

cc: Council
Mayor
Manager
Engineer
Solicitor
Police Chief
Public Service Coordinator

Borough of Jefferson Hills
Regular Meeting of Council
July 10, 2006

The regular meeting of Council was called to order by President Miltzer at 7:30 p.m. in the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Council Members Cmar, King, Kulish, Miltzer, Oskin and Weir answered to roll call. Engineer Omer, Solicitor LoPresti, Police Chief Reagan, and Public Service Coordinator McVicker were also present. Council Member Serapiglia was at a TJ Youth Football Fundraiser, Mayor Green was out of town on business, and Secretary/Treasurer Mortle went home sick today.

CITIZENS:

- A. Joan Basden - sister of Council Member Cmar and co-supervisor of the Summer Day Camp, reported a woman came to 885 Park, went through the bins of supplies, and questioned the Day Camp employees on what they were doing. Ms. Basden was concerned and stated if the woman had a problem, she should have gone to the Recreation Authority with her concerns.

- B. Pam Stanton - 5112 Oak Road - advised she was the woman at 885 Park and had the following serious concerns about the Summer Day Camp program:
 - 1. First aid kits were not supplied at all locations, and the ones there were expired.
 - 2. The counselors did not have emergency phone numbers.
 - 3. Medical histories as to allergies and serious medical issues were not taken regarding each child.
 - 4. There were no name tags on the children for the counselors to identify them.
 - 5. There were no sign-in sheets.
 - 6. There was no information on who was permitted to pick up the children.
 - 7. There was no recreational equipment at any of the locations.
 - 8. The dumpsters were overflowing.
 - 9. There were not enough crafts for all the children.
 - 10. There were not enough cups for the water.

Mrs. Cmar addressed Mrs. Stanton's concerns. Mr. Weir advised he talked with Mrs. Cmar and Doug Pascoe of EMS and an ambulance will circulate between the site every 30 minutes and he will be training the counselors in CPR. Police cars will also circulate. Dr. Kulish reported after receiving a call that the child-to-counselor ratio was high, he decided to call President Miltzer then drive around to investigate. He discovered valid first aid kits were delivered by the end of the day. He suggested an adult rotate to all the sites for additional supervision. Mr. Weir and Mr. King advised they both received calls from parents who were upset with the loud disturbance Mrs. Stanton caused in front of their children today. Officer Gawlas, whose daughter is a counselor, asked if Mrs. Stanton had the counselors sign a form today, and she stated yes. Mr. Gawlas stated his daughter is a juvenile and he wants anything she was told to sign today. Mr. Beam asked Mrs. Cmar if she felt she had enough help with the Summer Day Camp, and she replied yes, but would

welcome volunteers. Chief Reagan advised all volunteers will have to have clearances done on them.

- C. Vinnie Wright - 1417 S. Randolph Drive - stated that for two years the residents have waited for an access road to Patriot Pointe from Gill Hall Road to be built. Ms. Omer explained June 1st was the deadline for the road to be finished. She requested Council authorize her and the Solicitor to find a way to get the developer to finish the access road.
- D. Troy Baxendell - 376 Saratoga Drive - stated TJ Youth Football is withdrawing their request for the Borough to help with a donation of the site plan fees because it has become a political football.
- E. Mark Pastore - 1343 High Road - thanked Council for hearing the residents' concerns over the rezoning issue on High and Ridge Roads. He stated an RIDC park like Southpointe would be a more desirable solution in a residential community than a big box commercial development. He asked for each Council Member's stance on the proposed development.: Solicitor LoPresti advised Council needs to have sufficient facts and more information in order for them to make an intelligent decision in the future.
- F. A representative of Jefferson Hills Area Ambulance Assoc., Inc. - advised they will give a new AED for the Gill Hall Park.

Mr. Militzer temporarily adjourned the meeting at 9:06 p.m. for an executive session on a motion by Mr. King, seconded by Dr. Kulish, and he reconvened the meeting at 9:23 p.m.

- G. John Wallace - 1024 Lewis Run Road - stated he was told he was slandered regarding his affiliation with Dominic Serapiglia.

2006 PAVEMENT MAINTENANCE PROGRAM		
Bids Received: July 7, 2006, 10:00 A.M.		
Bidder	Paving Only	Paving & Milling
Peter J. Caruso & Sons Inc.	\$279,836.61	\$320,391.61
Ellis Asphalt Paving, Inc.	\$299,658.80	\$332,102.80
El Grande Industries, Inc.	\$287,853.65	\$317,864.35

Dr. Kulish moved to award the 2006 pavement maintenance program to Peter J. Caruso & Sons, Inc. in the amount of \$279,836.61 subject to the County milling program being verified, and if the County does not follow through with the milling, then the bid is awarded to El Grande Industries, Inc. For paving and milling as they will become the low bidder at \$317,864.35. Seconded by Mr. Oskin and carried unanimously.

