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TO: Mt. Lebanon Commission
FROM: Keith A. McGill, Municipal Manager
DATE: September 23, 2016
SUBJECT: Agenda – Adjourned Meeting – September 26, 2016 – 8 p.m.

Call to Order – Pledge of Allegiance to the Flag – Roll Call

KF 1. Commission/Manager’s announcements:

- Summary of discussion session topics (Manager McGill)
- Manager’s announcements (Manager McGill)
- Community highlights (Commission Vice President Brumfield)

KF 2. Junior Commissioner Varsha Venugopal comments.

KF 3. Citizens Comments.

**JB 4. Consideration of the [minutes](#) from the Regular Meeting held September 13, 2016. -
approved**

Recommended Action: Move to approve the minutes.

DB 5. Consideration of Ordinance (Bill No. 5-16) adding Clearview Common and Church Place to the Definition of Parks and adding a closing time for Clearview. -approved

Clearview Common and Church Place are currently operated as municipal facilities. The proposed ordinance will formally add these facilities to the parks ordinance, thereby subjecting use of these facilities to the standard park rules. The proposed ordinance also establishes a closing time for Clearview Common. This ordinance was introduced September 13, 2016.

Recommended Action: Move to enact Ordinance (Bill No. 5-16) adding Clearview Common and Church Place to the Definition of Parks and adding a closing time for Clearview.

SM 6. Consideration of Resolution [No. R-16-16](#) to support Small Business Saturday. -approved

This Resolution acknowledges the Municipality’s support for Small Business Saturday and encourages the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year. Mt. Lebanon has participated in this event since its inception.

Recommended Action: Move to adopt Resolution No. R-16-16.

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DB 7. Consideration of Resolution No. R-17-16 requesting \$1,000,000 in grant funding from the Allegheny County Sanitary Authority's GROW Grant Program. -approved

In June 2016, ALCOSAN launched the Green Revitalization of Our Waterways (GROW) Grant Program. In July the Municipality submitted letters of interest for two projects and was invited to apply for funding for the Altoona, Mapleton and Marlin Drive Sanitary Sewer Project which was completed in October 2015. The project removed approximately 9.5 million gallons of stormwater infiltration from the sanitary sewer system. The project cost the Municipality \$2,567,922, and the Municipality is eligible to apply for up to \$1,000,000 from the GROW Grant Program.

This Resolution formally requests grant funding from ALCOSAN's GROW Grant Program for reimbursement of costs for the Altoona, Mapleton and Marlin Drive Sanitary Sewer Projects and designates Commission President Kelly Fraasch and Municipal Manager Keith McGill as the officials to execute all documents and agreements between the Municipality and ALCOSAN to facilitate and assist in obtaining the requested grant.

Recommended Action: Move to adopt Resolution No. R-17-16.

SS 8. Consideration of Resolution No. R-18-16 to support the Safe Communities America Program. -approved

The Safe Communities America Program is a designation of the National Safety Council. Community partners are pursuing the Safe Communities America designation with the intent of making the Municipality of Mt. Lebanon a safe place to live, work, recreate, worship, and be educated through collaborative activities, networking and sharing of resources.

Recommended Action: Move to adopt Resolution No. R-18-16 solidifying the Commission's effort to support the pursuit of Safe Communities America, a designation of the National Safety Council, for the Municipality of Mt. Lebanon.

SM 9. Consideration of a request for re-approval of the Mt. Lebanon Condominiums Subdivision (Consolidation) Plan. -approved

This is a request for re-approval for a subdivision plan.

The owner, Zamagias Properties (WPBH LLC), is requesting approval for a consolidation of lots 98-P-62, 98-P-102 and 98-P-100 into one contiguous lot.

The plan received final approval from the Mt. Lebanon Commission, but the 90-day time limitation to record the plan expired before the plan was recorded. The applicant is requesting that the Commission reapprove and re-execute the subdivision plan so that it can be recorded.

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Recommended Action: Move to grant re-approval for the Mt. Lebanon Condominiums Subdivision (Consolidation) Plan and to authorize proper municipal officials to re-execute the subdivision plan.

JB 10. Consideration of Final Re-approval for the Mt. Lebanon Condominiums Land Development Plan. -approved

This is a request for re-approval for a land development plan.

Zamagias Properties (WPBH LLC), is requesting re-approval of a land development plan for property located on Washington Road between Bower Hill Road and Oak Way, to construct 46 condominium units, associated parking, site amenities, and the creation of 18 on-street parking spaces that would be controlled by the municipality. The municipality would also be provided an easement for the possible future creation of a turn lane on Bower Hill Road immediately abutting the development.

The plan received final approval from the Mt. Lebanon Commission, but the 90-day time limitation to record the plan expired before the plan was recorded. The applicant is requesting that the Commission reapprove and re-execute the land development plan so that it can be recorded.

Recommended Action: Move to grant re-approval of the Mt. Lebanon Condominiums Land Development Plan conditioned on the execution and approval of the required development agreement.

SS 11. Consideration of the execution of the Development Agreement between Zamagias Properties (WPBH LLC) and Mt. Lebanon for the Mt. Lebanon Condominiums Land Development Plan. -approved

At a previous meeting, the Mt. Lebanon Commission granted final approval for the Mt. Lebanon Condominiums 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 public and private improvements, submission of a cash deposit, and any other provisions or conditions that may be required by the municipality.

