

MINUTES

AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, JULY 10, 2019

President Peters 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: M. Peters, President; B. Blackburn, R. Dunlap, C. Johnson, Members; N. Boring, Legal Counsel; W.C. Lochner, Municipal Manager.

DISCUSSION REGARDING THE INSURANCE RENEWAL UPDATE

Mr. Lochner stated that the proposals have been completed and once all the loss runs are received the proposals will be submitted to the potential brokers. He noted that the incumbent has already picked their markets. He added that this item is in conjunction with the normal renewal, which will be at the end of August. He explained the process of reviewing potential brokers.

DISCUSSION REGARDING THE CREATION OF A NEW PART-TIME POLICE OFFICER ELIGIBILITY LIST

Chief Vulakovich requested that Council nullify the current Eligibility List for part-time police officers as he has exhausted all the candidates that would fit within the HTPD. He requested authorization to advertise the creation of a new part-time Eligibility List since he is down three officers, one through resignation and two for health related reasons. He noted that he would not be back before Council with a new list until at least November.

DISCUSSION REGARDING THE APPOINTMENT OF TWO PART-TIME OFFICERS TO FULL-TIME

Chief Vulakovich reported several staffing issues in the Police Department and briefly explained the situation. He commented that he cannot afford for these two officers to find full-time positions elsewhere and asked for Council's help in this matter. Mr. Lochner stated that Mr. Speakman asked for a budget report of the net changes. Mr. Omecene gave a brief summary of the net effect on the budget. Mr. Lochner stated that if the officers keep having to work overtime, the budget would be exceeded and gave a summary again of the Police Department situation. He strongly recommended that Council take this action as quickly as possible and provided several reasons why. He stated that he does not believe Mr. Speakman will have any objections to it. There was a discussion on the current and projected budget. Mr. Dunlap asked how much overtime the part-time officers are permitted to work. Mr. Lochner explained that part-time officers are allowed to work 32 hours a week by schedule, and if they are able to construct six consecutive months of 40 hours or more, they must be promoted to full time status.

Mr. Lochner explained that the Township offers training to all the officers, which is an asset to anywhere else trying to hire an officer. Mr. Peters asked if there is any indication that either of the recommended officers would move on within the next two weeks. Chief Vulakovich explained that he was informed of their testing process and it should not be completed in the next two weeks. Mr. Peters asked if there was anything Council could do that evening. Mr. Lochner stated no but noted that the process of hiring a new police officer is extensive and none of them are on the brink of being hired. Chief Vulakovich stated that it is extremely hard right now to find good officers, and the part-time officers he has have been with the Township for some time, their evaluations have been completed, and they are outstanding officers. There was a discussion about the budget report that was given and what would be helpful to add to these reports for future reference.

DISCUSSION REGARDING THE 2019 ROAD RESURFACING PROGRAM UPDATE

Mr. Flannery stated that Shields Paving will be mobilizing equipment the week of August 12, 2019 and the repairs necessary for these projects will be completed.

DISCUSSION REGARDING A BASEBALL COMPLEX FENCE REPORT UPDATE

Mr. Flannery stated that the report from HRG on the baseball complex fence will be reviewed and forwarded to the HAA and the School District. He added that he will have a full report for the next meeting.

DISCUSSION REGARDING CHRISTMAS IN JULY AT THE HAMPTON SWIMMING POOL – THURSDAY JULY 25, 2019

Mr. Flannery gave a brief description of the Christmas in July event, which will include Santa visiting the pool, games, behind the scene tours, and surveys with the pool participants. He added that there will also be a mailbox for kids to write Santa, and they will receive letters back.

DISCUSSION REGARDING A COMMUNITY DAY UPDATE

Mr. Flannery stated that he will be preparing an assessment report since next year Community Day will be on a Friday, and he would like to start the planning early.

DISCUSSION REGARDING A GLANNON PUMP STATION PROJECT UPDATE

Mr. Degnan stated that the water line for the existing house on this property was discovered to be several feet under the existing house, which is a different location than what they had previously thought. He commented that the Water Authority will be helping to relocate the line. He added that he spoke to the engineers, and they are finishing up the permit work and will be submitting it to the DEP shortly. He stated that information was requested for the permit that could not be located by the Township or the County Health Department. He also stated that the demolition of the house will happen in the near future.

DISCUSSION REGARDING A WPCP DESIGN UPDATE

Mr. Degnan stated that he would like to have a meeting with the residents once a visual rendering of the proposed view from Toner Avenue is prepared by the engineer. Mr. Lochner stated that this will give residents the opportunity to discuss with the Township property acquisition if they wish to do so. He added that the new layout will create a high obstruction at the end of Toner Avenue, and he described how the view will be changed from Toner Avenue. He added that property acquisition will be necessary for that facility in the long-term, but he does not want to get into imminent domain arrangements. He commented that the Township is working with the property owners to acquire the one property that is necessary. He added that the Township wants to give a chance for the other property owners to sell off their property if they have issues with the proposed facility.

