

**MINUTES OF THE ADJOURNED MEETING MARCH 25, 2013
OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon, Pennsylvania, held an Adjourned Meeting at 8:00 P.M., on Monday, March 25, 2013, at the Municipal Building, 710 Washington Road. President Kluck called the meeting to order and led in the Pledge of Allegiance to the Flag. Manager Stephen Feller called the roll. Present were Commissioners John Bendel, Dave Brumfield, Kelly Fraasch, and Matt Kluck. Commissioner Kristen Linfante was not present. Also present were Assistant Manager Taylor, Recreation Director Donnellan, Chief of Police McDonough, Fire Chief Sohyda, Planning Officer McGill, and Inspections Officer Berkley. Also present were Phil Weis of the solicitor's office and Dan Deiseroth of the engineer's office.

**PRESENTATION BY CHIEF MCDONOUGH
RECOGNIZING OFFICER JOSH CHOPS**

Chief McDonough recognized Officer Josh Chops for his investigative role in a drug enforcement case.

CITIZEN COMMENTS

Susan Cecchetti of 286 Dell Avenue had concerns with the proposed apartment inspections ordinance, stating that her apartment facilities are pet-free because she is severely allergic to cats and dogs. She also inquired about precautionary measures that will be taken to make certain that animal contaminants from other apartment buildings are not brought into her apartment complex by building inspectors.

**CONSIDERATION OF THE MINUTES FROM
THE REGULAR MEETING HELD MARCH 12, 2013**

Ms. Fraasch moved and Mr. Brumfield seconded to approve the minutes. The vote was called. The motion passed unanimously.

REPORT BY JUNIOR COMMISSIONER MARK KLEMENCIC

Junior Commissioner Mark Klemencic was not able to attend the meeting.

**INTRODUCTION OF AN ORDINANCE (BILL NO. 6-13)
ACCEPTING THE DEDICATION OF CERTAIN STORM
SEWERS IN ACCORDANCE WITH AN AGREEMENT BETWEEN THE
WOODRIDGE HOMEOWNERS ASSOCIATION AND THE MUNICIPALITY**

Mr. Bendel said in accordance with the developer's agreement, the Woodridge Homeowner's Association made upgrades to portions of the existing storm sewer system within the development in order for the Municipality to consider their acceptance into the Public Storm Sewer System.

The upgrades to the existing storm sewer system have been inspected and recommended for acceptance by the Municipal Engineer. On February 26, 2013, the Planning Board also recommended acceptance of the public improvements.

Ordinance (Bill No. 6-13) was introduced.

**INTRODUCTION OF ORDINANCE (BILL NO. 7-13)
ESTABLISHING A RESIDENTIAL RENTAL
PROPERTY REGISTRATION AND INSPECTION PROGRAM**

Mr. Brumfield said the new ordinance differs from the one considered at the public hearing held February 25, 2013, in the following areas:

- a. The Municipality will be divided into three areas with one area inspected each year. Inspections will not occur on change of occupancy.
- b. Fees will be reduced for the inspection of multiple units in the same building on the same day.

Ordinance (Bill No. 7-13) was introduced, and the public hearing was set for April 9, 2013.

**INTRODUCTION OF ORDINANCE (BILL NO. 8-13)
ESTABLISHING PROCEDURES FOR SALE OF PROPERTY**

Ms. Fraasch said the proposed Ordinance establishes the procedures for sale of municipal property.

Ordinance (Bill No. 8-13) was introduced, and the public hearing set for April 9, 2013.

**INTRODUCTION OF AN ORDINANCE (BILL NO. 9-13)
ACCEPTING THE DEDICATION OF A STORM
SEWER WITHIN THE KENNEDY FOREST PLAN OF LOTS**

Mr. Bendel said a storm sewer was constructed through lots located in the Kennedy Forest Plan of lots as recorded in Plan Book Volume 35 Page 64. The storm sewer conveys storm water from Dixon Avenue to Shadowlawn Avenue, but was never accepted into the public system.

The sewer has been inspected, located and easements have been conveyed through lots 44, 45, 46 and 47. On February 26, 2013, the Planning Board recommended acceptance of the public improvements.

Ordinance (Bill No. 9-13) was introduced.

**CONSIDERATION OF RESOLUTION NO. R-1-13
FOR THE SIDEWALK ASSESSMENT PROGRAM**

Mr. Brumfield said this resolution is for the replacement of deteriorated sidewalks on the following streets: Avon Drive, Brucewood Drive, Jefferson Drive, Mission Drive, Mt. Lebanon Boulevard, Orchard Drive, Parkway Drive and Washington Road. This Resolution orders the replacement of deteriorated sidewalk by property owners or the municipality will cause the work to be done and bill the owners.

Mr. Brumfield moved and Mr. Bendel seconded to adopt Resolution No. R-1-13. The vote was called. The motion carried unanimously.

