

**MINUTES OF THE ORGANIZATION AND REGULAR MEETING JANUARY 7, 2019
OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon, Pennsylvania, held an Organizational and Regular Meeting at 8:00 P.M., on Monday, January 7, 2019, at the Municipal Building, 710 Washington Road. Keith McGill, Municipal Manager/Secretary, presiding officer until a commission president is elected, called the meeting to order and led in the Pledge of Allegiance to the Flag. Mr. McGill called the roll. Present were Commissioners John Bendel, Kelly Fraasch, Craig Grella, Steve McLean, and Steve Silverman. Also present were Assistant Manager McMeans, Police Chief Lauth, Recreation Director Donnellan, Public Works Director Sukal, Finance Director McCreery, and Public Information Officer Morgans. Also present were Phil Weis of the solicitor's office and Matt Bagaley of the engineer's office.

REMARKS OF COMMISSION PRESIDENT FOR 2018

Mr. Silverman spoke about what an honor it was to be Commission president and the accomplishments they achieved, including making great progress on the public works facility, deer/vehicle accidents in 2018 dropped below the 2017 totals, the fire department celebrated its 100 year anniversary, the Commission approved a budget that continues to improve Mt. Lebanon but without a tax increase, St. Clair Hospital broke ground on a new out-patient center, the Commission approved a new five-year refuse/recycling contract, and upgraded many traffic signals using a Green Light Go grant. He stated that more work remains including exploring methods to address the removal of glass from recycling, and reviewing the restructuring of the information office with the long-term director retiring,

NOMINATION AND ELECTION OF COMMISSION PRESIDENT FOR 2019

Mr. Silverman moved and Mr. Bendel seconded to nominate and elect Steve McLean as Commission President. The vote was called. The motion carried unanimously.

Steve McLean assumed the chair and made initial remarks, and presented a gift to Mr. Silverman.

NOMINATION AND ELECTION OF COMMISSION VICE PRESIDENT FOR 2019

Mr. Bendel moved and Mr. Silverman seconded to nominate and elect Craig Grella as Vice President. The vote was called. The motion carried unanimously.

**APPOINTMENT OF REPRESENTATIVES TO
INTERGOVERNMENTAL ORGANIZATIONS**

Mr. McLean announced the following appointments:

South Hills Area Council of Governments

Representative: Steve McLean

Alternate: Craig Grella

Allegheny League of Municipalities

Representative: John Bendel

Outreach Board

Representative: Steve Silverman
Representative: Steve McLean

Mt. Lebanon Partnership

Board Member: Craig Grella
Board Member: John Bendel

Mt. Lebanon Village

Representative: Steve Silverman

School District

Liaison: Craig Grella

Congress of Neighboring Communities CONNECT

Representative John Bendel
Representative Steve McLean

3RWW Elected Officials

Representative: Craig Grella

Historical Society

Liaison: Steve Silverman

**APPOINTMENTS AS COMMISSION LIAISON
TO MUNICIPAL BOARDS AND AUTHORITIES**

Mr. McLean announced the following appointments:

Community Relations	Steve Silverman
Economic Development	John Bendel
Environmental Sustainability	Kelly Fraasch
Equal Opportunity	Kelly Fraasch
Historic Preservation	John Bendel
Hospital Authority	John Bendel
Library	Kelly Fraasch
Parks Advisory	Kelly Fraasch
Parking Advisory	Craig Grella
Pension Investment	Steve McLean
Planning	Craig Grella
Sports Advisory	Craig Grella
Traffic	Steve McLean

APPOINTMENTS TO MUNICIPAL COMMITTEES AND WORKING GROUPS

Mr. McLean announced the following appointments:

SAFE Committee

Liaison

Kelly Fraasch

Mr. McLean also introduced the Junior Commissioner for the spring term, Joey Harrington, noting that he would be speaking at the next meeting.

COMMISSION/MANAGER'S ANNOUNCEMENTS

Manager McGill summarized the information that was reviewed during the discussion session, including a first-floor commercial ordinance, glass recycling and a Commission retreat.

Manager McGill stated that prior to the meeting, the Commission met in executive session to receive legal advice from the solicitor on various legal issues, as well as discussed board and authority appointments. The next adjourned meeting is scheduled for Tuesday, January 22, 2019, at 8 p.m. in the Commission Chambers of the Municipal Building. The discussion session will also begin at approximately 6:30 p.m. in Room C.

