

## **MINUTES OF THE REGULAR MEETING JANUARY 12, 2021 OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon, Pennsylvania, held a virtually run Regular Meeting at 8:00 P.M., on Tuesday, January 12, 2021. Commission President Mindy Ranney 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, Craig Grella, Steve Silverman, and Mindy Ranney. Also present were Assistant Manager/Planner McMeans, Police Chief Lauth, Fire Chief Sohyda, Finance Director McCreery, Public Works Director Sukal, I.T. Manager Schalles, Library Director Vittek, Chief Building Inspector Sarver, and Public Information Officer 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 a discussion of the proposed changes to the overnight parking ordinance, an overview of the annual contract renewals, and information 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 receive legal advice from the solicitor on various legal issues. The next adjourned meeting is scheduled to be held on Tuesday, January 26, 2021, at 8 p.m., to be held remotely, with the discussion session meeting starting at approximately 6:30 p.m., to be held remotely, and the executive session starting at approximately 6 p.m. He noted that Mt. Lebanon is taking precautionary measures to stay safe.

Mr. Flynn said this month, the Mt. Lebanon Recreation Department is re-opening some facilities and programs. For the latest opening dates and Return to Play Plans, go to [mtlebanon.org/corona](http://mtlebanon.org/corona). We also remind you to mask up any time you leave your home.

We would like to mark the upcoming Martin Luther King Jr. holiday on next Monday, January 18. This is the 26th anniversary of the day of service that celebrates the Civil Rights leader's life and legacy and the important role he played in the American Civil Rights Movement. Observed each year on the third Monday in January as "a day on, not a day off," MLK Day is the only federal holiday designated as a national day of service to encourage all Americans to volunteer to improve their communities. To that end, the Commission would like to say thank you to all our volunteers for your service to the community in whatever form it may take.

We'd like to wish a hearty congratulations as two longtime Mt. Lebanon employees retire after spending a combined 86 years here. Treasury Manager Mary Abbott's 43-year career in Mt. Lebanon started with the position of account clerk and has grown to include regional leadership. She has testified before the House Finance Committee in Harrisburg, has chaired the Allegheny County Southwest Tax Collection Committee since its founding in 2010, served a term as president of the Pennsylvania Earned Income Tax Collectors Association, from 2007 to 2011, and has served as secretary/treasurer for the Allegheny County Southwest Tax Collection District for 25 years, a role she hopes to continue for a while.

Recreation Center Manager Bob Hlebinsky started working part-time at the ice rink after college graduation in 1977. He was hired full-time in January 1978 and, with the exception of a six-month stint running an indoor soccer facility in the North Hills in the early '80s, he has been here ever

since. The Mt. Lebanon Commission wishes the best for you both as you start what we hope will be a long, happy and healthy retirement.

Columbia Gas will be replacing gas main lines on Cedar Boulevard, Vernon, Mayfair, Vee Lynn, Bird Park Drive, Youngwood, Parkridge Lane and Martha. The contractor working for Columbia Gas has started on Vee Lynn and Bird Park Drive. The gas company has notified nearby residents of the project and additional information is available on the public works section of the municipal website under street construction/road repairs page.

Mt. Lebanon will pick up and recycle your Christmas tree this Saturday. Leave it at the curb on Friday night and make sure you remove all lights, tinsel and other decorations. Collected trees are put in the chipper and turned into mulch.

Our ambulance service, Medical Rescue Team South Authority, has launched its membership campaign for 2021. Members pay nothing for ambulance treatment and transport. That can be especially important if you have a high insurance deductible or copay. For information and to sign up, go to: [www.mrtsa.com](http://www.mrtsa.com).

We are extremely sad to pass along the news that Friends of the Library President Dr. David McKibben had died after complications from heart surgery. David's contributions to our community through voluntarism, especially the library's Book Cellar and the Garden Tour, cannot be overstated. His kindness and dedication to serve the community through the library were recognized by the Municipality in 2019 when he received the Mt. Lebanon Community Service Award. He was truly a giving and caring person whose impact on the community cannot be overstated. We extend our deepest sympathies to his family and friends.

