

Borough of Jefferson Hills
Discussion Meeting of Council
February 7, 2007

The discussion meeting of Council was called to order by President Militzer at 7:30 p.m. in the Municipal Center 925 Old Clairton Road. Following the Pledge of Allegiance, Mayor Green and Council Members Cmar, King, Kulish, Militzer, Oskin, Serapiglia and Weir answered to roll call. Engineer Omer, Solicitor Brimmeier, Public Service Coordinator McVicker, and Interim Manager Arndt were also present. Police Chief Reagan arrived at 7:35 p.m.

The following tentative agenda for the regular meeting of February 12, 2007 was reviewed and discussed:

1. Pledge of Allegiance
2. Roll Call
3. Presentation by FOP Development Group LLC on wastewater treatment options

Mr. Militzer advised a representative from FOP Development Group LLC (“FOP”) turned in information for Council on wastewater treatment options, and decided not to give a presentation since Council is apparently locked in until 2016 with the Clairton Authority and didn’t feel it was advantageous to them at this time. However, FOP requested that the Borough provide answers to a list of questions concerning the current agreement between the Borough and the Authority.

4. Engineer’s Report

Chief Reagan arrived.

5. Citizens

A. Vinnie Wright - 1417 S. Randolph Drive - advised the access road into Patriot Pointe that is to be used by the contractors, has not been plowed and is now inaccessible. He advised he has called the Municipal Center three times about it, but has not received a call back, so he is here to find the answer in person. Ms. Brimmeier replied yesterday she, Mr. Arndt and Mr. McVicker reviewed the Developer’s Agreement and the road is indeed supposed to be open for use by construction vehicles. She advised they came up with options and will give them to the Developer. She suggested until this is resolved, if he sees large vehicles using the other road, try to get their license number. Mr. Weir requested stepping up police patrol of the area, and Chief Reagan agreed. In response to Mr. Serapiglia’s question of what will the Borough do when it comes time to accept the sub-par roads in Patriot Pointe, Ms. Omer advised the developer has an extensive punch-list to be corrected and the Borough is holding the developer’s bond. If not corrected, the Borough would then call the bonds and use that money to bring the roads up to Borough standards. Mr. McVicker advised there are residents living on Eisenhower Drive who have called the Borough asking why we have not plowed their street, and they were told because the Borough has not accepted them yet. Ms. Brimmeier stated it is the Developer’s responsibility to keep the general public off the construction road. She advised after the options are presented to the Developer, including entering possibly into an

agreement where they pay the Borough to plow their roads, and he chooses to do nothing, according to the agreement, the Borough's option is to pull their bond, improve the street to Borough specifications, and accept the street. She stated there is no penalty clause in the agreement for non-compliance short of exercising on the bond.

- B. John Wallace - 1024 Lewis Run Road - advised the Planning Commission talked to the developer and Arnoni Drive was going to be upgraded first, but the heavy equipment of Blackwood Acres had to get in through the Deer Park Plan streets. He stated the landslide on Wray Large Road is now four feet away from the road, and the telephone pole is now gone.

He stated he felt the problems and cost of the renovations to the Municipal Center, a new roof and bricking the building are not the fault of the current Council, but rather a lack of foresight from a previous Council. He stated the property chosen years ago for the maintenance facility is in a flood plain, and has coal to be removed. Dr. Kulish replied when this high-quality Municipal Center was built 17 years ago, Council at that time made the many hard decisions with what they had to work with, and now a lot of maintenance is required.

6. Report from Borough Boards, Commission or Authority

- A. Richard Beam - Recreation Authority - advised at their meeting last night they were asked by the Baseball and Softball Associations if they are permitted to drag the fields especially in the spring. Ms. Brimmeier advised she would instruct the Manager to investigate to make sure there are no union issues and talk to the insurance carriers on liability. Mr. Militzer advised they may have to sign a liability waiver before any work can be done on the fields. He advised their 2005 audit came back with some discrepancies and they will work closely with Seal & DeMillion to correct them. Ms. Brimmeier advised Council not to comment on the audit discussion until it can be discussed in an executive session.

