

**MINUTES OF THE ADJOURNED MEETING JUNE 27, 2016
OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon, Pennsylvania, held an Adjourned Meeting at 8:00 P.M., on Monday, June 27, 2016, at the Municipal Building. Commission President Kelly Fraasch called the meeting to order and led in the Pledge of Allegiance to the Flag. Manager Keith McGill called the roll. Present were Commissioners John Bendel, Dave Brumfield, Steve McLean, Steve Silverman and Kelly Fraasch. Also present were Assistant Manager/Planner McMeans, Finance Director McCreery, Police Chief Lauth, Public Works Director Sukal, Recreation Director Donnellan, Commercial District Manager Milliron, and Inspections Officer Berkley. Also present were Phil Weis of the solicitor's office and Matt Bagaley of the engineer's office.

COMMISSION/MANAGER'S ANNOUNCEMENTS

Manager McGill summarized the information that was reviewed during the discussion session, including reconstruction of Morrison Drive, review of bids for the Robb Hollow and Rockwood greening project, a parking study for the Beverly Road business district, an update on the bond refunding sale, review of the actual valuation report, and review of board and authority activities.

Mr. McGill stated that prior to the meeting, the Commission met in executive session to receive legal advice from the solicitor regarding assessment appeals, a contract issue involving Morrison Drive and litigation relating to the Gillen case. He stated the next regular meeting is scheduled for Tuesday, July 12, 2016, at 8 p.m. The discussion session will begin at approximately 6:20 p.m., in Room C. He added that there will not be a second meeting in July. Instead, a discussion session only will be held on July 25 to discuss municipal infrastructure, including the public works facility, the ice rink permafrost condition, the Washington Road sidewalks and streetscape, the capital streets program, and the MS-4 stormwater fund.

Mr. Brumfield spoke about community highlights, including the Men's Future Tennis Tournament being held at the tennis center, and the National Collegiate Clay Tournament Championship, which runs through July 6. He also stated that the Painters Run construction project is ahead of schedule, and instead of being complete by the end of August, it will be done by the end of July. The next First Friday will feature the band Danger Muffin. In addition, there are tickets still available at the library for the Garden Tour. He also suggested that residents visit Bird Park to see all of the improvements that have been done with the help of Eagle Scout projects and public works. He also asked that if you have a young street tree by your house, to please water it on extreme hot days. He mentioned that there are several meet and greets with the manager scheduled, including on July 11, from 8-10 a.m. at Uptown Coffee; July 19, from 9-11 a.m. at Coffee Tree Roasters on Beverly Road and 6-8 p.m. at Hitchhiker Brewing; and, August 19, from 8-10 a.m. at Panera Bread. He also stated that the Historic Society of Mt. Lebanon is holding several tours and lectures, including Wednesday, June 29, at 6 p.m., which will be Bell Book and Scandal.

CITIZEN COMMENTS

Nick Meduho of 101 Castle Shannon Boulevard spoke about the employee breakfast, rodent control, refuse in the parks, and block parties.

Barbara Sollenberger of 120 Newburn Drive inquired about deer vehicle collisions in contrast with previous years, sterilization of deer, complaints involving deer, alternatives to deer management, and speeding vehicles. Mr. McLean noted that the library is hosting an event in the fall where

speakers will discuss plantings. Mr. McGill stated that three different speakers will be in attendance, including the recommended person Ms. Sollenberger suggested.

Aman Bhullar of 736 Rockwood Avenue stated that she lives adjacent to the upper parking lot at Rockwood Park. She stated that while the lower part of Rockwood Park is a great amenity for the neighborhood, she and her neighbors had concerns about the upper parking lot, which is not visible from the street. She stated that there are issues with broken asphalt, no lights, broken glass, people using the lot at night for illicit activity, etc. She and her neighbors would like to see improvements on the upper parking lot. The primary concern of the residents is people using the parking lot at night since it is not visible from the road. She stated that the police have done a good job in patrolling the area, but the situation continues. Mr. Bendel asked that Chief Lauth increase the patrols to this park. She stated that ultimately, the neighbors would like to see the area greened over. It was also suggested to close off the upper parking lot.

Mr. McGill indicated that he was at the park with the public works director, and they had the crews remove large pieces of asphalt and make minor repairs to the driveway entrance. He stated that more repairs further down the driveway can be made to make the area safer to walk and drive on. The municipality purposely didn't make an investment into repairing this area like would generally be done because of the proposed greening project. Mr. McGill stated that he'd meet with the police chief and public works director and respond back to Ms. Bhullar. Mr. McLean stated that the greening project and rebidding of the project was discussed during the discussion session. He added that there may be an impending grant to assist with this project.

