

**MINUTES OF THE REGULAR MEETING MAY 9, 2017  
OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon Pennsylvania held a Regular Meeting at 8:00 P.M., on Tuesday, May 9, 2017, at the Municipal Building. Commission Vice President Steve Silverman called the meeting to order and led in the Pledge of Allegiance to the Flag. Manager Keith McGill called the roll. Present were Commissioners John Bendel, Kelly Fraasch, Steve McLean, and Steve Silverman. Commissioner Dave Brumfield was not present. Also present were Assistant Manager/Planner McMeans, Police Chief Lauth, Finance Director McCreery, Public Works Director Sukal, and Business District Manager Milliron. Also present were Phil Weis of the solicitor's office and Dan Deiseroth of the engineer's office.

**COMMISSION/MANAGER'S ANNOUNCEMENTS**

Manager McGill stated that prior to the meeting, the Commission met in executive session to receive legal advice from the solicitor on several issues, including an appeal to the zoning hearing board regarding Offutt v. ZHB. He stated that the next regular Commission meeting is scheduled for Tuesday, June 13, 2017, at 8 p.m. The discussion session will also begin approximately 6:20 p.m., in Room C. There is also an extended discussion session scheduled for Monday, May 22, 2017, at 6 p.m., regarding property maintenance and overnight parking. This meeting will be held in Room C.

Manager McGill summarized the information that was reviewed during the discussion session, including insurance renewal, an actuarial valuation report on pension plans, review of unassigned funds and capital projects, an update on MS4 and the Consent Order, and an overview of the responses for the Construction Manager RFP.

Mr. McLean stated that on Thursday, May 18, from 5:30 – 7:30 p.m. at Middle Field, the Mt. Lebanon Baseball Association is collaborating with the Fan 93.7 to collect gently-used youth baseball or softball equipment to donate to multiple girls' and boys' clubs in the Pittsburgh area. He stated that May is Mental Health Month, and the Commission executed a proclamation recognizing same. He stated that the Mt. Lebanon Partnership Uptown Farmers Market commences on Saturday, May 13, and will run every Saturday through October from 9 a.m. to noon. He noted that the Lion's Club Farmers Market starts on Wednesday, May 24, from 4 – 7 p.m., in the parking lot of the Mt. Lebanon United Lutheran Church and will run each week on Wednesday through October. He also congratulated Outreach on the successful fundraiser it held, noting that the contribution Mt. Lebanon gives to Outreach enables residents to have their first two sessions free, with the next seven sessions for \$15 instead of the regular \$40. He also stated that the municipality is now accepting applications through July 1 for the Junior Commissioner position. He also stated that the weather is becoming warmer, suggesting people walking/running at night should consider wearing light, reflective clothing.

Ms. Fraasch spoke about the Memorial Day program on Saturday, May 27. The event information will be posted on the municipal website as we get closer to Memorial Day.

**JUNIOR COMMISSIONER ELIZABETH GLADDEN  
COMMENTS (PRESENTATION OF GIFT/LAST MEETING)**

Ms. Gladden spoke about various programs at the high school, including a program that helps freshmen transition to high school; the Relay for Life event on June 9, at 7 p.m., noting that high school students have already raised \$3,000; the annual charity basketball game on May 12, at 7 p.m., where the Steelers verse the teachers; a band concert on May 18, at 7:30 p.m.; and, a charity fashion show on May 19, at 7 p.m.

Mr. Silverman presented Ms. Gladden with a gift, stating that on behalf of the Commission, they wanted to thank her and wish her success in her future endeavors.

**CITIZEN COMMENTS**

Anne Siefken of 19 Woodland Drive, speaking on behalf of the Hoodridge Plan Association, spoke against the proposed continuing care overlay development at Terrace Drive/Connor Road stating it would adversely affect safety and health. She noted that she had a petition containing 400 signatures against the development.

Sarah Everhart of 1445 Mohican Drive concurred with Ms. Seifken's comments, adding that she was against the proposed development.

Andrew Baram of 648 Ridgefield Avenue submitted his resignation as chairman of the Environmental Sustainability Board.

