

## MINUTES OF THE REGULAR MEETING MARCH 10, 2020 OF THE MT. LEBANON COMMISSION

The Commission of Mt. Lebanon, Pennsylvania, held a Regular Meeting at 8:00 P.M., on Tuesday, March 10, 2020, at the Municipal Building, 710 Washington Road. Commission President Craig Grella called the meeting to order and led in the Pledge of Allegiance to the Flag. Manager McGill called the roll. Present were Commissioners Andrew Flynn, Leeann Foster, Mindy Ranney, Steve Silverman, and Craig Grella. Also present were Assistant Manager/Planner McMeans, Public Works Director Sukal, Chief of Police Lauth, Fire Chief Sohyda, Recreation Director Donnellan, Finance Director McCreery, and Public Information Officer Pace-Lilley. Also present were Phil Weis of the solicitor's office and Dan Deiseroth of the engineer's office.

### COMMISSION/MANAGER'S ANNOUNCEMENTS

Manager McGill summarized the information that was reviewed during the discussion session, including review of the proposed Public Art/Placemaking Plan, review of bids for the library HVAC, roof and possible solar project, heard an update on the short-term stormwater projects, and heard comments from Commission liaisons on activities with various boards and authorities.

Manager McGill stated that prior to this meeting, the Commission met in executive session to discuss appointments to boards and authorities, as well as receive legal advice from the solicitor on various legal issues. He noted that they will return to executive session after this meeting. He stated that the next adjourned meeting is scheduled for Tuesday, March 24, 2020, at 8 p.m. in Commission Chambers of the Municipal Building, with the discussion session meeting starting approximately 6:30 p.m. in Room C.

Ms. Ranney said Mt. Lebanon is maintaining a webpage with information on the coronavirus, including any local announcements. Bookmark it at *[mtlebanon.org](http://mtlebanon.org) forward slash corona*. We also will use the LeboALERT system to notify you of any important information and the LeboEmergency system to notify you of any life-threatening situations.

Mt. Lebanon is updating our Washington Road business district, and we'd like your input. The public is invited to an open house with landscape architects from LaQuatra Bonci Associates on Tuesday, March 24, and Wednesday, March 25. The public meetings will be from 5 to 7 p.m. both days, in the Municipal Building. We will let you know about other opportunities to comment on the project as it progresses.

Friday is the last day to nominate a resident for the Community Service Award. The Community Relations Board will select this year's outstanding volunteer from the nominations received. It's a short form and doesn't take long to complete. Find it at [www.mtlebanon.org](http://www.mtlebanon.org) under "trending now."

Tickets are available for the Mt. Lebanon Public Library Speaker Series presentation of "An Evening with Laura Lippman," Monday, April 20, at 7 p.m. in the Mellon Middle School Auditorium, 11 Castle Shannon Boulevard. General admission tickets are \$20, and VIP tickets are \$60—at *[mtlebanonlibrary.org](http://mtlebanonlibrary.org)*.

She also spoke about Mary Larsen, stating that she was planning to attend a luncheon later this month in celebration of Women's History Month, at which time she was going to surprise resident Mary Larsen with a commission proclamation honoring her for her contributions to the Municipality and to the League of Women Voters of Greater Pittsburgh. She just learned that

Mary, the first elected female commissioner of Mt. Lebanon, died this week. We extend our deepest sympathies to her friends and family, and we want you to know how much we appreciate her energy, thoughtfulness and contributions to Mt. Lebanon. Ms. Ranney then read the proclamation which illustrated Ms. Larsen's role in the League of Women Voters as well as her contribution to the community.

**JUNIOR COMMISSIONER EMMA CHOTHANI COMMENTS**

Ms. Chothani stated that she could not attend the previous meeting since she was participating in her final school orchestra concert at the high school. She spoke about kindness week at the high school, the impact of social media, and the Mini-Thon on April 3 at the high school with proceeds benefiting pediatric cancer, which they are hoping to raise \$20,000.

**CITIZENS COMMENTS**

Luiz Antunes of 800 Chalmers Place thanked the commission and municipality for their support and efforts in addressing the flooding issue on his street.

Sarah Reed of 804 Chalmers Place spoke about flooding issues on her street, stating that she appreciates that the commission and municipality are addressing the issue.