ENGINEER'S REPORT:

1) Corrective Action Plans

West Elizabeth Sewershed:

There was a meeting held on June 28, 2006 with the Borough of West Elizabeth, the West Elizabeth Volunteer Fire Department (VFD), the West Elizabeth Sanitary Authority (WESA) and residents adjacent to the proposed tank location. It was a positive meeting that gave the Borough the needed direction into the placement of the tank.

The purpose of the meeting was to discuss the investigative geotechnical work. The geotechnical work is required to see if the grounds are feasible for holding a tank. The Borough needs to evaluate the ground in the area to ensure that a tank is feasible at the cost described.

There are no tap restrictions being imposed by DEP in this watershed.

Clairton: The Correction Action Plan (CAP) is continuing to move forward, with the status as follows:

1. Dye Testing - We will draft a letter to DEP requesting that we be able to postpone this year's requirements to next year, so that we are able to take advantage of SHACOG's joint contract.
2. CCTV and Cleaning - SHACOG requested information from communities regarding quantities for the upcoming joint bid. The Borough submitted that they would be interested in approximately \$150,000 worth of televising. This was the amount required to maintain compliance with the DEP CAP and should be in next years budget.
3. Mapping - Control is being placed in the Borough now.
4. Repair and location of manholes - The PDA's have been delivered to the Borough and further training needs to occur with the staff.
5. Flow monitoring - Ongoing
6. Repair contracts - Verification of repairs is complete, and construction is tentatively scheduled to begin this week. A SHACOG lining contract pre-construction meeting is scheduled for July 13, 2006. The completion of the lining contract would finish the repairs of defects found in televising to date.

There are tap restrictions being imposed by DEP in this watershed.

As discussions with the Clairton Municipal Authority (CMA) continue over the ownership and maintenance of the interceptor, we have provided a letter to further the understanding of the ramifications of relinquishing ownership interest.

The Borough Engineer recommended participation in the SHACOG joint bid CCTV program in the amount of approximately \$150,000.

2) Planning Commission

Dorso - Dolata #1- Consider a Conditional Use known as Dorso LP Gas Well, Dolata #1, located at 1033 Waterman Road. The Borough Engineer recommended setting a date for the public hearing for the conditional use.

5th Amendment to Patriot Pointe Phase I- Consider preliminary and final approval for subdividing Lot 106 through party wall, located behind Jefferson Ridge and owned by

Southersby Development. The Planning Commission and Borough Engineer recommended preliminary and final approval of the Plan.

3) Mapping/Storm Water Phase II

The Borough's final report is due on Friday June 9, 2006. When the rain subsides, testing of additional outfalls in the Borough will continue as required by the regulations. An educational ad will be reviewed at the Council meeting.

4) FEMA Projects

The bid tabulations have been received and forwarded to PEMA. We have yet to receive any clarification in writing. The bids have expired, but contractors expressed written interest in honoring the bids.

The slide at Waterman East has worsened, and the construction of the retaining wall as desired by (FEMA) is no longer an alternative. The wall now required is the length that was originally stated by EMI and Gateway immediately following the embankment failure.

5) Bond Issue Projects

It is our understanding that the bond funds need to be spent within a specific time frame. It is clear that the two priorities are a salt storage facility and a public works facility. We have performed a site feasibility study for the Brickyard Road location. This analysis is complete. A meeting was held on June 28, 2006 with the Borough Staff and the Architect, Graves and McLean, to begin discussions on the project. Meeting minutes were distributed.

This was provided to the Architect who has since interviewed the Public Service Coordinator to obtain information required to size the building.

At May's Council Meeting, Gateway Engineers was authorized to prepare contracts for the leveling of the site and removal of the coal spoils on the site. It was required to know the exact amount of coal and its value. The value of the coal is negligible and the Borough should prepare a letter similar to the distributed draft for Mr. Fiore. The intent is to inform him of the Borough's plans and to require him to formalize any offer for the coal so that it can be properly advertised as Borough Code requires.

A schedule is being prepared so that Council can understand the various approvals, permits and associated time frames. This will be ready by the August Council Meeting.

6) Ordinance Revisions

The Planning Commission met with Council on June 14, 2006 and the Planning Commission has recommended the following planning amendments and items:

1. Single-family attached dwelling - Deletion of two family dwellings from the R-2 zoning district
2. Minor subdivision approval process
3. Off premise direction signs

The Borough Planning Consultant has more information on this, but it is being requested that hearings be scheduled on September 6, 2006 to begin the ordinance amendment process.