The Commission thanked Mr. Baram for his service. Mr. Silverman noted that the Commission supported many environmental projects, including the purchase of 2.2 acres of land on Robb Hollow Road, the purchasing of a house at Cedar Boulevard and Painters Run Road, the addition of recycling containers at parks, business districts, and the Tennis Center, addressed stormwater management concerns and many other issues.

Joanne Bellia of 321 McCully Street stated that there is a parking issue on McCully, which she brought to the attention of the traffic board. A parking study was done in this area, and she believes that McCully is used for employee parking for businesses on Beverly Road. She stated the traffic board recommended residential parking only signs be installed; therefore, when the issue comes in front of the Commission, she asked that they support it and expedite the installation of signage.

Bill Hoon of 456 Coolidge Avenue spoke about speeding vehicles, also referencing an article that appeared in the Pittsburgh Post-Gazette stating that Pittsburgh was ranked as having the worst drivers, along with New York City.

Angela Gaito-Lagnese of 2862 Castlegate Avenue stated that she resides across the street from 2904 Castlegate Avenue. She said that demolition of the buildings on this property is releasing pollution, which can cause health issues. She referenced a letter sent by GASP.

Nancy Beatty of 2805 Knowlson Avenue spoke about dust clouds from the demolition, concerned about what is in the dust. She stated that residents have concerns with possible flooding, stormwater and sewer issues. She asked why a greenspace wasn't being considered for this property to absorb the overflow from the development. She also spoke about traffic concerns. She spoke of traffic studies and believed a traffic signal at Brookdale and McNeilly Road would be more effective than the current signal at Midland and McNeilly.

Steven Schultz of 597 Dorchester Avenue stated that he had an asthma attack on March 27, which resulted in his going to an emergency room. In consulting with his allergist, they concluded that a plausible explanation for the attack was directly related to dust coming from the demolition site. He noted that he missed two days of work, and he has medical expenses, which are direct financial losses. He stated that there are direct consequences to how this project is being handled. He said that Mt. Lebanon can do whatever it wants within its community, but there are still obligations to the surrounding communities as well.

Jane Offutt of 1424 Mohican Drive spoke against the continuing care facility development, stating that Northpoint did not meet its burden of proof. She believed there would be traffic issues, excessive traffic, excessive glare, etc. She asked that her neighborhood be protected.

Manny Bhojwani of 31 Lebanon Hills Drive spoke about municipal funding for line item programs. He also spoke about inappropriate material being accessible to kids at the library, and he asked the municipality to look into this matter.

Michelle Zmijanac of 1162 Pinewood Drive thanked the Commission and all board members who volunteer their time, stating that she appreciates the work they do.

Bob Waine of 1183 Arrowood Drive stated that the people who the Commission hear from the most are the people who are most passionate and convinced that their position is right. However, most residents do not come to meetings because they are satisfied with what's going on in the community. He stated that PAYT is an issue that Commissioners hear from residents about, but compelling someone to do something will not work. Most people in the community are satisfied with how the disposal system works now; they do not want separate trash companies, separate bills, etc. Most people would like to see an increase in recycling, which can be attained with weekly collections and education. He said the opinion of the minority that voices their concerns to the Commission is not necessarily the opinion of the majority of the community regarding PAYT.

Natalia Rudiak, city of Pittsburgh Councilwoman, stated that this development is a positive for the community. She thanked the municipality for assigning Ian McMeans as the liaison at the last meeting. She stated that there were still concerns with safe guidelines being followed, including traffic issues, dust and debris, pollution, stormwater, noise, etc. She formally requested a meeting with Brookline residents and municipal staff to directly address these concerns, which she agreed to help coordinate.

Paul Scolieri of 1425 Terrace Drive had concerns with a continuing care facility business being proposed in a residential neighborhood.

Kimberly Schevtchuk of 519 Lyndhurst Drive spoke in support of concerns expressed by Andrew Baram. She also spoke about turf fields, the use of high-powered rifles for deer management, and other issues.