Bill Hoon of 456 Coolidge Avenue spoke about an incident conveyed to him by a resident regarding deer management. He spoke against the deer management program.

Bill Carvlin of 305 Lavina Avenue inquired about the letter he received concerning townhouses.

Mr. McGill stated that there is a public hearing tonight on the subject matter, where the terminology Townhouse Dwelling is being proposed to be added to R-7 Districts. He added that there was no associated development plan.

Greg Anderson of 301 Lavina Avenue inquired about a district map, which Mr. McGill stated one would be provided, adding that a district map is also available online.

**CONSIDERATION OF THE MINUTES FROM THE  
THE ADJOURNED MEETING HELD FEBRUARY 25, 2020**

Ms. Ranney moved and Mr. Flynn seconded to approve the minutes. The vote was called. The motion carried unanimously.

**PUBLIC HEARING ON ORDINANCE (BILL NO. 2-20)  
FOR A ZONING ORDINANCE AMENDMENT**

Mr. Flynn said Victor-Wetzel Associates has requested a text amendment to Chapter XX of the Municipal Code, Zoning, to Section 208 which contains regulations for the "R-7 High Density, High-Rise, Multi-Family, Limited Commercial District." The requested Ordinance Amendment would:

- i. Add “Townhouse Dwelling” as a Use By Right in the R-7 Zoning District
- ii. Add area and bulk regulations, lot width standards, and additional standards for Townhouse Units to the R-7 Zoning District
- iii. Add “Townhouse Unit” as a defined term

The Planning Board recommended approval of the Ordinance at its January 21, 2020 meeting.

This ordinance was introduced February 11, 2020.

Mr. Grella declared the public hearing opened.

Steven Victor of Victor Wetzel Associates explained the proposed text amendment, describing the changes.

Assistant Manager/Planner Ian McMeans stated that the Planning Bboard spoke in detail about the potential unintended consequences. He noted there are 32 properties within the R-7 District. The Planning Board determined that allowing townhouses as a use would provide for a denser use on those properties for future development.

Mr. McMeans stated that from the Planning Board’s standpoint and his standpoint as the planner, we are comfortable in supporting the recommendation.

Because there were no further comments, Mr. Grella declared the public hearing closed.

**PUBLIC HEARING AND CONSIDERATION OF  
ORDINANCE (BILL NO. 3-20) RATIFYING AN  
AMENDMENT TO THE MUNICIPALITY’S MONEY PURCHASE PLAN**

Mr. Silverman said the Municipality adopted a money purchase retirement plan in the form of the ICMA Retirement Corporation Government Money Purchase Plan & Trust on May 10, 2010. The Municipality amended and restated the qualified retirement plan in the form Resolution R-9-16, and the Pennsylvania Auditor General has suggested that the amending and restating of the qualified retirement plan be in the form of an ordinance.

Ordinance (Bill No. 3-20) was introduced on February 25, 2020.

Mr. Grella declared the public hearing opened.

Because there were no comments, Mr. Grella declared the public hearing closed.

Mr. Silverman moved and Ms. Foster seconded to enact Ordinance (Bill No. 3-20). The vote was called. The motion carried unanimously.

**CONSIDERATION OF RESOLUTION NO. R-4-20 AMENDING AND  
RESTATING THE MT. LEBANON FIREFIGHTER'S PENSION PLAN**

Ms. Foster said the Municipality maintains a pension plan that covers its fire employees. This resolution amends that plan by incorporating document updates since the last restatement, changes required by the IRS and restates the plan, as of January 1, 2020, by incorporating all amendments since the last restatement in 2008 into the plan documents.

Ms. Foster moved and Mr. Silverman seconded to adopt Resolution R-4-20 amending and restating the Mt. Lebanon Firefighter's Pension Plan as of January 1, 2020. The vote was called. The motion carried unanimously.

**CONSIDERATION OF RESOLUTION NO. R-5-20 AMENDING AND  
RESTATING THE MT. LEBANON POLICE OFFICER'S PENSION PLAN**

Mr. Flynn said the Municipality maintains a pension plan that covers its police employees. This resolution amends that plan by incorporating document updates since the last restatement, changes required by the IRS and restates the plan, as of January 1, 2020, by incorporating all amendments since the last restatement in 2008 into the plan documents.

