

MINUTES

AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, SEPTEMBER 14, 2016

Mr. Russ called to order the Agenda 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: R. Dunlap, C. Montgomery, S. Neugebauer, P. Russ, Members; J. Speakman, Controller; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

DISCUSSION REGARDING THE 2011-2012 BOND REFINANCING

Mr. Lochner stated that Piper Jaffray has completed an analysis of the 2011-2012 bond refinancing and has come to the conclusion that the Township can save well over the 2%, projecting a savings of approximately \$700,000. He reported that, in conjunction with this finding, the Township has elected to proceed with this refinancing. Mr. Lochner detailed the necessary actions for Council to move forward with this item. Mr. Russ noted that this will allow the Township to save a considerable amount of money without extending the repayment term.

DISCUSSION REGARDING CYBER LIABILITY COVERAGE

Mr. Lochner remarked that Mr. Tucceri was asked to research this matter in more detail following Council's discussion at the previous meeting. He reported that the solicitor's office has recommended that Council approve the purchase of cyber security liability coverage. Mr. Russ questioned if this type of coverage has ever been purchased by the Township before, to which Mr. Lochner replied no. Mr. Russ stated his belief that this type of coverage is necessary due to the prevalence of hacking and the potential for liability. Mr. Lochner remarked that the cost of this policy would be around \$4,500 with a \$5,000 deductible. Mr. Tucceri and Mr. Speakman discussed whether the cyber liability insurance would have covered previous Township cyber events. Mr. Speakman noted that the cost is relatively small in comparison to the Township's other insurance policies, especially when considering the potential liability. Mr. Tucceri and Mr. Montgomery discussed the coverage and liability conditions in the policy. Mr. Montgomery questioned if the Township will incur any costs associated with updating the network to meet the minimum requirements of the policy. Mr. Lochner stated his belief that the Township already meets the minimum requirements and no updates will be needed. Mr. Lochner reported on discussions with the NHCOCG regarding adopting a policy regarding cyber security as an additional safeguard.

DISCUSSION REGARDING A RESOLUTION CONVERTING BEN HERR STREET TO A ONE-WAY STREET

Mr. Lochner stated that the PA Turnpike Commission will be expanding the E. Bardonner Road tunnel towards the Ben Herr side of the street. He explained that, if Ben Herr were to remain a two-way street, the expanded tunnel would remove all sight distance when pulling out of Ben

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Herr. As such the PA Turnpike Commission has written a letter to the Township requesting that Ben Herr be converted to a one-way street in conjunction with the tunnel expansion. Mr. Lochner noted that this makes sense from a practical standpoint. Mr. Montgomery questioned how many residents will be affected, to which Mr. Lochner replied only one. Mr. Tucceri stated that this resolution is one piece of a larger agreement that will address many other things. He recommended that Council hold off on approving the conversion of Ben Herr to a one-way street until all other outstanding issues have been resolved. A short discussion was held regarding this recommendation.

DISCUSSION REGARDING THE 2017 MINIMUM MUNICIPAL OBLIGATIONS FOR THE GENERAL EMPLOYEES, GENERAL EMPLOYEES DEFINED CONTRIBUTION, AND THE POLICE PENSION PLANS

Mr. Lochner commented that this is an annual item for Council and the values have been forwarded to Council in their packets. Mr. Lochner provided a summary of the MMOs for 2017 in relation to the required values for 2016. He detailed the current levels of funding for these plans and noted that the Township is in the top level statewide regarding the funding of its pension plans. Mr. Russ and Mr. Lochner discussed the expected MMOs for these plans in the future.

DISCUSSION REGARDING THE 2017 BUDGETARY DEVELOPMENT GOALS AND OBJECTIVES

Mr. Lochner asked the members of Council to pass along any suggestions they may have regarding the 2017 budgetary development goals and objectives. He presented a summary of the budgetary goals and objectives that have already been identified. Several remarks were exchanged regarding a budgetary goal related to enhanced Federal requirements for the cyber security measures in place at the Hampton Township Police Department. Chief Vulakovich provided a summary of these newly enhanced regulations. A short discussion was held regarding this matter.

DISCUSSION REGARDING RECOGNITION OF THE CAMP CADET GRADUATES

Chief Vulakovich summarized the Camp Cadet program and noted that Council provided similar recognition for the Camp Cadet graduates last year. He reported that there were two Hampton students who completed Camp Cadet in August. He requested authorization to bring them in front of Council for formal recognition of this achievement.

OTHER PUBLIC SAFETY BUSINESS

Chief Vulakovich remarked that the Hampton Township Police Department received invitations from both St. Mary's and St. Catherine's Parrish to attend 911 memorial masses for recognition of first responders. He noted that this invitation was also extended to the Hampton EMS and both VFDs. He reported that the Township had representation of police officers, firefighters, and EMS at both 911 memorial masses.

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ENVIRONMENTAL SERVICES BUSINESS

Mr. Degnan updated Council as to a failure with the return sludge pump. He commented that the necessary repairs have been made and the unit is in standby mode for emergency use only until the replacement unit arrives and can be installed. He stated his intention to pursue a replacement of the second sludge pump within the first quarter of 2017.