### **CITIZENS COMMENTS**

Amelia Baisley of 300 Broadmoor Avenue spoke about the proposed overnight parking ordinance, stating it affects only less affluent people in smaller homes with smaller driveways. She spoke about the option of purchasing a parking permit, and stated that paying to park is not a solution for families who are already struggling with undue hardships. She also stated that the information communicated on the website regarding overnight parking needs updated since the current information listed is from 2018.

### **CONSIDERATION OF THE MINUTES FROM THE THE REGULAR MEETING HELD DECEMBER 8, 2020 AND THE ORGANIZATIONAL MEETING HELD JANUARY 4, 2021**

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

### **PUBLIC HEARING AND CONSIDERATION OF APPROVAL FOR THE MODIFICATION OF AN EXISTING CONDITIONAL USE PLAN AT 1300 BOWER HILL ROAD**

Mr. Silverman said Concordia of Mt. Lebanon operates an existing facility as a conditional use at 1300 Bower Hill Road. Concordia is seeking to expand their existing facility by constructing a covered walkway to connect the primary structure with the parking garage structure. Additionally,

Concordia is seeking to construct a roof on the parking structure and alter the parking alignments near the main entrance to the building. The property is zoned as R-2 Single-Family Residential with a Continuing Care Overlay and has an existing Conditional Use Approval. The applicant is seeking a revision to the existing Conditional Use Approval to include the extension of the primary structure, the parking garage roof, and the altered parking alignments.

The Planning Board recommended approval of the conditional use request on November 17, 2020.

This conditional use was introduced at the Commission meeting on December 8, 2020.

Ms. Ranney declared the public hearing opened.

Mr. McMeans stated that the Planning Board recommended approval of the conditional use at its November meeting, and approval of the site plan at its December meeting.

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

Mr. Silverman moved and Ms. Foster seconded to approve the conditional use request conditioned upon the subsequent approval of the Concordia of the South Hills site plan. The vote was called. The motion carried unanimously.

**INTRODUCTION OF ORDINANCE (BILL NO. 1-21) AMENDING THE MT.  
LEBANON CODE TO INCLUDE NEWLY ENACTED ORDINANCES OR  
AMENDMENTS TO EXISTING ORDINANCES ENACTED SINCE JANUARY 28, 2020**

Ms. Foster said Mt. Lebanon's ordinances were codified in 1978 with updates occurring periodically since that time. All of the ordinances have been enacted previously by the Commission, but this action will codify the documents.

Ordinance (Bill No. 1-21) was introduced, and the public hearing was set for January 26, 2021.

**CONSIDERATION OF FINAL APPROVAL OF  
THE CONCORDIA OF THE SOUTH HILLS SITE PLAN**

Mr. Grella said at its meeting on December 15, 2020, the Planning Board voted in favor of a motion to recommend final approval to the Concordia of the South Hills Site plan. Concordia is seeking to expand its existing facility by constructing a covered walkway to connect the primary structure with the parking garage structure. Additionally, Concordia is seeking to construct a roof on the parking structure and alter the parking alignments near the main entrance to the building. Concordia operates a private stormwater management facility on its property. The approval of the Site Plan will include an Operations and Maintenance Agreement with Concordia of the South Hills.

Earlier tonight, the Commission approved the modification of the Conditional Use plan for Concordia of the South Hills at 1300 Bower Hill Road.

Mr. Grella moved and Mr. Flynn seconded to:

1. Grant Final approval to the Concordia of the South Hills Site plan conditioned on the execution and approval of the required development agreement and conditioned upon receipt of the required amenities bond.
2. Authorize the proper municipal officials to execute an Operations and Maintenance Agreement with Concordia of the South Hills for their private stormwater management facility.

