

MINUTES

AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, MARCH 9, 2016

President Son called to order the Agenda Meeting of Hampton Township Council immediately following the Public Hearing 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) C. Montgomery, S. Neugebauer, P. Russ, Members; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

DISCUSSION REGARDING A NEW CABLE AGREEMENT WITH CONSOLIDATED COMMUNICATIONS

Mr. Lochner stated that the agreement was compiled by Cohen & Associates, who represent the North Hills Council of Governments and the municipalities comprising the NHTCOG. He stated that negotiations regarding the agreement have been taking place for over a year and he highly recommends approval. Mr. Montgomery noted that he had previously raised an objection regarding the language in the last contract with Verizon. He explained that, when Verizon did not live up to the stipulations in the contract, this language forced the Township to pay for the legal fees that accumulated in the course of enforcing the agreement. Mr. Montgomery noted that it appears as if this language has been changed in the new agreement and he requested clarification regarding this section. Mr. Lochner explained that the Township would not need to pay legal fees if the franchise fees have been underpaid by 5% or more. If they have been underpaid by 5% or less then the legal fees would still be applicable and paid by the Township. Mr. Lochner explained the reasoning behind the 5% benchmark. Mr. Montgomery remarked that, if a company has not complied with the agreement or has underpaid the franchise fee, then the Township should not have to pay audit fees to simply obtain its due. Several more comments were exchanged regarding this matter.

DISCUSSION REGARDING AN AGREEMENT WITH PENNDOT TO ACCESS TRILLIUM TRAIL OPEN SPACE FOR BANK STABILIZATION PROJECT

Mr. Lochner stated that PennDOT has requested that Council approve their use of a portion of open space in conjunction with the repair project on Wildwood Road.

DISCUSSION REGARDING THE CDL DRUG TESTING AGREEMENT

Mr. Lochner explained that the NHTCOG previously administered these tests; however, Spectrum Medical Services has begun requiring direct contracts with the municipalities it provides services to. He noted that the contract is otherwise exactly the same. Mr. Lochner summarized the previous arrangement for CDL drug testing. A short discussion was held regarding the possible reasons why Spectrum instituted this change. Mr. Tucceri remarked that, if nothing else about the contract has changed besides the fact that the NHTCOG is no longer involved, he does not have a problem with it.

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DISCUSSION REGARDING THE ICMA 401 DEFINED CONTRIBUTION MONEY PURCHASE PLAN

Mr. Lochner stated that this plan costs nothing to the Township and was established to allow the possibility of contributions by an executive level employee into this fund.

DISCUSSION REGARDING THE STRATEGIC PLANNING MEETING – APRIL 7, 2016

Mr. Lochner explained that this item is only on Council's agenda because the Township will need to advertise the meeting information.

DISCUSSION REGARDING A CAPITAL IMPROVEMENT EXPENDITURE REQUEST – REPLACEMENT OF AED'S

Mr. Lochner stated that the AED's in all of the police cars need to be replaced. Mr. Son asked if it is possible to donate the old defibrillators. Mr. Zarenko stated that once the units are expired they must be discarded for liability reasons.

DISCUSSION REGARDING THE ANNUAL CONSTRUCTION EQUIPMENT AND SANITARY LINE CLEANING RENTAL BIDS

Mr. Zarenko remarked that this item is standard operating procedure for the Township and he expects to have a recommendation for Council at their next meeting.

DISCUSSION REGARDING THE FITNESS EQUIPMENT LEASE RENEWAL

Mr. Zarenko stated that five pieces of fitness equipment have leases that will be expiring in June of this year. He commented that the new lease agreement will be the same as all previous lease agreements, covering three full years of parts and maintenance. Mr. Zarenko detailed the usage statistics for the fitness center. He noted that, if authorization is granted, they hope to have the equipment installed in June to coincide with the removal of the old equipment. Mr. Russ discussed the measures employed by the Township to track which pieces of equipment are being used and which are not.

DISCUSSION REGARDING THE 2016 ROAD RESURFACING PROGRAM

Mr. Zarenko stated that the bid opening will be on April 12, 2016 with a possible bid award on April 27, 2016. He noted that they will be offering up to seven contracts, depending on the level of the bids that are submitted.

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DISCUSSION REGARDING A CAPITAL IMPROVEMENT EXPENDITURE REQUEST
– SCADA SYSTEM FOR SEWAGE TREATMENT PLANT

Mr. Degnan explained that the SCADA system is a computer system that essentially runs the entire building. Due to the complexity of this item, he requested that Council table this matter to allow time for more research to be compiled.

OTHER ENVIRONMENTAL SERVICES BUSINESS

Mr. Degnan updated Council regarding the repairs to the secondary clarifier unit at the Water Pollution Control Plant. He stated that the center column should be installed within the next couple of weeks. Mr. Degnan alerted Council to a problem with the piping in the secondary return at the WPCP. He reported that they are working on it and everything should be back online within the next day or two.

HAMPTON RE REVISED SITE PLAN (16-01)

The applicant, Hampton RE, LLC, is proposing to develop the lot located at the corner of Route 8 & W. Hardies Road to allow for the construction of a multi-use, 5,189 square foot building and associated site improvements.

Discussion regarding this item took place during the Public Hearing that was held prior to the Agenda Meeting.

HAMPTON RE CONDITIONAL USE (16-02)

The applicant is seeking approval to include a drive-through service with the proposed new coffee shop and dentist office building to be located on the former BP site at the southwest corner of West Hardies Road and Route 8. Multiple businesses and drive-through services are conditional uses in a Highway Commercial zoning district and must be granted by Township Council.

Discussion regarding this item took place during the Public Hearing that was held prior to the Agenda Meeting.

DISCUSSION REGARDING AN OPEN SPACE/DETENTION POND TAKEOVER
REQUEST – GLADES OF NORTHAMPTON HOMEOWNERS ASSOCIATION

Mr. Son summarized the particulars of this request. Mr. Montgomery questioned if the homeowners in the Glades are paying HOA fees. He asked if those fees could go to the Township for the maintenance of this stormwater facility since they are proposing to dissolve the HOA. If Council decides to accept this proposal, Mr. Lochner recommended that Council require the facility to meet all current Township standards. He also recommended that Council assess the same fee that would be billed to a new developer who wishes to turn over a new

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stormwater facility. Mr. Son questioned whether Council should even consider this request. Mr. Lochner asserted that, in the eyes of the PADEP, the Township will be ultimately responsible if the HOA does not follow through with the maintenance of the ponds. Due to the complexity and implications of this issue, Mr. Russ and Mr. Son expressed a desire to discuss this at length at the Strategic Planning Meeting in April.

OTHER BUSINESS

Nothing was brought before Council for discussion.

There being no further items for discussion, Mr. Son adjourned the Agenda Meeting at 8:22 pm.

Susan A. Bernet,
Clerk of Council

Victor D. Son,
President of Council