Mr. Flynn moved and Ms. Ranney seconded Move to adopt Resolution R-5-20 amending and restating the Mt. Lebanon Police Officer's Pension Plan as of January 1, 2020. The vote was called. The motion carried unanimously.

**CONSIDERATION OF RESOLUTION NO. R-6-20 AMENDING AND  
RESTATING THE MT. LEBANON EMPLOYEE'S PENSION PLAN**

Mr. Silverman said the Municipality maintains a pension plan that covers its general employees. This resolution amends that plan by incorporating document updates since the last restatement, changes required by the IRS and restates the plan, as of January 1, 2020, by incorporating all amendments since the last restatement in 2008 into the plan documents.

Mr. Silverman moved and Ms. Ranney seconded to adopt Resolution R-6-20 amending and restating the Mt. Lebanon Employee's Pension Plan as of January 1, 2020. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE AWARD OF THE  
OVERLOOK PARKING LOT RECONFIGURATION**

Ms. Ranney said bids were received on February 19, 2020 for the above reference project. The project will include the reconfiguration of the Overlook Parking Lot to increase the number of parking stalls, add ADA stalls, repave the parking lot, install storm drainage and landscaping as well as drainage improvements and paving of the adjacent Volta Way.

The Municipal Engineer has verified the bids as follows:

T.A. Robinson Asphalt Paving, Inc.	\$233,270.90
A. Folino Construction, Inc.	\$248,248.24
Youngblood Paving, Inc.	\$338,949.00

During the design process, work on Volta Way work and Stormwater improvements were found to be necessary but were not anticipated in the budget for the parking lot improvements. The finance director has indicated adequate funds exist in the resurfacing budget and Parking Fund for these items to be awarded.

The Municipal Engineer has reviewed the bids and determined the low bid to be accurate. The Engineer recommends the project be awarded to T.A. Robinson Asphalt Paving, Inc. The contractor has completed similar work for the Municipality in a satisfactory manner.

The project is planned to be funded through various sources as follows:

<b>Item Description</b>	<b>Bid Amount</b>	<b>Eng. Estimate</b>	<b>Budget</b>
Lot Improvements (Parking Fund)	\$ 172,797.00	\$ 185,000.00	\$ 166,310.00
Volta Way Work (Resurfacing Budge)	\$ 21,064.90	\$ 17,850.00	\$ 0
Stormwater Improvements (Parking Fund)	\$ 39,409.00	\$ 37,150.00	\$ 0
<b>Total</b>	<b>\$ 233,270.90</b>	<b>\$ 240,000.00</b>	<b>\$ 166,310.00</b>

Ms. Ranney moved and Mr. Flynn seconded to award the Overlook Parking Lot Reconfiguration to T.A. Robinson Asphalt Paving, Inc. in the amount of \$233,270.90. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE AWARD OF THE 2020 CRACK SEALING PROGRAM**

Ms. Foster said bids were received on February 19, 2020 for the 2020 Crack Sealing contract. The project includes the crack sealing of various streets throughout the Municipality.

The contract includes a base year, 2020, with three optional renewal periods. This would allow the contract to be extended, at Mt. Lebanon’s sole discretion, until 2023 to maintain continuity.

The Municipal Engineer has verified the bids as follows:

	<b>Russell Standard Corporation</b>
2020 Project	\$ 22,600.00
1 <sup>st</sup> Renewal – 2021	0% increase
2 <sup>nd</sup> Renewal – 2022	0% increase on the 2020 price
3 <sup>rd</sup> Renewal – 2023	0% increase on the 2020 price

The Municipal Engineer has reviewed the bid and determined the low bid to be accurate. The Engineer recommends the project be awarded to Russell Standard Corporation. The contractor has completed work previously for the Municipality in a satisfactory manner.

The budgeted amount for this contract is \$26,000. The project is to be funded through the transportation portion of the Operating Budget.

Ms. Foster moved and Mr. Silverman seconded to award the 2020 Crack Sealing contract to Russell Standard Corporation in the amount of \$22,600. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE AWARD OF THE  
2020 BRICK STREETS RESTORATION PROGRAM**

Mr. Flynn said bids were received on February 19, 2020 for the 2020 Brick Streets Restoration contract. The project consists of the removal and replacement of deteriorated portions of brick streets throughout the Municipality.

