

Borough of Jefferson Hills
Agenda Meeting of Council
September 3, 2014

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 Ielase, Montgomery, Weber and King answered to roll call. Manager Arndt, Finance Officer/Treasurer Boucher, Solicitor Shimko, Chief Roach, Public Works Director Lovell, Borough Engineer Sebastian and Consulting Engineer Omer were also present. Council Members Barclay, Khalil and Reynolds were absent.

The following tentative agenda for the regular meeting of September 8, 2014 was reviewed and discussed.

1. Pledge of Allegiance
2. Roll Call
3. Citizens/Taxpayer Comments

A) Jennifer Abercrombie - 365 Cavan Drive, Pleasant Hills - asked if proposed Ordinance No. 844 changes the current ordinance stating there is not to be parking on either side of S. Randolph Drive. Chief Roach explained the ordinance establishes key handicapped parking spots on one side of the street. He advised the Motor Vehicle Code allows residents with handicapped placards to request handicapped parking in residential areas. It was established that the ordinance says there is no parking on either side of S. Randolph Drive, and Ms. Abercrombie stated there are signs posted that say no parking to corner. She thinks that implies that you can park on the rest of the street, but residents are getting ticketed for parking on S. Randolph. She asked if the Borough plans on taking down the no parking to corner signs. Mr. King replied the Chief and Public Works Director will get together and remove signs if it helps with clarification. Ms. Abercrombie sees the allowance of handicapped parking spaces in front of residents' homes as a problem, as there are many more handicapped residents who may come before Council and request handicapped parking spaces in front of their homes too. She does not think the two gentlemen who requested and received the spaces should be shown any special consideration, and requested Council not approve that part of the ordinance.

B) Rosann Cusumano Elinsky - 209 Regina Drive - advised she has been the insurance agent for the Borough for the past 12 years and was concerned that the insurance package will be turned over to another agent. Mr. King advised Council exercised an option to get quotes and received three. Council will go with the lowest bidder with some value added services.

4. Report from Borough Boards or Commissions

A) Holly Schrum - Library Board of Directors - updated Council with the following:

- The library is in the process of applying for a micro grant from the State to purchase new hardware to increase the wireless connectivity to cover the entire building.
- The Fall Festival will be held October 4th from 1 to 5 p.m.

5. Motion to approve minutes of agenda meeting August 6, 2014
6. Motion to approve minutes of regular meeting August 11, 2014

7. Motion to approve the monthly bills
8. Motion to approve the monthly payrolls
9. Motion to adopt Resolution No. 38-2014 authorizing execution of the Winter Services Agreement with the Commonwealth of Pennsylvania for the period 2014-2019
10. Motion to adopt Resolution No. 39-2014 granting preliminary and final approval of a land development plan known as SP-1-2014, Contractor's Yard Revision Plan
11. Motion to adopt Resolution No. 40-2014 approving reimbursement of the General Fund by the General Obligation Bond Series of 2011 Project Fund in the amount of \$604,796.07
12. Motion to approve Ordinance No. 843 requiring all persons, partnerships, businesses and corporations to obtain a permit for any construction or development in flood prone areas of the Borough
13. Motion to approve Ordinance No. 844 revising, clarifying and/or repealing certain provisions of Borough ordinances
14. Motion to approve Ordinance No. 845 accepting and dedicating public streets and public improvements to Retriever Lane, Beagle Court and Pointer Drive in the Hunters Field Plan Phases 1 and 2 and Christine Lane in the Mill School Plan Phase 2

Ms. Omer advised they met all the requirements and she recommends approval.

