MINUTES OF THE REGULAR MEETING OCTOBER 13, 2026 OF THE MT. LEBANON COMMISSION

The Commission of Mt. Lebanon, Pennsylvania, held a Regular Meeting at 8 P.M., on Tuesday, October 13, 2026. Commission Vice President Flynn called the meeting to order and led the Pledge of Allegiance to the Flag. Manager McGill called the roll. Present were Anne Swager Wilson, Nick Petti, Andrew Flynn and Maragret Izzo. Commissioner Siegler was not present. Also, present were Police Chief Haberman, Fire Chief Christofel, Finance Director McCreery, Public Information Officer Lilley, Library Director Vittek and Public Works Director Sukal. Dan Deiseroth of the engineer's office and Phil Weis of the solicitor's office were present.

COMMISSION/MANAGER'S ANNOUNCEMENTS

Manager McGill summarized the information that was reviewed during the discussion session, including updates on various activities from the commissioners for various advisory boards to which they are liaison to, an update on the status and findings of the street tree maintenance study from Matt Erb of Davey Tree, an update on items in the current Consent Order and Executive Director, Patrick Connors provided SHACOG information.

Manager McGill stated that prior to this meeting, the Commission met in executive session to receive legal advice from the solicitor on a variety of topics and discuss an appointment to a Municipal Advisory Board. The next meeting of the Commission will be held on Tuesday, October 27, 2026 at 8 p.m. Meetings are held at 8 pm in Commission Chambers, with the discussion session meeting starting at approximately 6:30 p.m., in Room C. These meetings are available on Zoom. The executive session starts at approximately 6 p.m.

Ms. Swager Wilson announced that curbside leaf collection has begun. Your collection day will be the day before your regular trash pickup day. Residents with Monday trash collection will have their leaves collected on Friday. Please do not rake leaves to the curb earlier than the day before your leaf pickup. Collection will last through Thanksgiving. If it is extended beyond that, we will send a LeboALERT and update our website. Please have patience as wet weather can cause delays. For a complete schedule, tips and other information, go to mtlebanon.org/leaves.

Ms. Swager Wilson reminded everyone that you cannot place any signs in the public right of way, including intersections, parks and traffic islands. This includes election and affinity signs. Please place signs on private property ... with permission, of course. Additionally, tampering with someone else's signs is a crime. Please respect the property of others. said that the Mt. Lebanon Partnership's Uptown Market is still going strong every Saturday from 9 a.m. to noon. Find a great selection of fresh produce, meats and cheeses and other tasty treats each week. Parking is just $1 in the garages.

Ms. Swager Wilson said that the Uptown Market, sponsored by the Mt. Lebanon Partnership, has extended its season through October 31. Every Saturday, come to Washington Road from 9 a.m. until noon for the best in local produce, meat, flowers and gifts. For details and a list of vendors, go to MtLeboPartnership.org.

Finally, Ms. Swager Wilson said that Mt. Lebanon is continuing its Snow Angels program. We recruit a pool of volunteers and match them with older adults who are unable to pay to have snow cleared from sidewalks in front of their homes. This is not an on-demand service where residents can call to have someone come out after a particular snow ... It is a matching service for the service for the entire season. For that reason, residents who need it are asked to sign up early in the season.

Volunteers must be at least 15 years old, or be accompanied by a parent or guardian, and must commit to taking at least one household for the winter. Volunteers must bring their own equipment.

To sign up to volunteer ... or to request someone be matched to you, call 412-343-7032 or go to mtlebanon.org/SnowAngels.

JUNIOR COMMISSIONER HENRY CLARK COMMENTS

Junior Commissioner Henry Clasrk spoke about events occurring at the high school.

CITIZEN COMMENTS

Bill Hoon of 456 Coolidge Avenue spoke about deer culling.

Dave Egler of 121 Poplar Drive discussed stormwater fees.