**CONSIDERATION OF THE MINUTES  
FROM THE REGULAR MEETING HELD APRIL 11, 2017**

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

**PUBLIC HEARING ON ORDINANCE (BILL NO. 5-17) TO CLARIFY  
AND UPDATE A NUMBER OF PROVISIONS IN THE ZONING CODE**

Ms. Fraasch said 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.

Mr. Silverman declared the public hearing opened.

Mr. McMeans presented an overview of the proposed changes.

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

**INTRODUCTION OF ORDINANCE (BILL NO. 6-17) TO AMEND  
THE ZONING DISTRICT MAP FOR 121 MT. LEBANON BOULEVARD**

Mr. McLean said 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.

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.

Ordinance (Bill No. 6-17) was introduced, and the public hearing was set for June 13, 2017.

**INTRODUCTION OF ORDINANCE (BILL NO. 7-17) TO AMEND THE ZONING DISTRICT MAP BY EXTENDING THE CONTINUING CARE OVERLAY DISTRICT**

Mr. McLean stated that he was not in favor of this agenda item; therefore, he would not introduce it. None of the other members would introduce the item as well; therefore, the proposed ordinance cannot move forward.

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 adding a certain property to the Continuing Care Overlay District.

All that certain parcel of land, being Block and Lot 251-F-140, is located at the corner of Connor Road and Terrace Drive. Northpoint Senior Living Development has requested the amendment to the zoning district map.

On April 25, 2017, the Planning Board was split in their recommendation of the Ordinance.

**INTRODUCTION OF ORDINANCE (BILL NO. 8-17) TO AMEND SECTION 609.1 OF CHAPTER XX OF THE MUNICIPAL CODE, ENTITLED "ZONING" TO REDUCE THE MINIMUM LOT SIZE FOR A CONTINUING CARE FACILITY**

Ms. Fraasch said that she could not support this agenda item; therefore, she would not introduce it. None of the other members would introduce the item as well; therefore, the proposed ordinance cannot move forward.

The proposed ordinance would amend Chapter XX of the Mt Lebanon Code, entitled "Zoning," to reduce the minimum lot size for a continuing care facility.

Northpoint Senior Living Development has requested a text amendment to Chapter XX of the Mt. Lebanon Code, entitled "Zoning," to amend Section 609.1. The requested Ordinance Amendment would reduce the minimum lot size requirement for a continuing care facility from 5.0 acres to 4.5 acres.

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

**CONSIDERATION OF RESOLUTION NO. R-7-17 FOR A PLANNING MODULE FOR THE PROPOSED BEYOND SELF-STORAGE FACILITY AT 512 CASTLE SHANNON BOULEVARD**

Mr. Bendel said as a part of the land development permit process, the Pennsylvania Department of Environmental Protection (PADEP) requires a Planning Module to be submitted to account for the sewage from the proposed Beyond Self-Storage facility at 512 Castle Shannon Boulevard. The standard resolution associated with the Planning Module is an update to the Municipality's "Official Sewage Facilities Plan" to include the development.

The Municipal Engineer has reviewed the document and recommends adoption of the resolution and transmitting it to the PADEP.

Mr. Bendel moved and Mr. McLean seconded to adopt Resolution R-7-17 for the Plan Revision for New Land Development for the Beyond Self-Storage facility at 512 Castle Shannon Boulevard and transmit the Planning Module to the PADEP. The vote was called. The motion carried unanimously.

**CONSIDERATION OF RESOLUTION NO. R-8-17 FOR  
A PLANNING MODULE FOR THE PROPOSED UPTOWN  
PLACE LAND DEVELOPMENT AT 770 WASHINGTON ROAD**

Ms. Fraasch said as a part of the land development permit process, the Pennsylvania Department of Environmental Protection (PADEP) requires a Planning Module to be submitted to account for the sewage from the proposed Uptown Place land development at 770 Washington Road. The standard resolution associated with the Planning Module is an update to the Municipality's "Official Sewage Facilities Plan" to include the development.