The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE EXECUTION OF A DEVELOPMENT  
AGREEMENT WITH CONCORDIA LUTHERAN MINISTRIES FOR  
THE CONCORDIA OF THE SOUTH HILLS SITE DEVELOPMENT PLAN**

Mr. Silverman said at tonight's meeting, the Mt. Lebanon Commission granted final approval for the Concordia of the South Hills Site 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.

Mr. Silverman moved and Ms. Foster seconded to authorize the proper municipal officials to execute the Development Agreement between Concordia Lutheran Ministries for the Concordia of the South Hills Site Development Plan conditioned upon receipt of the required financial securities within 30 days of approval. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE AWARD OF THE  
LIBRARY ROOF REPLACEMENT PROJECT**

Mr. Flynn said bids were received on December 2, 2020 for the Library Roof Replacement Project. The project involves removal and replacement of existing roof system with new TPO (thermoplastic polyolefin – white synthetic) roofing system. In addition, the project was bid with Add Alternate items to make other improvements. The Alternate bid item work included the following:

- Alternate Bid No. 1 – Replacement of failed window seals for windows on the roof.
- Alternate Bid No. 2 – Repainting of the existing roof penthouse exterior metal panels.
- Alternate Bid No. 3 – Installation of new metal panel exterior roof penthouse and eliminate of non-functional louvers and roof hatch to prevent future water intrusion.
- Alternate Bid No. 4 – Installation of new screen wall for new HVAC unit installed.

The Municipal Engineer has verified the bids as follows:

	<b>Base Bid</b>	<b>Alt. Bid No. 1</b>	<b>Alt. Bid No. 2</b>	<b>Alt Bid No. 3</b>	<b>Alt Bid No. 4</b>
Ramp Construction Company	\$424,095.00	\$6,000.00	\$3,600.00	\$20,500.00	\$44,000.00
Pennsylvania Roofing Systems	\$501,000.00	\$4,935.00	\$5,700.00	\$37,200.00	\$63,750.00
Kalkreuth Roofing and Sheet Metal	\$519,090.00	\$2,500.00	\$7,970.00	\$42,050.00	\$68,800.00
Miller – Thomas - Gyekis	\$554,894.58	\$3,240.00	\$6,860.00	\$32,000.00	\$68,447.00

The Municipal Engineer has reviewed the bid and determined the low bid to be accurate. The Engineer recommends the project be awarded to Ramp Construction Company. The contractor has completed other projects in the past in a satisfactory manner for the Municipality and other municipalities, including replacement of the Municipal Building roof and work at the Historical Society Building.

The budgeted amount for this contract is \$780,000. The project is within budget and is to be funded through the 2019 bond issue funding.

Mr. Flynn moved and Mr. Silverman seconded to award the contract for the Library Roof Replacement to Ramp Construction Company for Base Bid at \$424,095, Alternate #1 at \$6,000 and Alternate #3 at \$20,500 for a total of \$450,595. The vote was called. The motion carried unanimously.

**CONSIDERATION TO PURCHASE THREE POLICE VEHICLES**

Ms. Foster said the police department has asked to purchase three 2021 Ford Police Interceptor Utility vehicles for use by the patrol unit. These new vehicles will replace older vehicles that have reached their useful end of life. All new vehicles will be equipped with hybrid engines.

Previously approved operating budget funds will be used for the purchase of these vehicles. Woltz & Wind Ford has quoted the purchase price of these vehicles under CoStars Contract #013-010, and the total purchase price includes a Government Price Concession discount.

The total purchase price of these three vehicles as quoted by Woltz & Wind Ford is \$113,025 (cost per vehicle is \$37,675). The budgeted amount for these vehicles is \$120,000.

Ms. Foster moved and Mr. Flynn seconded to purchase three 2021 Ford Police Interceptor Utility vehicles through the CoStars purchasing program from Woltz & Wind Ford, at a total price of \$113,025. The vote was called. The motion carried unanimously.

**ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.