

**MINUTES**

**AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL**

**WEDNESDAY, OCTOBER 12, 2016**

President Son called to order the Agenda Meeting of Hampton Township Council immediately following the Special Meeting 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.

**DISCUSSION REGARDING THE AUTHORIZATION TO ADVERTISE A PUBLIC HEARING DATE IN ACCORDANCE WITH THE PROPOSED 2017 TOWNSHIP BUDGET**

Mr. Son noted that the suggested Public Hearing date is December 7, 2016. He added that this is a standard yearly item. A short discussion was held regarding the schedule of meeting dates in December.

**DISCUSSION REGARDING A JOINDER RESOLUTION - MIDWESTERN INTERMEDIATE UNIT IV PURCHASING PROGRAM**

Mr. Lochner explained that this item is very similar to the COSTARS agreement. It does not cost anything to the Township but it provides more options to find reduced pricing on the purchase of materials. He noted that there are some items on this contract that cannot be found on the COSTARS contract.

**DISCUSSION REGARDING THE RECOGNITION OF TOWNSHIP DCS EMPLOYEES KELLEN WHEELER AND GREGORY CHERNOSKY**

Mr. Lochner stated that, on September 1, 2016, Mr. Wheeler and Mr. Chernosky were driving on S. Pioneer Road to a job site when they were stopped by a panicked resident who needed their help. She directed them to her husband who was trapped underneath of his lawn tractor, which had flipped over. Mr. Lochner stated that Mr. Wheeler and Mr. Chernosky immediately assisted in lifting the tractor off of him and helped him to escape uninjured. Mr. Lochner stated that the resident who was trapped has written a letter to the Township requesting to recognize and thank Mr. Wheeler and Mr. Chernosky for their help.

**DISCUSSION REGARDING THE PROPOSED WINTER/SPRING HOURS OF OPERATION FOR THE COMMUNITY CENTER**

Mr. Son commented that this item is standard operating procedure for the Township. Mr. Zarenko noted that the winter/spring hours of operation will be the same as they have been since 2008.

**DISCUSSION REGARDING THE SHACOG FALL COMMODITIES BIDS**

Mr. Son remarked that this is also a standard annual item for the Township. He explained that this contract requires no purchasing commitments, while giving the Township the opportunity to purchase materials at a reduced price.

**OTHER COMMUNITY SERVICES BUSINESS**

Mr. Zarenko stated that DCS has completed the 2016 Road Resurfacing Program and it has gone very well. He remarked that the final seam and catch basin sealing is occurring now and curb backfilling is currently about 40% done. He added that the crack sealing of the roads paved in 2015 will begin on Friday, October 14th. Mr. Lochner and Mr. Zarenko discussed the paving schedule for the Stonebridge development, which is being handled under the takeover request.

**DISCUSSION REGARDING AN ENGINEERING FACILITIES EVALUATION PLAN**

Mr. Degnan stated that the Township has been under review by the Allegheny County Health Department (ACHD) for the last year regarding various problems at the Water Pollution Control Plant (WPCP). He stated that their goal is to have a discussion with Council next spring to determine how to best proceed with addressing the problems at the WPCP and reopening the Act 537 plan. He explained that an engineering feasibility study will need to be done to accomplish this. Mr. Montgomery questioned how this study would differ from study that was previously completed on the WPCP. Mr. Lochner remarked that the previous study related to the front end and focused on specifically defined equipment at the plant. It was not a site-wide feasibility study focusing on a long term solution to the problems identified by the ACHD. Mr. Lochner added that, while the Township has not yet been cited, the WPCP is very close to being in permit violations. He explained that the Township would like to get out in front of the process so that members of Council and staff can dictate the response instead of being placed under a consent order by the DEP.

Mr. Lochner provided a summary of the timeline for this process. He noted that the WPCP has depreciated to the end of its lifespan and the current conditions of the facility will most likely prevent the renewal of the Township's NPDES permit in 2018. By beginning the process now to construct a long term remediation plan, the Township will have the most amount of options for, and control over, the design and functionality of the plant moving forward. Mr. Montgomery expressed his desire to simply determine if there is any redundancy in these reports. Mr. Lochner provided several reasons and examples of why an engineering feasibility study is necessary and advisable. Mr. Son questioned the length of this process. Mr. Lochner stated that it will most likely be on the order of five years. Mr. Montgomery questioned if the \$30,000 cost will cover both the engineering feasibility study and the Act 537 plan, to which Mr. Lochner replied no. He noted that this is the first step in the process and it will allow the Township to identify the problems that will be called out in the Act 537 plan. Mr. Degnan and Mr. Lochner discussed numerous possible changes that could be required at the WPCP as a result of this process.