Mr. Degnan also reported that the Township has been receiving numerous complaints of odor at the Water Pollution Control Plant (WPCP) over the last few weeks, which has been worsened by the high temperatures and humidity levels. He stated that DES staff members have been doing everything they can to reduce those odors. Mr. Degnan reported that the WPCP is operating as designed, however, the Township has purchased and initiated a new odor control unit to help with the digester. Degnan discussed the design of the odor control unit, specifying that it has more than twice as many deodorant heads as the previous odor control unit. He stated that this odor control device will operate 24 hours a day, 7 days a week and it should help reduce odors in that area.

Mr. Degnan reported that the semi-annual cleaning of the digester is approaching. Letters have been sent out to notify the residents in the surrounding area of this event. Mr. Degnan summarized the purpose of the digester cleaning. Mr. Dunlap and Mr. Degnan discussed the potential for the cleaning of the digester to create additional odors. Mr. Degnan reviewed all of the measures that are implemented to reduce the amount of time that this process takes, as well as to reduce the odors that are generated.

RICHTER SUBDIVISION/LOT CONSOLIDATION (16-14)

The applicant is seeking approval to subdivide a portion of a lot fronting McNeal Road, creating a new lot fronting Talley Cavey Circle, and consolidating a portion of that lot with an existing lot fronting Talley Cavey Circle in an RB zoning district.

Mr. Orban summarized the application and noted that all engineering items have been addressed. He stated that Township staff, engineers and the Planning Commission are all recommending a conditional approval of this application.

PRIMANTI'S REVISED SITE PLAN (16-15)

The applicant is proposing to redevelop the existing Wendy's building and site to a Primanti's restaurant at property located at 4679 Route 8 in an HC zoning district. Improvements will include a 1,100 square foot expansion of the existing structure and expansion of existing parking areas. Variance requests will be submitted to the Township's ZHB for bufferyard and parking dimension relief.

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Mr. Orban provided an overview of the application and site layout. He commented that, at this time, there are some remaining engineering items that must be resolved and the EAC has requested a revised landscaping plan. Mr. Orban noted that revised plans were submitted earlier that day and they will be forwarded to the engineering firms for review. He stated that, if the outstanding engineering items have been resolved by Council's Regular Meeting, the Township will be recommending approval with conditions. Mr. Orban continued by stating that the Planning Commission has recommended approval of this application and the variances requested by the applicant have been granted by the Zoning Hearing Board.

OMBERG LOT CONSOLIDATION (16-16)

The applicant is seeking approval to consolidate four non-conforming lots into one new lot fronting Josephine Drive in an RB zoning district.

Mr. Orban described the details of the application and stated that all engineering items have been addressed. Township staff and the Planning Commission are recommending approval of this application with conditions.

DISCUSSION REGARDING THE REQUEST FOR TAKE OVER OF THE WHISPERING CREEK DEVELOPMENT

Mr. Orban stated that, as with all single-family developments, once the development reaches a certain point and the infrastructure has been installed, the developer can request that the Township take over the roads and any infrastructure contained within those roads. Mr. Orban reviewed the MPC guidelines regarding the allowable review time for these requests. Mr. Orban stated that there are numerous outstanding engineering items that must be resolved before the Township would consider recommending approval of this take over request. He remarked that, if the developer does not grant an extension for the consideration of this request, Township staff will be recommending that Council vote to deny this request at the Regular Meeting. Dave McMaster with Wickline Development, legal counsel for the developer, was in attendance regarding this request. He granted the extension and requested that Council table consideration of this request until the October meetings. Mr. Tucceri requested that Mr. McMaster submit the extension and the request to be tabled in writing.

DISCUSSION REGARDING THE REQUEST FOR TAKE OVER OF THE SINGLE FAMILY DWELLING PORTION OF THE STONEBRIDGE DEVELOPMENT

Mr. Orban summarized this request and noted that it only pertains to the single-family portion of the development. As with the previous item, he noted that there are numerous unresolved engineering items and an extension is needed to allow time for these matters to be addressed. Mr. McMaster again granted an extension and asked that the consideration of this request also be tabled to the October Council meetings.

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**DISCUSSION REGARDING A RESOLUTION RELATED TO THE TAKE OVER OF
THE SANITARY SEWER LINE EXTENSION ON ARNOLD AVENUE**

Mr. Orban stated that the Township has received a request to take over a 100' extension of the sanitary sewer line on Arnold Avenue. He reported that this infrastructure extension has been approved by both Mr. Degnan and the Township's sanitary engineer. Mr. Orban explained that the resident who installed the extension determined that it would be more cost effective than installing a septic system. As DES has already inspected and approved this extension, Council's vote to adopt this resolution would finalize the take over. Mr. Degnan reported that DES staff did inspect the extension and everything looked acceptable and well-constructed.

OTHER BUSINESS

Nothing was brought before Council for discussion.

There being no further items for discussion, Mr. Russ adjourned the Agenda Meeting at 8:02 pm.

Susan A. Bernet,
Clerk of Council

Peter S. Russ,
Vice-President of Council