

## MINUTES

### REGULAR MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, JANUARY 22, 2020

President Peters 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: M. Peters, President; B. Blackburn, J. Dougherty, M. Hunkele, C. Johnson, Members; J. Speakman, Controller; V. Tucceri, Legal Counsel; S. Bernet, Assistant Manager.

#### PUBLIC HEARING – KLAAS ZONING TEXT AMENDMENT (19-11)

**Dr. Johnson moved to open the Public Hearing for the Klaas Zoning Text Amendment (19-11). Ms. Blackburn seconded the motion and a roll call vote was unanimously in favor.**

Ms. Gold-Lukas briefly summarized the application details and noted that the Public Hearing has been advertised and the Planning Commission voted to recommend approval of the amendment with no conditions. She explained that the enacting ordinance incorporates the provisions that were first proposed by the applicant as one of three different options.

David Fuchs, attorney for Ms. Klaas, was present to address any concerns.

Mr. Tucceri reminded Council that it is in their exclusive legislative province if Council wishes to enact the ordinance. He explained that Planning Commission and legal counsel have modified the terms and conditions and recommended using that form if they choose to move forward. He noted that the application is being reviewed by Allegheny County and no action can be taken until the February 26, 2020 meeting. Mr. Peters asked if the Public Hearing would need to be continued. Mr. Tucceri remarked that the Public Hearing could be closed if nothing else needed to be discussed.

Ms. Blackburn asked Mr. Fuchs to state why his client is proposing the change. Mr. Fuchs replied that Ms. Klaas has operated a daycare facility at her house for the last 20 years which recently led to a zoning issue and litigation. He stated that this would be a major benefit to the community to have the ability to have daycare centers within Hampton, and noted that establishing this as a conditional use, the Township will have control over the application process to ensure the facility meets all requirements. Mr. Tucceri noted that all conditional use applications would be reviewed by Council. Ms. Blackburn asked if there was a reason the size of the lot was specified but not the square footage. Mr. Fuchs explained that the lot size was not as important as other factors such as State compliance, and was more of a concern of the Township's Solicitor.

**Dr. Johnson moved to close the Public Hearing for the Klaas Zoning Text Amendment (19-11). Ms. Blackburn seconded the motion and a roll call vote was unanimously in favor.**

APPROVAL OF MINUTES

Ms. Blackburn moved for the approval of the minutes for the Regular Meeting held December 18, 2019, the Organization Meeting held January 6, 2020, and the Agenda Meeting held January 8, 2020. Dr. Johnson seconded the motion and a roll call vote was unanimously in favor.

CITIZEN MATTERS

Steven Czepurny of 5132 Lakeview Drive asked for a status update on the Hampton Place pond. Ms. Gold-Lukas explained that the development has still not met the 70% of uniform vegetation coverage required by Allegheny County, and once that has been met the Township can ask the County to facilitate converting the facility so the dye test can be completed. Dr. Johnson asked how close the development was to that threshold. Ms. Gold-Lukas explained that there are still shared stormwater elements and final landscaping that need to be completed for lots that are built on to meet that requirement. She also noted that the Township notified the developer that they went over their maximum area of impervious surface allowed for the stormwater facility and Hampton Technical provided an engineering evaluation stating that the pond is big enough for the remainder of the houses.

COMPREHENSIVE PLAN UPDATE

Jim Pashek gave update on the implementable Comprehensive Plan including events to engage the public and the key factors that residents are concerned about. He noted that connectivity and trails, Route 8 appearance and land use, conservation of natural resources and Township communication with the residents are the main points of interest. He commented that the winter event and other pop up events will continue to collect ideas from the community before a plan is recommended. Dr. Dougherty asked what the time frame would be for the public draft, and Mr. Pashek replied that he hoped it would be done by June and noted that it would have to be reviewed by the Planning Commission and the County, and a Public Hearing would need to be scheduled.

