

**MINUTES OF THE REGULAR MEETING SEPTEMBER 9, 2014  
OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon, Pennsylvania, held a Regular Meeting that began at 8 p.m., on Tuesday, September 9, 2014, at the Municipal Building, 710 Washington Road. President Kristen 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, Kelly Fraasch, Steve Silverman, and Kristen Linfante. Also present were Finance Director Andrew McCreery, Deputy Police Chief Gallagher, Fire Chief Sohyda, Public Works Director Kelley, Inspections Officer Berkley, Assistant to the Manager Cross, and Public Information Officer Susan Morgans. Also present were Phil Weis of the solicitor's office and Dan Deiseroth of the engineer's office.

Ms. Linfante acknowledged that members of Boy Scout Troop No. 65 was in attendance.

**MANAGER'S ANNOUNCEMENTS**

Mr. Feller stated that prior to tonight's meeting, the Commission met in executive session and discussed appointments to boards and authorities and a legal issue with the solicitor. The next adjourned meeting of the Commission is scheduled for September 22, 2014.

Mr. Feller recognized Bernie Queanue, who is a 102-years-old, and who has volunteered his services at the Mt. Lebanon Library for many years. Because Mr. Queanue could not be in attendance at the meeting, other volunteers from the library accepted the certificate on his behalf.

**CITIZEN COMMENTS**

Marilyn Narey of 256 Baywood Avenue spoke in support of a deer management program, inclusive of culling. She stated that the deer herd has grown from a nuisance to a safety and health issue. She also submitted a petition containing 363 signatures in support of reducing the deer herd.

Michalina Pendzich of 121 Longuevue Drive stated that she's spoken in the past about the need to manage deer in Mt. Lebanon. She supports a deer culling program.

Jeanne Hoeft of 986 Summer Place spoke in support of a deer management program. She stated that a doe and its fawn were in her backyard for months, prohibiting her from enjoying her property.

Cori Vipperman of 63 Mt. Lebanon Boulevard stated that there is a deer tick problem in Western Pennsylvania resulting in an increase in Lyme Disease. She referenced a deer study out of Connecticut, stating that the results indicate that a reduction in deer also substantially reduces the number of new Lyme Disease cases.

Donna Mulvihill of 917 Summer Place spoke in support of the municipality assuming maintenance responsibility for the private section of Summer Place.

Bill Hoon of 456 Coolidge Avenue stated there was no deer problem in the community.

Elaine Gillen of 735 Vallevista Avenue spoke about change orders for the swimming pool, private donations for deer culling, and artificial turf at Wildcat/Middle fields.

Wesley Smith of 380 Avon Drive stated that the size of the deer herd has increased in the community. He spoke in support of a deer management program.

Nancy Smith of 380 Avon Drive spoke in support of deer management, inclusive of culling and sterilization. She stated that two of her dogs have been attacked by deer. She also stated that she has witnessed deer/vehicle accidents.

Kimberly Schvetchuk of 519 Lyndhurst Drive spoke about deer culling, undesignated funds, and a deer management plan.

David Huston of 505 Sleepy Hollow Road spoke about eradicating Jimson weed plants in Robb Hollow Park.

**CONSIDERATION OF THE MINUTES  
FROM THE ADJOURNED MEETING HELD AUGUST 25, 2014**

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

**CONSIDERATION OF ORDINANCE (BILL NO. 8-14) REQUIRING  
PERMITS 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**

Mr. Silverman said that 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. The ordinance was introduced July 28, 2014, and the public hearing was held August 25, 2014.

Mr. Silverman moved and Mr. Brumfield seconded to enact Ordinance (Bill No. 8-14). The vote was called. The motion carried unanimously.

**INTRODUCTION OF ORDINANCE (BILL NO. 12-14)  
AMENDING THE ADMINISTRATIVE CODE WITH  
RESPECT TO THE ENVIRONMENTAL SUSTAINABILITY BOARD**

Ms. Fraasch said the ordinance deletes the references to school board appointments. Ordinance (Bill No. 12-14) was introduced.