The Municipal Engineer has reviewed the document and recommends adoption of the resolution and transmitting it to the PADEP.

Ms. Fraasch moved and Mr. Bendel seconded to adopt Resolution R-8-17 for the Plan Revision for New Land Development for the Uptown Place land development at 770 Washington Road and transmit the Planning Module to the PADEP. The vote was called. The motion carried unanimously.

**CONSIDERATION OF FINAL APPROVAL FOR THE TONER PLAN REVISION NO. 2**

Mr. McLean said the Planning Board reviewed this plan at its meeting on January 24, 2017. The Board voted in favor of a motion to recommend final approval of the Toner Plan Revision No. 2, subject to the Engineer's review comments in a letter dated January 19, 2017. All engineering comments have been addressed.

The plan will subdivide Parcel B of the Toner Plan, currently identified as lot and block 97-F-185 into two lots.

Mr. McLean moved and Ms. Fraasch seconded to grant final approval of the Toner Plan Revision No. 2.

Mr. Bendel stated that he was abstaining from voting for items 11, 12, and 13, as these relate to the Senior Apartment development, and he was a Director of the prior owner of the property, prior to its sale. A statement from Mr. Bendel is attached to the minutes.

The vote was called. The motion passed with three votes and one abstention.

**CONSIDERATION OF FINAL APPROVAL FOR THE SENIOR  
APARTMENTS OF MT. LEBANON SITE DEVELOPMENT PLAN**

Ms. Fraasch said at its meeting on Tuesday, February 28, 2017, the Planning Board voted in favor of a motion to recommend final approval for the Senior Apartments of Mt. Lebanon Site Development Plan.

The developer has requested a modification of Section 704.1 of the Subdivision and Land Development Ordinance not to install sidewalks for the development along McNeilly Road due to the fact that there are no other sidewalks on adjoining properties to provide a connection.

The developer also has requested a modification to the Mt. Lebanon Code, Chapter XVI, Subdivision and Land Development, Appendix III Required Plant List, to allow for the planting of several Acer campestre and ornamental grasses not currently provided for on the list. All engineering comments related to the application have been satisfied.

Senior Apartments of Mt. Lebanon, LP is requesting final approval of a land development plan to construct a 60-unit multi-family building with parking and associated infrastructure at 2904 Castlegate Avenue.

Ms. Fraasch moved and Mr. McLean seconded to:

1. Grant the requested modification to Chapter XVI of the Mt. Lebanon Code, Subdivision and Land Development, Section 704 Sidewalks. Grant the requested waiver to Section 704.1 requiring that sidewalks be installed along all portions of a property abutting a street as recommended by the Municipal Engineer. The abutting properties do not have sidewalks.
2. Grant the requested modification to Chapter XVI of the Mt. Lebanon Code, Subdivision and Land Development, Appendix III Required Plant List to allow the planting of several Acer campestre and ornamental grasses not currently provided for on the list.
3. Grant final approval of the Senior Apartments of Mt. Lebanon Site Development Plan conditioned on the execution and approval of the required development agreement and conditioned upon receipt of the required amenities bond.

Ms. Fraasch suggested delaying the vote until the staff could meet with the residents in the area.

Mr. McGill indicated that the development has been delayed already. He stated that there are time constraints that would affect available funding, which could potentially be detrimental to the project.

Mr. McMeans indicated that they met with the planning board on February 28; therefore, they submitted plans at least 14 days prior to that date, which places them close to the 90-day window.

Mr. Weis stated that they have until May 29. Mr. McGill indicated that the next Commission meeting is June 13, which is after the 90-day window.

Ben Kelly of Oxford Development Company stated that he has met with residents of Brookline several times over the last two years on this matter. He stated that this is a tax credit finance project, and you cannot close on those credits without municipal approval. Therefore, a delay in this vote places the funding in jeopardy, which essentially would jeopardize the project. He indicated that to be eligible for this funding, the project has to be done within two years and be in the black and not red.

