

Borough of Jefferson Hills
Agenda Meeting of Council
March 9, 2016

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, Council Members Ielase, Khalil, Montgomery, Sockman, Weber and King answered to roll call. Secretary Essey, Solicitor Shimko, Chief Roach, Finance Officer Bennett, Consulting Engineer Minsterman, and Public Works Director Lovell were also present. Mayor Cmar and Council Member Reynolds were absent.

1. Pledge of Allegiance
2. Roll Call
3. Christian Clayton gave a presentation concerning the purchase of Block and Lot No. 764-P-50 owned by the Borough of Jefferson Hills. Mr. Clayton expressed his interest in purchasing the property offering one dollar to develop it into an environmental and responsible remediation of the existing slate wash dump that consumes a majority of the property. He wants to make the property a research and development program to restore industrial polluted sites here in Allegheny County. He indicated the Environmental Protection Agency along with the Department of Health will render new guidelines and regulations based on the framework of the research and remediation program. Mr. Clayton concludes that the site over time will create engineering and manufacturing jobs for the Borough of Jefferson Hills. He would also request that some terms come to agreement with the Borough by the summer of 2016.
4. Citizens/Taxpayer Comments - None
5. Report from Borough Boards and Commissions
 - A) Library Board – Lisa Albrecht
 - Book sale will be held April 8, 9 and 10 with the preview party on Thursday, April 7.
6. Motion to approve minutes of agenda meeting February 3, 2016
7. Motion to approve record of public hearing February 8, 2016
8. Motion to approve minutes of regular meeting February 8, 2016
9. Motion to approve monthly bills
10. Motion to approve monthly payroll

11. Motion to adopt Resolution No.18-2016 fixing the salaries, compensation and wages for Borough employees for the year 2016
12. Motion to adopt Ordinance No. 854 amending the Borough Zoning Ordinance and Map to change the base zoning district of six properties from the I-2 Heavy Industrial Zoning District to the I-1 Planned Industrial Zoning District
13. Motion to ratify submission of PENNVEST funding offer acceptance and approval

Mr. Shimko stated that Mr. Bennett as Finance Officer signed and setup an electronic Pennvest account and he submitted it. After the submission a conference call occurred to discuss the loan and to move toward the settlement. The Borough will need to pass a sewer grate ordinance which is being worked on through the rate study. At this point the Borough has to wait for WESA to submit an application and it is unknown if they did so for the February submission. We will be meeting with Pennvest in May to reassess the situation. Mr. Weber stated that Gateway is sending a letter to DEP regarding the Pennvest application and an Intergovernmental Agreement with WESA.

14. Motion to award the 2016 Paving Program Contract to El Grande Industries, Inc. in the amount of \$432,359.05

Mr. Weber stated that El Grande is a good company and they gave an impressive bid.

15. Motion to recommend to SHACOG the award of a bid to RedZone Robotics, Inc. for Joint Municipal O&M CCTV Inspections and Cleaning Project – Year 6 in the amount of \$199,650.00 with the Borough share being \$87,311.25
16. Discussion and presentation by PFM of the 2016 Bonds parameters ordinance for enactment at the regular meeting

A representative from RBC Capital Markets LLC was unable to attend the meeting, so Mr. Bennett explained the different options available. From the 2011 bond issue, there exists the possibility to be able to refinance the bonds and potentially get a really exceptional payback. Council needs to decide whether they want to take the money up front or spread it out over the life of the bond. Option 1 which is the up-front money shows the majority of that money is to be used in 2016 and 2017. Option 2 is the level of taking the savings and spreading it out over the life of the bond which is making the savings a little higher. Mr. King asked if there are stipulations and if there is a time period in which it would have to be spent. Mr. Bennett stated that from Bond Counsel he believed the money would have to be designated for capital purposes, we could not just take and use this in the General Fund. Mr. Bennett was not sure if there was a time period but believes there would be. He will get that answer for Council. Mr. Khalil was confused on the present and estimated savings. Mr. Bennett said it is more beneficial to look at the present savings for the Borough because it is money used in 2016 and 2017. Mr. Weber disagrees and thinks it would be better to use the money over time because he is not sure we could spend \$120,000.00 each year for the next two years, however we could definitely use \$10-15,000.00 per year in qualifying capital improvements. Mr. Montgomery asked if we were to do what Mr. Weber suggests does this mean that would free up our money to use. Mr. Shimko responded that it is a comparison as to what the Borough would have paid in debt service if it

had not refinanced so it is freed up because the Borough does not have to spend it. Mr. Shimko also stated that Bond Counsel advised if the Borough decides to take the money up front it may be required to supply a list of projects that this money will be used on, the Municipal Center for example, but as Council is aware you already have several capital projects the money could be used on that are already in the budget. Mr. Bennett said that does free up money in the General Fund which is where the money would normally come from. Mr. King requested that Mr. Bennett find out exact details on what the Borough can spend it on and the time frame it would have to be spent as far as if the Borough is taking the money up-front. Mr. Shimko explained that this line item number 16 will actually turn into two (2) items on the agenda: one (1) being the ordinance and that decision does not need to be made by Monday but it does need to be decided on rather quickly and two (2) being the ratification of the Underwriter Engagement letter Mr. Bennett signed.

