

TOWNSHIP OF O'HARA
COUNCIL REGULAR MEETING MINUTES
FEBRUARY 11, 2020

I. OPENING PROCEDURES

A. Call to Order by President Smith at 7:08 p.m.

B. Roll Call

Council Members Present: Robert John Smith, President of Council; Charles A. Vogel, Vice President of Council; George H. Stewart, Second Ward; Allison Berger, Fourth Ward; Cassandra R. Eccles, Fifth Ward; John R. Denny, Jr., At-Large

Absent: Scott Frankowski, Third Ward

Also Present: Ted Curran, Treasurer; Julie A. Jakubec, CPA, CGMA, Township Manager; Daniel Garfinkel, Township Solicitor; Charles W. Steinert, Jr., P.E., Township Engineer; Scott K. Slagel, Police Superintendent; Loren R. Kephart, Public Service Superintendent; Cathy Bubas, Manager's Secretary

II. APPROVAL OF MINUTES

A. Council Organizational Meeting – January 6, 2020

B. Council Workshop – January 6, 2020

C. Council Public Hearing 1 – January 14, 2020

D. Council Public Hearing 2 – January 14, 2020

E. Council Regular Meeting – January 14, 2020

Motion by Mr. Stewart to approve the subject minutes was seconded by Mr. Denny, Jr.

Mr. Stewart, Mr. Denny, Jr. and Ms. Eccles noted corrections. On voice vote the motion carried unanimously as corrected.

III. FINANCE

A. Vouchers – January 2020

Motion by Ms. Berger to approve the subject Vouchers was seconded by Vice President Vogel and carried unanimously. The Vouchers totaled \$839,419.45.

B. Receipts and Expenditures Records – December 2019

Motion by Mr. Stewart to accept the subject Receipts and Expenditures Records was seconded by Vice President Vogel.

Mr. Stewart presented questions about certain Vouchers which staff answered satisfactorily.

The motion to accept the subject Receipts and Expenditures Records carried unanimously.

C. Treasurer's Report

Treasurer Curran indicated finances are in order. He would provide additional comments following the audit.

President Smith altered the order of the agenda to consider resolutions Bill No. B-6-2020 and B-7-2020.

VI. NEW BUSINESS

B. Resolutions

- (1) Granting Conditional Use Approval to the Fox Chapel Wellness Plan B-6-2020

Manager Jakubec stated the Planning Commission reviewed the application and has recommended to Council that the Plan be approved. The proposed Plan, located at 1347 Freeport Road (behind Mercurio's), involves the operation of a medical center and restaurant in the SM zoning district, which are existing approved conditional uses in that district. A Public Hearing was conducted prior to this meeting to receive public comments.

Motion by Vice President Vogel to approve resolution Bill No. B-6-2020 was seconded by Mr. Stewart.

Vice President Vogel commented about the name of the facility and other businesses with 'Fox Chapel' in the name but they are not in Fox Chapel Borough; they are in O'Hara Township.

On roll call the motion carried unanimously.

- (2) Granting Minor Land Development Approval to O'Hara Hospitality Park, L.P. B-7-2020

The Manager stated the Planning Commission reviewed the application and has recommended to Council that the Plan be approved subject to two conditions as noted in the proposed resolution. The proposed Plan, located at 100 Chapel Harbor Drive, involves the construction of a 1,610 s.f. office building.

Motion by Mr. Denny, Jr. to approve resolution Bill No. B-7-2020 was seconded by Mr. Stewart.

Vice President Vogel expressed satisfaction with the name of the facility.

President Smith noted Council previously reviewed items on the agenda during a prior workshop.

On roll call the motion carried unanimously.

IV. REPORTS

A. Other Organizations and Agencies Reports

Mr. Stewart noted he had solicited questions from Mr. Kight, a member of the RIDC Business Alliance. One of the concerns noted was potholes on Alpha Drive. Manager Jakubec requested Mr. Stewart to convey to Mr. Kight to contact staff when he sees a pothole and staff will patch the hole.

Mr. Stewart requested an update on the Police traffic control in RIDC Park, which Police Superintendent Slagel provided.

Mr. Stewart inquired about the bus stop at the intersection of Alpha Drive and Freeport Road, which had made the news. Manager Jakubec stated the issued had already been fixed. The contractor had put the fence too close to the road and the fence was moved back today. She indicated Mr. Kephart would check the base to determine if it needs gravel. Vice President Vogel suggested staff use the contractor's ample supply of gravel.

B. Monthly Departmental Reports

Mr. Stewart presented questions to the Township Engineer concerning RedZone and the road paving program, which Mr. Steinert, Jr., P.E. answered satisfactorily.