Jeffrey Dean - Recreation Authority Treasurer - explained on the last page of the audit are a list of issues, but he advised they have been addressed for this year. There was a problem with depreciation of the buildings from the previous auditor and the state reports may need to be corrected. Mr. Serapiglia stated he believed it was a good move using the Borough's auditor this year. Mr. Militzer asked Mr. Dean if he fully tried to assist the auditor in any manner such as missing cancelled checks. Mr. Dean advised all but one of the cancelled checks are for refunds for rentals of the pavilions or Community Center and were included on bank statements. He advised there is no Recreation Authority money missing.

Mr. King stated in the October 10th packets to Council, it looked like Seals & DeMillion gave the Recreation Authority books a clean bill of health.

Ms. Brimmeier reiterated that she recommended Council not ask any questions until discussed in an executive session. To Mr. King's question, why does this have to be discussed in an executive session instead of in public, she advised it is potential litigation.

Mr. Dean reported the Easter Egg Hunt is scheduled for March 24th at Gill Hall Park and March 10th there is a movie night in the Community Room. Council agreed to allow the Boy Scouts to paint the dugouts at the baseball fields as a Community Project.

Mr. Oskin asked the status of the letter to users of the Gill Hall Community Center, and was told they are informed they need to clean up or be charged a cleaning fee, and Borough staff checks after every rental.

Mr. Oskin advised the Summer Day Camp Program is scheduled for July 9 - August 3, and Mrs. Cmar reported she is interested in leading it again this year. Mr. Weir reported Doug Pascoe, of Jefferson Hills Area Ambulance, is willing to teach the Day Camp Counselors CPR before the program begins.

Mr. Beam advised there is a difference of opinions of whether permission to use the field comes from Dick Corporation or the Borough. Ms. Brimmeier is to review the lease from Dick Corporation to see who gives permission. Mr. Miltzer talked to representatives of Dick Corporation and TJ Youth Football, and considering the liability for the sport of football, Mr. Miltzer does not want the Borough to take the responsibility of insurance for football. Mr. Michael Persichetti, a Borough Planning Commission Member, handles Dick Corporation's risk management and he requested TJ Youth Football provide him with a certificate of their liability insurance.

Mr. Beam advised at last night's Recreation Authority meeting he was voted in as Chairman

7. Bills
8. Payrolls
9. Reports

SOLICITOR:

In response to Mrs. Cmar's question last meeting regarding the EMS tax, Ms. Brimmeier advised each employee only needs to pay up to \$52 annually. If it is taken out by one employer, they need to show proof to the second one so it is not taken out again.

Ms. Brimmeier advised Mr. Gabriel from her firm will be representing the Planning Commission.

Regarding Ms. Brimmeier's attendance at the Economic Development Commission meetings, it was her understanding when she was hired, that she was to attend those meetings also. She received a call from Mr. Weir before the last meeting stating it was not necessary for her to attend. She reported her firm will be attending the EDC meetings free of charge.

She advised she had a number of issues for the executive session.

10. Communications
11. Consider scheduling a public hearing for Wednesday, March 7, 2007 at 6:45 p.m. on four proposed amendments to the Subdivision & Land Development Ordinance and

- to the Zoning District Map as recommended by the Planning Commission
12. Consider an extended tabling of the current rezoning application for the proposed commercial development, Jefferson Landing, located off of Ridge Road, as requested by letter of McHolme Development dated December 12, 2006
 13. Consider adopting Resolution No. 3-2007 amending the fee resolution
 14. Consider adopting Resolution No. 4-2007 amending the salaries and wages for 2006
 15. Consider adopting Resolution No. 5-2007 setting the salaries and wages for 2007

Mr. Serapiglia asked if Council was going to develop a job description for the Borough Manager with a set salary for 2007, and if Council will be advertising for the permanent position. Mr. Militzer accepted Ms. Brimmeier's offer to call Deborah Grass to start the process.

