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commission@mtlebanon.org

TO: Mt. Lebanon Commission
FROM: Keith A. McGill, Municipal Manager
DATE: June 9, 2017
SUBJECT: Agenda – Regular Meeting – June 13, 2017 – 8 p.m.

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

DB 1. Presentation of Community Service Award to Harold Hasley.

The Community Service Award is presented annually by the Mt. Lebanon Community Relations Board to a volunteer who has provided exemplary service to the community—a man or woman who is a positive role model for others who might wish to enhance our community and the lives of our residents through volunteer service. Mr. Hasley is well-known as the go-to guy who throughout his life has always been ready to extend a helping hand to friends and neighbors. He also was a longtime Mt. Lebanon volunteer firefighter.

Commissioner Steve Silverman, who serves as liaison to the Community Relations Board, and Community Relations Board Chair Lisa Borrelli Dorn will present a certificate of appreciation to Mr. Hasley, who will be honored along with the 2018 award winner at the Volunteer Appreciation Dinner next spring. Mr. Hasley's name will be inscribed on a plaque that hangs permanently in the municipal building.

DB 2. Commission/Manager's announcements:

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

DB 3. Citizens Comments.

SS 4. Consideration of the [minutes](#) from the Regular Meeting held May 9, 2017. - approved

Recommended Action: Move to approve the minutes.

JB 5. Public hearing on Ordinance ([Bill No. 6-17](#)) to amend the Zoning District Map for 121 Mt. Lebanon Boulevard. – hearing held

The proposed ordinance would amend the Zoning District Map. The Ordinance is that the Mt. Lebanon Zoning District Map made a part of the Zoning Ordinance in Section 106.3.1, of Chapter XX, "Zoning," shall be amended by changing the zoning classification of the following certain property from R-1 Single-Family Residential District to R-4 Multi-Family Mixed-Residential District.

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The property at 121 Mt. Lebanon Boulevard is acquiring 1,459.42 square feet of property from the adjoining properties at 124 Rock Haven Lane and 128 Rock Haven Lane as part of the Hoffman-Ung-Lee Subdivision Plan that was approved by the Commission on April 11, 2017. The property at 121 Mt. Lebanon Boulevard is part of the R-4 zoning district, and the properties on Rock Haven Lane are part of the R-1 zoning district. The request would rezone the 1,459.42 square feet of property that is being consolidated with the property at 121 Mt. Lebanon Boulevard from R-1 to R-4.

On March 28, 2017, the Planning Board recommended approval of the Ordinance.

This ordinance was introduced on May 9, 2017.

Recommended Action: Conduct the public hearing.

SS 6. Consideration of Ordinance (Bill No. 5-17) to clarify and update a number of provisions in the Zoning Code. - approved

The proposed ordinance would amend Chapter XX of the Mt Lebanon Code, entitled "Zoning," to clarify and update a number of provisions in the Zoning Code. The Ordinance includes amendments to uses, clarifications on side yards and setbacks, clarification of clauses relating to the Comprehensive Plan and Pennsylvania Department of Environmental Protection, the addition of requirements for medical marijuana and self-storage facilities, additional definitions, and an amendment to the provisions on methadone clinics.

On March 28, 2017, the Planning Board recommended approval of the Ordinance.

This ordinance was introduced on April 11, 2017, and the public hearing was held May 9, 2017.

Recommended Action: Move to enact Ordinance (Bill No. 5-17).

JB 7. Introduction of Ordinance (Bill No. 9-17) Adjusting the Composition of the Traffic Board.

- introduced

The Administrative Code establishes and includes a description of the composition of the Traffic Board.

The proposed ordinance would add a requirement that the Commission make appointment to the Traffic Board such that at least one member on the Board shall be from each Ward in the Municipality.

Recommended Action: JB 1. Introduce Ordinance (Bill No. 9-17).
DB 2. Set the public hearing for June 26, 2017.

SS 8. Consideration of Resolution No. R-9-17 accepting a DUI Enforcement Grant from the Pennsylvania Department of Transportation. - approved

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The Pennsylvania Department of Transportation is providing grant funds totaling \$45,000 for the Mt. Lebanon Area Regional Sobriety Checkpoint and Expanded DUI Enforcement Program.

Recommended Action: Move to adopt Resolution No. R-9-17 authorizing acceptance of the grant funds.

JB 9. Consideration for the adjustment to Financial Security posted for Mt. Lebanon High School Project. - approved

The Mt. Lebanon School District has requested to reduce the financial security posted for improvements installed for the development of the Mt. Lebanon High School Project. The request includes a reduction in the amount of the security posted for work that has been completed to date. The request has been reviewed and verified by the Municipal Engineer. The Engineer is recommending approval of the reduction of financial security posted by \$740,000.

Recommended Action: Move that the financial security posted for improvements for the Mt. Lebanon High School Project be reduced by \$740,000.

SS 10. Consideration of the execution of the Development Agreement between NorthPoint Development, LLC and Mt. Lebanon for the Beyond Self-Storage Land Development Plan. - approved

At a previous meeting, the Mt. Lebanon Commission granted final approval for the Beyond Self-Storage 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 NorthPoint Development, LLC and Mt. Lebanon for the Beyond Self-Storage Land Development Plan.

JB 11. Consideration of the execution of the Development Agreement between Rolling Lambert Building Company, Inc., and Mt. Lebanon for the Uptown Place Land Development Plan.

- approved

At a previous meeting, the Mt. Lebanon Commission granted final approval for the Uptown Place 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.

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Recommended Action: Move to authorize the proper municipal officials to execute the Development Agreement between Rolling Lambert Building Company, Inc., and Mt. Lebanon for the Uptown Place Land Development Plan.

SS 12. Consideration of commencement of pension benefits. - approved

Mt. Lebanon sponsors three defined pension benefit plans for their employees: General Employees, Police and Firemen. The Commonwealth of Pennsylvania's Department of the Auditor General requires that all benefit commencements for the Police Pension Plan be approved by the Commission. It also recommends that all benefit commencements regardless of plan type be approved by the Commission.

The employee detailed below has requested benefit commencement commensurate with the terms of their respective pension plan.

Employee Name Title	Pension Plan Department	Benefit Start Date
Diana Bozzelli Deferred Pension Benefit	General Employees n/a	7/1/2017

Recommended Action: Move to approve benefit commencement for Diana Bozzelli.

JB 13. Consideration for the Rejection of the 2017 Utility Patch Program Contract. - approved

Bids were received on June 6, 2017, for the 2017 Utility Patch Program contract. The project includes the installation of utility patches at various locations throughout the Municipality.

The Municipal Engineer has verified the bids as follows:

Contractor	Base Bid
A. Folino Construction, Inc.	\$47,374.00

The engineer's estimate for this work is approximately \$25,000.

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

Recommended Action: Move to reject the 2017 Utility Patch Program bid of A. Folino Construction, Inc.

SS 14. Appointment to Medical Rescue Team South Authority. – held until next meeting

Recommended Action: Move to appoint _____ of _____ to the Medical Rescue Team South Authority to fill an unexpired term ending December 31, 2020.

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DB 15. Adjournment.