeting November 14, 2016 be approved, seconded by Mr. Montgomery and carried unanimously.

MONTHLY BILLS:

Mr. Khalil moved the November bills be approved, seconded by Mr. Weber and carried

unanimously.

MONTHLY PAYROLLS:

Mr. Sockman moved the payrolls for the month of November in the amount of \$281,828.49 be approved, seconded by Mrs. Ielase and carried unanimously.

AGENDA ITEMS:

President King stated the Agenda was changed after the Executive Session so the numbers will fall back in line after this next Agenda Item.

Mr. Weber moved to conditionally appoint Robin Winters to the position of Police Officer as a conditional appointee after undergoing a physical and psychological medical examination and determining the conditional appointee is capable of all the essential functions of the position, seconded by Mr. Montgomery and carried unanimously.

Mr. Khalil moved to adopt Resolution No. 36-2016 adopting the Borough Budget for the year 2017 in final form, seconded by Mr. Weber and carried unanimously.

President King and Mr. Khalil thanked everyone for a job well done.

Mr. Sockman moved to enact Ordinance No 858 amending Chapter 18, Parts 1.A and 1.B of the Borough of Jefferson Hills Code of Ordinances providing for increases in Residential and Nonresidential Sewage Service Charges and Rentals payable, seconded by Mr. Weber and carried unanimously.

Mrs. Ielase moved to enact Ordinance No. 859 establishing the base Real Estate Tax rate for the year 2017 at 5.66 mills (General 5.226 mills; Fire 0.355 mills; and Ambulance 0.079 mills), seconded by Mr. Weber and carried unanimously.

Mrs. Ielase moved to adopt Ordinance No. 860 accepting and dedicating Blue Ridge Drive, Chestnut Ridge Drive and Shenandoah Drive in the Chamberlin Ridge Plan of Lots 6 Phase 3 as public streets and authorizing the appropriate officials to execute any and all documents necessary to approve such acceptance and dedication, seconded by Mr. Sockman and carried unanimously.

Mrs. Ielase moved to adopt Resolution No. 37-2016 amending and adding certain fees for the year 2017, seconded by Mr. Montgomery and carried unanimously.

Mr. Weber moved to adopt Resolution No. 38-2016 amending the salaries, compensation and wages for Borough employees for the year 2017, seconded by Mr. Khalil and carried unanimously.

Mr. Montgomery moved to adopt Resolution No. 39-2016 granting preliminary and final approval to the Land Development Plan known as SP-4-2016, Thomas Jefferson High School 6 Loop Road Connection, seconded by Mr. Sockman and carried unanimously.

Mr. Montgomery moved to adopt Resolution 40-2016 granting modification request to Borough Subdivision and Land Development Ordinance Section 607-B and preliminary and final

approval to the Subdivision Plan known as S-8-2016, Community Bank JHB Plan No. 1, seconded by Mr. Khalil and carried unanimously.

Mrs. Ielase moved to adopt Resolution No. 41-2016 granting preliminary approval to the Subdivision Plan known as PS-1-2016, Wilson Battery Storage Project, seconded by Mr. Sockman and carried unanimously.

Mr. Montgomery moved to adopt Resolution No. 42-2016 granting final approval to the Subdivision Plan known as S-9-2016, Wilson Battery Storage Project, seconded by Mr. Sockman and carried unanimously.

Mrs. Ielase moved to adopt Resolution No. 43-2016 granting modification request to Borough Subdivision and Land Development Ordinance Section 609.1 and preliminary and final approval to the Land Development Plan known as SP-3-2016, Wilson Battery Storage Project, seconded by Mr. Montgomery and carried unanimously.

Mr. Weber moved to ratify payment to Keystone Municipal Collections Group to file real estate tax liens for tax years 2014 and 2015 for properties as directed by the Borough at \$20.00 per lien filing cost as recommended in its November 15, 2016 proposal, seconded by Mr. Khalil and carried unanimously.

Mrs. Ielase moved to accept the Borough of Jefferson Hills Financial Statements for the year ending December 31, 2015 as audited by Hosack, Specht, Muetzel & Wood LLP, seconded by Mr. Weber and carried unanimously.

Mr. Weber moved to approve GeoDecisions Service Agreement Extension from January 1, 2017 through December 31, 2018 in the amount of \$1,500.00, seconded by Mr. Khalil and carried unanimously.

Mr. Sockman moved to approve agenda and regular meeting dates for the year 2017, seconded by Mr. Montgomery and carried unanimously.

Mr. Khalil moved to approve Payment Application No. 1 and Final to Pavement Technology, Inc. in the amount of \$41,427.79 for the 2016 Roadway Rejuvenator Program - Contract C, seconded by Mr. Weber and carried unanimously.

