

Borough of Jefferson Hills
Agenda Meeting of Council
May 7, 2014

The agenda meeting of Council was called to order by Vice President Weber at 7:00 p.m. in the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Council Members Barclay, Ielase, Khalil, Montgomery and Weber answered to roll call. Manager Arndt, Finance Officer/Treasurer Boucher, Solicitor Shimko, Chief Roach, Planner/Zoning Officer Cohen, Public Works Director Lovell, Borough Engineer Sebastian and Consulting Engineer Omer were also present. Council Members King and Reynolds, and Mayor Cmar were absent.

The following tentative agenda for the regular meeting of May 12, 2014 was reviewed and discussed.

1. Pledge of Allegiance
2. Roll Call
3. Citizens/Taxpayer Comments
 - A) The following citizens voiced concern over seismic testing in the Borough and on Sundays:
 - Anita Barkin
 - Christina Weir
 - Angeliqe Polakanic
 4. Report from Borough Boards or Commissions
 - A) Lisa Albrecht - Library Board of Directors - reported the book sale was a success, and the Library is hosting a combined Library meeting on June 5th.
 - B) Jane Milner - Summer Camp Director - gave a synopsis of the summer camp plans this July.
5. Engineering Reports

Ms. Omer reported that DEP got back to her on the proposed Clairton Act 537 Plan, and they are very close to approval. DEP has informed the Borough that it needs to undertake an Environmental Impact Study ("EIS") to investigate the Plan's potential impact on wild hyacinth along Peters Creek/Coal Valley Road. The EIS must be performed by a botanist and Mr. Sebastian and Ms. Omer are currently soliciting proposals from candidates. The EIS must be done within the next two weeks or the Borough could be delayed in meeting its schedule.

In response to Mr. Montgomery's inquiry regarding national flood insurance, Mr. Cohen replied the Planning Commission will make their recommendation to Council in June. This will trigger the process of Council having a Public Hearing notifying the County so it will allow for the adoption of the ordinance. This will become important for building permits to allow or not allow uses in floodplains and require certain building standards such as the required elevation of a structure. This ordinance is also crucial to allow residents to purchase flood insurance.
6. Motion to approve minutes of agenda meeting April 9, 2014

7. Motion to approve minutes of public hearing April 10, 2014
8. Motion to approve minutes of regular meeting April 14, 2014
9. Motion to approve the monthly bills

Mr. Montgomery asked if the bills from Gateway Engineers for Washington Square Phase 2A and 2B were paid by the developer or the Borough. Mr. Arndt explained if it's a permissible review under the MPC, it will be paid by the developer out of an escrow account.

Mr. Arndt advised the bill to the Pittsburgh Post-Gazette for \$1,279.20 should come off the bill list.

10. Motion to approve the monthly payrolls
11. Motion to adopt Resolution No. 23-2014 granting preliminary and final approval of a subdivision plan known as S-1-2014, Tract III Parcel AA Lincoln Woods Phase 1 Plan
12. Motion to adopt Resolution No. 24-2014 granting final approval of a subdivision plan known as S-4-2014, Washington Square Phase 2A

Mrs. Ann Stewart, developer, gave an explanation of the two phases, and advised they will be applying for a burn permit through the County in the winter.

13. Motion to adopt Resolution No. 25-2014 granting final approval of a subdivision plan known as S-5-2014, Washington Square Phase 2B
14. Motion to adopt Resolution No. 26-2014 approving reimbursement of the General Fund by the General Obligation Bond Series of 2011 Project Fund in the amount of \$103,264.06
15. Motion to approve Payment Application No. 9 to General Industries in the amount of \$87,549.39 for the Public Works Complex and Salt Storage Facility
16. Motion to extend the substantial completion date for Vrabel Plumbing Company to complete the Public Works Complex and Salt Storage Facility project from August 15, 2014 to September 17, 2014
17. Motion to award bid for 2014 Road Improvement Program - Contract A

Mr. Sebastian and Mr. Lovell reviewed the bids and project with Council. Mr. Sebastian indicated the low bidder, El Grande Industries, Inc. has checked out regarding its bid submitted and references. Mr. Sebastian mentioned that there may be a possibility for more roads to be part of the program because the bid is under budget.

