

Borough of Jefferson Hills  
Agenda Meeting of Council  
September 9, 2015

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, Mayor Cmar and Council Members Khalil, Montgomery and Weber answered to roll call. Manager Arndt, Solicitor Shimko, Chief Roach, Public Works Director Lovell and Consulting Engineer Minsterman were also present. Council Members Barclay, Ielase, King and Reynolds were absent.

The following tentative agenda for the regular meeting of September 14, 2015 was reviewed and discussed.

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

A) Ronnie & Susan Fernandez - 116 Reed Drive - purchased a house in Pleasant Hills at 566 N. Lewis Run Road which currently has a septic tank, and they are requesting to tie into the Jefferson Hills Borough sanitary sewer line.

Mr. Weber moved agenda item #17 up to discuss while Mr. & Mrs. Fernandez are present.

Mr. Khalil asked if we still have taps available and Mr. Arndt replied yes. Mr. Minsterman was instructed to look at the feasibility of this request, and get back to Mr. Fernandez with his findings.

B) The following citizens voiced concerns about the proposed construction of the equalization tank bordering West Elizabeth:

- President
- The Honorable Louise Biddle - Box 541, 5th Street, West Elizabeth Borough Council
  - Marie & Paul Perlick - 1056 7th Street, West Elizabeth
  - Ken Kubler - West Elizabeth

4. Report from Borough Boards or Commissions

None.

5. Motion to approve minutes of agenda meeting August 5, 2015

Mr. Montgomery asked that the reference to the Environmental Advisory Council be changed to Economic Development South in the second paragraph under General Business.

6. Motion to approve minutes of regular meeting August 10, 2015

Mr. Weber wished to clarify that DEP made the decision on the locality of the treatment facility not the conveyance center.

7. Motion to approve the monthly bills

Mr. Khalil requested the columns be totaled on the monthly Billing Summary Sheet for Invoices that accompanies the monthly bills from Gateway Engineers.

In an update to last month's meeting, Mr. Minsterman met with the contractor for the fields at Beedle Park and gave him some ideas for him to deliver his performance that is required in the contract. The contract states that it is the contractor's responsibility to prepare the soils, supplement it with the right nutrients, so that it is conducive for growing the field turf. It is stressed from lack of water. It is a requirement of the contractor to maintain the growth and integrity of the field. There are numerous surface issues like rocks that can be removed, overseeding, and more topsoil. The potential bigger issue is, is the soil where it needs to be so that it continues to grow and thrive after the contractor is gone. We still have a two-year maintenance bond after we close the contract out in the Spring. The contractor has one more growing season to turn this around and get the large patches of bare soil to grow. Recently the contractor took soil samples to maybe add supplements.

8. Motion to approve the monthly payrolls

9. Motion to approve Payment Application No. 2 and final for El Grande Industries, Inc. in the amount of \$38,533.54 for the 2015 Road Improvement Program Contract A

10. Motion to authorize an advertisement to receive bids for the Acorn Lane Storm Sewer Repair Project

Mr. Arndt asked Mr. Minsterman if he thought this was a project that is eligible for pipe bursting, and Mr. Minsterman agreed. Therefore the specs for the bids will be written for pipe bursting.

11. Motion to ratify the acceptance of a proposal from Joyce Insurance Group for property, casualty and worker's compensation insurance coverage in the amount of \$355,193.00

12. Motion to ratify the submission of a CD Year 42 Pre-Application for the demolition of 6612 Sixth Street and 1420 High Street

13. Discuss 2015 Road Improvement Program-Contract B-no bids received

14. Discuss bids received for Bedell Road Landslide Rehabilitation Project-bids to be received September 8, 2015

Mr. Minsterman suggested we meet with the lowest bidder and ask for their Means and Methods before we award the bid to them. If it does not meet our requirements and deadline, we can pass them for the next lowest bidder. Council could hold a Special Meeting to vote on the award. Mr. Arndt was instructed to put the bid on Monday's agenda

