

**MINUTES OF THE REGULAR MEETING APRIL 8, 2014  
OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon, Pennsylvania, held a Regular Meeting that began at 8 P.M., on Tuesday, April 8, 2014, at the Municipal Building, 710 Washington Road. President Linfante called the meeting to order and led in the Pledge of Allegiance to the Flag. Manager Stephen M. Feller called the roll. Present were Commissioners John Bendel, Dave Brumfield, Steve Silverman and Kristen Linfante. Commissioner Kelly Fraasch was not present. Also present were Public Works Director Kelley, Finance Director McCreery, Recreation Director Donnellan, Fire Chief Sohyda, Deputy Police Chief Lauth, Planning Officer McGill, Business District Officer Milliron, Assistant to the Manager Cross, Public Information Officer Morgans, and Inspections Officer Berkley. Also present were Phil Weis of the solicitor's office and Dan Deiseroth of the engineer's office.

Ms. Linfante stated that item nine regarding a community relations board appointment was being removed from the agenda.

**REPORT BY JUNIOR COMMISSIONER DANIELLE DEISEROTH**

Ms. Deiseroth stated that the school is half way through the second semester. She spoke about the high school spring activities including the musical, the concert choir performance, the concert band, the spirit assembly, student council, the model U.N. organization, the forensic team, and the PTSA breakfast.

**CITIZEN COMMENTS**

Elaine Gillen of 735 Vallevista Avenue spoke about the cost of artificial turf, sponsorship, and funding from sports' organizations.

Maria Joseph of 221 Cedar Boulevard, member of the Environmental Sustainability Board, spoke against artificial turf. She also stated that the ESB is sponsoring a public forum on artificial turf on April 30.

Bill Matthews of 1435 Navahoe Drive commented on various user groups that have raised funds to assist the municipality in making improvements to recreation facilities.

Jeff Heiskell of 217 VeeLynn Drive spoke against the assessment appeals of recently-purchased property.

Carolyn Byham of 1440 Pueblo Drive supported a deer culling program. She also advocated for a referendum on this subject.

Seth Shafer of 1445 Pueblo Drive spoke against the municipal appeal of assessments based on recent property sales.

Cal Lynch of 53 Academy Avenue supported an apartment building inspection ordinance. He also spoke about the development on Castlegate, and stated that he was against making Academy Avenue a one-way street.

Bob Garrity of 100 Lebanon Hills Drive objected to the municipal appeal of recent property assessments.

Gregory Bank of 1037 Firwood Drive spoke against the municipal appeal of property assessments. He suggested abandoning this program and encouraging the county to evaluate properties more frequently. He added that the criteria has changed from 85% in 2012 to 80% in 2013. Mr. Brumfield explained that the commission took this action in an attempt to make the assessments fair. He suggested that the affected residents appeal their assessments with the county and contact Diversified Municipal Services, stating that the commission asked that Diversified negotiate with the homeowners.

Adrian Soriano of 416 Gladds Drive spoke against the municipal appeal of property assessments based on recent sale prices.

Pedro Maiz of 838 Vermont Avenue spoke against the municipal appeal of property assessments.

Ami Galani of 1461 Pueblo Drive spoke against the municipal appeal of property assessments.

Spencer Shea of 401 Parker Drive stated that he is upset that property owners are being targeted by the municipality for reassessments. He asked that the commission meet with the residents, along with Diversified Municipal Services, to discuss this issue in order to come to some type of resolution.

Ms. Linfante explained that when the county conducted its recent reassessments, many residents were upset that their homes were overassessed. When Mt. Lebanon researched the matter, there were severe inequities. The commission believed that the procedure for assessments should be fair to all residents, so Diversified Municipal Services was hired to help with the disparity in looking at underassessed properties.

Mr. Brumfield stated there have been attempts by municipalities to ask the county to make the assessment procedure fairer. He stated that with some homes, the difference between the sales price and the assessment is more than what a lot of homes are worth in total. This procedure was developed to try and reign in the homes that are grossly underassessed.

Mr. Bendel agreed that the county assessment process is flawed.

Ms. Linfante stated that Diversified Municipal Services was directed to negotiate with individual homeowners to reach a fair resolution on this matter.

The commission agreed to meet once again with representatives of the homeowners affected by the municipal appeals.

Patty (Broderick) Capelli of Howard Hanna stated that she and her office are very upset with this situation, stating real estate is her livelihood, and this type of action creates a disincentive for purchasers to choose a home in Mt. Lebanon.