18. Motion to approve GeoDecisions Service Agreement Extension from January 1, 2014 through December 31, 2015
19. Motion to approve Master Natural Gas Sales Agreement dated April 14, 2014 with UGI Energy Services, LLC
20. Motion to appoint a member to the Library Board of Directors for a term ending December 31, 2016
21. Discuss a request by Geokinetics USA, Inc. to conduct seismic testing on Sundays

It was noted that a Geokinetics representative stated previously that testing on Sundays would only shorten their stay in Jefferson Hills by one week. Mr. Khalil stated he does not feel it is to the residents' benefit to have them test seven days a week to save one week. Mr. Weber mentioned he is afraid the Borough will set a precedent by making an exception.

22. Discuss the revised plans for Beedle Park Phase 1A

23. Reports

Mr. Cohen:

- It was determined by our third-party building inspector that one of the storage tanks in one of the buildings on the Ashland Picco site does not meet the UCC code and will require a variance. This triggers the need to fill the vacancies on our UCC Board of Appeals so we can hold a hearing if needed.
- The request for inspection of public improvements proposed for acceptance last month was completed by Gateway Engineers. There are a number of areas that need to be addressed by Maronda Homes before Council can consider the request.
- The Coal Valley Road demolition project is complete, but despite repeated promises, the project on Hogback Road is not complete. Mr. Cohen suggested writing a letter to Stash Trucking stating we are not satisfied. We should give them a date in which to complete the project, and if it is not met, we will recommend to SHACOG that payment not be made. Solicitor Shimko requested Mr. Cohen include last year's issues with Stash Trucking in the letter also to help in the future prove that they are not a responsible bidder.

Mr. Lovell:

- The steel work on the Public Works Complex is 75-80% completed, with the block work starting on Monday. The roof on the Salt Storage Facility is under construction.
- A Borough truck, with four employees inside, was hit by a tractor trailer on Thursday. All four were transported to the hospital and released. The truck sustained approximately \$9,000 - \$10,000 in damage. Mr. Weber feels a root-cause-analysis should be performed to see how we can protect our employees and residents on Route 51, which was discussed by Council.

Mrs. Ielase left the meeting.

Mr. Sebastian:

- The Road Program inspections mostly will be done in-house, and Gateway Engineers will serve as backup for times needing specific knowledge. Council's concurrence was given to this arrangement.

Chief Roach:

- The two new police cars are in, and the old cars are ready for advertising for auction. Advertisement for auction is to be added to the regular meeting agenda for consideration.
- The Borough Police Department received a Memorandum of Understanding ("MOU") from the Mon Valley School. This proposed MOU follows a template provided by the Commonwealth. The Pennsylvania School Code requires a MOU be completed every two years between a municipality and school district with schools in the municipality. The last MOU for the Mon Valley School was in August 2012. The

Solicitor is currently reviewing and if acceptable, approval of the MOU could be added to the agenda for the regular meeting for consideration.

Mr. Boucher:

Nothing to report.

Mr. Arndt:

- Last month Council voted to participate in the extension of the existing salt contract for another year, and the remaining item to be taken care of, was Cargill needed to also approve the extension, but Cargill indicated they are not interested in continuing the third option year. SHACOG will be going out for bid again for a new rock salt contract.

- The SHACOG Spring Commodities bid results were received and he recommends adding this item to the regular meeting agenda for consideration and Council concurred.

- A Letter of Interest was received from Brent Hansen for an alternate position on the Borough's Zoning Hearing Board.

24. General Business

Ms. Barclay attended the Environmental Advisory Council meeting, which was a tour of the proposed high school site along Old Clairton Road.

Mr. Weber requested we get as much information on the Route 51 roadway construction, and add the information on the website. He would also like information about members needed to fill the UCC Board be added to the website.

Mr. Weber adjourned the meeting at 9:02 p.m. with an executive session to follow concerning legal and personnel matters on motion by Mr. Khalil, seconded by Mr. Montgomery and carried unanimously

Douglas Arndt
Borough Manager/Secretary