Mr. Grella stated that every household should have received a flyer in the mail from the new refuse/recycling hauler, Waste Management, with a calendar and instructions on what can and can't be recycled. The information is also available at www.mtlebanon.org. He stated that Waste Management will pick up Christmas trees at curbside for recycling on Saturday, January 12 and Saturday, January 19; trees must be stripped of all tinsel and decorations. Christmas trees may also be placed at the curb for regular trash collection, but they won't be recycled. He also noted that several vacancies will occur in April on our boards and authorities. If you'd like to serve the community, you can apply online at www.mtlebanon.org and go to the boards and authorities link.

Mr. McGill stated that long-time volunteer firefighter Frank Duranti passed away on Sunday. He was a volunteer for 27 years, gave a lot to the community, and he will be missed.

CITIZENS COMMENTS

Dave Egler of 121 Poplar Drive commended outgoing president Silverman for a job well done. He also stated that while watching the traffic board meeting, he thought the members seemed confused on the new parking ticket procedures. He felt the ordinance needed more clarity.

Bill Hoon of 456 Coolidge Avenue spoke against deer management.

Brian Neft of 1163 Firwood Drive stated that he represents the Bognar family in various matters, including the first-floor ordinance, which he is vehemently opposed to, believing it is misguided. He mentioned there not being activity at night during the week, which he stated is endemic to every suburb, stating people are home, and kids are doing their homework. He stated that he didn't believe the process was taking into consideration the concerns of the landowners, who are

opposed to this ordinance and need to be heard on the matter on how this will impact their business.

Lou Molnar of 603 Washington Road stated that his family has had this property on Washington Road for 81 years. He didn't believe there was any issue. He also suggested finding out what type of retail wants to come to Washington Road, if any, before proceeding with the ordinance, and also what would the rates be for retail vs. medical/office. He said this could result in vacant showrooms or lesser rates for space, which will make the property values decrease. He believed the ordinance needed more review before sending it to the county for the 45-day review.

Cynthia Bogner of 795 Flintridge Road stated she is a life-long resident, noting her family owns the building at 733 Washington Road, and there currently is retail on the first floor. She noted that she is not anti-retail, however she is against the first-floor ordinance for the reasons the previous speaker noted. She said that they are running a business and have covenants with banks, and cash flow is required, which we get from our renters. She stated that there currently are two retail places on her first floor, but if they were to leave, and a medical firm wanted the space, how could owners proceed with confidence knowing they'd have to go through a process, which could be time consuming. She stated that what drives the vibrancy of the street is the restaurants, not retail, adding that retail is struggling. She said that owners are concerned about rental rates and vacancy rates, stating you go where the market is. She stated that Washington Road is a great street, and we want the best for it, but you can't legislate the street.

Lori Moran of 713-719 Washington Road stated that she's been working in the development of shopping centers for 27 years, stating that her sweet spot is finding stressed shopping centers and turning them around. She said she also manages the shopping centers and leases them. She said an important element of a vital shopping market is tenant mix. She noted that she owns property in East Liberty, is involved in its Main Street program, the URA, Chamber of Commerce, etc., and has worked arduously to turn that community around. She said that all of the concerns heard tonight are real. She said when you begin to legislate and dictate who goes where, things fall apart, adding that the market should be driven by the needs of the community. She said that if this area could support more retail, there would be more retail, but taking office space away is not going to give you more retail. She inquired as to where this idea came from.

Mindy Ranney of 970 Segar Road spoke about glass recycling. She also spoke about curbside glass recycling, asking if the municipality could consider subsidizing it.

**CONSIDERATION OF THE MINUTES FROM
THE REGULAR MEETING HELD DECEMBER 11, 2018**

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

**CONSIDERATION OF ORDINANCE (BILL NO. 7-18)
AMENDING THE DUTIES OF THE TRAFFIC BOARD
AND REVISING THE PARKING TICKET APPEAL PROCEDURES**

Mr. Grella said Mt. Lebanon currently provides for the appeal of parking tickets. This ordinance adjusts those procedures by establishing a two-step appeal process. The first step is to appeal to

the Parking Enforcement Supervisor. A second step allows the appeal of a decision of the Parking Enforcement Supervisor to the Traffic Board. The Traffic Board is also authorized to establish procedures for the hearing of appeals, which procedures may include having the appeals heard and determined by one or more of the members of the Traffic Board. A public hearing was held November 13, 2018 on the ordinance.

