

MINUTES

REGULAR MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, FEBRUARY 24, 2016

President Son called to order the Regular Meeting of Hampton Township Council at 7:30 pm in the Council Chambers of the Municipal Building located at 3101 McCully Road, Allison Park, Pennsylvania.

Those present: V. Son, President; R. Dunlap (via video call), S. Neugebauer, P. Russ, Members; J. Speakman, Controller; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

APPROVAL OF MINUTES

Mr. Russ moved for the approval of the minutes for the Regular Meeting held January 27, 2016 and the Agenda Meeting held February 10, 2016. Ms. Neugebauer seconded the motion and a roll call vote was unanimously in favor.

CITIZEN AGENDA MATTERS

Al Werling of Talley Cavey Road addressed Council regarding the Wildwood Acres Lot Consolidation. He mentioned that he has heard numerous sources reporting that the property owners will be removing a section of trees from the site. He questioned the status of this project. Mr. Son summarized the applications that have been approved for this site, including lot consolidation and earth disturbance. Mr. Son also elaborated on which properties are included in this potential commercial development. Mr. Orban verified that the property owners have not indicated the type of business that might eventually be proposed. Mr. Werling and Mr. Son discussed the previous attempts at development for this site. Mr. Werling and Mr. Lochner discussed the parcels involved and the allowable uses due to the zoning restrictions. Mr. Son reviewed several of the improvements to the intersection that could occur as a part of the site development. Mr. Lochner reiterated that the Township has no idea what will eventually end up in that location. Mr. Werling stated that his concern is due to the fact that this hillside is directly visible from his house.

APPROVAL OF A PROPERTY SALE AGREEMENT WITH THE PA TURNPIKE COMMISSION

Mr. Lochner summarized the Township's discussions with the PA Turnpike Commission regarding this matter. He noted that the value offered for the property is a fair valuation and he recommended that Council move forward with this agreement. Mr. Tucceri commented regarding the legalities involved. Mr. Son discussed with Mr. Lochner the possibility of including paving in this phase, or a future phase, of this project. Mr. Tucceri recommended that Council accept the tender of an estimated just compensation of \$9,000. Mr. Russ verified that this would not preclude the possibility of obtaining appropriate damages.

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Mr. Russ moved to accept the tender from the PA Turnpike Commission for the property outlined in the memorandum from Mr. Romano to Mr. Lochner dated November 18, 2015 for consideration in the amount of \$9,400 together with a provision that we reserve the right to secure from the PA Turnpike Commission 6-10 damages and any other monies that may be appropriate. Ms. Neugebauer seconded the motion and a roll call vote was unanimously in favor.

APPROVAL OF AN AGREEMENT WITH THE HAMPTON LIBRARY BOARD OF TRUSTEES

Mr. Son reviewed the changes that were discussed at the previous Council meeting. He reported that the relevant language addressing these changes has been added to the agreement. He noted that both the Township and the Library Board have approved the agreement as it is currently written.

Mr. Russ moved to accept the agreement between the Township and the Hampton Library Board of Trustees for the matter set forth in the draft agreement (a copy of which has been included as a part of these minutes). Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.

NORTH HILLS COUNCIL OF GOVERNMENTS MONTHLY REPORT

Mr. Montgomery was not in attendance to present a report.

WATER AUTHORITY MONTHLY REPORT

A copy of the Water Authority monthly report was included as a part of Council's agenda packet.

ENGINEER'S MONTHLY REPORT - GATEWAY

A copy of the engineer's monthly report from Gateway was included as a part of Council's agenda packet.

LEGAL COUNSEL MONTHLY REPORT

A copy of the legal counsel monthly report was included as a part of Council's agenda packet.

CONTROLLER'S/MANAGER'S MONTHLY REPORT

Mr. Speakman had no additional comments to add to the Controller's monthly report.

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APPROVAL OF A TRAFFIC SIGNAL MAINTENANCE AND REPAIR AGREEMENT WITH BRONDER TECHNICAL SERVICES

Mr. Son remarked that this item is standard operating procedure and will cover service on an as-needed basis.

Mr. Russ moved for the approval of a traffic signal maintenance and repair agreement with Bronder Technical Services, pursuant to the terms and conditions in the memo dated January 18, 2016 from Bronder Technical Services. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.

