

Borough of Jefferson Hills
Special Meeting of Council
March 19, 2008

The special meeting of Council was called to order by President King at 6:30 p.m. in the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Mayor Green and Council Members Cmar, Khalil, Reynolds, Serapiglia, Weber and King answered to roll call. Solicitor Adams, Manager Shepherd, Acting Engineer Wagner, Chief Reagan and Public Service Coordinator McVicker were also present. Council Member Weir was absent.

Mr. Khalil moved to approve the 2008 Road Paving Program seconded by Mr. Serapiglia. During a lengthy discussion, Mr. Shepherd explained that when Council decides to pare down the 2008 Road Paving Program, Gateway Engineers then has to go back and redo the list for future years. Mr. Wagner explained the Pavement Management Study lists the roads in order of Priority, not PASER rating. Mr. King advised Council is looking for an effective, procedural, unbiased way to look at the roads needing paved, and Council is trying to understand the 2008 Road Program and the Pavement Management Study. Mr. McVicker explained the program will not be followed the first year as the Borough is trying to finish roads that were not paved last year.

Mr. Wagner explained the following types of Surface Treatments:

- 1) Preventative - this is repairing cracks in the roads to try to get the longest life out of them.
- 2) Restoration - milling and paving overlays.
- 3) Reconstructive - if the road deteriorates beyond the point where restoration is no longer an option, the road needs to be dug out and started over. A PASER rating of 2 or less on the report designates a need for reconstruction.

Mr. Wagner explained at the end of the year, Gateway will input the roads paved and the computer will re-compile the list for 2009, adding the roads not paved in 2008 to the list for 2009.

Mr. Shepherd reported the Equitable Gas Company is paying a contractor to lay 400 feet of gas line on Wray Large Road as part of PennDOT restoration, and to pave the 400 feet from the center line of the road. The contractor has submitted a proposal to the Borough to mill and pave a single lane of Wray Large Road adjacent to the new gas line installation at a cost of \$9,950.00. In response to Solicitor Adam's question, Mr. Shepherd stated this contractor is doing the other half of the road for the gas company, and if Council approves this proposal, the Borough would get two other quotes and go with the lowest one. Mr. Weber suggested Council table paving Siler Drive this year and take half of the predicted \$20,000 cost to pay for Wray Large Road. Siler Drive would then be put on the 2009 list for paving.

Mr. Shepherd advised what Council needed to do tonight:

- 1) If they are comfortable with the list of roads for 2008, authorize Gateway Engineers to bid the work, and bring back costs.
- 2) The 2008 Road Program is internal and needs guidance from Council on which roads they accept.
- 3) Authorize the Borough to get two more bids for paving the 100 feet of Wray Large

Road.

Mr. Wagner reported the asphalt plant will open soon, and the longer Council waits, the higher the asphalt price will rise. He suggested Council make a quick decision and get the asphalt started early in the season. Motion carried unanimously. The general consensus is for Siler Drive to be last on the list.

Mr. King advised agenda item #4 was discussed with item #3.

Mr. Weber moved to approve the Construction Management Services bid, seconded by Mr. Khalil. Mrs. Cmar advised as the project is only a renovation project to the Municipal Center, she saw no reason to hire a Construction Manager because there is a Borough Manager on the site who could check on the work being done. Mayor Green replied he thought it would be well worth the money to hire a construction manager, as this is a major project to secure the roof to reinforce the walls to hold the brick. He advised Mr. McVicker and Mr. Shepherd are not qualified construction managers, and Mr. Serapiglia advised he agreed with the Mayor.