President Smith and Mr. Stewart inquired about the Village Drive sewer line, which Mr. Steinert, Jr., P.E. and Manager Jakubec answered satisfactorily. It was noted a meeting with the residents would be scheduled in the Spring, during a Council meeting. Manager Jakubec stated the contractor's schedule opened up and they may start the project next week, weather dependent.

C. Manager's Report

No Comments.

V. OLD BUSINESS

A. Ordinance – Second Reading and Adoption

- (1) Accepting Dedication of Property Along Field Club Ridge Road B-1-2020

Manager Jakubec stated the ordinance authorizes the execution of documents related to accepting a Deed of Dedication of the hammerhead constructed by the Township and reimbursed by Massucci for the Field Club Estates Plan of Lots.

Motion by Mr. Stewart to adopt ordinance Bill No. B-1-2020 was seconded by Vice President Vogel and carried unanimously.

VI. NEW BUSINESS

A. Ordinances – Introduction for First Reading

- (1) Amending the 2019 Township Budget B-4-2020

The Manager stated as a result of the July 2019 storm damages and severe flooding the 2019 budget needs to be amended to accurately reflect the unanticipated expenses.

Motion by Mr. Stewart to introduce for first reading ordinance Bill No. B-4-2020 was seconded by Vice President Vogel and carried unanimously.

- (2) Amending Ordinance No. 1354 Which Established the East Little Pine Creek Sanitary Sewer District and Imposed A Special Purpose Part Tapping Fee B-5-2020

Manager Jakubec stated now that the numbers for the project have been finalized, and the Township's portion deducted, staff finds it necessary to amend Ordinance No. 1354 to accurately reflect the special purpose part tapping fee, which includes the special purpose fee and conveyance fee, for the East Little Pine Creek Sanitary Sewer District.

Motion by Mr. Denny, Jr. to introduce for first reading ordinance Bill No. B-5-2020 was seconded by Mr. Stewart.

The Manager noted the conveyance fee may increase over time. Lennon Smith Souleret was undertaking a study, and anticipates the conveyance fee would increase. The special purpose part tapping fee will remain in effect until Council dissolves the sewer district.

On voice vote the motion carried unanimously.

- (3) Authorizing the Execution of a Cable Franchise Agreement With Comcast of Pennsylvania I, Inc. B-16-2020

Manager Jakubec noted the agenda was amended to include the subject ordinance. Cohen Law has renegotiated the Cable Franchise Agreement.

Treasurer Curran complimented Dan Cohen for a good job on behalf of the North Hills Council of Government members.

The Manager explained the Township receives franchise fees from the cable television providers, Comcast and Verizon. She believed the contract to be valid for five years. Manager Jakubec noted the NHCOC has audited the fees to make sure the municipalities are receiving the correct amount. She also indicated an agreement with Verizon is being negotiated.

Motion by Mr. Stewart to introduce ordinance Bill No. B-16-2020 was seconded by Vice President Vogel and carried unanimously.

B. Resolutions

(3) Granting Minor Subdivision Approval to the Tara Villa Plan B-8-2020

Manager Jakubec stated the Planning Commission reviewed the subject application and has recommended to Council that the Plan be approved. The proposed Plan, located along Powers Run Road, involves a lot line revision between parcels 290-P-68 and 290-P-70 to correct a prior subdivision plan.

Motion by Mr. Stewart to approve resolution Bill No. B-8-2020 was seconded by Vice President Vogel and carried unanimously.

(4) Renaming North and South Collinwood Drives to Collinwood Drive B-9-2020

The Manager stated Staff was recently informed of confusion during an emergency call through Allegheny County 9-1-1 involving North Collinwood and South Collinwood Drives. Allegheny County and the United States Postal Service list the road as Collinwood Drive. The road actually makes a circle around the housing plan beginning at Kittanning Pike. Staff is suggesting changing the names of North Collinwood and South Collinwood Drives to simply Collinwood Drive in order to eliminate potential confusion in the future.

Motion by Ms. Eccles to approve resolution Bill No. B-9-2020 was seconded by Mr. Stewart and carried unanimously.

(5) Authorizing the Purchase Public Service Department Equipment B-10-2020

Manager Jakubec stated Public Service Superintendent Loren Kephart is requesting authorization to purchase a Bengal Boom Mower, built by Tiger, to replace the Boom Mower on the 2002 John Deere Highway Mower through the Pennsylvania State Contract No. 4400011400. The cost of the mower is \$58,293.00 and the 2020 budgeted allocation is \$59,493.00.

Motion by Mr. Stewart to approve resolution Bill No. B-10-2020 was seconded by Vice President Vogel.

Mr. Stewart inquired about the equipment's capabilities, which Mr. Kephart explained.

On roll call the motion carried unanimously.