UHL CONTRACTOR'S STORAGE YARD REVISED SITE PLAN (19-03)

The applicant is proposing to add a 10,000 square foot storage building to the property located at 4537 Wildwood Sample Road in an LI zoning district, which is the site of the previously approved Uhl Contractor's Storage Yard Site Plan (16-08). Site modifications will also include improvements to the existing driveway and stormwater management facility, as well as the installation of the required landscaping.

Ms. Gold-Lukas gave a summary of the application, as well as a history of previous land development that has been completed at the site. She stated that there were concerns about the amount of truck traffic on Wildwood Sample, but Uhl Construction obtained the required Highway Occupancy Permit from PennDOT as a part of the previous land development application. She noted that she would not recommend approval until several outstanding issues are resolved, including approval of the proposed sanitary design and comments made by Gateway Engineers. She added that there is time before the next meeting to address those concerns.

Mark Schmidt from Hampton Technical Associates was present along with Tim Hengelsberg from Uhl Construction. Mr. Peters asked if the proposed storage shed would increase truck traffic to the facility. Mr. Hengelsberg replied that it would not increase traffic, it would just be storage for what is already being brought in. Mr. Dunlap asked if they were aware of the outstanding issues that were mentioned. Mr. Hengelsberg stated that he has a meeting with the plumbing division of the Allegheny County Health Department with regard to the sanitary lines. Mr. Schmidt stated that they are receiving a storm water management consistency letter, which they need in order to apply for the NPDES permit, so the storm water plan is sufficient and the other issues will be resolved by the next meeting. Mr. Lochner asked if there is an outstanding issue if it could be placed as a condition of approval and Ms. Gold-Lukas verified that it could be.

WILDWOOD GOLF CLUB REVISED SITE PLAN (19-04)

The applicant is proposing to install four paddleball courts and other improvements to property located at 2195 Sample Road in an CB zoning district. Site modifications will also include improvements to the existing tennis hut, landscaping, lighting and parking.

Ms. Gold-Lukas gave a summary of the Wildwood Golf Club Revised Site Plan. She added that Gateway Engineers is requesting a parking calculation showing that they will still be meeting the parking requirements with the proposed changes they will be making and PVE is waiting for additional details on the proposed storm water plans. She stated that she believes these items could be addressed before the next meeting, as the architect will be submitting plans shortly to resolve those items. She commented that if the issues are resolved she would recommend approval. She added that both the EAC and PC have reviewed the application and recommended approval, and the Zoning Hearing Board informally granted their variance request for the fence. She stated that the architect for this project was present to answer any questions from Council.

Mr. Peters asked what the process is for an informal variance approval. Ms. Gold-Lukas explained that the applicant received their decision, so they will not have to make plan revisions, but the Zoning Hearing Board will give their formal decision at their July meeting, so it will be in place before Council's vote. Mr. Lochner asked if this was Phase 1 of the project. Ms. Gold-Lukas confirmed that this is true and added that an application for Phase 2 was just received and will be treated as a separate application because of the required time table. Matt Franz, the architect for the project, stated that Phase 2 includes a new pool cabana to replace the existing cabana, and a small addition to the clubhouse.

DISCUSSION REGARDING THE RELEASE OF FUNDS FROM IMPROVEMENTS SECURITY FOR THE ALDI REVISED SITE PLAN/LOT CONSOLIDATION

Ms. Gold-Lukas stated that all of the site work has been completed, inspected, and approved. As such, Aldi is requesting the release of their performance bond. She added that the Township engineer has reviewed this request and is recommending approval of the full release of the remaining balance. She recommended approval of that release.

DISCUSSION REGARDING A ZONING INSPECTION UPDATE

Ms. Gold-Lukas stated that the draft of the updates to the Zoning Ordinance to remove zoning inspections has been reviewed by the PC, who unanimously recommended approval, and it has been sent to Allegheny County for review. She requested authorization to advertise for a public hearing, since it is an amendment to the Zoning Ordinance, adding that the public hearing would be scheduled for the August 24, 2019 Regular Meeting.

DISCUSSION REGARDING THE COMPREHENSIVE PLAN STEERING COMMITTEE

Dr. Johnson listed the four additional potential members for the Steering Committee for the implementable Comprehensive Plan that she plans on nominating at the next meeting, including; Leah McConnell, student representative; Hal English; Merritt DesLauriers, resident representative; and Chris Schove, resident representative.

OTHER BUSINESS

Mr. Lochner provided a summary of several upcoming community events, including the Farmers Market, the Community Dive-in Movie on July 13th, Christmas in July on July 25th, the retirement of the Land Use Administrator, and the HCA Pool Party/Concert on August 9th.

Mr. Lochner gave a brief explanation of the revised stormwater fee implementation strategy. There was discussion on how the amounts were calculated. Mr. Lochner added that no one is exempt from this fee.

There being no further items for discussion, Mr. Peters adjourned the Agenda Meeting at 9:42 pm.

Susan A. Bernet,
Clerk of Council

Michael L. Peters,
President of Council