

MINUTES

AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, DECEMBER 7, 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, C. Montgomery, S. Neugebauer, Members; J. Speakman, Controller; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

DISCUSSION REGARDING THE 2017 REAL ESTATE TAX MILLAGE ORDINANCE

Mr. Son read through the following breakdown of the 2017 millage rates: the 2017 millage rate for the General Fund will be 1.9790 mils, the 2017 millage rate for the Capital Improvements Fund will be 0.3140 mils, and the 2017 millage rate for Fire Protection will be 0.2036 mils. He noted that these values are the same as they were in 2016 and the Township is proposing no new tax increases in 2017.

DISCUSSION REGARDING THE 2017 GENERAL FUND BUDGET ORDINANCE

Mr. Son stated that members of Council will be voting on this item as a part of the 2017 Budget process.

DISCUSSION REGARDING THE 2017 CAPITAL IMPROVEMENT FUND BUDGET ORDINANCE

Mr. Son noted that members of Council will also be voting on this item as a part of the 2017 Budget process.

DISCUSSION REGARDING THE 2017 TAX AND REVENUE ANTICIPATION NOTE

Mr. Son asked if the Township has received quotes yet for the 2017 Tax and Revenue Anticipation Note. Mr. Lochner replied that no quotes have been received, however, he expected them to be submitted by Friday, December 16, 2016. Mr. Son requested that they be distributed to members of Council once they are received.

DISCUSSION REGARDING THE AUTHORIZATION TO ADVERTISE THE 2017 ORGANIZATION MEETING OF TOWNSHIP COUNCIL

Mr. Son stated that the 2017 Organization Meeting of Township Council will be held on Tuesday, January 3, 2017.

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DISCUSSION REGARDING THE 2017 RATES FOR ENGINEERING CONSULTING SERVICES – GATEWAY

Mr. Lochner reported that there will be a slight 1.9% increase in the rates for Gateway Engineers.

DISCUSSION REGARDING A RESOLUTION AMENDING THE MEMORANDUM OF UNDERSTANDING TERMS AND CONDITIONS OF EMPLOYMENT FOR THE MUNICIPAL MANAGER

Mr. Son stated that members of Council will be voting on this item in two weeks. Mr. Lochner remarked that this is the 2nd year of the five-year agreement.

DISCUSSION REGARDING THE APPOINTMENT OF A PART-TIME OFFICER TO FULL-TIME STATUS – JAKE MITCHELL

Mr. Son noted that members of Council will be voting on this item in two weeks. Chief Vulakovich recommended approval of this appointment.

DISCUSSION REGARDING THE 2017 REMUNERATION FOR PART-TIME POLICE OFFICERS

Mr. Son questioned if this has been adjusted based on the part time/full time pay schedule, to which Chief Vulakovich replied yes. Mr. Son clarified that, for 0-3 years of service the hourly rate for part-time officers would be \$20.30, for 3-4 years of service the hourly rate would be \$21.50, and for 5 or more years of service the hourly rate would be \$22.69. Mr. Dunlap questioned if this is an increase from the previous rates. Mr. Lochner replied yes and noted that the rates are predicated on the existing full-time Police Department contract.

DISCUSSION REGARDING A PROFESSIONAL SERVICES CONTRACT – DOG CONTROL

Chief Vulakovich stated that the contract contains a slight cost increase of \$5.00 per month.

DISCUSSION REGARDING THE MEMORANDUM OF UNDERSTANDING TERMS AND CONDITIONS FOR THE POLICE CHIEF

Mr. Son remarked that members of Council will be voting on this item in two weeks.

SEAHORSE REVISED SITE PLAN (16-17)

The applicant is proposing to redevelop the existing Seahorse building and site for office and restaurant use at property located at 4906 Route 8 in an HC zoning district. Improvements will include the addition of two stories to the existing structure as well as other site improvements. The

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owner has an existing agreement with a contiguous property owner for off-site parking. Variance requests have been submitted to the Township's Zoning Hearing Board for setback, building height, and bufferyard dimension relief.

Mr. Orban explained that the applicant is working on resolving several outstanding engineering items and has granted an extension for the review of this application through January 25, 2017.

TOLOMEO PRELIMINARY/FINAL SUBDIVISION (16-18)

The applicant is proposing to subdivide a lot containing an existing single-family dwelling into four lots on an existing private road in an RB zoning district.

Mr. Orban reported that the applicant has requested to be tabled and has granted an extension to the Township for the review of this application through January of 2017.