**CONSIDERATION OF RESOLUTION NO. R-2-13
APPROVING AN AGREEMENT OF SALE**

Ms. Fraasch said NPB Group, LLC has agreed to the sale of three parcels totaling approximately 2.2 acres with frontage on Kelso Road. The property is adjacent to Robb Hollow Park. The purchase price is \$120,000. Section 18(g) provides that no later than March 25, 2013, the buyer shall have received from the Mt. Lebanon Commissioners consent and approval to proceed with the transaction. The Planning Board will be asked to make a recommendation on this matter at its next meeting.

Ms. Fraasch moved and Mr. Brumfield seconded to adopt Resolution No. R-2-13. The vote was called. The motion carried unanimously.

**CONSIDERATION OF A CONTRACT FOR
LIGHTING OF COURTS 13 & 14 AT THE TENNIS CENTER**

Mr. Bendel said bids were received on March 20, 2013 for lighting of courts 13 & 14 at the Tennis Center.

Bids were received from:

<u>Firm</u>	<u>Bid</u>
Genesis Construction	\$60,125
Allegheny City Electric	\$73,870
Plavchak Construction	\$77,665
Franco Electric	\$96,875

The low bidder has completed similar work for other Municipalities in the area in a satisfactory manner, and the Municipal Engineer recommends the award. The Engineer's estimate for this contract was \$66,000.

Mr. Bendel moved and Mr. Brumfield seconded to award the contract to Genesis Construction in the amount of \$60,125. The vote was called. The motion carried unanimously.

APPOINTMENTS TO BOARDS AND AUTHORITIES

Mr. Brumfield moved and Mr. Bendel seconded to make the following appointments:

Move to re-appoint:

Susanne Wagner	308 Kingsberry Circle	Community Relations Board	March 31, 2016
Patricia Calvelo	684 Valleyview Road	Historic Preservation Board	March 31, 2016
Yvette Yescas	1243 Arrowood Drive	Historic Preservation Board	March 31, 2016
James Cappucci	100 Roycroft Avenue	Library Board	March 31, 2016
Michelle Heck	620 Scrubgrass Road	Library Board	March 31, 2016
Dennis Pittman	375 Anawanda Avenue	Planning Board	March 31, 2017
William Pope	722 Shady Lane	Planning Board	March 31, 2017
Michele Galati	235 Main Entrance Drive	Zoning Hearing Board	March 31, 2016
Karl Jarek	1156 Sunrise Drive	Hospital Authority	December 31, 2017

Move to Appoint:

Hillary Taylor	1076 Mississippi Avenue	Board of Appeals	March 31, 2018
Elaine Ebosevic-Lozada	468 Royce Avenue	Economic Development Council	March 31, 2017
Euclid Noble	304 Park Entrance Drive	Economic Development Council	March 31, 2017
Patrick Eberz	1364 Navahoe Drive	Environmental Sustainability Board	March 31, 2016
James Martin	104 Mayfair Drive	Historic Preservation Board	March 31, 2016
Carrie Beck	809 White Oak Circle	Parks Advisory Board	March 31, 2016
Kevin Renne	324 Fieldbrook Avenue	Pension Investment Advisory Board	March 31, 2016
Harry Gerhardt	115 Vanderbilt Drive	Traffic Board	March 31, 2016
James Cannon	1306 Craigview Drive	Zoning Hearing Board Alternate	March 31, 2016
Robert Cooley	723 Country Club Drive	Traffic Board	March 31, 2014

The vote was called. The motion carried unanimously.

**CONSIDERATION OF THE EXPENDITURE
LIST FOR FEBRUARY TOTALING \$3,105,877.49**

Ms. Fraasch moved and Mr. Bendel seconded to approve the expenditure list for February totaling \$3,105,877.49. The vote was called. The motion carried unanimously.

DEPARTMENTAL REPORTS

Mr. Bendel asked that the reports be received and filed.

MANAGER ANNOUNCEMENTS

Mr. Feller said that there will be a comprehensive plan “spring open house” on Thursday, March 28, between 4-8 p.m., in commission chambers where residents are invited to review the first draft of the objectives and action plans associated with the proposed comprehensive plan. He also stated that the commission meetings will now be time-stamped according to the various agenda items, archived, and available for viewing on Mt. Lebanon’s website. In the future, an e-comments function will be available where comments can be made electronically before the meeting. Mr. Feller also stated that prior to tonight’s meeting, the Commission met in executive session to discuss appointments to boards and authorities and also review property issues with the solicitor and discuss a personnel issue. The next regular meeting is scheduled for Tuesday, April 9, 2013 at 8 p.m. The discussion session meeting will return to Room C at this time.

ADJOURNMENT

The meeting adjourned at 8:30 p.m.