

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 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:

Craig Green who resides at 3348 Woodwind Drive is concerned about a possible landslide behind his property. Mr. Green provided printed pictures as well. He stated Borough sewer lines run through the back of his property and is requesting the Borough to look into his concerns. Mr. King asked Mr. Lovell and Ms. Omer to work with Mr. Green and to keep Ms. Levander informed on all outcome and information.

Janice Bittner asked Council what is going to happen to the old high school once the new high school opens. Mr. King stated that because it is School District property, it is a question for the West Jefferson Hills School District, not for Borough Council of Jefferson Hills. Mr. King said the School District has mentioned both parking and a ballfield, but he is not sure what they will decide.

Larry Bucar stated he is requesting corrected zoning on their property to allow for deep well oil and gas development and drilling. Mr. Shimko stated the Borough is in the process of rezoning at this time so this is a good time to bring their requests to Council.

Carol Ann Bucar stated she is upset, like her brother is, about the property not being zoned for deep well oil and gas development and drilling. She said she is asking for help with rezoning because the gas royalties they could receive would help keep her family farm surviving. Both Larry and Carol Ann Bucar were addressing Council together and asked how to have their property rezoned to allow deep well oil and gas development and drilling. Mr. Shimko stated they should attend the Planning Zoning Board Meetings and also attend Council meetings to stay current on where the Borough is on the rezoning process.

Deborah Caley thanked Council for replacing the slide at Tepe field. She also reported on the Pennsylvania Supreme Court rulings on Act 13 which stated local zoning is the responsibility of local government officials and not state officials. Deborah also stated she is against drilling in Jefferson Hills.

Leo Stanton asked if the weeds along Walton Road could be cut because it's making driving dangerous. Mr. Lovell stated it is a State road, and he would call the State to request the weeds be cut.

Susan Mason stated she is concerned over rezoning to prevent drilling. She feels there is a potential for an economic boom, and the Borough would have the gas companies to fix and pave our roads. Susan urged everyone to consider letting the gas companies drill on the Bucar property stating it's safe and clean.

## MINUTES:

Mr. Khalil moved the minutes of the agenda meeting September 7, 2016 be approved, seconded by Mr. Weber and carried unanimously.

Mr. Montgomery moved the minutes of regular meeting September 12, 2016 be approved, seconded by Mr. Sockman and carried unanimously.

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

## MONTHLY BILLS:

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

## MONTHLY PAYROLLS:

Mrs. Ielase moved the payrolls for the month of September in the amount of \$228,694.18 be approved, seconded by Mr. Sockman and carried unanimously.

## AGENDA ITEMS:

Mrs. Ielase moved to adopt Resolution No. 33-2016 directing distribution of the Borough's allocation of General Municipal Pension System State Aid for 2016 in the amount of \$192,484.43 as follows: Police Pension Fund \$133,902.21; Service Employees Union Pension Fund \$58,582.22, seconded by Mr. Montgomery and carried unanimously.

Mr. Montgomery moved to adopt Resolution No. 34-2016 authorizing Stanley L. Gorski of SHACOG to file Year 43 Community Development Block Grant application for the ADA Wheel Chair Lift and Doors at the Gill Hall Park Community Center, seconded by Mr. Sockman and carried unanimously.

Mr. Montgomery moved to adopt Resolution No. 35-2016 authorizing the proper officials to apply for the PA Small Water and Sewer Grant in the amount of \$255,000.00 from the Commonwealth Financing Authority to be used for Operations and Maintenance Sanitary Sewer Repairs with a 15% match by the Borough, seconded by Mr. Weber and carried unanimously.

Mrs. Ielase moved to provide funding for the Gill Hall VFC representing the 5% matching contribution in the amount of \$21,150.00 for the Federal FEMA Assistance to Firefighters Grant received for a new engine and turnout gear, seconded by Mr. Montgomery and carried unanimously.

Mr. Khalil moved to ratify authorization for Gateway Engineers to inspect the public improvement located on Mills School Parceling Plan Parcel B dedicated for acceptance by Maronda Homes and authorize the proper officials to prepare and advertise an ordinance accepting the same, seconded by Mr. Sockman and carried unanimously.

Mr. Weber asked Ms. Omer if the Borough is only accepting the pond at this time. Ms. Omer stated it is only for the pond. Mr. Montgomery asked if this is the original pond on the property. Ms. Omer stated this pond is used for erosion control. Gateway will only perform an inspection and come back with suggestions.

Mr. Sockman moved to approve Payment Application No. 3 and Final to Plavchak Construction Company, Inc. for Beedle Park Phase 1A in the amount of \$48,179.00, seconded by Mr. Montgomery and carried unanimously.

Mrs. Ielase moved to approve Payment Application No. 1 to Lawson Excavating, Inc. for Walton Road Sanitary Relocate project in the amount of \$67,967.75, seconded by Mr. Khalil and carried unanimously.

Mr. Khalil stated the Borough is allowed to be reimbursed up to 75%. Ms. Omer stated that is correct and she will work with the Borough to initiate the request to PennDot.

Mr. Sockman moved to authorize the Borough officials to prepare and advertise an ordinance to increase the monthly Sanitary Sewer Service Charge to \$9.78 per 1,000 gallons water usage and institute a monthly, flat rate user charge in the amount of \$12.00 per customer, seconded by Mrs. Ielase and carried unanimously.