(6) Authorizing the Township's Participation in the State Road Salt Contract B-11-2020

Manager Jakubec stated in order for the Township to continue participating in the Pennsylvania Department of General Services ("DGS") sodium chloride (road salt) contract, a new Salt Contract Participation Agreement must be executed and submitted to DGS by March 15, 2020. It is recommended that the Township continue to share the road salt contracts with the North Hills COG and State in order to ensure needed tonnage and delivery while maximizing cost savings.

Motion by Mr. Stewart to approve resolution Bill No. B-11-2020 was seconded by Vice President Vogel.

Mr. Stewart inquired about the percentage used between the State and NHCOC Contracts, which staff explained.

President Smith asked if the Township has room to store the salt, which staff affirmed.

On roll call the motion carried unanimously.

- (7) Authorizing Joint Bidding of the 2020 Road Improvement Program B-12-2020

Manager Jakubec stated Chuck Steinert has requested authorization to jointly bid with the Borough of Fox Chapel for the 2020 Road Improvement Program in order to realize economies of scale. Staff reached out to Blawnox, Sharpsburg and Aspinwall to inquire if they would also like to participate but had not received a response. The Township roads recommended for milling and resurfacing are Harding Road, Grove Street, Meadow Park Heights, Joanne Street (north and south), Alleyne Drive, Dowling Drive, Division Street, Oakhurst Road, Weir Drive and Kappa Drive. Papercraft Drive and Fox Ridge Farms Drive and chip seal.

Motion by Mr. Stewart to approve resolution Bill No. B-12-2020 was seconded by Ms. Berger.

Mr. Denny, Jr. noted a big dip on Eton Drive, which Mr. Steinert stated would be taken care of when paving begins.

On roll call the motion carried unanimously.

Treasurer Curran left the meeting at 8:00 p.m.

- (8) Authorizing Joint Bidding with Fox Chapel Borough for the 2020 Road Improvement Engineering Inspections B-13-2020

Manager Jakubec stated Chuck Steinert is recommending joint bidding with Fox Chapel Borough for engineering inspection services for the 2020 Road Improvement Program in order to realize economies of scale.

Motion by Ms. Berger to approve resolution Bill No. B-13-2020 was seconded by Mr. Stewart and carried unanimously.

- (9) Amending and Restating the Township Fee Resolution B-14-2020

The Manager stated as a result of the restated Zoning Ordinance, it is recommended to amend the Township Fee Resolution to include fees for Minor Outdoor Seating and Major Outdoor Seating.

Motion by Mr. Stewart to approve resolution Bill No. B-14-2020 was seconded by Vice President Vogel and carried unanimously.

Manager Jakubec stated representatives of the Lauri Ann West Community Center have requested the Township's partnership to provide summer programs in Township parks in 2020.

Motion by Ms. Eccles to approve resolution Bill No. B-15-2020 was seconded by Mr. Denny, Jr. and carried unanimously.

VII. COMMUNICATIONS

A. Citizens

Ms. Cindy Harris, Fox Pointe, chatted with Council about her new solar roof shingles.

B. Council

Mr. Stewart noted a Middlecrest Drive home owner was to be in attendance to discuss a private on lot that may drain to the Township's line. President Smith stated all on lot systems are meant to be maintained by the property owner. Mr. Kephart recalled the Township dye tested the Township's storm sewer and the water ended up in the resident's system. He could not determine how the water got there.

Mr. Stewart inquired about a formal system to handle complaints with documentation. Manager Jakubec stated staff does follow up and investigate complaints. A lot of times the resident does not like the answer.

President Smith noted the complaints can be tracked on Traiser. Mr. Steinert, Jr., P.E. indicated some are tracked on Traiser, but other types of complaints cannot be tracked on Traiser. Manager Jakubec referenced the policy of staff returning phone calls within 24-hours.

Mr. Kephart noted a catch basin on Lewis Avenue over flows because kids block the outlet pipe. Township staff cleans it out. President Smith asked if it is O'Hara Township's catch basin. Mr. Kephart explained Blawnox Borough claims it is the Township's catch basin, but there is no benefit to the Township. If Township staff doesn't clear it, no one will.

C. Staff

Manager Jakubec informed Council that letters pertaining to the Saxonburg sewer will be mailed Wednesday or Thursday to the effected residents and will include the costs, which may increase in the future.

The Manager noted currently the Township's banking institution is PNC, but due to the service fees and staff overturn, the Township may seek another banking institution; possibly a banking institution convenient to other COG members as well.

Manager Jakubec informed Council she did not have need for an Executive Session.

VIII. ADJOURNMENT

Motion by Mr. Stewart to adjourn the meeting was seconded by Vice President Vogel and carried unanimously. The meeting adjourned at 8:25 p.m.

Cathy Bubas, Manager's Secretary