Jon Conley of 806 Vallevista Avenue said that he lives around the corner from Rockwood Park. He was disappointed that only one bid came in for the greening project. He agreed that closing off the upper parking lot would help with the issue of people conducting illicit activity at night.

Mark O'Matz of 246 Morrison Drive thanked the Commission, especially Commissioner Bendel, for deferring the paving of Morrison Drive. He stated that this street is special, and its aesthetics and charm add to the character of Mt. Lebanon. He noted that bricks calm down traffic, and this is a flat street where vehicles speed, so changing the brick to asphalt could create a safety issue for the neighborhood in his opinion.

Bryan DeCecco of 230 Morrison Drive thanked the Commission for deferring the paving of Morrison Drive. He stated that he recently moved to Mt. Lebanon in November, and a friend of his was moving from Washington, D.C. to Pittsburgh and was contemplating buying a house in the North Hills. Mr. DeCecco stated that he asked his friend to look at Mt. Lebanon before making a decision because he was looking for a neighborhood with connectivity and a sense of community. He stated that when his friend saw the charm of the brick street and the close proximity to Beverly Road, it helped sway him to move to Mt. Lebanon. Mr. DeCecco stated that brick streets do draw people to a neighborhood.

Kurt Limbach of 237 Morrison Drive thanked the Commission for delaying the paving project on Morrison. He stated that in a very short time, most of his neighbors came to his house to meet with Commissioner Bendel and Dan and Matt from Gateway Engineers. He agreed with the other comments that bricks add aesthetics to the neighborhood as well as real estate value. He also agreed that brick streets slow traffic down, noting that Morrison is a major cut-through street from Banksville Road to Cochran Road. He believed that changing this street to asphalt could become

a safety issue due to the speeding vehicles. He stated that the long-term costs of brick streets are comparable to asphalt streets or less expensive to maintain. He noted that people move to Mt. Lebanon to get better services compared to other communities. He added that there are other options for pavers other than brick that could be considered that are just as aesthetically nice. He believed that brick streets bring charm to the community.

Marilyn Hack of 216 Morrison Drive echoed the comments of the previous speakers, stating that brick streets bring charm to a neighborhood, in addition to them being historical. She thanked the Commission for deferring the paving of the street.

Debra Limbach of 237 Morrison Drive stated that brick streets are beautiful and charming. She had concerns with the safety of the street if it was paved because of speeding vehicles.

Bill Stang of 215 Morrison Street stated that he read the analysis that Mt. Lebanon did when considering changing the brick street to asphalt. He wanted to know if there was a report concerning the comparison of vehicle speed on brick streets to that of an asphalt street. Mr. Bendel stated that there wasn't an analysis done on this subject matter. He indicated that this is a valid point, and the Commission will be deferring the project. Mr. Brumfield stated that this issue could be referred to the traffic engineer.

**CONSIDERATION OF THE MINUTES FROM
THE REGULAR MEETING HELD JUNE 14, 2016**

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

**PUBLIC HEARING AND CONSIDERATION OF ORDINANCE (BILL NO. 4-16)
AUTHORIZING GENERAL OBLIGATION BONDS IN A PRINCIPAL
AMOUNT NOT TO EXCEED \$4,600,000 FOR THE PURPOSE
OF REFUNDING PORTIONS OF THE MUNICIPALITY'S
GENERAL OBLIGATION BONDS, SERIES 2011 AND SERIES A 2012**

Mr. McLean said the proposed Ordinance is necessary for the Municipality to issue General Obligation Bonds, Series of 2016 in the amount not to exceed \$4,600,000 with the proceeds being used to refund portions of the General Obligation Bonds, Series 2011 and Series A 2012 and to pay the costs of issuance of the 2016 bonds. The savings in debt service costs achieved are expected to be approximately \$184,500, or 3.9%. This ordinance was introduced June 14, 2016.

Ms. Fraasch declared the public hearing opened.

Mr. Brumfield stated that the total savings is \$208,000. Mr. Silverman stated this amount equates to 4.6%.

Because there were no further comments, Ms. Fraasch declared the public hearing closed.

Mr. McLean moved and Mr. Brumfield seconded to enact Ordinance (Bill No. 4-16) authorizing General Obligation Bonds in a principal amount not to exceed \$4,600,000 for the purpose of refunding the Municipality's General Obligation Bonds, Series 2011 and Series A 2012 was introduced. (Four votes are required by roll call.) Mr. McGill called the roll call. Mr. Bendel, Mr. Brumfield, Mr. McLean, Mr. Silverman and Ms. Fraasch voted in favor of the ordinance. The motion carried unanimously.