PUBLIC SAFETY MONTHLY REPORT

A copy of the Public Safety monthly report was included as a part of Council's agenda packet.

AUTHORIZATION TO BID ANNUAL CONSTRUCTION/SANITARY SEWER EQUIPMENT

Mr. Russ moved for the authorization to bid the annual construction/sanitary sewer equipment program. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.

COMMUNITY SERVICES MONTHLY REPORT

A copy of the Community Services monthly report was included as a part of Council's agenda packet.

OTHER COMMUNITY SERVICES BUSINESS

Mr. Zarenko stated that he has contacted the grant division of the PA Department of the Conservation of Natural Resources. He reported that the grant paperwork for the sports courts will be completed over the next three months, after which the Township can submit the bid information. He explained that, once the matching funds are available, the Township will be prepared to proceed. Mr. Son verified that the \$200,000 grant was already approved. Mr. Lochner noted that the Township has until 2019 to proceed, so there will be no problem with waiting until the matching funds are available. Mr. Zarenko discussed the timeline with Mr. Son.

Mr. Son thanked the Township employees that have been working on snow and ice removal. He stated that they have been doing a great job so far this winter.

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ENVIRONMENTAL SERVICES MONTHLY REPORT

A copy of the Environmental Services monthly report was included as a part of Council's agenda packet.

In addition to the monthly report, Mr. Degnan updated Council regarding the status of the repairs to the secondary clarifier at the Water Pollution Control Plant. He stated that the new center column should be installed within three to five weeks.

UPMC REVISED SITE PLAN (15-10)

The applicant, UPMC Corporate Construction & Real Estate, is proposing to develop the lot located at the corner of Route 8 & Mt. Royal Boulevard, owned by St. Margaret Nursing Home Corp., to allow for the construction of a three-story 43,500 square foot Ambulatory Care Center.

Mr. Orban summarized the previously discussed concerns regarding the traffic engineering review of this application. He reported that the applicant has committed to submitting two additional traffic studies after occupancy. Mr. Orban explained that, if either one of those studies would require improvements to the intersection at Route 8 and Mt. Royal, UPMC will pay 100% of the cost for those improvements. He remarked that Township staff, engineering firms and advisory boards are all recommending approval of this application with conditions.

Mr. Russ made a motion to approve the UPMC Revised Site Plan (15-10) subject to and contingent upon the conditions in the memo from Mr. Orban dated February 24, 2016 (a copy of which has been included as a part of these minutes). Mr. Dunlap seconded the motion.

Mr. Son acknowledged and thanked UPMC for their willingness to step up and cover 100% of the cost of improvements, should they be needed, at the intersection.

Following the discussion, a roll call vote was unanimously in favor.

ZONING AND PLANNING MONTHLY REPORT

A copy of the Zoning and Planning monthly report was included as a part of Council's agenda packet.

OLD BUSINESS

Nothing was brought before Council for discussion.

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NEW BUSINESS

Mr. Lochner reported that the Township has had a meeting with representatives of PennDOT regarding the condition of Wildwood Road and the emergency repairs that PennDOT is currently pursuing. Mr. Lochner reviewed the timeline for the project and reported that, due to the location of a drainage line, PennDOT will unfortunately need to close the entire road for the duration of the repairs. The approximate location of the closure will be at the entrance to Trillium Trail and the Tuscan Inn. Mr. Lochner stated that there will be a detour, however, they have not yet received information regarding what the detour route will be. He stated that the project will begin in late May or early June and he anticipates the project to be completed by the end of this year.

There being no further items for discussion, Mr. Son adjourned the Regular Meeting at 7:54 pm.

Susan A. Bernet,
Clerk of Council

Victor D. Son,
President of Council

AGREEMENT

BY AND BETWEEN HAMPTON COMMUNITY LIBRARY AND THE TOWNSHIP OF HAMPTON

AGREEMENT, made and entered into this _____ day of February, 2016, by and between the Township of Hampton (hereinafter, "Township"), and the Board of Trustees of the Hampton Community Library (hereinafter referred to as the "Library").

ARTICLE I

The positions of Library Director and part-time Library Employees will be employees of the Township leased to the Library in order to promote progress with the Hampton Community Library.

