

Council of the Municipality of Murrysville held a Regular Voting Meeting on Wednesday, August 17, 2022, at 7:00 p.m. in the Municipal Building. Present at the meeting were Council members Dayne Dice, Jamie Lee Korn, Jason Lemak, Mac McKenna, Tony Spadaro, Carl Stepanovich, and Mayor Synan. Also, present were Chief Administrator, Michael Nestico, Director of Community Development, James Morrison, Director of Finance, Jacie Milchak, and Solicitor, George Kotjarapoglus. Council member Jamie Lingg was absent.

**PUBLIC HEARING FOR THE
2023 - 2027 CAPITAL IMPROVEMENTS PROGRAM**

A Public Hearing was held at 7:00 p.m. on the 2023 – 2027 Capital Improvements Program. Mr. Nestico stated that every August we prepare the Capital Improvements Program which is a 5-year program that lays out projected capital expenditures.

Finance Director, Jacie Milchak, gave a presentation on the 2023-2027 Capital Improvements Program. The plan includes \$21,504,410 of improvements to infrastructure, Municipal parks and facilities, and purchases of vehicles and equipment for police and public works departments.

Street & Infrastructure:

72% of overall expenditures are for the overlay and street and infrastructure projects. Some of the priority roads include Weistertown, School Road, Logan Ferry, Bulltown (Sardis to Remaley), Pleasant Valley, and Sardis Road (School Road to Mamont). Engineering, design, and construction of the Logan Ferry, Heather Highlands, and Cal-Ken bridge projects are estimated at \$4,100,000. Road surface and crack sealing treatments of roadways are estimated at \$1,125,000.

Building/Land and Equipment:

19% of the proposed expenditures encompass building maintenance and replacement of vehicles and equipment for various departments. This includes replacement of failing sidewalks at the administration and Library buildings, repair and resurfacing of the Public Works parking lot, and future repairs yet to be determined over the 5-year period. All vehicles and equipment go through a life cycle of 12 to 15 years. In the plan, we propose to replace 12 police vehicles and equipment, 12 public works vehicles, 8 public works support equipment, 1 public works heavy equipment, and 1 code enforcement vehicle.

Parks & Other Projects:

The remaining 9% of expenditures is dedicated to Municipal Park scheduled updates, repairs, and development. This includes maintenance, replacing playgrounds, repairs of playing surfaces, courts, parking lots, and pavilions and construction of bathrooms where feasible. Update facilities as need. Projects are determined by the neighborhood park survey.

Proposed funding has dedicated millage at 3.2 which is around \$1,097,000 annually. This is consistent throughout all 5 years. In addition, the real estate transfer tax was added in to support the Capital Improvement Program at approximately \$695,000 annually. The Liquid Fuels allocation has been decreasing around 2% per year. The additional funding that came in through the real estate transfer tax will help offset the decreased funds that we get through the state. Grants are coming in that help support all of

the park projects that we have. DCNR and the growing greener grants will help support some of the trail repairs

There are three bridge projects proposed. We have support through the TIP (Transportation Impact Program) Grant which will cover around 95% of the cost. Donations are still coming in to support the amphitheater project.

Ms. Milchak noted that we were able to fund all of the projects presented and there is a balanced budget.

Mr. Stepanovich asked about the Logan Ferry Bridge project and if the new overlay was going to be torn up from the bridge project. Mr. Morrison stated that Logan Ferry is done in two sections of paving. The overlay is for the upper section and will not affect the bridge. Dr. Lee Korn asked about the realignment of the bridge and where we stand on that. Mr. Morrison answered that there were two options. One was total realignment and elimination of that bridge and redirecting traffic, which didn't have a lot of support. We had the engineers look at repairing the bridge in place. Several options were looked at and it was determined to replace beams in place to get another 50 years out of the bridges. We will be working with our local elected State Representatives to get that on the TIP program.

Mr. Lemak asked if there was any technology that would be needed in the Municipality like computers or upgrades? Ms. Milchak answered that presently, there are no plans for upgrading or technology that would be in excess of \$10,000. So, it would not be included in the CIP. It will fall within the General Fund and minor upkeep. Mr. Lemak stated that we maintain the median of State Route 22. How did that come about? Ms. Milchak answered that from her end of things, there is a certain amount of money that was specifically earmarked that was given to the Municipality for support of the Route 22 medians. This was done years ago through Council at that time.