7) 2007 Road Program

The bid opening was Friday, July 7, 2006. Upon certification, a recommendation will be made.

8) Interaction with Turnpike for Mon Fayette

The Turnpike Commission had a meeting on June 16, 2006 that Council authorized Gateway to attend on the Borough's behalf. The meeting was a "Value Added" Engineering session, where the Borough was allowed to review the drawings, and discuss the logic and reasoning for the alignment, as well as review the design for cost cutting measures.

We gave feedback on the complexity of the interchange in Jefferson Hills and suggested possible realignment of the interchange. Plans are to be provided to Gateway so that we can discuss them with Council and the Borough Staff. Once these plans are provided, then we will contact Council to determine their interest in this meeting. It could occur at a future joint meeting of the Planning Commission and Council.

9) Sewer Charges to West Mifflin

As directed, we are reviewing this issue.

10) Feasibility of Drilling on Borough Property

A meeting was scheduled to review the impacts that any potential drilling would have on all Borough property or if it can be done in a fashion to benefit the use of the properties. The date is set for July 6, 2006.

11) 2006 WREN Grant

The Borough supported an application for the Peters Creek Watershed Association that is for \$5,000. The funds, as described in the grant, are for a sign to explain the nature of the FGM project that the Borough completed as a repair to the sewer along Peters Creek and other handouts for the Association. The Borough's support and in kind match is simply the installation of the sign with Public Works staff. A letter was distributed that provides a number of options for the sign.

The Borough Engineer recommended authorizing the staff to select a sign and proceed with the installation.

12) High Road Drainage Investigation

A site visit was made to the problematic drainage area on High Road. The current drainage pattern is unacceptable by modern standards and Gateway was instructed to review the

situation. A cost estimate was distributed that would reflect the construction of a modern storm water collection system.

The site was visited during a substantial rainfall, and it is felt that the piping and number of catch basins is warranted.

13) Wray Large Road Embankment Failure

A site visit was made at the request of the staff to an area on Wray Large Road above the concrete barriers adjacent to Route 51. The hillside below Wray Large appears to be failing, resulting in stability issues on the Borough Road. The Borough staff is scheduling a meeting to discuss resolution with PennDOT District 11.

14) T.J. Youth Football Facility

As directed, we are investigating the cost to have the Borough provide the 2' contours and control for the above project.

Mr. King moved to ratify the executive session held June 14, 2006 -on personnel matters, seconded by Mrs. Cmar and carried unanimously.

Dr. Kulish moved the June 2006 bills be approved as follows: General Fund \$248,689.80, Disbursement Pension Fund \$6,206.93, Sewer Revenue Account \$383,839.38, Escrow Account \$8,551.24, Highway Aid Fund \$7,128.84, Sewer & Water Assessment \$96.10, Storm Sewer Account \$3,750.00 and CMA Sewer Trunk Line Ext \$48,331.87, seconded by Mr. Oskin and carried unanimously.

Dr. Kulish moved the payrolls for the month of June 2006 be approved as follows: General Fund \$282,116.50, Sewer Revenue Account \$2,122.32 and ESA General Fund \$4,955.98, seconded by Mr. Weir and carried unanimously.

PUBLIC SERVICE COORDINATOR'S REPORT:

Mr. McVicker reported the following calls for June: 885 39, Gill Hall 25 and Floreffe 12. 885 reported there were 172 calls from January to June.

Mr. McVicker reported he contacted Mr. Ralph Beebauer from PennDOT regarding the slides on Rt. 51 and Wray Large Road., and on Friday PennDOT had a grade-all at the Rt. 51 slide taking the mud out from behind the Jersey barriers. They also shaved some of the hillside and tamped it back.

SECRETARY/TREASURER'S REPORT: JUNE 2006

Josephine Lipnicky reported \$16,107.49 collected in Real Estate Tax for May 11 - June 5, 2006 (deposits #181 to #182). She submitted a bill for tax expenses in the amount of \$67.32 and commissions due of \$8,000.00 She enclosed a list of 3 refunds due to Official Change Orders totaling \$46.74, as follows: Year 2003 - F. Fraust \$13.62 Year 2004 - F. Fraust \$16.56 and Year 2005 - F. Fraust \$16.56. She submitted the 2005 Real Estate Tax Report effective July 1, 2005 through June 11, 2006 and a list of unpaid delinquent taxes totaling \$136,651.26.