WRIGHT SIMPLE SUBDIVISION (16-19)

The applicant is proposing to subdivide an existing lot on Ferguson Road containing a single-family dwelling in an RB Zoning District.

Mr. Orban stated that all review items have been resolved and Township staff, engineers and the Planning Commission are recommending approval with conditions.

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

Mr. Orban remarked that this request relates only to the roads and sanitary sewer system. Allegheny County has not permitted the developer to convert the stormwater system to its final form and, as such, the Township will not be accepting the stormwater system in conjunction with this takeover request. He stated his belief that everything could be in order for Council to vote on this item in two weeks. He specified that Council will simply be voting on the authorization to advertise for an ordinance related to this takeover. The ordinance will then be on Council's agenda for enactment in January of 2017.

DISCUSSION REGARDING THE REQUEST FOR TAKEOVER OF THE RAIN TREE MANOR DEVELOPMENT

Mr. Orban commented that this request for takeover is for Phase 2 of the Raintree Manor development. He stated that the Township is still waiting for a final engineering verification that the sanitary sewer system is acceptable. If that documentation is received prior to Council's Regular Meeting in two weeks, then the Township will be recommending approval of this request.

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He added that, as with the previous item, Council will simply be voting on the authorization to advertise for the takeover ordinance.

DISCUSSION REGARDING THE REQUEST FOR THE PARTIAL RELEASE OF THE REMAINING BALANCE IN THE AQUINAS ACADEMY IMPROVEMENTS SECURITY

Mr. Orban reported that the engineer has reviewed this request and is recommending approval of the partial release.

DISCUSSION REGARDING THE REQUEST FOR PARTIAL RELEASE OF THE REMAINING BALANCE IN THE HAMPTON PLAZA IMPROVEMENTS SECURITY

Mr. Orban reported that the engineer has reviewed this request and is also recommending approval of the partial release.

DISCUSSION REGARDING THE ADOPTION OF A RESOLUTION RELATED TO THE TAKEOVER OF THE SANITARY SEWER LINES FOR THE SINGLE-FAMILY DWELLINGS PORTION OF THE STONEBRIDGE DEVELOPMENT

Mr. Orban stated that, as with the Whispering Creek and Vrael Fields plans, since Stonebridge is an older development the sanitary sewer system was not taken over after installation, as is the practice now. Since the sanitary system was never accepted, and the Township has now taken over the rest of the development, a resolution has been prepared to finalize the acceptance of the sanitary system. Mr. Orban remarked that everything is in order and the Township is recommending approval of this resolution.

DISCUSSION REGARDING THE ADOPTION OF A RESOLUTION RELATED TO THE TAKEOVER OF THE SANITARY SEWER LINES FOR THE WHISPERING CREEK DEVELOPMENT

Discussion regarding this item was held concurrently with the discussion regarding the adoption of a resolution related to the takeover of the sanitary sewer lines for the single-family dwellings portion of the Stonebridge development.

DISCUSSION REGARDING THE ADOPTION OF A RESOLUTION RELATED TO THE TAKEOVER OF THE SANITARY SEWER LINES FOR THE VRABEL FIELDS DEVELOPMENT

Discussion regarding this item was held concurrently with the discussion regarding the adoption of a resolution related to the takeover of the sanitary sewer lines for the single-family dwellings portion of the Stonebridge development.

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DISCUSSION REGARDING THE ENACTMENT OF AN ORDINANCE AMENDING THE RENTAL PROPERTY ORDINANCE CLARIFYING PROVISIONS REGARDING SERVICE OF INSPECTION NOTICES, APPEAL RIGHTS, OTHER LEGAL PROTECTIONS PROVIDED TO OWNERS/LANDLORDS, AND OTHER PROCEDURAL MATTERS

Mr. Tucceri noted that this amendment proposes minor wording changes and will contain the rules for appeals that would ultimately be heard by Council. Mr. Son noted that the wording revisions present no substantive impact or change to the intent of the ordinance.

DISCUSSION REGARDING A RESOLUTION AMENDING THE FEE SCHEDULE FOR CODE.SYS, THIRD PARTY AGENCY FOR BUILDING INSPECTION AND PLAN REVIEW

Mr. Orban reported that Code.sys has recently withdrawn this request. This item will be removed from Council's agenda for the December Regular Meeting.

OTHER BUSINESS

Nothing was brought before Council for discussion.

There being no further items for discussion, Mr. Son adjourned the Agenda Meeting at 7:53 pm.

Susan A. Bernet,
Clerk of Council

Victor D. Son,
President of Council