

Borough of Jefferson Hills
Discussion Meeting of Council
April 4, 2007

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

The following tentative agenda for the regular meeting of April 9, 2007 was reviewed and discussed:

1. Pledge of Allegiance
2. Roll Call
3. Engineer's Report

Mr. Serapiglia asked the status of the DCED & DCNR grants for the Comprehensive Plans, and Mr. Arndt replied that the Recreation Plan grant application will be submitted by the April 13th deadline and the Comprehensive Plan grant application thereafter. Mr. Arndt also indicated that after talking with Roberta Sarraf, Borough Planning Consultant, it was suggested the Borough hire a Recreation Consultant to prepare the Recreation Plan. Mr. Arndt advised 50% of the Comprehensive Plan was budgeted this year, but nothing for the Recreation Comprehensive Plan.

Mr. Militzer advised while the Borough is working on the Clairton Municipal Authority contract, it is imperative that Jefferson Hills have a member on the Board.

Mr. Serapiglia requested the Articles of Incorporation be changed to permit Jefferson Hills to always have a seat on any outside Boards.

Ms. Omer was excused from the meeting following completion of her report.

4. Citizens

A. Mark Pastore - 1343 High Road - Against the advice of the Solicitor to hold comments on the McHolme Development until at the Public Hearing, Mr. Pastore recounted to Council how poorly his family was being treated by the employees of McHolme Development. He also advised in October he and his father were both offered \$75,000 by e-mail, which he distributed, for each of the pieces of property, but since then there has been no communication. Solicitor Brimmeier stated it was inappropriate for Council to even review the confidential offer from the developer's attorney.

Cindy Caulkett - 1424 High Road - advised receiving a packet of information concerning the McHolme Zoning request and asked if the drawing inside is the final drawing, to which Mr. Militzer replied he thought so. Mr. Serapiglia voiced concern if any of the retail stores in the development are going to be open 24 hours.

Kevin White - 4016 Ridge Road - asked what reason a company is drilling for near High Road. He remembered years ago that benzine and tar were dumped in that spot,

and was afraid of environmental issues now. He asked why it seems that residents in other parts of the Borough have more say in rezoning the High Road area, than the residents who live there, and asked how Council can rezone the area when all the residents in that neighborhood do not want it rezoned. Solicitor Brimmeier advised Council has the ability to change, amend, and make exceptions to the zoning ordinance, and part of the process of proposed changes was to have a public hearing to hear both sides. Mr. Militzer advised the drilling being done is to take core samples to see if the property can be built upon. Mr. McVicker advised the drilling is being done by the gas company on their own property.

Dennis Hunsinger - 208 Wray Large Road - advised he is getting water runoff from Reed Drive causing wash-out, flooding and structural damage to his garage walls. Mr. McVicker advised he and the engineer were there yesterday, and the engineer will design a storm water drain to handle the water.

5. Report from Borough Boards, Commissions or Authority

Rich Beam - 1106 Hilltop Street - Member of the Recreation Authority - brought up the following items:

- 1) He suggested, in light of the High Road development, Council reread the Mission Statement on the front page of the Zoning Hearing Book concerning the protection of landowners in the Borough.
- 2) Mr. Kenneth Barna met with the Authority at their meeting last night, with interest as being the Recreation Director. Mr. Beam advised he comes highly recommended, his credentials are impressive, and he's fully certified and very qualified. In response to Mr. Arndt's question, Mr. Beam explained last year Mrs. Cmar's sister, who is a certified teacher, ran the summer program for free, but a director is needed this year. Mrs. Cmar advised she and her sister are willing to run the summer program again this year, if the budget is still tight. Mr. Serapiglia advised Council gave the Recreation Authority the money for a director in 2005. It was decided that Mrs. Cmar and her sister would run the program again this year.
- 3) He received a packet regarding the repairs to the 885 stage, but advised there were a few important things left out. He realized there was only \$100,000 budgeted, but he felt the following things needed addressed:
 - A. The stage is encompassed with wood, not sheet metal, as stated in the packet.
 - B. The electrical system is currently only 30 amps and needs to be upgraded to 200 amps and 220 plugs.
 - C. The current wall that partitions the stage into a storage area and the show stage, needs to be removed to open up the stage for larger acts.

- D. The floor structure needs replaced.
- E. The electrical service control room needs brought up to code and a bench or two for acts to get ready before they go on the stage.

Mr. Beam asked the date the renovations will be finished as fundraisers are being planned for this summer. Mr. McVicker advised it will take all summer to finish. He advised all the electrical wiring needs to be replaced also in the large and small pavilions and the basketball court. Mr. Weir volunteered to work with Mr. McVicker to come up with a plan to get the renovations finished by Community Day on August 11. Mr. Serapiglia stated the project needs to get done on time, but public works employees cannot be pulled from the road program that is also important.

- 4) Mr. Beam reported Fairway Lawn Service submitted bids to take care of all the ballfields. He asked if the bids have been advertised yet, and Mr. Militzer replied Council was to receive a list of specifications from the Authority, and that was never received. Mr. Beam stated the Borough almost has to accept their bids, which are under \$10,000, because of the time factor. Solicitor Brimmeier advised they need to get three phone quotes if the cost is between \$5,000 and \$10,000.
- 5) After a discussion on the heavy drag for the fields after major rains, Mr. McVicker stated he will borrow a heavy drag for this year, but if one needs purchased, it may be able to be taken out of the budget allotted for recreation. Mr. Arndt suggested the Borough staff, the Recreation Authority and the different sports groups that use the fields, get together before the next budget is decided to plan what funds are needed for the following year's projects.
- 6) Mr. Beam complained that the Community Room floor was filthy for Movie night, and the Gill Hall Community Center was not cleaned after the egg hunt, and there was a paid rental in there the next day. In defense of the janitorial service, Mr. McVicker stated the volunteers for the Library book sale dragged chairs from the Community Room into the halls, ruining the floors. It was suggested by Mr. Beam that Council revisit the janitorial services.
- 7) The fishing tournament is June 9th.