16. Consider authorizing SHACOG to undertake the CD Year 33 Demolition Phase II Project and allocation; authorizing the Engineer to furnish the final scope of services and budget; and authorizing the Engineer to prepare plans and specifications
17. Consider authorizing the proper officers to execute the SHACOG Agreement for the Joint Pipe Lining Project - Year 3
18. Consider an appointment of an Alternate Member to the Zoning Hearing Board for the term ending December 31, 2011

At Mr. Weir's suggestion, Mark Pastore, Carl Fisher and Tena Pasqualini introduced themselves as a candidate for the Zoning Hearing Board appointment and spoke on their qualifications.

19. Discuss the request of West Jefferson Hills Historical Society for permission to hold a bake sale fundraiser on Election Day in the second floor Municipal Center
20. Discuss the possibility of changing meeting dates of Borough Council

Ms. Brimmeier stated she and Ms. Omer have conflicts for some of the scheduled Monday meetings. Mr. Arndt hoped this would help curtail some of the office staff overtime trying to get all the reports, financial statements, bills, etc. done in time. Dr. Kulish advised he is not available on Tuesdays or Thursdays. Mr. Arndt is to contact each Council Member and see what is best for everyone.

21. Discuss scheduling of a special meeting to review priorities of Borough Council

Each Council Member is to make a list of five projects and give it to the Manager.

22. Discuss amending the fee resolution for certain groups to annually have the use of a shelter for a day without payment of a fee or deposit that does not conflict with other rentals

Mr. McVicker is to get the calendar for the Council Chambers to see what days the facilities were rented last year to help determine a time for free rentals that will not take away paying opportunities.

23. Discuss Recreation Authority December 31, 2005 Audit and Management Letter

GENERAL BUSINESS:

Mr. Serapiglia stated he was approached by a resident on Meadowfield Drive complaining about the condition of his road during the snow.

Mr. Serapiglia advised his Week In Review was not delivered in the mail until yesterday and he did not have time to read everything. Mr. Weir would like the availability for his packet to be e-mailed to him in the future to save money on all the paper.

Mr. Oskin advised he received his Week In Review late also. He asked the status of the impact fees to be imposed on new developments, and Mr. Arndt replied there are two grant applications to be filled out: one for the parks and one for the comprehensive plan. Mr. Oskin commended the road department for the good condition of the roads during the last snow.

Mayor Green reported the Allegheny County Mayor's Association Dinner is going to be held May 17th in Jefferson Hills and invited all Members of Council.

Chief Reagan reported there was a fatal fire in the borough Friday night and he was proud of the fire, police, and road departments.

Chief Reagan reported Officer Gawlas has developed a Citizen's Police Academy for nine weeks beginning March 5th. Officer Gawlas is available to speak at Monday's meeting if Council wishes. He advised there is another program run in conjunction with the library, making an engraver available for check-out to mark their valuables in case of theft, and packets for residents to list their valuables. A Crime Prevention Unit has been started lead by Officer Gawlas who will meet with residents at their house to give them security tips. He thanked Council for their support in all these new programs. He stated he is proud because this is the first time Jefferson Hills Police have been invited to the West Jefferson Hills School Safety meetings.

Mr. McVicker reported the phone outside the Municipal Center doors is ready to install, and until it is, we will continue to have police dispatchers man the third shift.

Mr. Arndt reported a new police officer just passed all his pre-employment tests and will be starting soon. Mr. Militzer explained we have to get the new officer working so we can start testing for a new Civil Service eligibility list.

Mr. Militzer thanked the office staff for their thoughtful card for his daughter's surgery.

Mr. Militzer adjourned to an executive session to discuss personnel matters at 9:40 p.m., on motion by Dr. Kulish and seconded by Mr. Weir and carried unanimously.

Saundra J. Mortle
Secretary/Treasurer