Pa. Municipal Service Company remitted \$160,384.79 collected in Earned Income Tax, enclosed a bill for commissions due \$3,608.66; \$17,384.48 collected in Emergency Municipal Service Tax, enclosed

a bill for commissions due \$391.15; and collected \$230,165.71 in sewage charges, enclosed a bill for account status letters, postage and commissions due \$2,310.33.

Keystone Municipal Collections remitted \$6,886.07 collected in delinquent Real Estate Tax for May 26, 2006 through June 26, 2006 and enclosed a bill for \$1,059.77 for commissions and costs advanced.

Central Tax Bureau of Pennsylvania reported \$5,991.29 collected in Mercantile Tax, for April and May 2006 and enclosed a bill on tax commissions due \$209.85.

The Commonwealth of Pennsylvania remitted \$13,355.08 in Sales Tax.

Berkheimer Associates remitted \$28,387.20 collected in garbage fees and enclosed a bill for commissions due \$709.68.

Creditech, Incorporated remitted \$592.67 collected in delinquent garbage fees and enclosed a bill for \$136.75 commissions due.

The Public Service Coordinator reported \$5,998.25 in building permits, \$7.00 in building pouches, \$367.50 in street opening permits, \$250.00 in grading permits, \$750.00 in Planning Commission fees, \$570.00 in occupancy permits, \$8,150.00 in escrow fees, \$9,413.00 in tap-in permits, \$22,115.04 in sewage charges; and \$225.00 in dye tests.

The Secretary/Treasurer reported receipts as follows: General Fund \$402,941.55, Payroll Account \$311,403.44, Sewer Revenue \$245,200.01, Sewer & Water Assessment \$10,500.00, Storm Sewer \$145.00, Escrow Account \$21,673.76, Highway Aid \$490.00, Police Pension \$6,397.79, Disbursement Pension Fund - Class "A" \$4,387.03, Fire Tax Account \$1,287.45 and Ambulance Tax Account \$286.10.

The Secretary/Treasurer reported checking bank balances on hand June 30 as follows: General Fund \$16,570.64, Payroll Account \$8,026.31, Sewer Revenue \$1,778.13, Sewer & Water Assessment \$12.78, Storm Sewer \$13.47, Escrow Account \$2,767.49, Highway Aid \$8.16, Police Pension \$-0-, Disbursement Pension Fund - Class "A" \$-0-, Service Employees Pension Fund - Class "B" \$5.00, Police Dept. DARE Program \$9.88, General Fund Contingency Account \$5.00, Gill Hall Park Renovation Fund \$3.72, Forfeiture Account \$8.72, Special Account No. 1 \$6.43, Fire Tax Account \$4.53, Ambulance Tax Account \$9.89, CMA Sewer Trunk Line Ext. Account \$2.90, 2005 GOB Project Fund \$5.00 and 2005 Special Capital Account \$5.00.

The Secretary/Treasurer reported investments with Sky Bank totaling \$6,892,305.88.

Dr. Kulish moved the commissions and refunds be paid, seconded by Mr. Militzer and carried unanimously.

POLICE CHIEF'S REPORT:

Chief Reagan reported police activities for June as follows: 52 citations issued, 20 traffic accidents with 9 injuries, and 731 calls answered.

Chief Reagan thanked Jefferson Fire Rescue, Jefferson EMS, Elizabeth Police Department, West Elizabeth Fire Department, Eastman Chemical and Nickolich Towing for their help during the month with police calls including a 250 gallon fuel spill on Rt. 51.

COMMUNICATIONS:

A letter from the Planning Commission advising at the regular meeting June 26, 2006 members recommending the following:

1. To grant a 30-day extension at the request of the Developer to address alternative access possibilities at the July Planning Commission meeting.
2. Approval for a conditional use known as Dorso LP Gas Well, Dolata #1, located at 1033 Waterman Road, owned by Joseph V. and Lori Dolata.
3. Final approval for subdividing Lot 106 through newly-constructed units to create party walls, known as 5th Amendment to Patriot Pointe Phase 1, located off of Gill Hall Road behind Jefferson Ridge, owned by Southersby Development.
4. Approval of a proposed ordinance deleting duplexes from R-2 District.

AGENDA ITEMS:

Mrs. Cmar moved to schedule a public hearing for Wednesday, September 6, 2006 at 6:45 p.m. on amendments to the Zoning Ordinance and to the Subdivision & Land Development Ordinance, seconded by Mr. King and carried unanimously.

Mr. Oskin moved to schedule a public hearing for Wednesday, August 9, 2006 at 7:00 p.m. for a conditional use application for a new gas well known as Dolato #1 by Dorso LP, seconded by Mrs. Cmar and carried unanimously.