**INTRODUCTION OF ORDINANCE (BILL NO. 13-14) ADOPTING  
INTEREST, PENALTIES AND A SCHEDULE OF ATTORNEY  
FEES IN CONNECTION WITH THE COLLECTION OF TAXES,  
TAX CLAIMS, TAX LIENS, MUNICIPAL CLAIMS, AND MUNICIPAL LIENS**

Mr. Silverman said this ordinance updates the fees that may be collected for unpaid taxes, tax claims, tax liens, municipal claims and municipal liens.

Ordinance (Bill No. 13-14) was introduced.

**CONSIDERATION TO ASSIGN FUNDS FROM THE GENERAL FUND**

Mr. Bendel said on July 8, 2014, the Commission conducted a public hearing on capital investment. The purpose of the hearing was to debate the use of any funds in excess of the minimum threshold for unassigned fund balance. As of December 31, 2013, the unassigned fund balance over the 10% threshold totaled \$606,992. On July 8, 2014, an assignment was made, which reduces the total to \$444,392.

Mr. Bendel moved and Ms. Fraasch seconded to assign funds for the following purposes:

- School zone signage \$ 35,000
- Recycling cans for parks 10,000
- Robb Hollow improvements 60,000
- Traffic pedestrian upgrades 107,650
- Bird Park and Twin Hills trail signs 3,500
- Firing range improvements 23,000
- Invasive strategic plan 42,000
- H.A.R.B. consultant 25,000
- Deer management 68,500
- Private streets 68,500

The vote was called. The motion carried unanimously.

**CONSIDERATION OF FINAL APPROVAL  
FOR THE CENTRAL PLACE CONSOLIDATION PLAN**

Ms. Fraasch said the property owner is requesting a consolidation of adjacent lots located on Serpentine Drive.

The Planning Board reviewed this plan on August 26, 2014. The Board granted preliminary approval and recommended final approval of the Central Place Consolidation Plan subject to the Engineers review comments in a letter dated August 20, 2014. All engineering comments have been addressed.

Ms. Fraasch moved and Mr. Bendel seconded to grant final approval of the Central Place Consolidation Plan. The vote was called. The motion carried unanimously.

**CONSIDERATION OF FINAL APPROVAL FOR THE ST. CLAIR  
HOSPITAL CENTRAL UTILITY BUILDING LAND DEVELOPMENT PLAN**

Mr. Brumfield said on August 26, 2014, the Planning Board recommended final approval for the St. Clair Hospital Central Utility Building Land Development plan conditioned on the Engineer's review comments in a letter dated August 20, 2014 and Commission approval of any waivers or modifications that may be required.

All engineering comments have been satisfied and the engineer recommends approval of the waiver request for the proposed use of the River Birch, Kousa Dogwood and Bayberry to provide more effective screening.

Mr. Brumfield moved and Mr. Silverman seconded to:

1. Grant a waiver to Chapter XVI, of the Mt. Lebanon Code, Subdivision and Land Development, Appendix III-Required Plant List to allow the use of River Birch, Kousa Dogwood and Bayberry to provide more effective screening, and
2. Grant final approval for the St. Clair Hospital Central Utility Land Development plan.

The vote was called. The motion carried unanimously.

**CONSIDERATION OF THE EXECUTION OF THE DEVELOPMENT  
AGREEMENT WITH ST CLAIR HOSPITAL FOR  
THE CENTRAL UTILITY BUILDING LAND DEVELOPMENT PLAN**

Mr. Silverman said at tonight's meeting, the Commission granted final approval for the St. Clair Hospital Central Utility Building Land Development Plan.

One of the requirements for final approval is the development agreement that addresses such issues as posting of an amenities bond or letter of credit for the required private improvements and submission of a cash deposit.

Mr. Silverman moved and Mr. Brumfield seconded to authorize the proper municipal officials to execute the Development Agreement for St. Clair Hospital for the Central Utility Building Land Development Plan. The vote was called. The motion carried unanimously.

**CONSIDERATION OF APPOINTMENTS TO SERVE AS JUNIOR COMMISSIONER**

Mr. Bendel said the Commission received applications from four highly-qualified applicants for Junior Commissioner.

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

- a) Nikola Ranick for the fall 2014 semester. The vote was called. The motion carried unanimously.

- b) Haley Silverman for the spring 2015 semester. The vote was called. Mr. Silverman abstained from voting since this candidate is his daughter. The motion carried with four votes.

**ADJOURNMENT**

The meeting adjourned at 9:23 p.m.