

Borough of Jefferson Hills
Agenda Meeting of Council
June 4, 2008

The agenda meeting of Council was called to order by President King at 7:00 p.m. in the Municipal Center, 925 Old Clairton Road. Following the Pledge of Allegiance, Council Members Khalil, Reynolds, Serapiglia, Weber, Weir and King answered to roll call. Solicitor Adams, Manager Arndt, Engineer Omer and Public Service Coordinator McVicker were also present. Mayor Green arrived at 7:02 p.m. and Council Member Cmar arrived at 7:15 p.m. Chief Reagan was absent.

The following tentative agenda for the regular meeting of June 9, 2008 was reviewed and discussed.

1. Pledge of Allegiance
2. Roll Call
3. Engineer's Report - Ms. Omer advised if any Council Member receives a complaint regarding road paving, direct the calls to the Manager who will try to handle the calls before forwarding to Gateway.

Ms. Omer explained for Mr. Weber that Ad Post Graphics has two plans before Council that are zoned differently. The piece of property that has a building on it is zoned C-1, and the balance of the property is zoned R-2 and nothing is being built on that property. Ms. Omer explained a consolidation does not change the zoning of a property.

In response to Mr. Khalil's question regarding the 63 buried manholes, Ms. Omer explained they will need to be televised to find them, then they will eventually have to be raised. DEP can audit and do random checks for manholes, but Gateway Engineers is responsible for verifying the location of all manholes.

(Mrs. Cmar arrived.)

4. Report from Borough Boards, Commissions or Authority
5. Citizens
 - A. Anthony Fuccaro - 131 Baker Drive - advised he lives near the Coal Valley Office Park property proposed for re-zoning and would like more information about it, as he heard Wal-Mart is interested. Ms. Omer replied they are in the preliminary stages of re-zoning, and she was under the impression it was for an office building. She advised there are many questions to be answered, the Planning Commission tabled the plan for consideration at its last meeting, and to date nothing has come before Council. Manager Arndt explained there will have to be a public hearing that residents will be invited to attend. Mr. Fuccaro was advised to call the Municipal Center a week before the Planning Commission meeting to see if the re-zoning is on the agenda.

(Ms. Omer was excused from the meeting.)

6. Consider awarding bids for Sanitary Sewer Point Repairs

7. Bills
8. Payrolls
9. Consider scheduling a public hearing on Wednesday, July 9, 2008 at 6:30 p.m. for an addition to the Planned Residential Development known as First Addition to Jefferson Estates Phase 1
10. Consider adopting Resolution No. 28-2008, granting preliminary and final approval of a subdivision plan known as Ad Post Graphics Consolidation Plan
11. Consider adopting Resolution No. 29-2008, granting preliminary and final approval of a land development plan known as Ad Post Graphics Site
12. Consider adopting Resolution No. 30-2008, granting preliminary and final approval of a subdivision plan known as Spartz Plan
13. Consider authorizing the appropriate officials to execute the License Agreement with Wheeling & Lake Erie Railway Company

Solicitor Adams explained the sewage lines have to go under the railroad tracks and we will be charged for the License Agreement. In answer to Mr. Weir's inquiry, the Solicitor advised this is a railroad right-of-way so the Borough can never own it and it is typical. The options are a lease term over a 30-year period or a lump sum for the equivalent of 20 years and save 10 years' worth of payments. He advised the recommendation of the Engineer was to make the lump sum payment. He advised he negotiated wording in the agreement that if there was a breach of the agreement that was not caused by the Borough, the Borough would be entitled to get some money back on the contract at a pro-rata basis if the lump sum was paid. Mr. Serapiglia advised for the record, by installing the sanitary sewerline, Council is taking Jefferson Hills customers from the Pleasant Hills Authority and sending the sewage to Clairton Municipal Authority where the rates are substantially lower.

14. Consider approving acceptance and recording of deed whereby Beams Run Ltd. transfers Parcel "A" in the Woods of Jefferson Plan of Lots as recorded in Plan Book Volume 219, Pages 188-191 (Block and Lot No. 661-K-31) to the Borough of Jefferson Hills and authorizing the appropriate officials of the Borough of Jefferson Hills to execute any and all documents necessary to accept and record the deed
15. Consider authorizing the Solicitor to prepare an ordinance prohibiting parking on both sides and the entire lengths of Chamberlin Drive and Laurel Ridge Drive

Following a discussion, Mayor Green explained the Police cannot cite a vehicle for parking on a street unless the street is specifically prohibited by name in the ordinance. Mr. King stated within the next month Council is to provide Mr. Arndt with the names of any street they wish added to the ordinance all at one time. Mr. McVicker requested Samuels Drive be added to the list. Mr. King advised at the next meeting the list will be presented and considered.

16. Consider the recommendation from the Planning Commission to appoint Pashek Associates as Planning Consultant for the new comprehensive plan at \$27,400.00

17. Consider authorizing the Solicitor to prepare an ordinance amending the Geo-Technical Ordinance
18. Consider the request for purchases by the Police Department
19. Consider authorizing the sale of the Borough's 1992 Chevy pick-up truck VIN ending 501147 for \$101.00
20. Discuss awarding bid for atrium glass replacement at the Municipal Center
21. Discuss authorizing the Engineer to prepare specifications for paving of Neilson Drive
22. General Business

In response to Mr. Weir's inquiry, Mr. McVicker reported today he and the Manager gave approval to the Animal Control Agent to purchase three traps to capture the stray cats in the Cassia Drive area. The agent advised he is working with a non-profit anonymous group who is trying to find homes for the stray kittens and mothers. Mr. McVicker talked with the County Health Agent and formally filed a complaint against the cats on behalf of the residents. Mr. King requested the Borough follow up after the traps are set to make sure the situation improves.

In light of the fact that Joe Covelli turned down the position of Summer Camp Director, Mr Arndt recommended Council hire another director. On the recommendation of the Recreation Authority, Mr. Weir moved to appoint Lauren Zagorac to the position of Summer Camp Director, subject to her passing the required background checks, seconded by Mrs. Cmar and carried unanimously.

Mayor Green reported testing for the position of sergeant is complete and he will give the names of the five officers, with his and the Chief's recommendation, to be promoted at Monday night's meeting. Mr. King requested Chief Reagan put together a justification for his decision.

Mr. King adjourned the meeting at 8:05 p.m. with an executive session to follow to discuss legal and personnel matters on a motion by Mr. Khalil seconded by Mr. Weir and carried unanimously.

Saundra J. Mortle
Secretary/Treasurer