Ben Kelly noted that the contractor demolishing the buildings is not Oxford Development's contractor but rather the owner of that specific property. He stated that he has no authority over what that contractor does. Bernie Lamm of Oxford Development stated that there are two separate parcels in question owned by two separate people. Parcel A is the area where the demolition is taking place, and Parcel B is where Oxford Development is proposing to build, and there is no demolition on that site.

Mr. McMeans stated that there was part of a building on Parcel B, the boiler room, that has already been demolished which intersects this project, but the remaining buildings for demotion are on Parcel A.

Mr. McLean suggested setting up a meeting, but also permitting this development to continue forward since there is no demolition required on Parcel B. He stated that the owner of Parcel A has to be involved and meet with the residents of the neighborhood and municipal staff, but the owner of Parcel B is not affected by the demolition. He stated that a concurrent solution would be fair to both the timeline and also the residents.

Ms. Fraasch moved to delay the approval of this project until which time a meeting was held with the residents of Brookline, the owner of the property and municipal staff. There was no second. The motion failed.

The vote on the original motion was called. Mr. McLean and Mr. Silverman voted in support of the motion. Ms. Fraasch voted against the motion stating that she is in favor of the project, but she wanted to meet with residents first. Mr. Bendel stated that he was abstaining from voting for items 11, 12, and 13, as these relate to the Senior Apartment development, and he was a Director of the prior owner of the property, prior to its sale. A statement from Mr. Bendel is attached to the minutes. The motion passed two to one, with one abstention.

**CONSIDERATION OF THE EXECUTION OF THE DEVELOPMENT AGREEMENT  
BETWEEN SENIOR APARTMENTS OF MT. LEBANON, LP AND MT LEBANON  
FOR THE SENIOR APARTMENTS OF MT. LEBANON SITE DEVELOPMENT PLAN**

Mr. McLean said at tonight's meeting, the Mt. Lebanon Commission granted final approval for the Senior Apartments of Mt. Lebanon 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. McLean moved and Mr. Silverman seconded to authorize the proper municipal officials to execute the Development Agreement between Senior Apartments of Mt. Lebanon, LP and Mt. Lebanon for the Senior Apartments of Mt. Lebanon Site Development Plan.

The vote was called. Mr. McLean and Mr. Silverman voted in support of the motion. Ms. Fraasch voted against the motion stating that she is in favor of the project, but she wanted to meet with residents first. Mr. Bendel stated that he was abstaining from voting for items 11, 12, and 13, as these relate to the Senior Apartment development, and he was a Director of the prior owner of the property, prior to its sale. A statement from Mr. Bendel is attached to the minutes. The motion passed two to one, with one abstention.

**CONSIDERATION OF FINAL APPROVAL FOR  
THE UPTOWN PLACE CONSOLIDATION PLAN**

Ms. Fraasch said the Planning Board reviewed this plan at its meeting on July 26, 2016. The Board voted in favor of a motion to grant preliminary approval and recommend final approval of the Uptown Place Consolidation Plan, subject to the Engineer's review comments in a letter dated July 20, 2016. All engineering comments have been addressed.

The plan will consolidate three adjacent lots located on Washington Road into one lot.

Ms. Fraasch moved and Mr. McLean seconded to grant final approval of the Uptown Place Consolidation Plan. The vote was called. The motion carried unanimously.

**CONSIDERATION OF FINAL APPROVAL FOR  
THE UPTOWN PLACE LAND DEVELOPMENT PLAN**

Mr. Bendel said at its meeting on Tuesday, March 28, 2017, the Planning Board voted in favor of a motion to recommend final approval for the Uptown Place Land Development Plan conditioned on the engineer's review comments in a letter dated March 24, 2017.

All engineering comments related to the application have been satisfied.

Rolling Lambert Building Company, Inc. is requesting final approval of a land development plan to construct five single-family attached dwellings at 770 Washington Road.

Mr. Bendel moved and Mr. McLean seconded to grant final approval of the Uptown Place Land Development Plan conditioned on the execution and approval of the required development agreement within 60 days and the receipt of the financial securities detailed in the development agreement. The vote was called. The motion carried unanimously.