The Municipal Engineer has verified the bid as follows:

Cilenti Construction Co., Inc.	\$102,670
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The Municipal Engineer has reviewed the bid and determined the low bid to be accurate. The Engineer recommends the project be awarded to Cilenti Construction Co., Inc. The contractor has completed this work in previous years for the Municipality in a satisfactory manner.

The budgeted amount for this contract is \$114,000. The project is within budget and is to be funded through the transportation portion of the Operating Budget.

Mr. Flynn moved and Ms. Ranney seconded to award the 2020 Brick Streets Restoration contract to Cilenti Construction Co., Inc. in the amount of \$102,670. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE AWARD OF  
THE 2020 STREET REJUVENATOR PROGRAM**

Mr. Silverman said bids were received on February 19, 2020 for the 2020 Street Rejuvenator Program. This project includes the application of approximately 39,750 SY of Reclamite pavement rejuvenator throughout the Municipality. Reclamite is a cost-effective way to extend the life of the asphalt pavement and has been used successfully by the Municipality for over 20 years.

The contract includes a base year, 2020, with three optional renewal periods. This would allow the contract to be extended, at Mt. Lebanon's sole discretion, until 2023 to maintain continuity.

The Municipal Engineer has verified the bid as follows:

	<b>Pavement Technology, Inc.</b>
2020 Project	\$ 36,570.00
1 <sup>st</sup> Renewal – 2021	3% increase
2 <sup>nd</sup> Renewal – 2022	4% increase on the 2020 price
3 <sup>rd</sup> Renewal – 2023	5% increase on the 2020 price

The Municipal Engineer and the Public Works Department, based upon past performance of the contractor, recommends award of the contract to Pavement Technology, Inc. The budgeted amount for this contract is \$36,400; the Engineer will monitor quantities to stay within the assigned budget.

Mr. Silverman moved and Ms. Foster seconded to award the 2020 Street Rejuvenator Program to Pavement Technology, Inc. in the amount of \$36,570. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE AWARD OF THE 2020  
YEARLY CONCRETE CURB MAINTENANCE PROGRAM**

Ms. Ranney said bids were received on February 19, 2020 for the 2020 Yearly Concrete Curb Maintenance Program contract. The project consists of the removal and replacement of various sizes of concrete curb, concrete roll curb, and concrete curb and gutter throughout the Municipality.

The Municipal Engineer has verified the bids as follows:

G. Pasquale and Sons Construction Company	\$175,450.00
Cilenti Construction Co., Inc.	\$204,687.50

The Municipal Engineer has reviewed the bids and determined the low bid to be accurate. The Engineer recommends the project be awarded to G. Pasquale and Sons Construction Company. The low bidder has completed similar projects for the Municipality in a satisfactory manner.

The budgeted amount for this contract is \$156,970 and is to be funded through the transportation portion of the Operating Budget. The Director of Public Works will monitor quantities to stay within the assigned budget.

Ms. Ranney moved and Mr. Flynn seconded to award the 2020 Yearly Concrete Curb Maintenance Contract to G. Pasquale and Sons Construction Company in the amount of \$175,450. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE AWARD OF THE  
2020 SIDEWALK MAINTENANCE PROGRAM A**

Ms. Foster said bids were received on February 26, 2020 for the 2020 Sidewalk Maintenance Program A contract. The project includes the removal and replacement of concrete sidewalks damaged by tree roots throughout the Municipality.

The Municipal Engineer has verified the bids as follows:

G. Pasquale and Sons Construction Company	\$ 78,013.75
Arch Masonry and Restoration	\$ 83,584.00
MJR Construction Services, LLC.	\$118,380.00

The Municipal Engineer has reviewed the bids and determined the low bid to be accurate. The Engineer recommends the project be awarded to G. Pasquale and Sons Construction Company. The contractor has completed similar projects for the Municipality in a satisfactory manner.

The budgeted amount for this contract is \$76,125; the Director of Public Works will monitor quantities to stay within the assigned budget. The project is to be funded through the transportation portion of the Operating Budget.

Ms. Foster moved and Mr. Silverman seconded to award the 2020 Sidewalk Maintenance Program A contract to G. Pasquale and Sons Construction Company in the amount of \$78,013.75. The vote was called. The motion carried unanimously.

**ADJOURNMENT**

The meeting adjourned at 9:20 p.m.