17. Discuss authorizing the proper Borough officials to submit a Letter of Intent to the Pennsylvania Department of Community and Economic Development regarding the completion of a volunteer fire company study

Mr. Khalil asked if we can reach out to the Fire Chief at Mt. Lebanon for some input concerning the Letter of Intent. Andrew Tomer, Fire Chief at 885 Fire Department explained that this is just a formality requesting that the study be done and it doesn't guarantee the State would do it. Brian Chalfant, Jefferson Fire Rescue President stated that the document being submitted is only a request for one of the six people in the state of Pennsylvania to do the study, one of them being in Mt. Lebanon. Mr. Chalfant stated that they are trying to consolidate because the cost of providing service and the maintenance of vehicles and equipment for the departments keeps rising. The departments would save the tax payers money by merging into one department like many other communities are doing.

18. Discuss request by West Jefferson Hills Historical Society for Borough funding in the amount of \$1,300.00 for the Fall Festival.
19. Discuss a Work Authorization from Gateway Engineers dated March 3, 2016 not to exceed \$10,000.00 for the 2016 O & M Preventative Maintenance
20. Discuss a Work Authorization from Gateway Engineers dated March 3, 2016 not to exceed \$10,000.00 for the 2016 Manhole Inspections assistance work

Mr. Khalil indicated that he thought \$10,000.00 was excessive and from information given to him it shows that the Borough is up-to-date with inspections and he feels this amount could be dropped to \$7,000.00. Mr. Minsterman said that Gateway is interviewing interns to do the manhole inspections only. He said there is GIS work that cannot be done by the interns and that processing the data must be done in the office by the engineers and this is why they have requested the \$10,000.00. Mr. Weber said the Borough would like to schedule two (2) groups of two (2) interns at \$10 an hour and asked if Gateway would be willing to find more. Mr. Minsterman stated they could do that. Mr. Lovell stated that they do all this work collecting the

data for the manhole inspections and they are not able to utilize the data, it would be more beneficial to the Borough if we could get the software and actually utilize the data. Mr. Minsterman said the software can be installed and taught to be used at almost no cost. Mr. Sockman requested that Gateway get the software installed so Mr. Lovell can utilize this information.

21. Discuss a Work Authorization from Gateway engineers dated March 3, 2016 not to exceed \$4000.00 for the 2016 Seal Coat Program

22. Reports

Mr. Minsterman

- Gateway is waiting on Recreation regarding the Beedle Park Field process and progress.

Mr. Khalil will contact recreation.

Chief Roach:

- Discussed fire alarm monitoring contract proposals for Municipal Center and Public Works Building
- Need a volunteer for Civil Service Commission, must have at least 3 by law

Mr. Bennett

- Set up conference call with Moody's for ratings of our bonds
- Received drawings from Mon Fayette Expressway, they are moving forward in Monroeville
- Receiving Liquid Fuel Funds of approximately \$321,000.00 which is an increase from last year
- Attended the SHACOG meeting for sewer cameras. The cost for the truck would be about \$125,000.00 to \$127,000.00 which is an addition \$1,100.00 per week over a five year period but it is necessary and he would like this on the agenda

Mr. Lovell:

- Concerned that there is no fencing at Beedle Park with a new field.
- The Pirate Grant money is being utilized for Tepe Field

23. General Business

Mr. Montgomery

- SHACOG dinner is April 21, 2016 at Nevillewood Country Club
- The price of salt decreased this month
- Spring Commodities will be available later this month
- Looking into CD Grant for next year for a wheel chair lift and doors at Gill Hall Park Community Center

Mr. Sockman stated this building is 26 years old and in desperate repair of wall coverings. Mr. King said this was budgeted and it never got done and does need refurbished. Mr. King asked Mr. Bennett to look into getting information about that work.

Mr. Sockman is asking what is being done with the old maintenance garage. Mr. King stated that the Borough has an individual interested in purchasing the building which we can discuss in executive session.

Mr. Sockman wanted to praise Mr. Brunetti for his concerns and the way he dealt with an elderly couple at the Municipal Center.

Mr. Weber stated he feels we should reach out to Borough residents and ask that they help design a Borough logo that could be used on the new website. He will contact Jane Milner and request she work on this.

Mr. Khalil will contact Lou Miller from West Elizabeth Council to set up a meeting.

Mr. Khalil asked that Council be more receptive to checking Borough emails on a daily basis.

Mr. Khalil stated that the report that came back from Senate Engineering was insufficient. Mr. King asked if Mr. Bennett can contact them to see if there is any back up information.

Mr. King announced there is a Pancake breakfast at Floreffe Fire Hall hosted by the Ladies Auxiliary this Saturday.

Mr. King stated we need to hire people specifically the clerk and the part time inspector. We need committees to have each interviewed. He asked for Councilmen Montgomery, Sockman and Khalil to head the Inspector's committee and Councilmen Montgomery, Sockman, Khalil and Mr. King for the clerk position. Mr. King stated that for the Borough Manager position the Borough would be utilizing Michael Foreman from the state. Mr. Foreman is doing the initial leg work and finding the proper candidates. The committee for the actual hiring of the manager position was initially Mr. King, Mr. Khalil and Mr. Weber but we can always change that as we move further into the hiring stage.

24. Mr. King adjourned the meeting at 9:00 p.m. with an executive session to follow concerning legal and labor matters on motion by Mr. Weber, seconded by Mr. Khalil and carried

unanimously.

25. Executive Session - Legal and Labor Matters

Linda M. Essey
Borough Secretary