

MINUTES

REGULAR MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, JULY 27, 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, C. Montgomery, S. Neugebauer, P. Russ, Members; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

APPROVAL OF MINUTES

Mr. Montgomery moved for the approval of the minutes for the Public Hearing held June 8, 2016, the Agenda Meeting held June 8, 2016, the Regular Meeting held June 22, 2016, the Public Hearing held July 13, 2016 and the Agenda Meeting held July 13, 2016. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor with the exception of Mr. Montgomery and Ms. Neugebauer, who abstained from voting for the minutes from the Regular Meeting held June 22, 2016, and Mr. Russ, who abstained from voting for the minutes from the Public Hearing held June 8, 2016, the Agenda Meeting held June 8, 2016, the Public Hearing held July 13, 2016 and the Agenda Meeting held July 13, 2016.

CITIZEN AGENDA MATTERS

Al Werling of Talley Cavey Road addressed Council regarding the pile of dirt in the parking lot for Fridley Field on Topnick Drive. Mr. Son provided a summary of the HTSD Parking Lot Expansion Revised Site Plan, which was filed for the grading work being done in this parking lot. Mr. Werling requested to see a map or overhead layout of the site design. Mr. Lochner provided a brief overview of the site layout and invited Mr. Werling to stop by the Municipal Building at any time to view the plans. Mr. Werling questioned if there will be a concession stand, bus shelter, or any other type of structure added to the site. Mr. Son replied that they will not be adding any structures, they will only be expanding the parking by adding another row of spaces.

MS4 PRESENTATION – GATEWAY ENGINEERS AND PVE SHEFFLER

Ryan Berner with Gateway Engineers was in attendance to present a summary of the Township's MS4 program on behalf of both Gateway Engineers and PVE Sheffler. Mr. Berner provided a brief explanation of the MS4 permit and Minimum Control Measures. He summarized the progress of the permit workforce, detailing a committee consisting of multiple staff members with individuals assigned to specific Minimum Control Measures. Regarding documentation, he stated that cabinets have been purchased for organized records keeping, which proved to be beneficial during the DEP inspection. He noted that the plans have been provided and updated to include Township protocols. Regarding public education and outreach, Mr. Berner remarked that multiple methods have been implemented, including displaying posters and articles in the Municipal Building, the addition of dog park clean up stations, and a new stormwater management section of

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the website. To comply with the Minimum Control Measure regarding public involvement and participation, Township events are being advertised, including hard to recycle collection events and public meetings during which MS4 compliance is discussed. He reported that, regarding the requirement for illicit discharge detection and elimination, Township engineers have screened the outfalls and identified and documented any issues that have been discovered. He noted that three outfalls showed evidence of sewage, which resulted in lab tests and actions to follow up on this discovery. Reporting of any complaints regarding illicit discharges are being documented through the Township's Civicall database.

Mr. Berner commented that the Township is addressing post construction stormwater management by utilizing PVE Sheffler to conduct inspections of established BMPs, with approximately 15 inspections already completed. Mr. Berner touched on the Minimum Control Measure pertaining to good housekeeping by detailing the results of the Township's recent MS4 audit by the DEP. He noted that the inspection went well and the Township is waiting on an official inspection report from the DEP. Once this has been received, the Township will have 30 days to submit comments pertaining to this report. He did not anticipate any significant problems and he noted that the next audit can be expected to be in five years. Mr. Berner ended his report by addressing the upcoming permit term, which starts in March of 2018. He commented that public notice will be required prior to the submission of the permit application to the DEP and the next permit will require Pollution Reduction Plans and a TMDL plan.

