

Borough of Jefferson Hills  
Regular Meeting of Council  
July 8, 2013

The regular meeting of Council was called to order by Vice President Weber at 7:04 p.m. in the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Council Members Khalil, Montgomery, Reynolds and Weber answered to roll call. Finance Officer/Treasurer/Assistant Secretary McCreery, Engineer Omer, Public Works Director Lovell, Solicitor Shimko, Police Chief Roach, and Planner/Zoning Officer Cohen were also present. Council President King, Council Members Cmar and Ielase, Borough Manager Arndt, and Mayor Green were absent.

CITIZENS/TAXPAYERS:

None.

Dr. Michael Panza introduced himself as the new Superintendent for the West Jefferson Hills School District.

MINUTES:

Mr. Khalil moved the minutes of agenda meeting June 5, 2013 be approved, seconded by Mr. Montgomery and carried unanimously.

Mr. Khalil moved to approve the minutes of regular meeting June 10, 2013 be approved, seconded by Mrs. Reynolds and carried unanimously.

MONTHLY BILLS:

Mrs. Reynolds moved the June bills be approved as follows: General Fund \$714,572.70, Sewer Revenue \$242,955.83, 2005 GOB Capital Fund \$3,963.67, ESA \$10.00 and Escrow \$6,587.44 seconded by Mr. Khalil and carried unanimously.

MONTHLY PAYROLLS:

Mr. Montgomery moved the payrolls for the month of June in the amount of \$227,392.89 be approved, seconded by Mr. Khalil and carried unanimously.

AGENDA ITEMS:

Mr. Weber read Resolution No. 20-2013, "TO SCHEDULE A PUBLIC HEARING ON AUGUST 14, 2013 AT 6:00 P.M. CONCERNING A PROPOSED ADDITION TO THE JEFFERSON HILLS ZONING ORDINANCE NO. 712 ESTABLISHING LAND USE REGULATIONS AND ZONING OVERLAY DISTRICTS FOR GAS AND OIL DRILLING." Mr. Khalil moved to adopt Resolution No. 20-2013, seconded by Mr. Montgomery and carried unanimously.

Mr. Weber read Resolution No. 21-2013, "APPROVING REIMBURSEMENT OF THE GENERAL FUND BY THE GENERAL OBLIGATION BOND SERIES OF 2005 PROJECT FUND IN THE AMOUNT OF \$304,179.66." Mrs. Reynolds moved to adopt Resolution 21-2013, seconded by Mr. Montgomery and carried unanimously.

Mr. Weber read Resolution No. 22-2013, "GRANTING PRELIMINARY AND FINAL APPROVAL OF A SUBDIVISION PLAN KNOWN AS S-1-2013, BEVERLY HILLS PLAN OF LOTS NO. 5." Mr. Khalil moved to adopt Resolution No. 22-2013, seconded by Mr. Montgomery and carried unanimously.

Mr. Weber read Resolution No. 23-2013, "GRANTING A REVISION TO THE ORIGINAL PRELIMINARY PLAN APPROVAL TO THE PLAN KNOWN AS PS-2-2013 FOR WASHINGTON SQUARE PLAN REVISION TO THE MASTER PLAN." Mrs. Reynolds moved to adopt Resolution No. 23-2013, seconded by Mr. Khalil and carried unanimously.

Mr. Weber read Resolution No. 24-2013, "AUTHORIZING STANLEY L. GORSKI OF SHACOG TO FILE YEAR 40 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR DEMOLITION PHASE 9 PROJECT." Mr. Khalil moved to adopt Resolution No. 24-2013, seconded by Mr. Montgomery and carried unanimously.

Mr. Weber read Resolution No. 25-2013, "DECLARING DEMOLITION PHASE 9 PROJECT STRUCTURES AS BLIGHTED STRUCTURES." Mr. Khalil moved to adopt Resolution No. 25-2013, seconded by Mrs. Reynolds and carried unanimously.

Mr. Weber read Ordinance No. 835, "PROVIDING FOR THE REGULATION OF GEOPHYSICAL/SEISMIC TESTING." Mr. Montgomery moved to adopt Ordinance No. 835, seconded by Mr. Khalil and carried on a 3-1 roll call vote. Council Members Khalil, Montgomery and Weber voted yes. Council Member Reynolds voted no.