ARTICLE II

Library Director

The Township agrees to employ the person designated by the Library as the Library Director. The Library Director will work under the general supervision and direction of the Library. The Library Director will be a Township employee, who will be leased back to the Library. The Library Director shall perform the necessary professional and administrative services required by the Library, including management of the Library. The Library Director will attend the meetings of the Library. The Library Director shall cooperate and coordinate library services with the Township Manager.

ARTICLE III

Part-Time Library Employees

The Township also agrees to employ part-time Library employees as selected and directed by the Library. The part-time Library employees will also be Township employees who will be leased back to the Library.

ARTICLE IV

Term

The initial term of this Agreement shall be for one year commencing January 1, 2016, ending December 31, 2016. The Agreement may be extended annually within thirty (30) days of the expiration of the Agreement by mutual consent of the parties.

ARTICLE V

Compensation

1. The Library Director shall be paid by Township a salary in the amount of Forty-Seven Thousand (\$47,000.00) Dollars, together with employment taxes and matches, along

with the benefits enumerated below, which shall be the same benefits to which the Township's Administrative Employees are entitled:

- A. Medical Benefits;
 - B. High Option Dental Benefits;
 - C. Vision Benefits;
 - D. Life Insurance in Amount of \$50,000;
 - E. Accident and Disability Coverage;
 - F. Disability Insurance Coverage (short-term & long-term);
 - G. Vacation and personal days/sick leave in accordance with the same days to which the Township Administrative Employees are entitled; and
 - H. Participation in the Township Administrative Employee Pension Plan.
2. The part-time employees shall be paid at a part-time rate set by the Hampton Community Library Board.
3. All sums expended for or on behalf of the Library Director and the part-time employees, shall be reimbursed to the Township by the Library, pursuant to a monthly invoice.

ARTICLE VI
Schedule of Work

The Library Director and part-time employees will work the hours directed by the Library.

ARTICLE VII
Termination

The Library Director and the part-time employees shall be employees at will and may be terminated by the Township at any time upon either the request of the Library or the discretion of the Township.

IN WITNESS WHEREOF, the parties execute this Agreement this ____ day of February, 2016.

Witness:

**BOARD OF TRUSTEES
HAMPTON COMMUNITY LIBRARY**

By: _____

Witness:

TOWNSHIP OF HAMPTON

By: _____



TOWNSHIP OF
Hampton

Township Council
Victor D. Son, President
Peter S. Russ, Vice-President
M. Richard Dunlap
Cary J. Montgomery
Sherry A. Neugebauer

Township Controller
Jerry E. Speakman

Municipal Manager
W. Christopher Lochner

February 24, 2016

PERSONAL & CONFIDENTIAL

Legal Counsel
Vincent A. Tucceri

TO: Township Council
Jerry Speakman, Township Controller
W. Christopher Lochner, Municipal Manager
Vince Tucceri, Township Solicitor

FR: Martin Orban, Land Use Administrator

RE: Motion re the UPMC Revised Site Plan

The Solicitor's office and I have prepared the following motion, to Approve with conditions, the 15-10 UPMC Revised Site Plan should Council decide to act upon the applications.

In that case, it is Solicitor's recommendation that the following motion be made part of the meeting minutes:

MOTION TO APPROVE WITH CONDITIONS APPLICATION 15-10 UPMC REVISED SITE PLAN SUBJECT TO AND CONTINGENT UPON THE FOLLOWING CONDITIONS:

1. Applicant must submit to the Township for its approval an amended, revised Plan ("Amended Plan"), and/or such other required permits, plans, documents, and submissions as may be required by or under the conditions of this Decisions.

a. Applicant's Amended Plan and/or such other required permits, plans, documents, and submissions shall address all of the comments and recommendations of the Township Engineer, as set forth in the comment letters of Joseph Sites, Gateway Engineers, through and including those dated January 22, 2016, to the satisfaction of the Township, which comments are incorporated herein by reference as if fully set forth at length herein.

b. Applicant's Amended Plan and/or such other required permits, plans, documents, and submissions shall address all of the comments and recommendations of the Township Engineer, as set forth in the comment letters of Andrew Banfield, PVE Sheffler, through and including those dated January 28, 2016, to the satisfaction of the Township, which comments are incorporated herein by reference as if fully set forth at length herein.