In response to Mrs. Cmar's question, Solicitor Adams advised it is a misconception that if you hire a construction manager it legally gives you some extra protection. He advised the construction manager can become adversarial to not only the contractor, but also the Borough. Council needs to decide if the cost of the contract and scope of the work necessitates hiring on behalf of the Borough an active construction manager. Mr. Shepherd stated he thought a construction manager would be instrumental in making suggestions when change orders arise and advising what costs are normal. Mr. Serapiglia reported, for the record, we have a letter from the structural engineer certifying that this building can hold the brick. In spite of that, Mr. Serapiglia advised he is concerned enough that he is in support of having a construction manager to oversee the work. Mr. King stated Council is not asking Mr. Shepherd or Mr. McVicker to be a construction manager, but Council must make the best decision they can with the money available. Mr. Khalil asked if the borough has someone who could certify that each step of the project was done correctly and without cutting corners, and Mr. Shepherd replied the architect will be here once a week. He also stated for the record, the bid for a part-time construction manager working 20 hours per week came in at \$52,700, and the high end is for a full-time construction manager at \$158,320.

Solicitor Adams explained the motion on the floor is to simply hire or not hire a construction manager, not choosing a specific one. Motion failed on a 4-2 roll call vote. Council Members Khalil and Serapiglia voted yes. Council Members Cmar, Reynolds, Weber and King voted no.

Mr. Weber moved to approve a web page provider seconded by Mr. Khalil. After a discussion, Mr. Weber moved to amend his motion to approve GovOffice as the web page provider, seconded by Mr. Khalil and carried unanimously.

In response to Mr. King's inquiry, Solicitor Adams advised a Council in March 2008 lacks the authority to approve minutes from 2006 and he thinks it is not proper as Council has changed members. He stated the Borough can carry the minutes unapproved. That being said, Mr. King removed the approval of the September 11, 2006 and October 9, 2006 regular meeting minutes from the agenda.

GENERAL BUSINESS:

Mr. Khalil distributed the list of goals agreed upon by Council.

At Mr. Weber's request, Mr. Shepherd advised he contacted Verizon and gave them authorization for purchase of four cellphones.

Mr. Weber stated for the record, the large project of the Municipal Center Renovations will begin soon, and we need to be mindful of how it will impact our daily operations. He asked that the Library staff be brought up to date on the renovations as they will be affected also, and to continue to keep all employees apprised of the work as it continues.

Mrs. Reynolds reported receiving several calls stating the gates to Beedle Park are never open and the walkers must go around it and walk in the mud. Mr. McVicker replied it is always locked in the winter, but it can be opened. Chief Reagan advised the Police Department received requests from residents to lock the gates, and they were addressing their request, but he will reopen the gates now. Mr. King stated a walking path into Beedle Park has been discussed before. Mr. McVicker replied a walking trail on both sides of the road has been discussed with posts to keep out dirt bikes and four wheelers. If Council wishes, the Road Department can start on that as weather permits. Mr. King suggested going to Home Depot to see if they will donate any materials.

Mr. Shepherd reported the Mayor tonight gave him a grant application from American Water for an environmental grant in the amount of \$10,000 maximum. Hearing no objections from Council, he will submit a project for part of the growing greener match the Borough just received the notice of \$60,000.00 grant award.

Mayor Green reported in the fall Jefferson Hills is going to be recognized as the outstanding Borough of Western Pennsylvania by the State Mayor's Association, and invited all Council and staff to attend the ceremony. The Borough was recommended by surrounding municipalities.

Mayor Green received a call from the Mayor of Pleasant Hills thanking the Jefferson Hills Police Department for recent assistance.

Chief Reagan reported he will continue the grant program for bullet-proof vests for the police department. Seven vests are needed this year and the program reimburses half.

Mr. McVicker reported Waterman Road West is currently closed so the water company can install a main high-pressure line from Cochran Mill Road through the tunnel and halfway up Waterman Road to meet the end of the existing waterline. All residents on Waterman Road will now have access to water.

Mr. King adjourned the meeting at 8:12 p.m. with an executive session to follow to discuss ongoing legal matters on a motion by Mr. Serapiglia, seconded by Mr. Khalil and carried unanimously.

Saundra J. Mortle
Secretary/Treasurer