Lauren Chisnall of 750 Washington Road spoke about the condition of the empty Citizen's Bank. Manager McGill explained that we don't own the property or have authority to do maintenance on the structure, but that Code Enforcement has cited them for various violations.

CONSIDERATION OF THE MINUTES FROM THE ADJOURNED MEETING HELD SEPTEMBER 22, 2026

Ms. Izzo moved, and Ms. Swager Wilson seconded to approve the minutes. The vote was called. The motion carried 4-0.

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM (CIP)

As required by the Charter, the Capital Improvement Program (CIP) for 2027-2031 was submitted to the Commission on August 1, 2026. A public hearing is required to be held on this program prior to the issuance of the Manager's Recommended Budget.

Mr. Petti moved to conduct the public hearing.

Commissioner Flynn conducted the public hearing.

Dave Egler of 121 Poplar Drive discussed tax delinquent properties on Pennsylvania Boulevard.

John Becker of 750 Washington Road spoke about the South Parking Garage.

Mr. McGill read Assistant Municipal Manager/Municipal Planner McMean's comment into record. It said that the Planning Board reviewed the Capital Improvement Program at their August 18, 2026 meeting and recommended the CIP as being in accordance the adopted with the Comprehensive Plan.

Rich Seymour of 750 Washington Road asked for clarification on how much is earmarked for the South Parking Garage and also asked how the Municipality will make parking accommodations while it's in the process of being replaced. Mr. McGill stated there is a dollar figure for just demolition and garage replacement of approximately $15-20 Million and another figure for if there is a private/Municipal partnership to develop residential space on top of the garage. He added that alternate parking options are being discussed for the demolition and rebuilding phase.

Debbie Lynch of 905 Summer Place discussed the South Garage.

Mr. Flynn closed the public hearing.

INTRODUCTION OF ORDINANCE (BILL NO. 08-26) AMENDING THE 2026 BUDGET FOR REVENUE AND EXPENDITURES NOT ANTICIPATED IN THE 2026 BUDGET

The following adjustments are proposed:

General Fund

Revenue:	Justification:	
Police Treasury Forfeiture Funds	Commission Authorization	$108,500
Increase in EIT Earnings	Unexpected revenue	142,490
State Grants	Commission Authorization	20,000
Fund Balance	Commission Authorization	550,000
	Total	**$820,990**

Expenditures:	Justification:	
Ice Rink Refrigerant & Repairs	Emergency Repairs	$72,000
Fire Truck	Commission Authorization	550,000
Furniture at Police Department	Commission Authorization	18,000
Police Equipment	Commission Authorization	90,500
Autonomous Mowers	Commission Authorization	23,760
Electric Charging Station	Commission Authorization	28,300

Municipal Building Rotunda Restoration	Commission Authorization	38,430	
	Total	**$820,990**	

Capital Projects Fund

Revenue:	Justification:	
2025 Bond Issue Proceeds	Commission Authorization	$2,960,99
	Total	**$2,960,990**

Expenditures:	Justification:	
Ice Rink Chiller	Commission Authorization	2,000,000
Alternates for Cedar Blvd	Commission Authorization	960,990
	Total	**$2,960,990**

Ms. Swager Wilson introduced the bill.

Mr. Flynn set the Public Hearing for October 27, 2026.

ADOPTION OF RESOLUTION NO. R-19-26 TO FORMALLY REQUEST AND ACCEPT A GRANT, DESIGNATE AN OFFICIAL TO PERFORM THE REQUIRED DUTIES BETWEEN MT. LEBANON AND THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC), AND AUTHORIZES THE EXECUTION AND DELIVERY OF ANY AND ALL AGREEMENTS BETWEEN THE APPLICANT AND RAAC, AND HAS ASSURED, WHERE APPLICABLE, THE PROVISION OF LOCAL MATCHING FUNDS. MT. LEBANON WILL COMPLY WITH ALL OTHER PROVISIONS OF THE APPLICATION/GRANT

Mt. Lebanon has made application and has been awarded a grant through the Allegheny Main Streets program for the Activate Uptown initiative. The grant is not to exceed $100,000 and will fund improvements to Clocktower Plaza and stairwell identified as “The Portal” in the Activate Uptown Plan.