**CONSIDERATION OF ALLEGHENY COUNTY
SNOW AND ICE AGREEMENT FOR 2016, 2017 AND 2018**

Mr. Bendel said the Allegheny County Department of Public Works has submitted an agreement for the next three years for reimbursement of snow and ice clearance and application of deicing materials for the 1.7-mile segment of Bower Hill Road within the Municipality (from Cochran Road to the Scott Township line). The rate of reimbursement will be as follows: 2016/17 \$9,082.64; 2017/18 \$9,355.11 and 2018/19 \$9,635.78, for a three-year total of \$28,073.53.

Mr. Bendel moved and Mr. Silverman seconded to approve the three-year Snow and Ice Reimbursement Agreement with the Allegheny County Department of Public Works in the amount of \$28,073.53.

Mr. McLean inquired as to how the amount is calculated. Mr. Sukal explained that the county calculates the amount based on past winters and indicts to the municipality what the reimbursement will be.

The vote was called. The motion carried unanimously.

**CONSIDERATION OF A MEMORANDUM OF UNDERSTANDING
WITH THE ALLEGHENY COUNTY CONSERVATION DISTRICT**

Mr. Brumfield said the Allegheny County Conservation District has provided a memorandum of understanding regarding assistance that it can provide to Mt. Lebanon regarding review of plans and permits and providing inspections for certain federal and state permits. The major topics covered in the memorandum include erosion and sedimentation control, as well as stormwater and watershed controls.

Mr. Brumfield moved and Mr. McLean seconded to authorize execution of the Memorandum of Understanding. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE REJECTION
OF THE BID FOR A GREENING PROJECT**

Mr. Silverman said bids were received on May 10, 2016 for the greening of areas in Municipal Parks. The project included the greening of two locations within the Municipality through the installation of topsoil, soil amendments and seeding.

The Municipal Engineer has verified the bids as follows:

	Base Bid 1 <u>Robb Hollow Park</u>	Base Bid 2 <u>Rockwood Park</u>
John Zottola Landscaping	\$ 126,800.00	\$ 53,700.00

With respect to Base Bid 1, due to constraints which may affect the area proposed for greening, the Municipal Engineer recommends the rejection of Base Bid 1.

Mr. Silverman moved and Mr. Bendel seconded to reject the Base Bid 1 of John Zottola Landscaping for the greening of Robb Hollow Park. The vote was called. The motion carried unanimously.

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The Municipal Engineer has verified the bids as follows:

	Base Bid 1 <u>Robb Hollow Park</u>	Base Bid 2 <u>Rockwood Park</u>
John Zottola Landscaping	\$ 126,800.00	\$ 53,700.00

With respect to Base Bid 2, the estimate was \$28,000, but only one bid was received and the Municipal Engineer recommends a rebid of the project along with work at Robb Hollow or on its own.

Mr. McLean moved and Mr. Brumfield seconded to reject the bid of John Zottola Landscaping for Base Bid 2 for the greening of Rockwood Park. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE REJECTION OF THE
HISTORY CENTER RENOVATION PROJECT BIDS**

Mr. Bendel said bids were received on June 2, 2016 for the History Center Renovation Project. The project includes, but is not limited to, renovations to the existing building at 794 Washington Road in the Municipality of Mt. Lebanon. The contracts were broken down into the following with various base and alternate bids:

- Contract 1 – General Construction Work
- Contract 2 – Plumbing Work
- Contract 3 – HVAC Work
- Contract 4 – Electrical Work.

The Municipal Engineer has verified the bids which in total area as follows:

	Contract 1	Contract 2	Contract 3	Contract 4
FMS Construction	\$698,587.00			
M.A. Dunn	\$711,100.00			
Guy's Mechanical		\$67,800.00	\$120,000.00	
East West Manufacturing		\$91,100.00	\$154,500.00	
Reno Brothers		\$103,945.00		

No bid was received for the electrical work (Contract 4) on the project.

The budgeted amount for all Contracts is \$680,000, and no combination of bids received can work within the current budget.

Mr. Bendel moved and Mr. Silverman seconded to reject all bids received for the History Center Renovation Project. The vote was called. The motion carried unanimously.

**CONSIDERATION OF THE EXPENDITURE
LIST FOR MAY TOTALING \$2,944,266.72**

Mr. Silverman moved and Mr. Bendel seconded to approve the expenditure list for May totaling \$2,944,266.72. The vote was called. The motion carried unanimously.

DEPARTMENTAL REPORTS

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

ADJOURNMENT

The meeting adjourned at 9 p.m.