

Borough of Jefferson Hills  
Agenda Meeting of Council  
December 4, 2013

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 Barclay, Khalil, Montgomery, Reynolds, Weber and King answered to roll call. Solicitor Shimko, Engineer Omer, Chief Roach, Finance Officer/Treasurer Jones, Planner/Zoning Officer Cohen and Public Works Director Lovell were also present. Council Member Ielase and Manager Arndt were absent.

The following tentative agenda for the regular meeting of December 9, 2013 was reviewed and discussed.

1. Pledge of Allegiance
2. Roll Call
3. Citizens/Taxpayer Comments
  - A) Brian Konick - 5020 Grove Court - spoke of needed improvements to 885 Park. Mr. King is to lead a task force to help communicate with Mr. Lovell, the Recreation Board, Mr. Konick, and anyone else Mr. Konick recruits to talk about long-range plans and funding sources.

4. Report from Borough Boards or Commissions

- A. Dave Graffam - Library Board Chairman - gave the following update:

- South Hill Art League reception will be on December 9<sup>th</sup> at 6:00 p.m.
- In conjunction with the “My Little Library” project, the library is placing a kiosk at Jefferson Hospital to make books available on an honor system.

5. Engineer’s Report

Ms. Omer reported she prepared the Summary Report for all the work done this year for the sewers along with the tap requests, and it will be submitted to Emily Shade of DEP, along with the Executive Director of the Clairton Municipal Authority.

Ms. Omer explained there is an issue at the site of the new Public Works Complex. She stated she will draw up an Agreement between Gateway Engineers, the Borough and General Industries, explaining the Borough will have no responsibility or financial obligation to fix the issue. She introduced Pat Cooper, an engineer and surveyor for Gateway Engineers. He explained there is an issue with the site balancing, and gave three options to correct the problem. Mr. Lovell advised this issue will extend the project approximately three weeks.

Mr. King moved agenda item #24 up on the agenda.

24. Presentation by the Planning Commission on a new Property Maintenance Code for the Borough of Jefferson Hills

6. Motion to approve minutes of special meeting October 24, 2013
7. Motion to approve minutes of agenda meeting November 6, 2013

Mr. Montgomery requested a couple of changes be made to the minutes.

8. Motion to approve minutes of regular meeting November 12, 2013
9. Motion to approve the monthly bills
10. Motion to approve the monthly payrolls
11. Motion to adopt Resolution No. 38-2013 adopting the Borough Budget for the year 2014 in final form

Mr. Jones advised 1 mill = \$650,000.00. Mr. Weber pointed out there was a \$1M drawdown on the General Fund, and he would like to see a more balanced budget with less drawn down on the savings. He stated Council has been advised over the last couple of years that a tax rate increase for the municipality is inevitable, even just to keep up with inflation. Solicitor Shimko advised the Borough has already advertised for the proposed enactment of the tax ordinance at the same level as last year. If Council is interested in raising taxes, we would have to advertise a new ordinance. Council also has the ability to open the budget in January and then pass a new amended budget and a tax levy by February 15<sup>th</sup>. Mr. King requested Council think about what they would like to do and let him know by Friday so something could be done for the agenda on Monday.

12. Motion to adopt Resolution No. 39-2013 amending certain fees for the year 2014
13. Motion to adopt Resolution No. 40-2013 fixing the salaries, compensation and wages for Borough employees for the year 2014
14. Motion to adopt Resolution No. 41-2013 approving reimbursement of the General Fund by the General Obligation Bond Series of 2011 Project Fund in the amount of \$838,242.84
15. Motion to adopt Ordinance No. 839 establishing the base Real Estate Tax rate for the year 2014 at 4.66 mills (General 4.226 mills; Fire 0.355 mills; and Ambulance 0.079 mills)
16. Motion to appoint Wayne Jones, Acting Borough Manager as the Right-to-Know Officer
17. Motion to accept a bid from Rosscapes, Inc. in the amount of \$164,000.00 for Peters Creek Stream Restoration Phase III & IV Project
18. Motion to accept the Deduct Change Order from General Industries in the amount of \$23,900.00 for the Public Works Complex and Salt Storage Facility
19. Motion to approve Payment Application No. 4 to General Industries in the amount of \$338,747.81 for the Public Works Complex and Salt Storage Facility
20. Motion to approve Council reorganization, agenda and regular meeting dates for the year 2014
21. Motion to approve a PennDOT Agreement for ADA accessible curb cuts at intersections of Borough roads on the Route 51 (Clairton Boulevard) project at an estimated cost of \$1,655.72
22. Discuss implementing the use of a WEX gas card program
23. Discuss appointing a member to the Environmental Advisory Council for the vacant term ending December 31, 2015

- 
25. Reports

Chief Roach:

- There was a Presidential Declaration for the storms in July. The Chief will attend a meeting for the application process.

Mayor:

- The Library is holding a Cookie Walk fundraiser.

Mr. Cohen:

- If Council agrees, they need to authorize the Solicitor to prepare an ordinance accepting the Property Maintenance Code.

Mr. Lovell:

- Nathaniel McClure would like to make a picnic table for the parks as his senior project.

Mr. Jones:

- Maronda Homes sent a letter requesting that the currently unaccepted streets in the Hunters Field and Mill School developments be included in the Borough's winter maintenance program for streets. On the recommendation of Mr. Lovell, Mr. King instructed Mr. Jones to respond to Maronda that the Borough will not include the unaccepted streets at this time.
- The contract for the fire alarm and inspections with Simplex is up at the end of the year. It was the consensus of Council to approve for 2014 and get quotes for the following year.
- The West Jefferson Hills School District made two changes to the Extra-Duty Police Officer Agreement: 1) it's to be a one-year agreement, and 2) we must notify them 30 days before any rate increases.
- Council was given four options for garbage rates to think about.

## 26. General Business

Mr. Khalil reported he and Mr. Montgomery met with a representative from Pleasant Hills on the ~~Agreement on Frank Street, and was told they are fine with Frank Street being put in and being restricted~~ however Jefferson Hills feels is best. They are fine if we decide to make it limited access. Solicitor Shimko requested, due to previous litigation, they put this in writing.

Mr. Khalil requested Mr. Cohen supply Council with documentation noting by year, the phases and what we are trying to accomplish at Beedle Park.

Mr. Khalil heard the submission of Beedle Park to the County came back and they were incredibly critical of our submission. He asked Mr. Cohen to explain what happened and how we can submit it correctly. Ms. Omer explained there was a miscommunication, as the draft was sent to them before it was finished.

Mr. Weber reminded Council and Ms. Omer of a Work Authorization for \$210,000.00 for Construction Administration and Inspection of the Public Works Building and the Salt Storage Facility that was not approved in August. He asked how the Work Authorization was pared down to move work to our staff to cut down on the cost. Ms. Omer was instructed to provide Council with a prospectus through the completion of the project. She advised she will submit a memo that will list what is left and the costs, and what parts Mr. Lovell and Mr. Reis will do.

Mr. King adjourned the meeting at 10:14 p.m. with an executive session to follow concerning legal and personnel matters on motion by Mr. Khalil, seconded by Mrs. Barclay and carried unanimously.

Wayne Jones  
Assistant Secretary