15. Motion to approve Payment Application No. 5 to A-1 Electric, Inc. in the amount of \$134,721.00 for the Public Works Complex and Salt Storage Facility Project
16. Motion to approve Payment Application No. 6 to East West Manufacturing & Supply Company, Inc. in the amount of \$41,224.50 for the Public Works Complex and Salt Storage Facility Project
17. Motion to approve Payment Application No. 7 to Vrabel Plumbing Company, LLC in the \$119,920.00 for the Public Works Complex and Salt Storage Facility Project
18. Motion to approve Payment Application No. 13 to General Industries in the amount of \$308,930.57 for the Public Works Complex and Salt Storage Facility Project
19. Motion to approve Invoice No. 1 to El Grande Industries, Inc. in the amount of \$231,300.13 for 2014 Road Improvement Program - Contract A
20. Motion to approve Invoice No. 2 to El Grande Industries, Inc. in the amount of \$229,038.93 for 2014 Road Improvement Program - Contract A
21. Motion to approve Payment Application No. 1 and Final to SHACOG upon receipt of invoice for Sewer Speciality Service Company in the amount of \$12,466.00 for Sanitary Sewer O&M Preventative Maintenance Program-Year 3
22. Motion to approve Payment Application No. 1 to SHACOG upon receipt of invoice for Sewer Specialty Service Company in the amount of \$90,485.34 for Sanitary Sewer O&M CCTV Inspections and Cleaning Project-Year 4
23. Motion to award a bid for Road Improvement Program-Contract B

Mr. Sebastian reported there was one bidder, and we will most likely have to drop one or more roads from this and Contract C to stay within budget. Mr. Lovell advised Dale Road between Ridge and Walton Roads is being dropped from the schedule.

24. Motion to award a bid for Road Improvement Program-Contract C

25. Motion to ratify and accept a proposal for property, vehicle, general liability, law enforcement liability, public officials liability and workers' compensation insurance policy package

Mr. Arndt recommended action be taken tonight because of the expiration dates, and it was the consensus of Council to appoint Joyce Insurance Group, with a \$17,073.00 savings, and ratify at Monday's meeting.

26. Motion to approve Electric Renewal Terms and Rates for the accounts listed with Direct Energy on October 4, 2014 at a Fixed Rate for 12 months

27. Motion to approve Change Order to provide angles and joists in storage areas for the Public Works Complex and Salt Storage Project

28. Motion to authorize the proper Borough officials to execute an agreement with SHACOG concerning the administration of the CDBG Year 40 Demolition Project-Phase 9

29. Discuss and review of private road winter maintenance policies

Mr. Arndt advised Maronda Homes requested in a letter for the Borough to take over winter maintenance for a couple of roads in the described developments. We have done this once or twice on roads that had not yet been dedicated or accepted by the Borough. It was mentioned by Council last month that you would like to possibly consider a Private Road Winter Maintenance Policy right now that we have on a few other roads. He gave Council a list of the private roads in the Borough with asterisks next to the ones the Borough maintains. Mr. King explained there are two issues here: 1) there are private roads that were never built to Borough specifications that were requested to have the Borough take over winter maintenance, and 2) there are private roads that have been built to Borough specifications, but not yet dedicated and accepted by the Borough, that have requested the Borough take over winter maintenance. Solicitor Shimko explained that in the instance where the Borough took over winter maintenance of private roads, they have provided to the Borough a statement that will hold harmless the Borough for any issues that arise to limit liability. Mr. King stated the current practice is to look at each request individually and make a determination, and requested this item be added to Monday night's agenda to be voted on.

30. Discuss financing of Public Works Complex and Salt Storage Facility Project

Mr. Boucher advised we are going to be about \$15,000.00 short for the financing. Mr. Lovell stated there will probably be some move in costs for furniture and shelving.

31. Discuss request by West Jefferson Hills Historical Society for Borough funding of the Fall Festival

Council agreed to help fund the Fall Festival. Mr. Boucher was instructed to call our new insurance carrier and inquire if there will be an additional premium for the event.

32. Discuss use of consultant for upgrading Borough phone system

Mr. Arndt advised we have an old phone system which needs replaced. Our system includes 911 phone lines and lines to traffic signals which complicate things. He suggested we use a consultant that will be unbiased on which system we purchase. He would like this item added into next year's budget.

