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TO: Mt. Lebanon Commission
FROM: Keith A. McGill, Municipal Manager
DATE: February 24, 2017
SUBJECT: Agenda – Adjourned Meeting – February 27, 2017 – 8 p.m.
Call to Order – Pledge of Allegiance to the Flag – Roll Call

DB 1. Commission/Manager’s announcements:

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

DB 2. Junior Commissioner Elizabeth Gladden comments.

DB 3. Citizens Comments.

JB 4. Consideration of the [minutes](#) from the Regular Meeting held February 14, 2017. - approved

Recommended Action: Move to approve the minutes.

SS 5. Introduction of Ordinance ([Bill No. 3-17](#)) Clarifying the Duties of the Library Board.- REMOVED FROM AGENDA

The Administrative Code establishes and includes a description of the responsibilities given by the Commission to the Library Board.

The proposed ordinance would clarify that employees at the Library are Municipal employees, and are subject to all Municipal employment rules, regulations and policies.

Recommended Action: SS 1. Introduce Ordinance (Bill No. 3-17).
DB 2. Set the public hearing for March 14, 2017.

KF 6. Consideration of Resolution No. [R-2-17](#) regarding an agreement to reimburse the Municipality for providing street sweeping services along State Roads. - approved

The Pennsylvania Department of Transportation (PennDOT) has requested that the Municipality prepare and sign a Resolution and enter into a Reimbursement Agreement to sweep streets within the Municipality that are owned by the State. The term of the agreement is three years, from 2017 through 2019. Reimbursement will be based on an hourly rate provided by the State.

Recommended Action: Move to approve Resolution No. R-2-17 authorizing the Municipal Manager to authorize a three-year agreement with the Pennsylvania Department of

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Transportation for the reimbursement to sweep streets within the Municipality that are owned by the State.

SM 7. Consideration to award a professional services contract to Diversified Municipal Services.
- approved

Diversified Municipal Services, Inc., has proposed to represent the Municipality in defending and appealing assessed values, including compiling sales data on the subject and comparable properties. With the 2017 appeals program, Diversified will prepare and analyze assessment to sale ratios for all transactions that have occurred in Mt. Lebanon in the past. Diversified will charge a flat fee of \$175 for each appeal attended.

Recommended Action: Move to authorize the proper municipal officials to execute an agreement with Diversified Municipal Services.

JB 8. Consideration of a tax appeal stipulation involving the SpringHill Suites Tax Appeal.
- approved

The School District and Mt. Lebanon Hospitality Associates have discussed a settlement for a tax appeal filed with the Board of Viewers at BV 15- 001347. The parties have tentatively negotiated the following assessed values for the following years:

<u>Year</u>	<u>Assessed Value</u>
2015	\$10,790,000
2016	\$10,930,000
2017	\$10,350,000

This property is the SpringHill Suites at 611 Washington Road.

Recommended Action: Move to authorize the municipal manager and/or solicitor to sign the order of settlement and discontinuance with any minor adjustments as are needed.

KF 9. Consideration of the Extension of Final Approval of a Land Development Plan for the St. Clair Hospital Central Utility Building Land Development Plan.
- approved

The Mt. Lebanon Commission granted final approval for the St. Clair Hospital Central Utility Land Development Plan and associated Development Agreement at a Commission meeting held on September 9, 2014.

Section 514 of the Mt. Lebanon Code, Chapter XVI ,Subdivision and Land Development states that if construction of a land development which has been granted final approval is not initiated and diligently pursued within one year of the date of final approval, final approval shall expire immediately; provided however, that the Commission may grant a reasonable extension if a developer presents satisfactory evidence that difficulties have prevented the work from being initiated and/or diligently pursued.

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At a prior Commission meeting, an extension of the approval was granted to and including March 8, 2017. By letter dated February 23, 2017, St. Clair Hospital is requesting an additional extension for the St. Clair Hospital Central Utility Land Development Plan and associated Development Agreement. The hospital has acquired property at 1082 Bower Hill Road that is adjacent to the current campus and has reviewed the hospital's Master Facility Plan to determine any impacts this may have on the proposed Central Utility Plant. Now that the review has been completed, the hospital will be finalizing the process to advance the Central Utility Building project and expects to commence construction no later than December 31, 2017.

Recommended Action: Move to authorize the proper municipal officials to grant an extension of the deadline to initiate construction for the St. Clair Hospital Central Utility Land Development Plan and associated development agreement to and including December 31, 2017, conditioned on the execution of an amended development agreement to reflect a revised estimate of cost for the identified private improvements.

SS 10. Consideration to purchase one leaf loader to replace a unit that has reached the end of its useful life. - approved

Commission approval is requested to purchase one trailer-mounted leaf loader from A&H Equipment of Bridgeville at a total cost of \$44,689. Funding is included in the 2017 Operating Budget. A & H Equipment participates in the Pennsylvania Costars Purchasing Program, Contract #25-044.

Recommended Action: Move to purchase one trailer-mounted leaf loader through the Costars Purchasing Program from A&H Equipment for \$44,689.

SM 11. Consideration for the Award of the 2017 Yearly Concrete Curb Maintenance Program. - approved

Bids were received on February 15, 2017 for the 2017 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 & Sons Construction	\$ 93,330.00
Joseph Palmieri Construction, Inc.	\$ 115,450.00
Cilenti construction Company, Inc.	\$ 135,650.00

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 & Sons Construction. The contractor has completed similar work in previous years for the Municipality in a satisfactory manner.

The budgeted amount for this contract is \$85,000; 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.