AUTHORIZATION TO ADVERTISE A PROPOSED ORDINANCE ADOPTING A SCHEDULE OF FEES FOR COLLECTION OF UNPAID TAXES, TAX CLAIMS, TAX LIENS, MUNICIPAL CLAIMS, AND MUNICIPAL LIENS

Ms. Bernet noted that a representative from Jordan Tax Service will be at the agenda meeting in February to answer any questions that Council may have.

Dr. Johnson moved for the authorization to advertise for a proposed Ordinance adopting a schedule of fees for collection of unpaid taxes, tax claims, tax liens, municipal claims, and municipal liens. Ms. Blackburn seconded the motion and a roll call vote was unanimously in favor.

**NORTH HILLS COUNCIL OF GOVERNMENTS MONTHLY REPORT**

Dr. Johnson commented that the Executive Board meeting was cancelled for this month. Ms. Bernet stated that she attended the Manager's meeting and part of the discussion was focused on putting together a search committee to find a new Executive Director.

**WATER AUTHORITY MONTHLY REPORT**

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

**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.

Mr. Peters asked about the status of the CITF grant for the Herron Road Project, and Mr. Flannery stated that he was not certain but would inquire.

**LEGAL COUNSEL MONTHLY REPORT**

A copy of the legal counsel monthly report was included as part of Council's packet.

**CONTROLLER'S/MANAGER'S MONTHLY REPORT**

Mr. Speakman noted that year-end fiscal books would not be closed until the end of the week but was able to give an assessment of the year's performance. He noted both current revenue and expenses are over budget, adding that expenses included the transfer into the Emergency Reserve at the end of the year. He gave a breakdown of the surplus and noted that the major contributors to the Revenue surplus were Real Estate Delinquent Liens, Earned Income, and Deed Transfer, while Sewer Revenue was the major deficit even though Sewer Revenue actually increased over 2018. He remarked that on expenses, there were some areas over budget and some areas under budget that were discussed at the 2020 budget workshop. He stated that a final year end summary will be given by the end of the month.

**INFORMATION TECHNOLOGY MONTHLY REPORT**

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

**HAMPTON COMMUNITY LIBRARY REPORT**

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

APPOINTMENT OF TWO PART-TIME POLICE OFFICERS

Dr. Dougherty moved to extend a conditional offer as part time police officers to Joshua Rosenblatt and Grant Mularski with a tentative start date of February 10, 2020. Ms. Blackburn seconded the motion and a roll call vote was unanimously in favor.

PUBLIC SAFETY MONTHLY REPORT

Chief Vulakovich had nothing to add to the report but mentioned the ALICE training in February.

EMS MONTHLY REPORT

Mr. Schmidt summarized call volume, response times for high priority calls, mutual aid and outcomes. He mentioned an article that was published in September of 2019 about traffic not yielding to emergency vehicles and discussed the importance of pulling over for emergency vehicles. Ms. Blackburn asked when the subscription renewals were being mailed out, and Mr. Schmidt replied that they come out at the end of February and take effect April 1, 2020.

AUTHORIZATION TO ADVERTISE FOR BIDS REGARDING THE ANNUAL CONSTRUCTION EQUIPMENT AND SANITARY SEWER LINE CLEANING EQUIPMENT RENTAL BID PROGRAM

Dr. Johnson moved for the authorization to solicit bids for the Annual Construction Equipment and Sanitary Sewer Line Cleaning Equipment Rental Bid Program per Mr. Flannery's January 2, 2020 memorandum. Dr. Dougherty seconded the motion and a roll call vote was unanimously in favor.

AUTHORIZATION TO PREPARE AMENDMENTS TO THE TOWNSHIP'S ROAD REPAIR SPECIFICATION

Dr. Johnson moved for the authorization to prepare amendments to the Township's road repair specifications per Mr. Flannery's memorandum dated January 2, 2020. Ms. Blackburn 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 part of Council's agenda packet.

Mr. Flannery added that two trucks have been ordered and are being processed, engineering for field work is being completed and will be ready to bid out February 19, 2020, and gave an update on the West Bardonner and Clearview Road Projects.