UPDATE PRESENTATION BY FACILITIES DIRECTOR REGARDING HONEYWELL BUILDING SOLUTIONS

Kevin Corace, the Facilities Director, was in attendance to present an update regarding the Honeywell building solutions project. Mr. Corace provided a brief summary of the project, which was implemented in 2015 and is aimed at generating a savings in utility costs in various Township facilities. He stated that the Township replaced boiler for the outdoor pool with a higher efficiency boiler, which has corresponded to a 14.15% decrease in gas usage. He reported that the lighting has been replaced in the Police Station with LED lights, which has corresponded to a 22.92% decrease in electricity usage. Mr. Corace detailed changes that were made to the lighting and engines at the Water Pollution Control Plant. He also explained recent changes that Duquesne Light has implemented in their meter reading methods. Mr. Russ and Mr. Corace discussed the difference between electricity demand and usage. Several comments were exchanged regarding the programming of various pieces of equipment, and how that has corresponded to the overall level of electricity consumption in the various facilities. Mr. Son expressed concern regarding the unidentified cause of an increase in electricity demand at the Community Center. Mr. Corace posited several possible explanations for this increase. Mr. Son noted that this project is a seven-year plan, during which time Honeywell must prove that the cost of the project will be offset by a reduction in the overall utility costs for the Township. Mr. Son and Mr. Corace discussed the operational status of several HVAC units. Mr. Son requested that Mr. Corace continue to monitor the situation at the Community Center.

RESOLUTION EXECUTING A UTILITY REIMBURSEMENT AGREEMENT WITH THE PA TURNPIKE COMMISSION REGARDING A SEWER LINE RELOCATION

Mr. Tucceri reported that the PA Turnpike Commission will entertain the Township's request to share 50% of the costs associated with the utility relocation. Mr. Tucceri added that, if Council is so inclined, they may choose to authorize the execution of an agreement conveying the right-of-way associated with their work, in exchange for the Turnpike Commission's repaving of Ben Herr Street and sharing 50% of the utility relocation costs. Mr. Son questioned Mr. Tucceri if this agreement is satisfactory and is an improvement upon the previous draft, to which Mr. Tucceri replied yes. Several comments were exchanged regarding the cost of relocating the sanitary sewer line and paving Ben Herr Street.

Mr. Russ moved for the adoption of Resolution No. 943, executing a Utility Reimbursement Agreement with the PA Turnpike Commission regarding a sewer line relocation. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.

Mr. Russ moved for the authorization to execute an agreement, which is included in an attachment to a letter from Jean Marie McLaughlin, Assistant Counsel for the PA Turnpike Commission dated April 6, 2016, which provides for conveyance to the Commission of a right-of-way in exchange for the paving of Ben Herr Street and reimbursement of the legal fees and engineering fees of up to \$4,000, subject to the Commission agreeing, in writing, to a 50/50 sharing of the cost of the utility relocation with the Township for this particular project. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.

BOND REFUNDING OPPORTUNITY – PIPER JAFFRAY

Mr. Son stated that interest rates have continued to fall, giving the Township the opportunity to refund two levels of existing bonds. He explained that the additional proceeds generated as a part of that refunding could exceed \$700,000, which is an 8% overall savings to the existing bond issue. He added that the refunding of the bond does not change the term length or the amount of the debt service payments. Mr. Son noted that the Lower Allison Park project was slated to receive a \$200,000 grant from the Allegheny County DCED, which has since fallen through. He remarked that a portion of these proceeds could go towards covering this \$200,000 that the Township did not receive. Several comments were exchanged regarding the age of the HVAC units in the Community Center. Mr. Dunlap asked if the Township would still be eligible to receive the \$200,000 DCED grant next year, to which Mr. Lochner replied no. He noted that the earliest the Township could re-file for this grant would be in 2018. A short discussion was held regarding the proposed timeline for this refunding. Mr. Russ confirmed from Mr. Lochner that Council is simply voting to authorize Piper Jaffray to prepare a presentation regarding this opportunity.

Mr. Russ moved to authorize Piper Jaffray to pursue a proposal to refinance the Township's bonds, as specified in the presentation dated July 19, 2016. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.