- 6. Minutes regular meeting February 12, 2007
- 7. Minutes of special meeting February 28, 2007
- 8. Record of public hearing March 7, 2007
- 9. Minutes of discussion meeting March 7, 2007
- 10. Bills
- 11. Payrolls
- 12. Reports
- 13. Communications - Mr. Militzer advised the police cars are in and the light bars need attached.
- 14. Consider scheduling a continued joint public hearing by Council and the Planning

Commission on a rezoning application of McHolme Development from B-P Business Park to C-1 Highway Commercial for approximately 59 acres bordering Route 51, High Road and Ridge Road owned by ET Bluegrass Clearing, LLC, an entity of Equitable Resources.

Mr. Arndt advised it would be better to have the hearing on a separate night than the Council Meeting, and due to advertising restraints and letters to all adjoining residents, it will probably be held in early June. Mr. Serapiglia wants the developer to announce at the hearing if the facility is going to be open 24 hours. Mr. Arndt suggested the ordinance be looked at to see if it addresses 24-hour facilities.

15. Consider adopting Resolution No. 8-2007 granting preliminary and final approval of the Tortorice Subdivision Plan
16. Consider adopting Resolution No. 9-2007 granting preliminary and final approval of the North Ridge Plan of Lots
17. Consider adopting Resolution No. 10-2007 granting final approval of Patriot Pointe Phase III Subdivision Plan
18. Consider adopting Resolution No. 11-2007 authorizing the President of Council to execute the Grant Application for a Comprehensive Recreation, Park and Open Space Plan
19. Consider adopting Resolution No. 12-2007 authorizing the submission of the Grant Application to update the Borough Comprehensive Plan
20. Consider adopting Ordinance No.791 amending Code Chapter 22 - Subdivision and Land Development to revise requirements for: drawings submitted; preliminary and final application content; copies required; accounts being current; survey monuments; designs for easements, storm sewers, drainage facilities and sanitary sewers
21. Consider adopting Ordinance No. 792 amending Code Chapter 22 - Subdivision and Land Development to revise the requirement for secondary means of access
22. Consider adopting Ordinance No. 793 amending the Codified Zoning Ordinance No. 712, as amended to revise the Zoning District Map to reclassify certain property from C-D Special Conservation District to I-1 Planned Industrial District
23. Consider authorizing the proper officers to execute the Joint Dye Testing Project - Year 2 Agreement with SHACOG
24. Consider authorizing the proper officers to execute the Joint CCTV Project - Year 3 Agreement with SHACOG
25. Consider authorizing the proper officers to execute the First Amendment to the Pennsylvania Department of Community and Economic Development Contract No. C000020122 to authorize grant funds of \$20,000 being applied to the first year lease/purchase payment for police cars
26. Consider authorizing the purchase of parks equipment through the General Services Administration Contract
27. Consider authorizing a free rental of the large and small shelters at Route 885 Park on June 26 to June 29 for the annual Twilight Girl Scout Camp
28. Consider interest in participating in a joint bid administered by SHACOG for an Emergency Communication System
29. Consider approving installation of a street light at the intersection of Gill Hall Road and Woodwind Drive
30. Consider authorizing the Borough Solicitor and Engineer to review for recommendation the use of borough property for a waste to energy project and a proposed Lease Agreement with Community Energy Group, LLC, subject to a \$2,000 escrow account being established
31. Consider authorizing the Solicitor to prepare and advertise an ordinance amending Motor Vehicle and Traffic Code Chapter 16 to prohibit parking on: Route 51/Ridge Road North and

- South Ramps; Route 837 from Madison Avenue to Jones Street; and Randolph Drive South from Jefferson Ridge Drive South to beginning of Patriot Pointe Phase II
32. Consider authorizing the Engineer to inspect all required improvements in Patriot Pointe Phase I
 33. Consider authorizing the Engineer to inspect all required improvements in Patriot Pointe Phase II
 34. Consider authorizing the Borough Manager to execute the Letter of Intent and Landowner Letter of Commitment to Pennsylvania Department of Environmental Protection for the Watershed and Flood Protection Grant Application for Peters Creek Channel Restoration - Project Big Bend
 35. Discuss premium payment of \$1,047 for public officials liability insurance coverage for the Library Board, employees and volunteers
 36. Discuss monthly resolutions to approve payments for capital improvements and certification of Borough Engineering from the General Obligation Bond Series of 2005 Project Fund, in lieu of placement on the List of Bills

Before a decision is made, Mr. Arndt is to contact Ms. Omer and find out the cost of certifying each bill.

37. Discuss bond issue projects and finances

Since consideration of these projects has gone on for quite some time, Mr. Weir suggested Council make decisions soon. Mr. Serapiglia wants to know the revenue first to stay within our budget.

38. General Business

Mr. Militzer adjourned to an executive session to discuss labor and legal matters at 10:02 p.m., on motion by Dr. Kulish and seconded by Mr. Oskin and carried unanimously.

Saundra J. Mortle
Secretary/Treasurer