**CONSIDERATION OF FINAL APPROVAL FOR THE  
BEYOND SELF-STORAGE LAND DEVELOPMENT PLAN**

Mr. McLean said at its meeting on Tuesday April 25, 2017, the Planning Board voted in favor of a motion to recommend final approval for the Beyond Self-Storage Land Development Plan conditioned on the engineer's review comments in a letter dated March 24, 2017.

All engineering comments related to the application have been satisfied.

NorthPoint Development, LLC has an equitable interest in the property located at 512 Castle Shannon Boulevard. The developer received a variance for the use of a self-storage facility on the property and a variance that off-street parking requirements would comply with §817.5.1 of the Zoning Code. The developer is requesting final approval of a land development plan to construct a self-storage facility.

Mr. McLean moved and Mr. Bendel seconded to:

1. Grant requested modification to Chapter XVI of the Mt. Lebanon Code, Subdivision and Land Development, Section 809 Stormwater Conveyance and Management. Grant the requested waiver to Section 809.4.7.3 to reduce the minimum required separation between the top of the pond and the crest elevation of the emergency spillway from 2 feet to 1.5 feet.
2. Grant requested modification to Chapter XVI of the Mt. Lebanon Code, Subdivision and Land Development, Section 809 Stormwater Conveyance and Management. Grant the requested waiver to Section 809.4.7.7 to reduce the required separation between a 25-year storm event and the crest elevation of the emergency spillway from 1 foot to 0.25 feet.
3. Grant final approval of the Beyond Self-Storage Land Development Plan conditioned on the execution and approval of the required development agreement within 60 days and the receipt of the financial securities detailed in the development agreement.

The vote was called. The motion carried unanimously.

#### **CONSIDERATION OF NEIGHBORHOOD SIGN POLICY**

Mr. Bendel said the policy outlines a procedure by which a neighborhood group may request to petition the Municipality to permit the installation of a Neighborhood Identification Sign within a traffic island in a specific neighborhood.

Mr. Bendel moved and Mr. McLean seconded to adopt the Neighborhood Sign Policy. The vote was called. The motion carried unanimously.

#### **CONSIDERATION TO EXECUTE AN AGREEMENT WITH THE BOROUGH OF CASTLE SHANNON AND SHANNON TRANSIT VILLAGE LLC.**

Mr. Bendel said a traffic study will be required in connection with the proposed development on the Castle Shannon Park and Ride lot located at the intersection of Castle Shannon Boulevard and Mt. Lebanon Boulevard. The proposed agreement sets forth details of this study, include the effect on three traffic signals currently maintained by the Municipality on Castle Shannon Boulevard at the following intersections: Mt. Lebanon Boulevard, Anawanda Boulevard, and Scott Road/Sunset Drive.

Mr. Bendel moved and Mr. McLean seconded to authorize the execution of this agreement subject to the approval of the Manager and the Solicitor of any minor revisions to the agreement. The vote was called. The motion carried unanimously.

**CONSIDERATION OF AN AWARD FOR  
MT. LEBANON'S 2017 - 2018 INSURANCE PROGRAM**

Ms. Fraasch said the non-employment-related insurances for the municipality expire on June 5, 2017. This includes property, equipment, crime, automobile, general liability, professional and umbrella coverages. For the upcoming year, the quote from MRM PLT, the insurance pool that currently insures the municipality, is \$341,863. There are minimal changes to the coverage, deductibles or limits for the next year. The general fund will be responsible for \$318,716, and the parking fund will pay \$23,147.

Ms. Fraasch moved and Mr. Bendel seconded to authorize the placement of insurance for 2017-2018 with the MRM PLT insurance pool at a premium of \$341,863. The vote was called. The motion carried unanimously.

**CONSIDERATION OF AN AGREEMENT FOR PROFESSIONAL SERVICES**

Mr. McLean said on April 7, 2017, the municipality issued a Request of Proposals for construction management services for the Public Works Facility and Firing Range projects. Six responses were received and reviewed by Staff and the Engineer.