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NORTH HILLS COUNCIL OF GOVERNMENTS MONTHLY REPORT

Nothing was brought before Council for discussion.

WATER AUTHORITY MONTHLY REPORT

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

Mr. Son remarked that any upcoming traffic problems on Mt. Royal Boulevard and/or Harts Run Road are the result of construction by the HSWA, not the Township. He added that the Township will be doing everything it can to help this construction to proceed as quickly as possible.

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. Lochner presented a brief summary of a meeting that was held the previous week with the Manager's office, the Controller, and the Finance Director regarding a mid-year Budget update. He reported that expenditures are currently running behind last year's pace by over \$300,000. He commented that revenues are showing as behind last year's levels, however, this is misleading as the millage was changed at the beginning of 2016 to shift some of these funds to the Capital Improvements side. When this is taken into account, the actual mid-year revenues are about \$30,000 ahead of this same time last year. Mr. Lochner stated a concern regarding the sewer revenues and reported that he will discuss this with the HSWA. He reported that everything else is well within the expected levels for the 2016 Budget. Several comments were exchanged regarding the Township's current level of road salt, as well as the salt purchasing schedule for the rest of the year.

Mr. Lochner also remarked that, if Council authorizes the advertisement for bids, Township engineers can have the specifications ready to go so that Council can have bids at their next meeting.

Mr. Russ moved for the authorization to advertise for bids for the Duncan Avenue & Route 8 project and to authorize Township engineers to complete the necessary specifications. Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.

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AUTHORIZATION TO NULLIFY THE EXISTING PART-TIME POLICE OFFICER ELIGIBILITY LIST AND ADVERTISE FOR THE TESTING TO ESTABLISH A NEW LIST

Mr. Montgomery moved for the authorization to nullify the existing Part-Time Police Officer Eligibility List and advertise for the testing to establish a new list. Mr. Russ 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 ADVERTISE FOR BIDS REGARDING THE STORM WATER DETENTION POND MAINTENANCE PROGRAM

Mr. Son noted that this item is standard operating procedure for the Township every year.

Mr. Montgomery moved for the authorization to advertise for bids regarding the Storm Water Detention Pond Maintenance Program. Mr. Russ seconded the motion and a roll call vote was unanimously in favor.

APPROVAL OF FALL HOURS OF OPERATION AT THE COMMUNITY CENTER

Mr. Son remarked that this item is also a standard annual item for the Township and the fall hours of operation will be the same as they have been in years past.

Mr. Montgomery moved for the approval of the fall hours of operation at the Community Center. Mr. Russ 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. Mr. Zarenko also updated Council regarding the color coat surface repair at the Community Park tennis courts, noting that work will begin on this repair project next week.

ENVIRONMENTAL SERVICES MONTHLY REPORT

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

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O'REILLY AUTOMOTIVE REVISED SITE PLAN (16-04)

The applicant, O'Reilly Automotive Stores, Inc., is proposing to develop the lot located at 5044 Route 8 to allow for the construction of an 11,306 square foot automotive parts retail store in an HC zoning district.

Mr. Orban reported that the EAC, PC, Township engineers and staff are all recommending approval of this application with conditions.

Mr. Russ moved for the approval of the O'Reilly Automotive Revised Site Plan (16-04), subject to and contingent upon the conditions listed in the memo from Mr. Orban dated July 27, 2016 (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.

UHL CONTRACTOR'S STORAGE YARD CONDITIONAL USE (16-07)

The applicant is seeking approval to locate a contractor's storage yard located at 4537 Wildwood Sample Road in a Light Industrial Zoning District. Contractor storage yards are a conditional use in a light industrial zoning district and must be granted by Township Council.

Mr. Orban reported that, as with the previous application, the EAC, PC, Township engineers, and staff are all recommending approval of this application with conditions.