Mr. Khalil moved to appoint Andrew McCreery, Finance Officer, as the authorized contact person pursuant to the terms of the Southwest Allegheny County Tax Collection District Confidentiality Agreement and Authorization, seconded by Mrs. Reynolds and carried unanimously.

Mr. Khalil moved to authorize the proper officers to execute the Confidentiality Agreement and Authorization with the Allegheny County Southwest Tax Collection District, seconded by Mr. Montgomery and carried unanimously.

Mrs. Reynolds moved to authorize the proper officers to execute an agreement with SHACOG concerning the Joint Municipal Sanitary Sewer Lining Project - Year 7, seconded by Mr. Khalil and carried unanimously.

Mr. Khalil moved to approve Payment Application No. 1 to Youngblood Paving in the amount of \$248,583.43 for 2013 Pavement Maintenance Program Contract A, seconded by Mrs. Reynolds and carried unanimously.

Mrs. Reynolds moved to turn over unpaid 2012 Borough real estate taxes to Keystone Municipal Collections Group for collection and to exonerate Josephine Lipnicky, Real Estate Tax Collector, from collecting 2012 Borough real estate taxes, seconded by Mr. Khalil and carried unanimously.

Mr. Khalil moved to award bid for General Construction for the Borough of Jefferson Hills Public Works and Salt Storage Facility to General Mechanical Contractors, Inc. d/b/a General Industries in the amount of \$2,925,000.00, seconded by Mrs. Reynolds. In response to Mr. Khalil's concern, Mr. McCreery advised he is looking into a 5-year note for \$1M which will impact the budget by \$230,000.00. He also explained there is no contingency built in to the base bid. Motion carried unanimously.

Mrs. Reynolds moved to award bid for HVAC Construction for the Borough of Jefferson Hills Public Works and Salt Storage Facility to East West Manufacturing & Supply Co., Inc. in the amount of \$407,100.00, seconded by Mr. Khalil and carried unanimously.

Mr. Khalil moved to award bid for Plumbing Construction for the Borough of Jefferson Hills Public Works and Salt Storage Facility to Vrabel Plumbing Company, LLC in the amount of \$317,200.00, seconded by Mrs. Reynolds and carried unanimously.

Mr. Khalil moved to award bid for Electrical Construction for the Borough of Jefferson Hills Public Works and Salt Storage Facility to A-1 Electric, Inc. in the amount of \$502,000.00, seconded by Mrs. Reynolds and carried unanimously.

Mrs. Reynolds moved to accept the proposal from Pennsylvania Municipal Services Company (PAMS) for refuse billing and bill collection, seconded by Mr. Khalil and carried unanimously.

Mrs. Reynolds moved to accept the proposal from Hosack, Specht, Muetzel & Wood LLP for auditing services for the years 2013, 2014 and 2015, seconded by Mr. Khalil and carried unanimously.

Mr. Khalil moved to accept agreement with Geokinetics USA, Inc. to grant permission to conduct a seismograph survey on Borough property, seconded by Mrs. Reynolds. At Mr. Weber's suggestion, Mr. McCreery explained this agreement outlines the insurance and bonding required for use of Borough roads for seismic testing. A specific provision was made so that shot holes would not be used for any seismic testing within Borough parks. He advised Beedle Park is not included in the overlay map that permits unconventional or shale drilling. Mr. Khalil asked if he signed an agreement to allow them to test on his property and on the road in front of his property, and there was damage, is there a contract in place that formally obligates them to come back and make repairs. Mr. McCreery replied no, but with Mr. Lovell's due diligence and experience, Mr. McCreery feels comfortable that he will be able to get them to come back and make necessary repairs. Mr. Cohen stated in the future we will have Ordinance No. 835, passed tonight, in place that will give us more teeth to deal with this issue. Motion carried on a 3-1 roll call vote. Council Members Khalil, Montgomery and Weber voted yes. Council Member Reynolds voted no.

#### PLANNER'S REPORT:

Nothing to report.

#### PUBLIC WORKS DIRECTOR'S REPORT:

Nothing to report.

#### FINANCE OFFICER'S REPORT:

- Included in the monthly report is a 6-month line item detail for both the Sewer Revenue Fund and General Fund.

#### GENERAL BUSINESS:

Mr. Weber advised Council Members Cmar, Ielase and King all have excused absences.

Mr. Weber adjourned the meeting at 7:55 p.m. on motion by Mrs. Reynolds, seconded by Mr. Khalil and carried unanimously.

J. Andrew McCreery  
Assistant Secretary