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**DISCUSSION REGARDING A CAPITAL EXPENDITURE REQUEST - PHASE 2 OF THE WPCP SCADA SYSTEM**

Mr. Degnan remarked that this is the final phase of the SCADA system installation at the WPCP. He described the purpose of the SCADA system and noted that this system will be able to be transferred over to the new design of the facility.

**DISCUSSION REGARDING THE REQUEST FOR TAKEOVER OF THE WHISPERING CREEK DEVELOPMENT**

Mr. Orban noted that both the Whispering Creek and Stonebridge plans are being completed by the same developer. He stated that numerous items were identified by the Township's engineer as needing to be address prior to any takeover by the Township. Mr. Orban remarked that the Township has not yet received a final inspection regarding these outstanding items. If these unresolved items are addressed prior to Council's Regular Meeting, then the Township could recommend approval of this request.

Dave McMaster, with Wickline Development, was in attendance representing the developer for both Whispering Creek and Stonebridge. Mr. McMaster asserted that all of the items on this list have been taken care of. He noted that they were performing some pipe work in the Stonebridge plan that day to finalize the last remaining unresolved engineering item. He stated that they should finish this work by the next day and then they will be videoing the lines to verify that they addressed any deficiencies. Mr. McMaster stated the need to install fencing and sidewalks at the Whispering Creek development. He suggested that the Township could hold the value of these projects in escrow until such time as they are completed. Mr. Montgomery questioned what the Township would be taking over. Mr. Lochner replied that it would be all of the public improvements, including the roads and the sanitary and storm sewers. Mr. Tucceri clarified that Mr. McMaster will need to satisfy any outstanding items to the satisfaction of Mr. Orban, who will then advise Council as to whether or not to accept this takeover request. Mr. Lochner requested that they complete the crack sealing of the roadways in the Stonebridge development. Mr. McMaster replied that Sheilds Paving will be taking care of that. Mr. Orban noted that Council will also be voting to accept the takeover of the stormwater facilities, which will then be owned and maintained by the respective homeowners' associations. A short discussion was held regarding this subject.

**DISCUSSION REGARDING THE REQUEST FOR TAKEOVER OF THE SINGLE FAMILY DWELLINGS PORTION OF THE STONEBRIDGE DEVELOPMENT**

Discussion regarding this item took place concurrently with the discussion regarding the request for takeover of the Whispering Creek development and is listed above.

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**DISCUSSION REGARDING THE REQUEST FOR TAKEOVER OF THE MEADOWS AT HAMPTON DEVELOPMENT**

Mr. Orban described the development and noted that the request is only for the takeover of the roads and the sanitary and storm sewer lines. He explained that the Township would not be authorizing the takeover of the stormwater facilities at this time because the Allegheny County Conservation District will not allow the conversion of these facilities to their final form until the development has finished construction of the houses. He stated that the engineers have identified several outstanding items that must be addressed prior to the takeover and these items may or may not be finalized in time for the next Council meeting.

Mr. Son and Mr. Orban discussed the level of completion of construction in this development. Mr. Orban remarked that, while they have not yet reached the 70% completion level, they are well beyond the normal two years that is given before the Township will take over a development. He specified that the Township agreed to consider this request because of how long they have been under construction. Mr. Orban stated that, in this case, the developer will be required to reserve extra bond money to cover the potential damages that could occur to the roadway as a result of the continued construction. Mr. Tucceri detailed the problems that it creates for residents who are living in developments that take many years to reach the 70% completion level. Mr. Son and Mr. Tucceri discussed the possibility of not starting the 18-month period for which the road maintenance bond must be in place until the development reaches 70% completion of the homes. Mr. Tucceri and Mr. Son exchanged several remarks regarding this topic.

**DISCUSSION REGARDING THE REQUEST FOR TAKEOVER OF THE VRABEL FIELDS DEVELOPMENT**

Mr. Orban summarized this development and stated that there are a few minor items remaining that were identified on the engineer's preliminary report. He remarked that these items could be resolved prior to Council's Regular Meeting in two weeks.

**OTHER BUSINESS**

Nothing was brought before Council for discussion.

**There being no further items for discussion, Mr. Son adjourned the Agenda Meeting at 8:09 pm.**

Susan A. Bernet,  
Clerk of Council

Victor D. Son,  
President of Council