Mr. Grella moved and Ms. Fraasch seconded to enact Ordinance (Bill No. 7-18). The vote was called. The motion carried unanimously.

**CONSIDERATION OF RE-APPROVAL FOR THE
ST. CLAIR HOSPITAL LOT CONSOLIDATION PLAN.**

Ms. Fraasch said St. Clair Hospital owns the property located at 1000 Bower Hill Road. At the June 12, 2018 meeting, the Commission granted final approval for a lot consolidation plan to merge the six parcels that make up the hospital property and create two lots. Lot 1 will be 30.692 acres and Lot 2 will be 0.838 acres to accommodate the relocation of North Wren Drive within Scott Township.

The 90-day time limitation to record the plan expired before the plan was recorded. The applicant is requesting that the Commission reapprove and re-execute the lot consolidation plan so that it can be recorded.

Ms. Fraasch moved and Mr. Grella seconded to grant re-approval for the St. Clair Hospital Lot Consolidation Plan. The vote was called. The motion carried unanimously.

**CONSIDERATION OF RE-APPROVAL THE ST. CLAIR HOSPITAL
AMBULATORY CARE CENTER LAND DEVELOPMENT PLAN**

Mr. Silverman said St. Clair Hospital is seeking to construct an addition to its existing facility for an ambulatory care center, operating rooms, out-patient facilities, offices, and associated parking. At the June 12, 2018 meeting, the Commission approved the expansion of the Conditional Use of a Hospital at 1000 Bower Hill Road, granted a modification to Chapter XVI of the Mt. Lebanon Code, Subdivision and Land Development, regarding the Required Plant List, and granted final approval for the project subject to conditions.

The 90-day time limitation to record the plan expired before the plan was recorded. The applicant is requesting that the Commission reapprove and re-execute the land development plan so that it can be recorded.

Mr. Silverman moved and Mr. Bendel seconded to grant re-approval for the St. Clair Hospital Land Development Plan, conditioned upon:

- a. The execution of any necessary intergovernmental agreements.
- b. The applicant completing post-construction traffic counts and performing any necessary mitigation as recommended by the Traffic Engineer at the applicant's cost and expense.
- c. The execution and approval of the required development agreement.

The vote was called. The motion carried unanimously.

**CONSIDERATION OF THE EXECUTION OF A DEVELOPER'S
AGREEMENT WITH SCOTT TOWNSHIP AND ST. CLAIR HOSPITAL**

Ms. Fraasch said the Commission recently approved St. Clair Hospital's expansion to its existing facility for an ambulatory care center, operating rooms, out-patient facilities, offices, and associated parking. As part of the development, the Municipality, Scott Township and St. Clair Hospital have agreed on a joint developer's agreement. A joint agreement is appropriate in light of the fact that the new building will be located 57% in Mt. Lebanon and 43% in Scott.

Ms. Fraasch moved and Mr. Grella seconded to authorize the execution of this agreement with Scott Township 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 TO EXECUTE A BUILDING
PERMIT AGREEMENT WITH SCOTT TOWNSHIP**

Mr. Bendel said the Commission recently approved St. Clair Hospital's expansion to its existing facility and the Developer's Agreement for that expansion. As part of the development, the Municipality and Scott Township have agreed on how they will conduct the building permit process in light of the fact that the new building will be located 57% in Mt. Lebanon and 43% in Scott. This agreement makes allocations and delineates responsibility between Mt. Lebanon and Scott for fees, permit review, inspections and payment of associated costs.

Mr. Bendel moved and Mr. Silverman seconded to authorize the execution of this agreement with Scott Township 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 TO FILL AN UNEXPIRED
TERM ON THE SPORTS ADVISORY BOARD**

Mr. Grella moved to appoint Thomas Langston of Ordale Boulevard to fill an unexpired term ending March 31, 2019.

ADJOURNMENT

The meeting adjourned at 9 p.m.