Mr. Stepanovich asked about leasing the police vehicles when they reach their life cycle. Mr. Morrison stated that when the police vehicles are rotated through the administration, parks, or code enforcement, we run them until the wheels fall off and they become a burden to us. At that point, they are put up for auction through Municibid. Mr. Stepanovich asked if we looked at leasing police vehicles instead of buying them. Mr. Morrison answered no; that it would require municipal action because leasing would include debt. But we can certainly explore that option.

Mr. McKenna asked about the reduction in Liquid Fuels. Ms. Milchak stated that Liquid Fuels have progressively been reducing. Right now, it is estimated at 2%. This is mainly due to fuel efficient vehicles and the reduced amount of driving. Liquid Fuels are received from the State as part of the fuel tax. That is allocated based on the mileage of roadways in the Municipality. If people are driving less or they have a more efficient vehicle, they pay less into those taxes. Mr. Spadaro asked if any thought was given to purchasing electric vehicles. Mr. Nestico stated that they do have hybrid police vehicles, but not sure if they offer electric police vehicles. Mr. Morrison noted that the type of vehicle bought for the police department is SUVs because of the amount of equipment they have to carry. It will certainly be worth a look once they provide a V-8 SUV.

Dr. Lee Korn commented that the Council is really blessed to have both Ms. Milchak and Mr. Nestico here

this evening. It's very difficult to come into a community and present something of this scale to a municipality like ours when you don't have all of the historical context. And we also appreciate that Mr. Morrison is still here as an extra resource. Thank you all for your time.

Mr. Dice asked for any additional comments or questions from Council and if there was any comment from the audience. Hearing none, Mr. Stepanovich moved to close the Public Hearing. Mr. McKenna seconded. All present voted aye. Motion approved. The Public Hearing was closed at 7:30 p.m.

**REGULAR VOTING MEETING
AGENDA**

ROLL CALL/VOTING ORDER: Carl Stepanovich, Dayne Dice, Tony Spadaro, Jason Lemak, Jamie Lingg-absent, Mac McKenna, Jamie Lee Korn, and Mayor Synan.

PLEDGE OF ALLEGIANCE: Mr. Dice led the audience in the Pledge of Allegiance.

UNISTED AMENDMENTS: None

CONSENT CALENDAR ITEMS:

- A. Approval of August 3, 2022, Council Meeting Minutes
- B. Accounts Payable
- C. Cash Investments and Transfers

Mr. Spadaro made a motion to approve the Consent Calendar Items. Mr. Lemak seconded. Mr. Dice noted that he will abstain from any payable matters, or any cash investments related to KU Resources. All those present voted aye. Motion approved.

MAYOR'S COMMENTS: Mayor Synan presented the following announcements:

Incoming kindergarten families in the Franklin Regional School District are invited to attend a "Rockin' into Kindergarten" program and open house on August 18th at 6 p.m. at the district's primary school, 4121 Sardis Road. Families can tour the new school and meet teachers and classmates. Kindergarten will have a staggered start of August 24-26. Families can sign up for a start date at open house. The first full day of kindergarten will be August 29th. For more information call 724-327-5456.

The Rotary Club of Murrysville-Export is having a Car Cruise on Saturday, August 27th from 11 a.m. – 3 p.m. at the Lamplighter Restaurant, Route 22, Delmont. This benefits Rotary's local community charities. The first 100 entries will receive a dash plaque with \$10 entry donation. There will be food, DJ, refreshments, auction baskets, and 50/50. Tickets will also be available for a corvette raffle with drawing October 1st.

Delmont and Murrysville Lions Clubs are hosting a Car Show on Sunday, August 28th from 11 a.m. – 4 p.m. at the Delmont Fire Department, 2360 PA-66, Delmont. Enter from Abbe Place Road. Donation is \$10. There will be dash plaques to first 100, basket raffle, 50-50, and food and drinks will be available. Bring your friends, family, and neighbors. No pets allowed.

Pittsburgh Sports: A 3-part series with the Heinz History Center will present Part 3 on Tuesday, August 30th, “Western PA Sports Museum: What a Story We Have to Tell” at the Murrysville Municipal Building, Council Chambers from 6:00 -7:00 p.m. Register at www.murrysvilleparecreation.com or call 724-327-2100 x131.

Murrysville Farmers’ Market continues through September on Thursdays from 3:00 – 7:00 pm. Located on Sardis Road down by the Murrysville Fire Department and Medic One. If you have any questions, call 724-327-2111 ext. 131 or 115.

CHIEF ADMINISTRATOR’S COMMENTS: Mr. Nestico stated that Pennsylvania Supreme Court denied the Murrysville Watch petition.