Mr. Khalil moved to authorize the distribution of the Pennsylvania Foreign Fire Insurance allocation, seconded by Mr. Weber. Mr. Khalil offered his opinion on how to distribute the funds between the three volunteer fire companies. Mr. Khalil stated the allocation should be 45% to Gill Hall, 45% to 885, and 10% to Floreffe. Mr. Khalil went on to state the basis of his recommended allocation is due to two fire companies who are cooperating and disclosing all financial information in a timely manner, Gill Hall and 885, and one fire company, Floreffe, which is not. He also stated that training which was available to all volunteers at all three fire departments was disproportionately higher at Gill Hall and 885 than at Floreffe. Mr. Khalil said this is a business decision, it is not personal. Mr. Weber stated there are deficiencies he can point to at the Floreffe Volunteer Fire Company which concerns him. Mr. Weber stated Floreffe VFC will not disclose their financials, but will comply with an audit and he has concerns with this. Chief Welsh at Floreffe VFC was then invited to the podium to address these concerns. Chief Welsh stated he has no concerns about opening Floreffe VFC books. Mr. Weber stated on Wednesday that request was refused. Chief Welsh stated it is open to Council. Mr. Weber restated his position that Council asked all three fire companies to open their books, however Floreffe VFC was the only VFC not to comply. Mrs. Ielase spoke in favor of equal distribution of funds and stated Floreffe VFC is a smaller fire company, they cover a smaller area, and they do not ask Council for money. Mr. Sockman stated it is his thought that the funds should be distributed equally. Mr. Sockman stated in light of Chief Welsh stating he will comply with Council's request, he feels it would be fair to send a letter from Borough Council outlining exactly what is to be expected of the Volunteer Fire Companies. Mr. Sockman stated the expectations should be in measurable terms otherwise he believes Council cannot justify an unequal allocation of funds. Mr. King commended Mr. Khalil for all of his work with all three fire companies and stated he feels Mr. Khalil is making his recommendation in the right spirit based on all the time and work he puts in for the residents he

serves. Mr. King suggested taking more time to think about a decision in light of the direction that Floreffe is now willing to take. Mr. Weber stated these are not high level issues, this is failure to train, failure to participate, this is not corresponding, no interaction, and we need to trust our delegates and not distribute the funds equitably. Mr. Weber also stated Council should not feel rushed to make a decision, and Council has until November 19<sup>th</sup> to distribute the funds. Motion tabled unanimously.

Mrs. Ielase moved to authorize (1) Gateway Engineers to inspect the Chamberlin Ridge Phase 3 public improvements dedicated for acceptance by Developer on October 4, 2016 and (2) the proper officials to prepare and advertise ordinance to accept the same, seconded by Mr. Khalil and carried unanimously.

Mr. Sockman moved to approve the purchase of an AED from Saving Grace Medical in the amount of \$1,230.00 for the Street Department building as recommended from the Safety Committee, seconded by Mr. Montgomery and carried unanimously.

Mrs. Ielase moved to accept the bid proposal from Pavement Technology, Inc. in the amount of \$43,160.00 for the 2016 Roadway Rejuvenator Program – Contract C, seconded by Mr. Khalil. A roll call vote was taken. Mrs. Ielase, Mr. Khalil, Mr. Montgomery, Mr. Sockman and Mr. King voted yes. Mr. Weber voted no. Motion carried 6-1-0.

CONSULTING ENGINEER’S REPORT:

Nothing to report

FINANCE OFFICER/TREASURER:

Nothing to report

PUBLIC WORKS DIRECTOR’S REPORT:

Nothing to report

POLICE CHIEF’S REPORT:

Nothing to report.

MANAGER’S REPORT:

Ms. Levander reported the letter of support for Jefferson Hospital’s grant is in Council’s packet, and asked if it was ok to move forward and send it. Council stated yes it is.

Ms. Levander reported she should have the specs from McLean for the wallpaper by the end of the week.

Ms. Levander reported she received a letter from Keystone regarding renewing tax liens from 1993. She stated there is a \$30 renewal fee per lien. Ms. Levander recommended renewing 67 out of the 151 tax liens that are over \$50.00 which appear on the list. This would total \$2,010.00 in fees. Ms. Levander proposed increasing the \$50.00 limit to reduce the cost to the Borough on taxes that may never be collected. Mr. Sockman would like further information and a recommendation on what is best equitable for the Borough.

#### MAYOR'S REPORT:

Mrs. Cmar reported Sam DeMarco called and the County is starting construction the first week of November on Old Clairton Road.

Mrs. Cmar reported the Women's Auxiliary Pancake Breakfast is on Saturday, October 15, 2016 at 8:00 AM at Floreffe Volunteer Fire Company.

Mrs. Cmar reported there is a comedy show Saturday, October 15, 2016 at Gill Hall Volunteer Fire Company.

#### GENERAL BUSINESS:

Mr. Sockman asked that a letter be written outlining what is expected of each Fire Company so that they know what is expected to have funds allocated. Mr. Khalil stated he can put that letter together and send it to Council for their review.

Mr. Khalil reported he met with Ms. Levander and Mr. Bennett to discuss the 2017 budget. They did not get into details regarding the budget. Mr. Khalil stated he would like to have a better picture of the Budget but does have some concerns for 2017 regarding both the General and Sewage Funds. Mr. Khalil stated that he, Mr. Montgomery, and Mr. Weber make up the Budget Committee, but stated all Council is welcome to join the Budget meetings.

#### ADJOURNMENT:

Mr. Sockman moved to adjourn the meeting at 8:30 p.m., seconded by Mr. Montgomery and carried unanimously.

Tricia Levander  
Borough Secretary