Mr. Russ moved for the approval of the Uhl Contractor's Storage Yard Conditional Use (16-07), subject to and contingent upon the conditions listed in the memorandum from Mr. Orban dated July 27, 2016 (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.

UHL CONTRACTOR'S STORAGE YARD SITE PLAN (16-08)

The applicant is proposing to construct a paved parking and storage pad to support a contractor's storage yard and future 10,000 square foot building on a 15.5-acre Wildwood Sample Road site previously used for residential purposes. The existing non-conforming single story barn will remain as part of the storage yard use. The applicant is also proposing to use the existing residential structure as a rental unit.

Mr. Russ moved for the approval of the Uhl Contractor's Storage Yard Revised Site Plan (16-08), subject to and contingent upon the conditions listed in the memorandum from Mr. Orban dated July 27, 2016 (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.

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HAMPTON SHOPPES/STARBUCKS CONDITIONAL USES (16-09)

The applicant is seeking approval to construct a 2,000 square foot coffee shop building with a drive-through service in the southeast corner of a parcel located at Oxford Blvd. & Route 8. Multiple businesses and drive-through services are conditional uses in a Highway Commercial zoning district and must be granted by Township Council.

Mr. Orban remarked that, as with the previous applications, the EAC, PC, Township engineers, and staff are all recommending approval of this application with conditions. Mr. Tucceri stated that Council can vote on this item and the corresponding revised site plan application simultaneously. Mr. Russ requested additional clarification regarding the reason why a conditional use application is required when a drive-through is being proposed. Mr. Orban provided a brief history why this is the case, focusing on the need for an extra review to verify that the drive through will not negatively impact the traffic flow and/or safety on site or in the immediate area.

Mr. Russ moved for the approval of the Hampton Shoppes/Starbucks Conditional Uses (16-09) and the Hampton Shoppes/Starbucks Revised Site Plan (16-10), subject to and conditioned upon the conditions set forth in the memorandum from Mr. Orban dated July 27, 2016 (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.

HAMPTON SHOPPES/STARBUCKS REVISED SITE PLAN (16-10)

The applicant, Sirera Properties, L.P., is proposing to construct an additional 2,000 square foot building on their lot located at the corner of Route 8 and Oxford Blvd. Current parking and other zoning requirements must be met when additional structures are erected in a Highway Commercial Zoning District.

A vote regarding this item took place concurrently with the discussion and vote for the Hampton Shoppes/Starbucks Conditional Uses (16-09).

HAMPTON PLAZA REVISED SITE PLAN AND LOT CONSOLIDATION (16-11)

The applicant, Rt. 8 Holding Company, Inc., is proposing to consolidate two adjacent lots and construct a new entrance along with additional parking at 4700 Route 8 in an HC zoning district. The applicant has granted an extension to the Township through August 31, 2016.

Mr. Russ moved to table the Hampton Plaza Revised Site Plan and Lot Consolidation (16-11) through August 31, 2016. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.

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HTSD PARKING LOT EXPANSION REVISED SITE PLAN (16-12)

The applicant is seeking approval to expand the parking area located off Topnick Drive in a Conservation A zoning district.

Mr. Orban stated that the EAC, PC, Township engineers, and staff are all recommending a conditional approval of this application.

Mr. Russ moved for the approval of the HTSD Parking Lot Expansion Revised Site Plan (16-12), subject to and contingent upon the conditions in the memorandum from Mr. Orban dated July 27, 2016 (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.

REFERRALS

Mr. Russ moved for the referral of Richter Subdivision/Lot Consolidation (16-14), the Primanti's Revised Site Plan (16-15), and the Omberg Lot Consolidation (16-16). Mr. Dunlap seconded the motion and 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.

NEW BUSINESS

Nothing was brought before Council for discussion.

There being no further items for discussion, Mr. Son adjourned the Regular Meeting at 8:20 pm.

Susan A. Bernet,
Clerk of Council

Victor D. Son,
President of Council