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Recommended Action: Move to award the 2017 Yearly Concrete Curb Maintenance Contract to G. Pasquale & Sons Construction in the amount of \$93,330.

JB 12. Consideration for the Award of the 2017 Brick Streets Restoration Program. - *approved*

Bids were received on February 15, 2017 for the 2017 Brick Streets Restoration Program contract. The project consists of the removal and replacement of deteriorated portions of brick streets throughout the Municipality.

The Municipal Engineer has verified the bids as follows:

Cilenti Construction Co., Inc.	\$ 61,327.50
Next Construction, Inc.	\$ 98,770.00

The Municipal Engineer has reviewed the bids 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 \$64,000. The project is within budget and is to be funded through the transportation portion of the Operating Budget.

Recommended Action: Move to award the 2017 Brick Streets Restoration Program Contract to Cilenti Construction Co., Inc., in the amount of \$61,327.50.

KF 13. Consideration for the Award of the 2017 Main Road Sidewalk Replacement Program. - *approved*

Bids were received on February 15, 2017 for the 2017 Main Road Sidewalk Replacement Program contract. The project includes the removal and replacement of concrete sidewalks throughout the Municipality.

The Municipal Engineer has verified the bid as follows:

G. Pasquale and Sons Construction	\$ 91,693.75
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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 G. Pasquale and Sons Construction. The contractor has completed the work in previous years for the Municipality in a satisfactory manner.

The budgeted amount for this contract is \$90,000; 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.

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Recommended Action: Move to award the 2017 Main Road Sidewalk Replacement Program Contract to G. Pasquale and Sons Construction in the amount of \$91,693.75.

SS 14. Consideration for the Award of the 2017 Root-Damaged Sidewalk Replacement Program. - approved

Bids were received on February 15, 2017 for the 2017 Root-Damaged Sidewalk Replacement Program contract. The project includes the removal and replacement of concrete sidewalks damaged by tree roots throughout the Municipality.

The Municipal Engineer has verified the bid as follows:

G. Pasquale and Sons Construction	\$ 73,837.50
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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 G. Pasquale and Sons Construction. The contractor has completed the work in previous years for the Municipality in a satisfactory manner.

The budgeted amount for this contract is \$72,900; 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.

Recommended Action: Move to award the 2017 Root-Damaged Sidewalk Replacement Program Contract to G. Pasquale and Sons Construction in the amount of \$73,837.50.

SM 15. Consideration for the Award of the 2017 Crack Sealing Program. - approved

Bids were received on February 15, 2017 for the 2017 Crack Sealing Program contract. The project includes the crack sealing of various streets throughout the Municipality.

The Municipal Engineer has verified the bids as follows:

Matcon Diamond, Inc.	\$ 15,775.00
Russel Standard Corporation	\$ 19,175.00

The Municipal Engineer has reviewed the bids and determined the low bid to be accurate. The Engineer recommends the project be awarded to Matcon Diamond, Inc. 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 within budget and is to be funded through the transportation portion of the Operating Budget.

Recommended Action: Move to award the 2017 Crack Sealing Program Contract to Matcon Diamond, Inc., in the amount of \$15,775.

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JB 16. Consideration for the award of the Mt. Lebanon Municipal Building North Elevation Façade Repairs. - approved

Bids were received on February 15, 2017 for the Municipal Building North Elevation Façade Repairs Project which involves pressure washing and cleaning the brick façade, tuckpointing brick mortar joints, replacing window, door, and architectural feature joint sealants, cleaning and repainting steel lintels, replacing cracked bricks, installing flashing below roof coping stones, rebuilding bulging brick, replacing lintels with galvanized lintels and other miscellaneous items along the entire north façade elevation at the Mt. Lebanon Municipal Building.

The add alternate items included:

- #1 - Brick work at the roof levels
- #2 - Concrete repairs at the lower entrance
- #3 - Cleaning and replacing joint sealants at the main entrance rotunda roof

The deduct alternate item included:

- #1 - Install aluminum drip edge at roof parapet coping stones

The Municipal Engineer has verified the bid as follows:

Contractor	Base Bid	Add Alternate #1	Add Alternate #2	Add Alternate #3	Deduct Alternate #1
Allegheny Restoration,	\$44,975	\$14,325	\$18,100	\$5,000	\$2,000
Wilson Restoration	\$48,040	\$21,320	\$16,500	\$4,715	\$1,775
Graciano Corp.	\$64,231	\$22,778.25	\$13,500	\$7,300	\$3,000
Mariani-Richards	\$67,880	\$18,975	\$17,200	\$10,800	\$5,000
Arch Masonry, Inc.	\$83,700	\$24,000	\$28,600	\$6,700	\$3,500

The Municipal Engineer has reviewed the bids and determined the low bid had a math error in calculating the total for Add Alternate #1. This math error did not result in a change to the low bid, and the Municipal Engineer recommends the project be awarded to Allegheny Restoration, Inc. The low bidder has completed other projects in the area in a satisfactory manner according to references provided.

The budgeted amount for this contract is \$110,000. The project is within budget and is to be funded through the Capital Projects Fund.

Recommended Action: Move to award the Base Bid for the Municipal Building North Elevation Façade Repairs contract to Allegheny Restoration, Inc., in the amount of \$44,975, Add Alternate #1 at \$14,325, Add Alternate #2 at \$18,100 and Add Alternate #3 at \$5,000, for a total of \$82,400.

KF 17. Consideration of the expenditure list for January totaling \$4,235,982.87. - approved

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Recommended Action: Move to approve the expenditure list for January totaling \$4,235,982.87.

SS 18. **Departmental reports.** - *filed*

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

DB 19. **Adjournment.**