Mr. King moved to grant conditional use approval to the application of Brian and Christine Pickering for a beauty salon home occupation at 2064 Knight Road, seconded by Mrs. Cmar. For the record, Ms. Omer advised approval is granted subject to the conditions hereinafter set forth:

- A. That the home occupation be limited to serving one client at a time and that there be no employees.
- B. That there shall be no business identification sign on the property or other business advertising that lists the street address of the property.
- C. That the State license be maintained throughout the conduct of the home occupation.
- D. That there be no display of merchandise for sale; however, the sale of hair care and beauty products may be offered to clients as part of the service provided.

Motion carried on a 5-0-1 roll call vote. Council Member Oskin abstained.

On the recommendation of the Borough Engineer and Solicitor, Dr. Kulish moved to grant preliminary and final approval of the 5th Amendment to Patriot Pointe Phase 1, a resubdivision of Lot 106 on Eisenhower Court by Southersby Development Corporation subject to the Solicitor clarifying the access road issues, seconded by Mrs. Cmar and carried unanimously.

On the recommendation of the Solicitor, Mrs. Cmar moved to approve an extension of time until August 25, 2006 for preliminary approval of Blackwood Acres Development as requested by the developer, seconded by Mr. Oskin and carried unanimously.

Mr. Militzer read Ordinance No. 783, "CREATING AND ESTABLISHING THE JEFFERSON HILLS ECONOMIC DEVELOPMENT COMMISSION." Dr. Kulish moved to adopt Ordinance No. 783, seconded by Mr. Weir and carried unanimously.

Mr. Militzer read Resolution No. 16-2006, "AUTHORIZING STANLEY L. GORSKI OF SHACOG TO FILE A CDBG APPLICATION FOR DEMOLITION PHASE 2 IN THE AMOUNT OF \$45,000." Mr. Oskin moved to adopt Resolution No. 16-2006, seconded by Mr. Weir. Mr. Weir reported the grant he filed was approved for demolition of blighted structures in the Borough and the next two motions are required as part of the process of getting the \$45,000.00. Motion carried unanimously.

Mr. Militzer read Resolution No. 17-2006, "DECLARING DEMOLITION PHASE 2 STRUCTURES AS BLIGHTED PROPERTY." Mrs. Cmar moved to adopt Resolution No. 17-2006, seconded by Dr. Kulish and carried unanimously.

Mr. Militzer read Resolution No. 18-2006, "AMENDING RESOLUTION NO. 30-2005 FIXING SALARIES, COMPENSATION AND WAGES FOR 2006." Dr. Kulish moved to adopt Resolution No. 18-2006, seconded by Mr. King and carried unanimously.

Dr. Kulish moved to nominate Shaunna D'Alessandro for appointment to the Economic Development Commission for the term ending December 31, 2008, seconded by Mrs. Cmar and carried unanimously.

Mr. Weir moved to nominate Michelle Rash for appointment to the Economic Development Commission for the term ending December 31, 2008, seconded by Dr. Kulish and carried unanimously.

Mrs. Cmar moved to nominate Karen May for appointment to the Economic Development Commission for the term ending December 31, 2008, seconded by Dr. Kulish and carried unanimously.

Mr. King moved to nominate Joseph Covelli for appointment to the Economic Development Commission for the term ending December 31, 2007, seconded by Dr. Kulish and carried unanimously.

Dr. Kulish moved to nominate David Ramsey for appointment to the Economic Development Commission for the term ending December 31, 2008, seconded by Mrs. Cmar and carried unanimously

GENERAL BUSINESS:

Mr. Weir advised the grant application declaring blighted structures is due by August 2, 2006.

Mr. Weir again asked that everyone keep politics out of recreation for the children.

Mr. Oskin requested the dumpsters in the parks be dumped twice a week during tournament season.

Mr. Oskin thought when Council hired a contractor to pick up dead deer it would only be on Borough roads, but noticed six deer were picked up on Rt. 51 this month. Mr. Militzer replied it was for the entire Borough.

Mr. King thanked the office staff and Mr. McVicker for keeping the Borough running during a period where recently the former Borough Manager resigned and there is a new Police Chief. Mr. King welcomed Chief Reagan to his new position.

Ms. Omer reminded Council of the staff meeting on Thursday at 9:00 a.m.

Mr. Militzer asked that the Borough phone answering system be updated with the names of new employees. Mr. Militzer asked if anyone is updating the website and Mr. McVicker advised that needs to be looked into.

Mr. Militzer adjourned the meeting at 10:00 p.m. with an executive session to follow to discuss personnel matters on motion by Mr. King, seconded by Dr. Kulish and carried unanimously.

William L. McVicker
Acting Secretary