

**MINUTES OF THE ADJOURNED MEETING JULY 23, 2018  
OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon Pennsylvania held an Adjourned Meeting at 8:00 P.M., on Monday, July 23, 2018, at the Municipal Building. Commission 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 Craig Grella, Steve McLean, and Steve Silverman. Commissioners John Bendel and Kelly Fraasch were not present. Also present were Assistant Manager McMeans, Police Chief Lauth, Fire Chief Soyhda, Public Works Director Sukal, Finance Director McCreery, and Information Officer Morgans. 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 an update on the Mt. Lebanon Condominium project, discussion regarding the traffic board recommendation of a crosswalk policy and request for a repeat traffic study policy, review of the draft ordinance regarding appeal of parking tickets, review of the 2018-2019 archery program, and heard Commission comments regarding activities of boards and authorities.

Manager McGill stated that prior to the meeting, the Commission met in executive session to receive legal advice from the solicitor on various issues. The next regular Commission meeting is scheduled for Tuesday, August 14, 2018, at 8 p.m. The discussion session will also begin at approximately 6:30 p.m. in Room C.

Mr. McLean congratulated St. Clair Hospital on its successful annual gala event that took place on Saturday. He also stated that a hazardous waste event will take place on Saturday, July 28, from 9 a.m. to 1 p.m., at the high school parking lot. Preregistration is required by calling 1-866-815-0016, or by using the link on the municipal website. He also stated that the Ultra Party will be held on Friday, August 3, from 8 p.m. until midnight, featuring the 80s cover band Velveeta, as well as beer, food and games. The event will benefit Accessible Lebo.

**CITIZEN COMMENTS**

Bill Hoon of 456 Coolidge Avenue spoke about a rollover vehicle accident involving a deer a few years ago. He indicated that the police report could not determine if there was a deer involved in the accident. He said that there is not a deer problem in the community. He also stated that he objects to the use of tax dollars being used for the deer management program, and he wanted the program to cease immediately.

Dave Egler of 121 Poplar Drive spoke about the changes in recycling, believing it was going to be a difficult transition for residents. He also spoke about the Zamagias property, expressing his frustration with the property in that nothing has been developed.

**CONSIDERATION OF THE MINUTES FROM  
THE REGULAR MEETING HELD JULY 10, 2018**

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

**PUBLIC HEARING ON A CONDITIONAL USE REQUEST FOR  
AN INSTITUTIONAL HOME USE AT 2905 CASTLEGATE AVENUE**

Mr. Grella said this is a request for recommendation for approval of a conditional use. Mary's Place, a Pennsylvania Non-Profit, is seeking conditional use approval to locate an Institutional Home at the property located at 2905 Castlegate Avenue. Mary's Place would provide care, support, and housing for unwed expectant mothers and live-in staff. The property is zoned as R-4 Multi-Family Mixed-Residential with a Continuing Care Overlay. Chapter XX, Zoning, of the Mt. Lebanon Code, identifies "Institutional Homes" as a Conditional Use in the Continuing Care Overlay district.

The Planning Board recommended approval of the conditional use request on June 26, 2018. This request was introduced at the Commission meeting on July 10, 2018.

Mr. Silverman declared the public hearing opened.

Assistant Manager/Planner Ian McMeans gave a brief overview of the project, indicating that the property was in the R-4 district, and they are requesting a conditional use for an institutional home. He noted that there will be no structural changes to the property, there is ample parking available, and the Planning Board recommended approval of the conditional use.

Molly Myers from Leech, Tishman, Fuscaldo & Lampl, LLC 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219, representing the legal counsel for the applicant, indicated that Mary's Place is a non-profit organization that will be offering services to pregnant women. The facility will accommodate up to six mothers at a time, and potentially up to 10 per year, depending on the rotation. The mothers will be transitioning into alternate housing after their child is born. The expectant mothers may be minors, homeless, or may be threatened with being homeless. The facility will provide basic hygienic needs, education, counseling, and assistance with identifying and qualifying for government programs. She also asked that the application and plans be added into the record.

Quintin Kittle from qk Architecture, 306 Parkside Avenue and office address 406 South Main Street Pittsburgh, PA 15220, architect of record for the applicant, was also present.

Mr. Silverman inquired about the amount of bedrooms at the facility, and Ms. Myers indicated that the extra rooms were for the staff.

Mr. Grella asked about the security of the facility and if residents were allowed visitors. Mr. Kittle stated that both the front and rear doors are secured. He stated that residents are not permitted to have visitors beyond the parlor area, which is where they can greet their guests. He noted that no one but the staff and residents is permitted past that area.