15. Discuss proposed ordinance amending the Borough Subdivision and Land Development Ordinance and the scheduling of a public hearing

16. Discuss Borough Planning Commission action concerning Community Bank JHB Plan No. 1 subdivision plan

Time was up and they asked for an extension. The issues have not been addressed and they were contacted, but they did not respond. Council and the Solicitor are in agreement that this plan should be denied. The Municipal Planning Code requires very specific reasons for denial, and them just not doing anything since February does not meet that requirement. The Borough Ordinance says you have to meet the County's requirements for recording and it does not. All the landowners are not on board which is an absolute requirement. Solicitor Shimko advised if Council does not vote on the plan it is deemed approved.

17. Discuss request from Pleasant Hills resident to tap in to the Borough's sanitary sewer system

18. Reports

Fire Chief:

- Nothing to report.

Mr. Minsterman:

- The year-end engineering presentation will be November 4th at 5:30 p.m. in the Community Room.

Mr. Lovell:

- He had a demonstration of a sewer jetter small enough to put on one of our trailers, but holds 300-350 gallons of water, which is enough to flush from one manhole to another. Since this is in the budget, he recommended Council approve the Mongoose brand. Mr. Weber suggested we cost-share this purchase with other Municipalities, especially since we have the space to store the vehicle. Mr. Lovell replied he inquired if two of our neighboring Municipalities would be interested, but they have already spent their budgets for this year.
- He would like to purchase a new Public Works truck. If the appropriate paperwork is included, Mr. Arndt was instructed to add both this and the purchase request above to Monday's agenda.
- The sewer repair in between Gill Hall Road and Woodwind Drive was given to Roto Rooter to add to the point repair schedule, and they were able to go into the sewer, make repairs, backfill and perform restoration. This saved the Borough in repair costs.

Chief Roach:

- Entry-level testing is continuing, and the orals are scheduled over two days the first week of October. Once those are accomplished, the eligibility list will be given to the Civil Service Commission which will replace the current list on November 1st. Background investigations will begin on the top candidates, then Council will be approached to request hiring.
- The fire alarm system currently does not notify anyone if it goes off after hours. Simplex Grinnell reviewed it and we need two phone lines pulled from the phone box over to the alarm panel by the phone company. We need dialers added, which combined with the installation will cost \$600.00. The alarm monitoring is \$420.00 per year. Mr. Lovell asked if the Public Works Complex could be added to the alarm monitor, and Mr. Weber asked Chief Roach to research this.
- There is a police car that can be sold at auction. Mr. Arndt instructed Chief Roach to get him the information and he would add it to Monday's agenda.

Ms. Cmar:

- The High School called to say they appreciate what a great job the police department did handling a situation at the school.

Mr. Arndt:

- Reminder that there is a meeting scheduled on September 28th after the 7:00 p.m. Planning Commission meeting with all Boards and Commissions invited concerning possible Zoning Ordinance changes.
- The 2014 Financial Audit has been received and the auditor offered to attend a Council meeting to review the audit and answer any questions Council may have. It was the consensus of Council to have him attend October's meeting.

Mr. Shimko:

- Nothing to report.

19. General Business

Mr. Montgomery announced Economic Development South got a Jefferson Regional grant to foster development along the waterfront. The City of Clairton will receive most of the money, but Jefferson Hills will receive some of it.

Mr. Khalil asked the status of the condemnation of the Large Hotel due to a fire. Solicitor Shimko talked with Mark Reis, Building Inspector, and he is in the process of issuing a condemnation letter. There are State and Borough processes involving the insurance company and escrow money, and he said if the building is not dangerous, we should just let the process proceed.

Mr. Weber thanked Mr. Arndt for his years of service to the Borough and wished him the best on his retirement.

Mr. Weber adjourned the meeting at 9:21 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 C. Arndt  
Borough Manager/Secretary