Recommended Action: Move to authorize the proper municipal officials to execute the Development Agreement between Zamagias Properties (WPBH LLC) and Mt. Lebanon for the Mt. Lebanon Condominiums Land Development Plan.

JB 12. Consideration of a tax appeal stipulation involving Tithonus (The Pines) Tax Appeal. -approved

The School District and Tithonus Mount Lebanon have negotiated a settlement for a tax appeal filed with the Board of Viewers at BV 07-005194. The parties have stipulated to the following assessed values:

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Years	Assessed Value
2007- 2012	\$5,500,000
2013 to 2016	\$5,700,000

This property is the Pines Residence Home near Primanti's.

Recommended Action: Move to authorize the municipal manager and/or solicitor to sign the order of settlement and discontinuance.

DB 13. Consideration for Award of the Sleepy Hollow Road Traffic Calming Project Contract. - approved

Bids were received on September 13, 2016, for the Sleepy Hollow Road Traffic Calming Project contract. The project consists of traffic calming improvements at the intersection of Brafferton Drive at Sleepy Hollow Road and Old Farm Road including construction of new concrete rolled curb, ADA compliant ramp and sidewalk installation, landscaping, pavement markings, new signage and the installation of a speed hump in the Municipality of Mt. Lebanon.

The Municipal Engineer has verified the bids as follows:

Contractor	Bid Price
Michael Facchiano Contracting, Inc.	\$ 56,070.00
Tony Baiano Construction	\$ 68,475.00
A. Merante Contracting	\$ 68,725.00
Peter J. Caruso & Sons	\$ 69,900.00

The Municipal Engineer has reviewed the bids and recommends the project be awarded to the low bidder, Michael Facchiano Contracting, Inc., which has been determined to be accurate. The contractor has completed similar work in Mt. Lebanon in a satisfactory manner.

The engineer's opinion of cost for the project is \$54,500 and sufficient funds are available for its completion.

Recommended Action: Move to award the Sleepy Hollow Road Traffic Calming Project Contract to Michael Facchiano Contracting, Inc. in the amount of \$56,070.

SM 14. Consideration for Award of the Orchard Drive Storm Sewer Reroute Project Contract. - approved

Bids were received on September 6, 2016, for the Orchard Drive Storm Sewer Reroute Project contract. The project includes the installation of storm sewer pipe, storm sewer manholes, and all associated restoration to complete the project.

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The Municipal Engineer has verified the bids as follows:

Contractor	Bid Price
Lawson Excavating, Inc.	\$140,540.00
Niando Construction, Inc.	\$152,930.00
Morgan Excavating L.P.	\$165,043.00

The Municipal Engineer has reviewed the bids and determined the low bid is incomplete, the correct bid form and proposal was not used. The contractor failed to acknowledge and submit Addendum Number 3. Therefore, the Engineer recommends the project be awarded to the second bidder, Niando Construction, Inc., which has been determined to be accurate. The contractor has completed similar work in other municipalities in a satisfactory manner.

The engineer's estimate for this contract was \$150,000. The project is within budget and is to be funded through the Stormwater Fund Account.

Recommended Action: Move to award the Orchard Drive Storm Sewer Reroute Project Contract to Niando Construction, Inc., in the amount of \$152,930.

JB 15. Consideration of a professional services proposal to conduct a parking study in the Beverly Road Commercial District. -approved

On July 8, 2016, the Municipality issued a Request for Proposals for a Beverly Road Commercial District Parking Study. The parking study will evaluate current parking usage, review historical parking, consider all uses in the district related to parking and propose solutions should a parking challenge be discovered.

Eight (8) proposals were received and reviewed by an ad hoc Selection Committee comprised of members of the Beverly Road Merchant Association, Parking Advisory Board, Economic Development Council and staff. After discussion, it is both the Selection Committee and Parking Advisory Board's recommendation to the Mt. Lebanon Commission to award the contract for professional services to Environmental Planning and Design, in a form as reviewed and approved by the Manager and the Solicitor, in the amount of \$18,462.

Recommended Action: Move to authorize the proper officials to execute the contract with Environmental Planning and Design, in a form as reviewed and approved by the Manager and the Solicitor, in the amount of \$18,462.

SS 16. Consideration of bid for the 2016/2017 Sidewalk Snow and Ice Removal Service. -approved

Requests for bids, as well as specifications for the contractual removal of snow and ice from municipal steps and sidewalks, were sent to eight contractors. One bid was received from Little's Landscaping LLC. The proposed cost per response was \$920 with a minimum guaranteed number of 35 responses for a total of \$32,200. Little Landscape LLC provided this

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service during the 2015/2016 season in a satisfactory manner, and there is sufficient funding remaining in the 2016 budgeted snow and ice contractual account to award the contract based on the proposed cost.

Recommended Action: Move to award the 2016/2017 Contractual Sidewalk Snow and Ice Removal Service to Little Landscaping LLC in the amount of \$32,200.

DB 17. Consideration of the expenditure list for August totaling \$5,478,171.72. -approved

Recommended Action: Move to approve the expenditure list for August totaling \$5,478,171.72.

SM 18. Departmental reports. - filed

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

KF 19. Adjournment.