

**TO:** Mt. Lebanon Commission  
**FROM:** Stephen M. Feller, Manager  
**DATE:** July 25, 2014  
**SUBJECT:** Agenda – Adjourned Meeting – July 28, 2014  
Call to Order – Pledge of Allegiance to the Flag – Roll Call

**SF 1. Manager’s announcements:**

- Meeting schedule
- Recognition of Edward B. Meyer

**JB 2. Citizen Comments.**

**DB 3. Consideration of the minutes from the Regular Meeting held July 8, 2014.**

*Recommended Action:* Move to approve the minutes.

**SS 4. Public hearing on a conditional use request by Concordia Lutheran Ministries of Pittsburgh for an addition to an existing building for expansion of the multi-purpose room for a property located at 1300 Bower Hill Road.**

The property is zoned R-2 Single-family Residential District with a CC-Continuing Care Overlay. The zoning ordinance identifies a Continuing Care Facility as a conditional use in this district.

On June 24, 2014, the Planning Board recommended approval of the conditional use request. The conditional use request was introduced on July 8, 2014.

*Recommended Action:* Conduct the public hearing.

**KF 5. Public hearing on a conditional use request by PNC Realty to provide a remote drive-thru bank facility for a property located at 1721 Cochran Road.**

The zoning ordinance identifies Drive-Thrus as a conditional use subject to the Additional Requirements for Specified Uses in §611 and requires approval of a Conditional Use Permit.

The applicant currently operates a branch banking center within the Virginia Manor Shopping Center. PNC Bank proposes to construct two remote drive-thru banking kiosks on an adjacent lot to accompany their retail banking center within the Virginia Manor Shops. The proposed drive-thru will accommodate two remote kiosks and associated drive lanes. The applicant has submitted traffic analysis in support of the drive-thru facility, and the traffic engineer recommends approval of the Application.

On June 24, 2014, the Planning Board recommended approval of the conditional use request. The conditional use request was introduced at the commission meeting on July 8, 2014.

*Recommended Action:* Conduct the public hearing.

**KF 6. Consideration of Ordinance (Bill No. 7-14) authorizing the conveyance and lease of certain real property located on Washington Road and owned by the Municipality. (Agreement)**

Mt. Lebanon will lease, and ultimately convey property it owns located at 794 Washington Road to the Historical Society of Mt. Lebanon. This ordinance was introduced at the commission meeting July 8, 2014.

*Recommended Action:* Move to enact Ordinance (Bill No. 7-14).

**SS 7. Introduction of an Ordinance (Bill No. 8-14) requiring all Persons, Partnerships, Businesses and Corporations to obtain a permit for any construction or development; providing for issuance of such permits; setting forth certain minimum requirements for new construction and development within areas of the Municipality which are subject to flooding; and establishing penalties for any persons who fail, or refuse to comply with, the requirements or provisions of this ordinance.**

Prior to September 26, 2014, communities are required to adopt floodplain management regulations that meet the standards of the NFIP regulations. The ordinance as proposed meets these requirements and is recommended by the Planning Board.

*Recommended Action:* SS 1. Introduce the Ordinance (Bill No. 8-14).  
JB 2. Set the public hearing for August 25, 2014.

**DB 8. Introduction of Ordinance (Bill No. 9-14) authorizing the incurring of non-electoral debt for various capital projects.**

The Municipality desires to issue debt for the projects listed below and also to pay the costs of issuing the bonds:

<u>Proposed Projects</u>	<u>Fund</u>	<u>Bond Funding</u>
1 Parking garage capital improvements	Parking	\$1,662,245
2 Municipal Building roof	General	480,525
3 Public Safety Center	General	200,000
4 Lindendale wall	Storm Water	121,000
5 Longuevue storm sewer	Storm Water	739,804
6 Marlin Mapleton storm sewer	Storm Water	655,000
7 Municipal equipment	General	356,190
		<u>\$4,214,764</u>

*Recommended Action:* DB 1. Introduce Ordinance (Bill No. 9-14).  
JB 2. Set the public hearing for August 12, 2014.

SS 9. **Public hearing notice Resolution No. R-14-14 for the transfer of a liquor license to SRG South Hills, LLC.**

State law allows liquor licenses to be transferred between establishments in different municipalities. Prior to submitting the license transfer to the Liquor Control Board, the municipality into which the license is being transferred must hold a public hearing and act on the transfer.

SRG South Hills, LLC has a lease for property located at 1500 Washington Road in the Galleria, and is seeking to open a restaurant at this location. SRG South Hills, LLC has requested a hearing before the Commission for approval of the transfer of a liquor license.

*Recommended Action:* JB 1. Set the public hearing for August 12, 2014.

DB 10. **Consideration of Resolution No. R-15-14 authorizing the proper municipal officials to execute a five-year municipal winter traffic service agreement with the Pennsylvania Department of Transportation (PennDOT).**

For many years, Mt. Lebanon has had an agreement with PennDOT where the municipality provides snow and ice control services on State roads within the Municipality.