Kimberly Schvechuk of 519 Lyndhurst Avenue spoke against artificial turf.

**CONSIDERATION OF THE MINUTES FROM  
THE ADJOURNED MEETING HELD MARCH 24, 2014**

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

**CONSIDERATION OF ORDINANCE (BILL NO. 03-14) AMENDING ORDINANCE NO. 3028 AND RE-ENACTING THE PROVISIONS OF SECTION 906, CHAPTER X OF THE MT. LEBANON CODE, ADDRESSING PERMIT PARKING ZONES**

Mr. Silverman said Ordinance No. 3028 enacted March 26, 2001, and most recently amended by Ordinance No. 3208, provided for the creation of night permit parking zones. The proposed ordinance would eliminate the sunset provisions of Section 906, Chapter X of the Mt. Lebanon Code. Any Permit Parking Zones established under this ordinance would remain in effect until modified or rescinded. This ordinance was introduced March 11, 2014, and the public hearing was held March 24, 2014.

Mr. Silverman moved and Mr. Brumfield seconded to enact Ordinance (Bill No. 3-14). The vote was called. The motion carried unanimously.

**CONSIDERATION OF FINAL APPROVAL  
FOR THE SUMMIT CHURCH PLAN OF LOTS**

Mr. Brumfield said on March 25, 2014, the Planning Board granted preliminary approval and recommended final approval of the Summit Church Plan of Lots subject to the engineer's review comments in a letter dated March 17, 2014. All engineering comments have been addressed.

The property owner is requesting a subdivision of the former Lutheran Church property on Country Club Drive into two single-family lots.

Mr. Brumfield moved and Mr. Silverman seconded to grant final approval of the Summit Church Plan of Lots. The vote was called. The motion carried unanimously.

**CONSIDERATION TO PURCHASE A LEAF LOADER**

Mr. Bendel said the 2014 budget includes \$42,000 to purchase one trailer-mounted leaf loader. The Director of Public Works recommends the purchase be made through the Pennsylvania Costars Purchasing program.

Mr. Bendel moved and Mr. Brumfield seconded to purchase one trailer-mounted leaf loader through the Costars Purchasing Program from A&H Equipment of Bridgeville, Pennsylvania, for \$42,500. The vote was called. The motion carried unanimously.

**CONSIDERATION TO PURCHASE A  
KUBOTA M7040 FOUR-WHEEL DRIVE TRACTOR**

Mr. Brumfield said this piece of equipment replaces a 1999 tractor used to maintain the golf course. The equipment is a 2014 Kubota M7040 four-wheel drive tractor with 71 horsepower. Pricing is in accordance with the COSTARS Cooperative Purchasing Program administered by the Pennsylvania Department of General Services. The purchase price is \$37,400 from Golden Eagle Equipment and is below the 2014 budgeted amount of \$38,500.

Mr. Brumfield moved and Mr. Silverman seconded to authorize the purchase of one Kubota four-wheel drive tractor for \$37,400 from Golden Eagle Equipment. The vote was called. The motion carried unanimously.

**CONSIDERATION OF A LICENSE AGREEMENT FOR DAVID AND  
BEVERLY ENGLE TO ERECT AND MAINTAIN  
A WALL IN A SEWER EASEMENT AT 109 MCCONNELL MILL LANE**

Mr. Silverman said this agreement supplements a prior easement agreement executed in 2004 for a deck and steps within the easement.

Mr. Silverman moved and Mr. Brumfield seconded to authorize the proper municipal officials to execute the agreement. The vote was called. The motion carried unanimously.

**CONSIDERATION OF A MOTION APPROVING A NIGHT PERMIT PARKING ZONE**

Mr. Silverman said based on an application submitted under the provisions of Section 906, Chapter 10 of the Mt. Lebanon Code, the Municipal Manager recommends a night permit parking zone be established on the west side of Baywood Avenue abutting 228 Mabrick Avenue.

Mr. Silverman moved and Mr. Brumfield seconded to establish the zone. The vote was called. The motion carried unanimously.

**MANAGER ANNOUNCEMENTS**

Mr. Feller stated that prior to tonight's meeting, the commission met in executive session to discuss pending court cases and the sale of property with the solicitor, as well as board and authority appointments. The next adjourned meeting of the commission is scheduled for Monday, April 28, 2014, at 8 p.m.

**ADJOURNMENT**

The meeting adjourned at 10:30 p.m.