

Vice President Kulish called the special meeting of Council to order at 7:00 p.m. at the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Mayor Green and Council Members Cmar, Kulish, Oskin, Serapiglia, and Weir answered to roll call. Interim Borough Manager Arndt, Police Chief Reagan, Engineer Omer and Public Service Coordinator McVicker were also present. Council Member King, who was sick and Solicitor Brimmeier were absent. President Militzer arrived at 7:06 p.m.

Mr. Serapiglia asked why the Solicitor was not attendance and Ms. Omer advised this meeting originally was to be only on the bond issue projects. At the last minute other items were added to the agenda. Mr. Serapiglia requested the Solicitor be in attendance at all meetings where Council is planning to vote and the public is invited in case there are any legal questions.

On the recommendation of the Borough Engineer, Mr. Oskin moved to recommend SHACOG award the Joint Dye Testing Bid to Hydro Technical Services, Inc., seconded by Mr. Serapiglia and carried unanimously.

Interim Manager Arndt distributed and reviewed paperwork on the 2005 Bond Issue Funding. The handout read as follows:

Review of 2005 Bond Issue Funding

\$ 2,730,094.70	....	2005 Bond Issue - Net Proceeds
(+) 134,261.88	....	Receipts (Interest Earned)
(-) <u>20,410.00</u>	....	Expenditures
\$ 2,843,946.58	....	2005 Bond Issue - Total Available as of 1/22/07
(+) <u>478,370.12</u>	....	Special Capital Account - Total Available as of 1/13/07
\$ 3,322,316.70	....	Total Available for Municipal Center Renovations/ New Public Works Garage & Salt Storage Facilities/ Lick Run Sanitary Sewer Line*

*2007 Sewer Revenue Account Budget includes a proposed expenditure of \$275,000 for the Lick Run Sanitary Sewer Line.

In response to Mr. Serapiglia's question, Ms. Omer advised the intent of the architects here tonight is to find out what direction Council wants to go with the renovations to the Municipal Center.

Ms. Omer advised the bond issue funds were received in 2005 and the projects must be started within three years. She reviewed that the main reason for the purchase of the bonds was because the Hunters Field, Mill School and Jefferson Estates subdivisions required a large sewer line to be installed in that area because Pleasant Hills Treatment Plant was having issues with the Borough tying into their line. Future sewer tap-in fees will help reimburse the Borough for the bond purchase. The Solicitor is in the process of finalizing the Developer's Agreement for the newly-purchased Hunters Field and Mill School subdivisions by Maronda Homes, the Engineer is in the

process of acquiring an easement, and within a couple of months the work should begin.

Ms. Omer advised the two other projects funded by the bonds are the new public works facility and salt dome and renovations to the Municipal Center.

Mr. David J. McLean, of Graves and McLean, Registered Architects, gave a detailed presentation pointing out the major problems needing attention to the Municipal Center. He then presented Council with the following options:

Option No. 1:

- New roof (2-ply Modified Bitumen Roof System)
- New Windows
- Sidewalk Replacement
- Completely remove all existing EIFS (Exterior Insulation and Finish System) & replace with new EIFS system, including new insulation, drainage mat and flashings.

Construction including soft costs* **TOTAL** **\$1,232,000**

Option No. 2:

- New roof (2-ply Modified Bitumen Roof System)
- New Windows
- Sidewalk Replacement
- Partially remove/replace existing EIFS at damaged areas and recoat

Construction including soft costs* **TOTAL** **\$877,000**

Option No. 3:

- New roof (2-ply Modified Bitumen Roof System)
- New Windows
- Sidewalk Replacement
- Remove existing EIFS and replace with brick

Construction including soft costs* **TOTAL** **\$1,368,000**

* Soft Costs are estimated at approximately sixteen percent, and include professional fees, (architectural, engineering), costs of bidding, printing and advertising, construction materials testing, and a construction contingency.

Mr. McLean advised if Council chooses Option No. 1 or 2, the life expectancy of the repairs is only 15 years, but with Option No. 3, it is 100 years.

Mr. Serapiglia recommended that additions for the library and police department should be

considered now while the Borough is contemplating work on the Municipal Center.

After a long discussion, Mr. McLean explained the Public Works and Salt Storage Facility. Drivers will enter the building, go through a wash area to remove heavy salt as to not damage the concrete floors inside the facility, and park in one of 19 stalls. There will be two hoists and a heated slab for the mechanic without heating the entire facility. He advised there are supply rooms, a tool room, a planning room with files, a kitchenette, working foreman's room, locker areas, sign making area, library area, electric and telephone room, janitor's closet, and a heating room. There's an area for wheel balancing, and a tire storage and replacement area. The building will be made of block with a steel-truss and shingle roof. The construction of the salt dome cover is plastic, similar to the PennDOT facilities now being constructed.

Ms. Omer advised the cost of the Public Works and Salt Storage Facility is as follows:

BUILDING COST (Does Not Include Site Costs):

Construction Cost	\$2,290,000
Soft Costs*	<u>366,400</u>
TOTAL	\$2,656,400

Ms. Omer reported the following steps are to be taken by the staff:

- 1) See if there is any more money available
- 2) Talk with the library and police department on their needs
- 3) Explore building the storage facility near the Municipal Center
- 4) Break down the costs of the facilities on Brickyard Road
- 5) Find the life expectancy of the salt dome covering
- 6) Find the costs for an option to build the salt dome on Brickyard Road and make the property ready for a public works facility but not build it yet
- 7) Put the sanitary sewers out for bid in the next 3-6 months

A special meeting was scheduled for February 28 at 7:00 p.m. to further review these projects.

General Business:

Dr. Kulish stated the Solicitor should attend every meeting as there might be legal questions asked about personnel matters, negotiations, or citizen's questions.

Mr. Weir asked the procedure necessary for the Economic Development Commission to spend the money Council allotted them. Mr. Serapiglia replied Ms. Omer has volunteered to educate them on the Comprehensive Plan before any decisions are made to spend money.

Mr. Arndt asked if Council agrees that the Solicitor attend every Economic Development Commission meeting as well as all Council meetings. Dr. Kulish replied the Solicitor should only attend Council meetings where there is something on the agenda to be voted on.

Mayor Green asked if Council would donate the one unmarked police car to JFR. It was the consensus to discuss the matter at a later date.

Mr. Militzer advised he was asked at the last minute by the Economic Development Commission if Planning Consultant Roberta Sarraf could attend their meeting, and he agreed. He has donated money for half her fees and Mr. Weir agreed to match it.

Monica Stoicovy, current member of the Jefferson Hills Library Board, and formerly with the Brentwood Library, wished to tell Council how Brentwood never could have built their library without the help of Ms. Omer.

Mr. Militzer adjourned the meeting at 9:14 p.m., on motion by Dr. Kulish, seconded by Mr. Oskin and carried unanimously.

Saundra J. Mortle
Secretary/Treasurer