33. Reports

Mr. Sebastian:

- EQT came to the Planning Commission explaining they are planning to install a small sewage pump station at their training facility. They are requesting a waiver to part of the Subdivision Ordinance specifying that you have to install a gravity-flow sewer and there is a section further on specifying if there is a physical hardship by reasons of exceptional topographic or other physical conditions, they can apply to have that waived.

- Beedle Park Project is underway and currently on schedule. We are hoping to get the fields seeded before the fall planting season is over.

Ms. Omer:

- The annual Engineering Presentation with Council will be held November 5th.
- In regards to the West Elizabeth Sewershed , we are very close to an agreement with WESA and purchasing property for our facility.

Mr. Lovell:

- Gave an update on the Public Works Complex.

Mr. Boucher:

- Gave an update on the Borough financials.

Chief Roach:

- SHACOG police entry-level tests have been completed, and the results should be mailed out soon to the Civil Service Commission, then to himself.

Mr. Arndt:

- The meeting with the WESA Board concerning the Act 537 Plan will be held September 15th at 6:30 p.m. here at the Municipal Center. Mr. King, Mr. Weber, Mr. Khalil and Mr. Arndt will be attending.

- Mr. Arndt contacted Frank Zokatis and Maronda Homes regarding Frank Street. Mr. Zokatis feels he has done his part by providing the easement for the road. Dan Wolf, of Maronda Homes, stated he will have to get back to Mr. Arndt after talking with his predecessor about this project.

Solicitor Shimko:

- 885 Volunteer Fire Company came before Council earlier in the year to request they make an ordinance change of volunteer fire company response fees. Last month it was the consensus of Council to move forward on this. The proposed ordinance to be drafted sets the fee to the amount that is on the Fee Resolution.

Mayor Cmar:

- A member of the Montour Trail requested to speak at next month's meeting and this will be scheduled.

26. General Business

Mr. Montgomery reported the Economic Development South (EDS) group toured the Rt. 51 corridor on August 18th. The tour included sites on Rt. 837 and Rt. 51. Jane Milner agreed to work with the ad agency for EDS to help get our name out there.

Mr. Montgomery advised at the last SHACOG meeting it was discussed that rock salt prices went up 40%.

Mrs. Ielase reported that the softball tournament went well.

Mr. Weber thinks we need to clean up the entrance to the Municipal Center and new Public Works Complex by cutting down weeds and improving the signage.

Mr. Weber stated he is not in favor of rejuvenation and it is not known if there is a true cost benefit using it. He would recommend spending money to repave the older portion of the parking lot in front of the Municipal Center. Mr. Lovell stated there are many communities who have sworn by the process for years. Mr. Lovell agreed to work with Mr. Sebastian to take measurements and figure out the cost of paving the old portion of the parking lot and have the cost to Council at Monday's meeting.

Mr. Weber reported the Borough's largest employer, Jefferson Regional Medical Center, is now in the Allegheny Health Network healthcare consortium. They expanded their facilities and we have a Parking Agreement. He would like to visit the fact that they are doing well as a business and we haven't had an adjustment in two years. Mr. Arndt advised he looked into this a month ago, and there are certain periods of times that you can enter into negotiating a new price, and we are out of that period of time. He will look into whether it can be re-negotiated next year.

Mr. Weber stated the change to another insurance carrier was not a personal decision, it was about cost and spending the taxpayers' money wisely. One of the new value-added services is an educational program to help mitigate claims. In response to Mrs. Cmar's concerns over the carrier being located across the state and the cost difference not being as much as first reported, Mr. Boucher explained the major difference is the Public Officials Liability is now covered for \$5M under the umbrella. There are also differences in the deductibles. Mr. King advised that some of the services they are going to be providing, surprised him that they were not provided by the previous carrier.

Mr. King adjourned the meeting at 9:39 p.m. with an executive session to follow concerning legal and personnel matters on motion by Mrs. Ielase, seconded by Mr. Weber and carried unanimously

Douglas Arndt
Borough Manager/Secretary