c. Applicant's Amended Plan and/or such other required permits, plans, documents, and submissions shall address all of the comments and recommendations of the Township Engineer, as set forth in the comment letters of Robert Goetz, Trans Associates, through and including those dated February 15, 2015, to the satisfaction of the Township, which comments are incorporated herein by reference as if fully set forth at length herein; except as modified by Para. 3, below.

d. Applicant's Amended Plan and/or such other required permits, plans, documents, and submissions shall address all of the comments and recommendations of the Township Engineer and Director of Environmental Services, as set forth in the comment letters of Robert Horvat, KLH Engineers, through and including those dated February 15, 2016 to the satisfaction of the Township, which comments are incorporated herein by reference as if fully set forth at length herein.

e. Applicant's Amended Plan and/or such other required permits, plans, documents, submissions and construction shall address all of the comments and recommendations of the HTVFD Chiefs John Schwend & Daniel Kuny, as delineated in the meeting memo from Tami Greene dated December 2, 2015, to the satisfaction of the Township, which comments are incorporated herein by reference as if fully set forth at length herein.

f. Applicant's Amended Plan and/or such other required permits, plans, documents, and submissions shall address all of the comments and recommendations of the HSWA, as set forth in the memo of Samuel Scarfone, Executive Director HSWA, through and including those dated December 8, 2015, to the satisfaction of the HSWA, which comments are incorporated herein by reference as if fully set forth at length herein.

2. Final Approval is conditioned upon execution of a developer's agreement, with associated posted security, both to the satisfaction of the Township Solicitor and Engineer, guaranteeing completion of all Required Improvements contained in the Approved Plan (including but not limited to any required paving, sewers, storm sewers and stormwater management facilities, E&S controls, landscaping, etc.).

3. Per Para. 1.c, above, Final Approval, and issuance and maintenance in good standing of any occupancy permit issued hereunder, is further conditioned upon execution of an agreement regarding future traffic studies and possible improvements, with such terms, conditions, and guaranties as found necessary and proper to the satisfaction of the Township Solicitor and Engineer. While Developer shall not be required to post security as recommended by Trans Associates' letter dated 2-15-16, Developer shall either under the terms of the general developer's agreement or by separate agreement with the Township commit to conduct and act upon the findings and recommendations of the Township Engineer following two post-occupancy traffic studies to be commissioned and conducted by Developer at its expense (the first no sooner than 6 months following full occupancy and the second no sooner than 18 months following completion of the first study); with the scope, conduct, and evaluation of such traffic studies to be pursuant to such applicable standards and criteria as found professionally reasonable in the sound judgment and discretion of the Township Engineer.

4. Per Para. 1.d, above, Final Approval is further conditioned upon execution and recording of an agreement regarding the installation and future routine and ongoing maintenance responsibilities for the proposed debris basket/screening mechanism within a Township owned manhole, with terms consistent with those as outlined in KLH Engineer's letter dated February 15, 2016, and with such other terms, conditions, and guaranties as found necessary and proper to the satisfaction of the Township Solicitor.

5. All stormwater management facilities (including but not limited to stormwater ponds, outfall structures, detention facilities, private sewer lines, or any open drainage swales) will be the responsibility of the Developer/Owner. Maintenance of same shall be in accordance with the originally approved storm water maintenance plan as shown on the approved plans and as described in the Operation and Maintenance Program. The Township must approve any future modification and/or changes to the above-mentioned areas.

6. The Erosion and Sedimentation Control Plan must be approved by the Allegheny County Conservation District prior to any construction activities commencing.

7. Applicant shall reimburse the Township for all Engineers, Solicitor and other professional consultant fees and other Township expenses incurred in the zoning and land development application review and approval process, and for inspection fees incurred by the Township for inspecting and approving any required site improvements installed under the Approved Plan. Reimbursement invoices shall be paid in full within thirty (30) days of receipt.

8. Applicant may, within thirty (30) days of receiving this Decision in writing, notify the Township of its refusal to accept any or all of the conditions, in which case, the Township shall be deemed to have denied the Applications. In the event the Applicant does not, within said period, notify the Township of its refusal to accept any condition of this Decision, the Approval of the Site Plan, with the conditions, shall stand as granted.

Cc: file