The total reimbursement amount during the first year of 2014/2015 winter season will be \$52,882.51. There is also a provision for an additional allocation when there is a “severe winter.” There are 16.49 linear miles of State roads covered under the terms of the agreement.

*Recommended Action:* Move to adopt Resolution No. R-15-14 authorizing the proper municipal official to execute the agreement.

KF 11. **Consideration of the Options for the Altoona-Mapleton Sanitary Storm Sewer Improvement Project.**

There has been a history of surcharging and flooding issues within the Altoona – Mapleton area. The project will involve the installation of a parallel sanitary sewer within the Municipal roadways to mitigate surcharging issues to the 19 properties that currently have backwater valves. In addition, a relief storm sewer to mitigate flooding is included as part of a sewer upgrade for the area.

Three bids were received on July 18, 2014. However, the bid of Niando Construction was withdrawn after the opening due to an error.

The Municipal Engineer has verified the bid as follows:

	A Merante Contracting	Independent Enterprises
Base Bid	\$ 2,010,062.00	\$ 2,813,325.00
Add Alternate #1 – Altoona (Mill/Overlay)	\$ 72,919.00	\$ 94,000.00
Add Alternate #2 – Mapleton intersection with Altoona (Concrete)	\$ 78,260.00	\$ 132,650.00
Add Alternate #3 – Mapleton from intersection to Rae (Asphalt)	\$ 82,140.00	\$ 131,975.00
Add Alternate #4 – Rae between Mapleton and Jayson (Asphalt)	\$ 219,720.00	\$ 375,200.00
Add Alternate #5 – Rae between Mapleton and Jayson (New Brick)	\$ 503,612.00	\$ 619,650.00
Add Alternate #6 – Rae between Mapleton and Jayson (Re-Use Brick)	\$ 549,512.00	\$ 709,650.00
Add Alternate #7 – Marlin (Asphalt)	\$ 106,196.00	\$ 163,225.00
Add Alternate #8 – Rae between Jayson / Coolidge (Asphalt)	\$ 56,418.75	\$ 91,181.25
Add Alternate #9 – Rae between Jayson / Coolidge (New Brick)	\$ 116,208.00	\$ 151,298.00

Based upon the various street restoration scenarios, the following table outlines the options available for Commission decision.

		Option #1 Asphalt	Option #2 New Brick	Option #3 Re-used/ New Brick	Option #4 Asphalt & New Brick	Option #5 Asphalt & Re-used/New Brick
Bid Tab Items Included:	Base Bid Only	Base Bid, Add Alternate #1, #2, #3, #7 and #4, #8	Base Bid, Add Alternate #1, #2, #3, #7 and #5, #9	Base Bid, Add Alternate #1, #2, #3, #7 and #6, #9	Base Bid, Add Alternate #1, #2, #3, #7 and #5, #8	Base Bid, Add Alternate #1, #2, #3, #7 and #6, #8
A.Merante Contracting	\$2,010,062.00	\$ 2,625,715.75	\$ 2,969,397.00	\$ 3,015,297.00	\$ 2,909,607.75	\$ 2,955,507.75
Independent Enterprises	\$2,813,325.00	\$ 3,801,556.25	\$ 4,106,123.00	\$ 4,196,123.00	\$ 4,046,006.25	\$ 4,136,006.25

Recommended Action: Move to award the bid to A. Merante Contracting for (Option #) in the amount of \$\_\_\_\_\_.

**DB 12. Consideration of bids for the Municipal Building Roof Replacement project.**

Two bids were received on June 20, 2014 for the Mt. Lebanon Municipal Building Roof Replacement Project which involves replacement of the roof membrane. The only difference between base bid #1 and #2 was the manufacturer of the roof membrane. Add alternate bid #1 included installing handrails along the low section of parapet walls and add alternate #2 included installing tie-off anchors for safety lines related to swing-stage scaffolding.

The Municipal Engineer has verified the bid as follows:

<b>Contractor</b>	<b>Base Bid #1</b>	<b>Base Bid #2</b>	<b>Add Alternate #1</b>	<b>Add Alternate #2</b>
Ramp Construction Company, Inc.	No Bid	\$331,894	\$30,000	No Bid
G&W Roofing & Construction, Inc.	No Bid	\$332,500	\$39,750	\$84,945

The low bidder has completed similar work for in the past in a satisfactory manner, and the Municipal Engineer recommends the award. The engineer's estimate for the project was \$345,000.

*Recommended Action:* Move to award the Base Bid #2 and Add Alternate #1 for the Municipal Building Roof Replacement Contract to Ramp Construction Company, Inc. in the amount of \$361,894.

**SS 13. Consideration of the expenditure list for June totaling \$4,021,248.11.**

*Recommended Action:* Move to approve the expenditure list for June totaling \$4,021,248.11.

**KF 14. Departmental reports.**

*Recommended Action:* Ask that the reports be received and filed.

**JB 15. Adjournment.**