After consideration and discussion, the Engineer recommends that the Commission award the contract to TEDCO Construction Corporation. The not-to-exceed amount for pre-construction services is \$25,000. The estimated cost of construction phase services is \$104,960.

Mr. McLean moved and Mr. Bendel seconded to authorize the proper officials to execute the contract with TEDCO Construction Corporation after various vetting questions have been answered, in a form as reviewed and approved by the Manager and Solicitor, with a not-to-exceed amount for preconstruction services of \$25,000 with an option for the construction phase services not to exceed \$104,960. The vote was called. Mr. Bendel, Mr. McLean and Mr. Silverman voted in favor of the motion. Ms. Fraasch voted against the motion. The motion passed three to one.

**CONSIDERATION OF BIDS FOR CUSTODIAL BUILDING MAINTENANCE**

Mr. Bendel said on April 5, 2017, two bids were received for the custodial building maintenance contract. Five contractors took part in the mandatory pre-bid walk-through of the Municipal facilities.

The bid results are as followed:

2017 Custodial Services Bid Results						
Half Year Term: June 1, 2017- December 31, 2017						
Location	PSB	Library	Municipal Bld	Tennis Center	Total Cost/Month	Total Cost/Year
Signature Building Services	\$3,840.00	\$1,820.00	\$2,280.00	\$415.00	\$8,355.00	\$58,485.00
Evergreen Facility Services	\$3,930.00	\$2,350.00	\$2,320.00	\$435.00	\$9,035.00	\$63,245.00
Renewal Year 1: Jan 1, 2018- December 31, 2018						
Location	PSB	Library	Municipal Bld	Tennis Center	Total Cost/Month	Total Cost/Year
Signature Building Services	\$3,840.00	\$1,820.00	\$2,280.00	\$415.00	\$8,355.00	\$100,260.00
Evergreen Facility Services	\$3,930.00	\$2,350.00	\$2,320.00	\$435.00	\$9,035.00	\$108,420.00
Renewal Year 2: Jan 1, 2019- December 31, 2019						
Location	PSB	Library	Municipal Bld	Tennis Center	Total Cost/Month	Total Cost/Year
Signature Building Services	\$3,870.00	\$1,840.00	\$2,300.00	\$425.00	\$8,435.00	\$101,220.00
Evergreen Facility Services	\$3,990.00	\$2,450.00	\$2,390.00	\$465.00	\$9,295.00	\$111,540.00
Renewal Year 3: Jan 1, 2020- December 31, 2020						
Location	PSB	Library	Municipal Bld	Tennis Center	Total Cost/Month	Total Cost/Year
Signature Building Services	\$3,880.00	\$1,850.00	\$2,310.00	\$435.00	\$8,475.00	\$101,700.00
Evergreen Facility Services	\$3,990.00	\$2,450.00	\$2,390.00	\$465.00	\$9,295.00	\$111,540.00

The cleaning services are for the Municipal Building, Public Safety Center, Library and Tennis Center. The contract runs a seven-month term, from June 1, 2017 – December 31, 2017, followed by three consecutive renewal options coinciding with the calendar year. The low bid was submitted by Signature Building Services.

The 2017 budget totaled \$112,220 for all facilities. The 2017 total spent to date, and the recommended approval, totals \$103,660.

Mr. Bendel moved and Mr. McLean seconded to award the June 1, 2017 through December 31, 2017 contract for the custodial building maintenance to Signature Building Services in the amount of \$58,485, with the option for additional years at the Municipality’s discretion, per the terms of the contract document. The vote was called. The motion carried unanimously.

**CONSIDERATION OF THE EXPENDITURE LIST FOR MARCH  
TOTALING \$2,620,410.75 AND APRIL TOTALING \$2,821,730.62**

Ms. Fraasch moved and Mr. Bendel seconded to approve the expenditure list for March totaling \$2,620,410.75 and April totaling \$2,821,730.62. The vote was called. The motion carried unanimously.

**DEPARTMENTAL REPORTS**

Mr. McLean asked that the reports be received and filed.

**ADJOURNMENT**

The meeting adjourned at 10:30 p.m.