**AUTHORIZATION TO ADVERTISE FOR BIDS REGARDING THE WATER POLLUTION CONTROL PLANT SLUDGE HAULING CONTRACT**

**Dr. Johnson moved for the authorization to advertise for bids for the annual Water Pollution Control Plant Sludge Hauling contract per Mr. Degnan's memorandum of January 8, 2020. Dr. Dougherty seconded the motion and a roll call vote was unanimously in favor.**

**ENVIRONMENTAL SERVICES MONTHLY REPORT**

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

**RICE SIMPLE SUBDIVISION (19-10)**

The applicant is proposing to subdivide an existing lot on McCully Road containing a single-family dwelling in a Residential A (RA) zoning district. The subdivision will create a new lot on the existing Burke Lane, a private road on McCully Road that services the existing home. The new home will have frontage on Burke Lane, not McCully Road.

Ms. Gold-Lukas summarized the application and noted that there are complications regarding the slopes and some access issues for utility taps for the property, noting that the applicant's engineer has agreed to an extension in order to resolve those issues. She recommended Council table the application until February 26, 2020.

**Dr. Dougherty moved for the approval of an extension for the Rice Simple Subdivision (19-10) until February 26, 2020. Dr. Johnson seconded the motion and a roll call vote was unanimously in favor.**

**KLAAS ZONING TEXT AMENDMENT (19-11)**

The applicant, Beth Ann Klaas, is proposing a Zoning Text Amendment, which would revise the Zoning Ordinance to allow home-based daycares in residential zoning districts to care for up to 12 children under the age of 16 provided certain criteria is met. The current Zoning Ordinance limits home-based daycares to no more than 6 children at one time.

Ms. Gold-Lukas stated that the Public Hearing was held before the meeting and no action was needed at this time.

**RELEASE OF FUNDS FROM THE IMPROVEMENTS SECURITY FOR THE ROICE EXECUTIVE BUILDING REVISED SITE PLAN**

Ms. Gold-Lukas explained that under State law the applicant can request a refund from their improvements security corresponding to the value of the improvements already made, noting that the request has been reviewed by the Township engineer who has recommended approval of the partial release in the amount of \$119,918.75.

**Ms. Blackburn moved to accept the Township Engineer’s report and recommendation for the partial release from the Improvements Security for the Roice Executive Building Revised Site Plan in the amount of \$119,918.75 as per Ms. Gold-Lukas’ memorandum of January 17, 2020. Dr. Dougherty seconded the motion and a roll call vote was unanimously in favor.**

**AUTHORIZATION TO ADVERTISE FOR A PROPOSED ORDINANCE RELATING TO THE KLAAS ZONING TEXT AMENDMENT**

Ms. Gold-Lukas explained that it is required that the proposed Ordinance be advertised. There was discussion on waiting to advertise the Ordinance until Council decides if they wish to move forward with the proposed Ordinance. Mr. Peters remarked that advertising should not take place until after Council reviews the final draft of the proposed Ordinance, and Ms. Blackburn concurred. Ms. Gold-Lukas stated that she will place this item on next month’s agenda again.

**MONTHLY REPORT**

A copy of the Zoning and Planning monthly report was included as a part of Council’s agenda packet.

**OLD BUSINESS**

Ms. Bernet provided a brief summary of several upcoming community events, including the annual Hampton Community Library’s Chili Cookoff on January 25<sup>th</sup>, the Hampton Community Association’s Bonfire and Sled Riding Party on February 1<sup>st</sup>, ALICE Training on February 23<sup>rd</sup>, and Police Citizens Academy beginning April 2<sup>nd</sup>. Ms. Blackburn commented that the Depreciation Lands Museum’s History Lecture was on February 19<sup>th</sup>. Mr. Peters mentioned the school district’s Bocce Ball event on February 7<sup>th</sup>.

**NEW BUSINESS**

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

Susan A. Bernet,  
Clerk of Council

Michael L. Peters,  
President of Council