Mr. Grella asked if there were other facilities similar to Mary's Place, and Mr. Kittle said no.

Jeanie Brown of 819 Dorchester Avenue stated that she's lived there for 40 years, adding that the friary is exquisite. She had concerns with traffic issues with the new senior apartment building being constructed, stating that Dorchester Avenue is very narrow. She also had concerns with flooding, sanitary and storm sewers, as well as keeping the area safe.

Mr. Kittle said there are no exterior changes other than general maintenance. He stated that it's a beautiful building, and its integrity will be kept intact. He also noted that there were 20 friars living in the facility at one time, and this development will not exceed the sewage use. In fact, the sewage use will be below the permitted level.

Mr. Grella stated that he has had separate conversations with the Pittsburgh City Councilman about this area.

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

**INTRODUCTION OF ORDINANCE (BILL NO. 5-18)  
CONCERNING A LEASE FOR SPACE IN THE NORTH GARAGE**

Mr. McLean said EBCB Ventures LLC proposes to enter into a lease for space in the North Garage. Under the Charter, lease of real estate by the Municipality must be approved by Ordinance.

Ordinance (Bill No. 5-18) was introduced.

**CONSIDERATION OF RESOLUTION NO. R-15-18 FOR A  
PLANNING MODULE FOR THE RESIDENCE AT POPLAR**

Mr. McLean 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 sanitary sewer service for the proposed Residence at Poplar. The standard resolution associated with the Planning Module is an update to the Municipalities "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. McLean moved and Mr. Silverman seconded to adopt Resolution No. R-15-18 for the Residence at Poplar development project and transmit the Planning Module to the PADEP. The vote was called. Mr. McLean and Mr. Silverman voted in favor of the motion. Mr. Grella voted against the motion. The motion passed two to one.

**CONSIDERATION OF A PROPOSAL FOR  
PROFESSIONAL DEER MANAGEMENT SERVICES**

Mr. Grella said the Municipality received proposals from two organizations for the provision of services to manage the hunters participating in the deer management program for the 2018-2019 archery season.

The proposals are as follows:

<b>Bid Items</b>	<b>Suburban Wildlife Management Solutions</b>	<b>White Buffalo</b>
Base Bid	\$8,000	\$9,000

Municipal staff has reviewed the proposals and deemed the low bid to be accurate.

Mr. Grella moved and Mr. McLean seconded to authorize the proper officials to execute the contract with Suburban Wildlife Management Solutions, LLC for deer management services utilizing archery for the 2018-2019 season. The vote was called. The motion carried unanimously.

**CONSIDERATION FOR THE REJECTION OF THE MT.  
LEBANON PUBLIC LIBRARY HVAC UPGRADES PROJECT**

Mr. Grella said bids were received on July 3, 2018, for the Mt. Lebanon Public Library HVAC Upgrades Project. This project involves removal and replacement of existing HVAC systems and controls along with associated structural, roofing and electrical work.

The Municipal Engineer has verified the bids as follows:

Contractor	Bid Amount
R&B Mechanical Inc.	\$355,800
East West Manufacturing	\$369,800

The budgeted amount for this work is \$210,880.

Municipal staff recommends rejecting these bids and delaying the project until such time that full funding can be established in conjunction with other major capital items.

Mr. Grella moved and Mr. McLean seconded to reject the Mt. Lebanon Public Library HVAC Upgrades Project bids. The vote was called. The motion carried unanimously.

**CONSIDERATION OF A REQUEST FROM COMMISSIONER BENDEL**

Mr. McLean said the Home Rule Charter provides that Commissioners shall not miss three consecutive regular meetings of the Commission without being excused by the Commission.

Due to a personal issue, Commissioner Bendel has asked to be excused from the regular Commission meetings in July, August and September of 2018.

Mr. McLean moved and Mr. Grella seconded to approve the request of Commissioner Bendel to be excused from the Commission meetings in July, August and September 2018. The vote was called. The motion carried unanimously.

**CONSIDERATION OF THE EXPENDITURE  
LIST FOR JUNE TOTALING \$3,964,519.02**

Mr. Grella moved and Mr. McLean seconded to approve the expenditure list for June totaling \$3,964,519.02. The vote was called. The motion carried unanimously.

**DEPARTMENTAL REPORT**

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

**ADJOURNMENT**

The meeting adjourned at 8:50 p.m.