

## MINUTES

### AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, APRIL 13, 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: R. Dunlap, S. Neugebauer, P. Russ, Members; J. Speakman, Controller; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

#### DISCUSSION REGARDING A PROPOSED ORDINANCE AUTHORIZING THE EXECUTION OF A CABLE FRANCHISE AGREEMENT BETWEEN THE TOWNSHIP AND CONSOLIDATED COMMUNICATIONS, INC.

Mr. Lochner stated that the Township negotiates the cable franchise agreement with the North Hills COG using Cohen & Associates, who are specialists in this area. He briefly described the changes in the new agreement with Consolidated Communications, including an upgrade to the system and an expanded definition of "revenues". Mr. Dunlap and Mr. Lochner discussed the difference between this agreement and the Verizon cable franchise agreement.

#### DISCUSSION REGARDING A CAPITAL BUDGET REQUEST – F.I.T.E.S. BUILDING ROOF REPLACEMENT

Mr. Lochner commented that the roof on the F.I.T.E.S. building is around 25 years old and in need of replacement. Mr. Corace stated that he is requesting authorization to advertise for proposals for the new roof. He remarked that the Township would like to use the same type of roof as was recently installed on the Police Building. The Duro-Last roof would be maintenance free and would have a 20 year warranty.

#### DISCUSSION REGARDING A VACANCY ON THE ENVIRONMENTAL ADVISORY COUNCIL

Mr. Lochner stated that there are several candidates who have expressed an interest in the vacant position on the Environmental Advisory Council. Mr. Lochner discussed setting up interviews with the prospective candidates and members of Council.

#### PUBLIC SAFETY BUSINESS

Nothing was brought before Council for discussion.

#### DISCUSSION REGARDING THE 2016 ROAD RESURFACING PROGRAM

Mr. Zarenko explained that the seven contracts that were bid came in at a total of \$741,417.30, which is well below the pre-bid estimates of \$1,000,000. He noted that, while this is over the

**MINUTES**  
**AGENDA MEETING**

**HAMPTON TOWNSHIP COUNCIL**  
**WEDNESDAY APRIL 13, 2016**

authorized funding amount of \$600,000, it represents a significant savings over the expected amount. Mr. Zarenko recommended taking advantage of the lower than expected individual contract amounts and awarding all seven contracts to the low bidders. He noted that the contracts represent a total of 5.8 miles of Township roads that would be resurfaced. Mr. Lochner discussed the possibility of using a portion of the Township's existing cash reserve to fund the remaining balance beyond the authorized \$600,000. Mr. Lochner spoke to the unusual nature of receiving a bid total that is so far under the engineering estimates. He concurred with Mr. Zarenko's recommendation to proceed with all seven contracts in case future bids come in much higher. Mr. Russ questioned if all of the roads on the list are at a high priority for replacement. Mr. Zarenko replied yes and noted that several of these roads have been on the list for 3-5 years. Mr. Russ asked Mr. Speakman for his opinion. Mr. Speakman stated that, while he is not opposed to it, he wants to take some time to review the matter before commenting fully. Mr. Russ noted that the Township is now trying to catch up after it had to scale back the road resurfacing project following the economic downturn in 2008. Mr. Dunlap agreed that it may be a good idea to take advantage of the low bids while the price of oil is low.

**DISCUSSION REGARDING A CAPITAL BUDGET REQUEST – 2016 PETERBUILT DUMP TRUCK W/ SNOW/ICE EQUIPMENT**

Mr. Zarenko summarized the bid proposal and noted that the price will not exceed \$150,000. He explained that this is an approved Capital Budget item and it has already been bid through the PA COSTARS contract. Mr. Zarenko stated that, if authorization is given in April, the Township could have the truck by this fall.

**DISCUSSION REGARDING THE FIVE-YEAR LEASE RENEWAL – CAT CONSTRUCTION EQUIPMENT**

Mr. Zarenko stated that the existing five-year lease will expire in June of 2016. He noted that the funding for this item has already been allocated in the Operating Budget. This item will cover three new units. Mr. Zarenko confirmed that the lease payments will include the trade in value for the previous units. He noted that the 10% increase in the lease payment was to be expected due to the newly required Tier 4 engines.

**DISCUSSION REGARDING THE COMMUNITY CENTER SUMMER OPERATING HOURS**

Mr. Zarenko reviewed the Community Center's summer hours of operation and noted that this item is standard operating procedure for the Township. He stated that the hours will be the same as they have been in previous years.

**ENVIRONMENTAL SERVICES BUSINESS**

Nothing was brought before Council for discussion.

**MINUTES**  
**AGENDA MEETING**

**HAMPTON TOWNSHIP COUNCIL**  
**WEDNESDAY APRIL 13, 2016**

**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 preceded 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 preceded the Agenda Meeting.

**OTHER BUSINESS**

Mr. Lochner briefly summarized the discussions that took place during the Strategic Planning Meeting on April 7, 2016. He stated that, under the Police personnel hearing and promotion discussions, a new ordinance will be prepared by Chief Vulakovich with Mr. Tucceri's assistance. The ordinance will maintain the veterans' preference policy that the Township currently uses. He noted that part-time service hours will not be able to be taken into account. The ordinance would be available in May, with consideration and possible adoption in June. Regarding Phase 3 of the Lower Allison Park Project, Mr. Lochner commented that the agreement with Lamar for the park-and-ride shelter seems to be agreeable to all. The Township is currently working on determining the possible rental value of that structure. He explained that Lamar will erect the shelter in its entirety and it will be a 15 year agreement. Mr. Lochner reported that he will continue to work with the Hampton Lacrosse Association on the grading of field behind the park-and-ride. The Township will move forward with JML Landscaping's proposal for the seeding of that area once the grading has been completed. Regarding the Gourdhead Run detention pond, the Township will continue to pursue the \$250,000 grant that is under consideration. He reported that the Township will compile a beautification project that will compliment that grant. This should be completed by July 1, 2016. With regard to the Township's emergency response system, Mr. Lochner reported that there is some additional work that needs to be done in understanding how the volunteer fire departments spend their money. He noted that the Township will be reviewing the ordinances to determine if funding distribution can be weighted differently than it is today. Mr. Lochner reported that he will be meeting with Shaler Township's manager regarding how they run their emergency services. He reported that the Township will review the current EMS call volumes and their responses. Mr. Lochner commented briefly regarding transition planning. He

**MINUTES**  
**AGENDA MEETING**

**HAMPTON TOWNSHIP COUNCIL**  
**WEDNESDAY APRIL 13, 2016**

reported that the following items are to be researched and included as a part of next year's Strategic Planning Meeting; the Township's MS4 funding strategy, a comprehensive strategy for engineering design bidding and reconstruction of the Water Pollution Control Plant (WPCP), a comprehensive financial plan for the reconstruction of the WPCP, monitoring of the Commonwealth legislation regarding police personnel body cameras, how the employee defined pension plan will be affected by Tibble vs. Edison court case, and a plan for the future design and operation of the Community Center. Mr. Lochner added that, pursuant to discussions held during the Strategic Planning Meeting, the Township will treat part-time employees in the same respect as full-time employees with respect to pre-employment drug testing. As such, the Township will cover all related expenses. This decision will be retroactive to January 1, 2016. Mr. Russ clarified the comments regarding the grading of the field behind the Lower Allison Park park-and-ride. He noted that the cost for this grading will be borne by the Hampton Lacrosse Association.

**There being no further items for discussion, Mr. Son adjourned the Agenda Meeting at 8:00 pm.**

Susan A. Bernet,  
Clerk of Council

Victor D. Son,  
President of Council