Mr. Sockman moved to approve Payment Application No. 1 to Roto Rooter Service Company in the amount of \$56,601.95 for the SHACOG Sanitary Sewer O&M Point Repairs ó Year 5 Project, subject to the receipt of an invoice from SHACOG, seconded by Mrs. Ielase and carried unanimously.

Mr. Weber moved to approve Payment Application No. 2 and Final to Jet Jack, Inc. in the amount of \$26,652.52 for the SHACOG Sanitary Sewer Lining Project ó Year 10 - Contract B, subject to the receipt of an invoice from SHACOG, seconded by Mr. Khalil and carried unanimously.

Mr. Weber moved to reject the proposal of Traffic Systems and Services in the amount of \$19,100.00 to replace the 885 VFC warning light that was damaged in a storm (Tabled from

11/12/16 meeting), seconded by Mr. Khalil. Mr. Khalil stated he wanted to be sure that they were voting no on this Agenda Item in order to vote yes on the following two Agenda Items. A roll call vote was taken. Mrs. Ielase, Mr. Khalil, Mr. Montgomery, Mr. Sockman, Mr. Weber and President King voted no. Motion fails with a vote of 0-6.

Mr. Weber moved to reject all proposals received before November 14, 2016 to replace the 885 VFC warning light that was damaged in a storm, seconded by Mr. Montgomery and carried unanimously.

Mr. Khalil moved to accept the proposal of Bronder Technical Services in the amount of \$18,551.72 to replace the 885 VFC warning light that was damaged in a storm, seconded by Mr. Weber and carried unanimously.

Mrs. Ielase moved to accept the proposal from Hosack, Specht, Muetzel & Wood LLP for auditing services for the years 2016 in the amount of \$15,900.00, 2017 in the amount of \$16,400.00 and 2018 in the amount \$16,400.00, seconded by Mr. Montgomery and carried unanimously.

Mr. Sockman moved to accept the proposal from Virgin Carpet Inc. in the amount of \$9,411.00 to replace all carpet in common areas of the Police Department, seconded by Mr. Khalil and carried unanimously.

Mr. Khalil moved to accept the proposal from Traffic Systems and Services in the amount of \$3,989.69 to repair the Fire Department Warning Signal Device on Gill Hall Road, seconded by Mr. Weber and carried unanimously.

Mr. Sockman moved to approve the request by Maronda Homes for Borough to provide winter maintenance for the Mills School Phase 1 community for the 2016-2017 winter season, seconded by Mr. Khalil. Mr. Weber stated he is concerned about the top coat on the roads and asked Mr. Lovell his opinion if he thought there could be damage to the roads with winter maintenance. Mr. Lovell responded no, not for snow removal. Ms. Omer concurred with Mr. Lovell. President King asked Mr. Shimko if a Hold Harmless statement will be done, Mr. Shimko responded yes. A roll call vote was taken. Mrs. Ielase, Mr. Sockman, Mr. Weber and President King voted yes. Mr. Khalil and Mr. Montgomery voted no. Motion carried 4-2.

CONSULTING ENGINEER'S REPORT:

Nothing to report.

FINANCE OFFICER/TREASURER:

Mr. Bennett thanked everyone for budget work and no millage increase for 2017.

PUBLIC WORKS DIRECTOR'S REPORT:

Mr. Lovell stated there were four snow call outs this year so far.

POLICE CHIEF'S REPORT:

Chief Roach thanked Council for moving forward on the new hire.

MANAGER'S REPORT:

Ms. Levander thanked everyone on the Budget Committee and Mr. Bennett.

MAYOR'S REPORT:

Mrs. Cmar thanked all the Library employees and all those who volunteer for a successful Holiday night. Mrs. Cmar welcomed the new officer. Mrs. Cmar spoke about the toy drive for the Borough children, thanking everyone who participated.

GENERAL BUSINESS:

Mr. Montgomery stated there will be an Engineering Committee meeting scheduled for Monday, January 9, 2017 at 5:00 pm. Mr. Weber asked that they please discuss the Borough meeting with DEP and WESA.

Mr. Sockman welcomed the new officer.

Mrs. Ielase thanked everyone, and congratulations to the new officer and the Budget Committee.

Mr. Weber welcomed the new officer.

Mr. Khalil stated Chief Sohyda would like to meet with some members of Council regarding the Fire Department audit. Mr. Khalil thanked everyone for their hard work this past year and especially Mrs. Essey for carrying the Borough through a very difficult time.

Mr. King stated he wished everyone happy holidays. He also welcomed the new officer.

ADJOURNMENT:

Mr. Weber moved to adjourn the meeting at 7:37 p.m., seconded by Mr. Sockman and carried unanimously.

Tricia Levander
Borough Manager/Secretary