Ms. Izzo moved and Ms. Swager Wilson seconded to approve Resolution No. R-19-26. The vote was called. The motion carried 4-0.

CONSIDERATION FOR THE ADJUSTMENT TO FINANCIAL SECURITY POSTED FOR THE MT. LEBANON CONDOMINIUMS

The Mt. Lebanon Condominiums land development, as approved, has been withdrawn. Financial security was posted for certain public and private improvements. The improvements installed have

been verified as complete, while the remainder of the items will not be constructed. The Municipal Engineer is recommending a full release of any financial security posted.

Mr. Petti moved and Ms. Swager Wilson seconded to approve the full release of any financial security posted for the Mt. Lebanon Condominiums project improvements. The vote was called. The motion carried 4-0.

CONSIDERATION FOR THE REJECTION OF THE CD YR 51-7.5 2025 ADA RAMPS PROJECT – MT. LEBANON

Bids were received and opened September 21, 2026 by South Hills Area Council of Governments (SHACOG) for the Mt. Lebanon ADA Ramps Project. Two (2) bids were electronically submitted for the opening with one (1) bid being a non-responsive bid. This project is being administered by SHACOG and will be partially funded by the YR 51-7.5 Community Development Block Grant, in the amount of $20,000. This project includes the installation of handicapped curb ramps at various locations throughout the Municipality of Mt. Lebanon

The Municipal Engineer has verified the bids as follows:

Contractor	**Bid Amount**
N & N Landscaping LLC	$68,525.00
Fryer Excavating LLC	Non-responsive bid

The engineer's estimate and budgeted amount for this work is approximately $55,422.

Because only one responsive bid was received and it exceeded the budgeted amount, it is recommended that the contract be rebid.

Ms. Swager Wilson moved and Mr. Petti seconded to reject the CD YR 51-7.5 2025 ADA Ramps Project – Mt. Lebanon Project bid of N & N Landscaping, LLC and authorize the South Hills Area Council of Governments to re-bid the project. The vote was called. The motion carried 4-0.

CONSIDERATION FOR THE REJECTION OF THE BID RECEIVED FOR THE BOWER HILL AND PARKVIEW DRIVE TRAFFIC SIGNAL REPLACEMENT PROJECT

One bid was received and opened on October 6, 2026 for the Bower Hill Road and Parkview Drive Traffic Signal Replacement. The bid was from Bronder Technical Services, Inc. in the amount of $540,192.05.

The bid received significantly exceeds the budgeted funding amount allocated for the project. The budgeted amount for this work is approximately $382,000.

Because only one responsive bid was received and it exceeded the budgeted amount, it is recommended that the contract be rebid.

Ms. Izzo moved and Ms. Swager Wilson seconded to reject the bid from Bronder Technical Services for the Bower Hill Road and Parkview Drive Traffic Signal Replacement and re-bid the project. The vote was called. The motion carried 4-0.

CONSIDERATION OF AN AGREEMENT WITH MT. LEBANON SCHOOL DISTRICT TO SETTLE REFUND REQUESTS FOR STORMWATER FEES

The Mt. Lebanon School District recently requested a refund of stormwater fees a result of a recent Pennsylvania Supreme Court decision and prior protests from the School District. The Municipal Manager, School District Superintendent and the parties' solicitors met and reached a compromise, embodied in a proposed agreement. The agreement would refund $277,173.09 to the School District.

Mr. Petti moved and Ms. Izzo seconded to authorize the execution of a settlement agreement with Mt. Lebanon School District subject to the approval of the Manager and the Solicitor of any minor revisions to the agreement The motion carried 4-0.

ADJOURNMENT

The meeting was adjourned at 8:50 pm.