COMMUNITY INPUT: None

LIAISON COMMENTS AND COMMITTEE REPORTS:

Mr. Lemak: The Library meets tomorrow evening. August 22nd from 6:30-7:30 pm is Native Plants for the Garden. The program will take place in the TechNook. August 30th in Council Chambers will be Western PA Sports Museum: What a Story We Have to Tell. This talk demonstrates that no other US city of our size has achieved the level of success that Pittsburgh has in such a wide variety of sports.

Mr. Stepanovich: The Planning Commission met last Tuesday. Dollar General was one of the items on the agenda. There will be a discussion about the parking this evening. There is going to be a waiver requested regarding glazing on the building. A Pet Crematorium is proposed for Murrysville by Gateway Enterprises. The location is off Mellon Road behind the former Spaghetti House in an existing structure. Several well-known businessmen in the community are in support of this. There was a request for the application to be accepted and for a Public Hearing which was agreed to. The subject of Lyons Run Mine Acid Reclamation was discussed. There will be a Public Hearing.

Mr. Spadaro: Medic One meets tomorrow night.

Mr. Dice: FTMSA meets tomorrow.

Dr. Lee Kornis: In regard to the pension plan, June was our worst month, but July was our best month so far. We have recovered 93% of the loss that we had in June.

Mr. McKenna: Parks and Recreation met this week. The major discussion was feedback from the Concert in the Park at MCP. It seemed that everyone had a good time. The weather, the fireworks, the bands, everything turned out great. Thank you to staff, police, volunteers, and everyone that helped. The neighborhood park projects were discussed. There were visits to each of the neighborhood parks and trying to consider easy cost-effective potential improvements and amenities that can be added to the parks. Some of those discussed were bench swings, park art (both concrete or metal), enclosed fenced in areas to add areas for young children to learn how to ride bikes, nature play areas, concrete game tables, pickleball courts on some of the non-used basketball courts. All of that is being priced out and looked at. Trail stencil painting will be done in August or September.

WORKSHOP ITEMS

ADMINISTRATION:

9.A. Discussion of the 2023 – 2027 Capital Improvements Program

Mr. Dice asked if there were any questions or concerns about the Capital Improvements Program. There were none.

ENGINEERING: None

COMMUNITY DEVELOPMENT:

11.A. Discussion concerning an application for a major land development, SP-2-22, Dollar General, Rt. 66, tax parcels 49-16-00-0-062 & 57-08-00-0-195, B-Business zoning

Mr. Bob Gage, GBT Realty (a development firm out of Nashville, TN), gave a presentation on the proposed 10,640 square foot Dollar General. The location is on the northeast side of Freeport Road, State Route 66, immediately across from Ringertown Road. The property is 2.83 acres. Approximately 1/3 of the existing property is in Salem Township. It was determined early on that everything would go through the Municipality of Murrysville. What's being proposed is a 10,640 square foot retail store, access drive, parking lot, utilities, and associated stormwater management facility. The Planning gave their approval with ten conditions. They don't have any issues with any of the conditions. 1) Installation of a 125' southbound left hand turning lane. 2) Traffic Impact Study was submitted. 3) Provide evidence of all state and local permits. 4) Provide evidence of service of all pertinent utilities. 5) Provide an 8' planting strip of evergreen plantings of 4' at time of planting. They had proposed to reduce the 8' planting strip to 4' because of the grading and stormwater reaction to the design on site. Also, they would like to reduce the height of the plantings because they cannot find any shrubs already at 4'. They are proposing boxwoods and ink berries that will mature to 4-5'. 6) Building design waiver as it pertains to materials and glazing on the south and east sides. Planning Commission agreed to grant that request. 7) They originally were proposing 43 parking spaces, but it was brought up at the Planning meeting that four parking spots on the northern portion of the lot would be blocked by the delivery trucks. They submitted a parking study which indicates there would be 24 parking spaces needed at its peak any given day with 4 employees onsite. They are proposing to install 36. They are basically removing the parking spaces that would be blocked on the side for the delivery trucks. 8) Applicant executes and records a Developer's Agreement. 9) Applicant provides an engineer's estimate of the public improvements and landscaping to be approved by the municipal engineer and provide a bond of 110% of the approved amount. 10) Provide a copy of the final approved plan.

Mr. Stepanovich asked about the local nurseries that were contacted for the landscaping. Mr. Gage said that the engineer went out about 15 miles from the site. Mr. Stepanovich suggested that they expand their search a little further to find the 4' height plants.

Mr. Morrison stated that according to our Subdivision and Land Development Ordinance and Zoning Ordinance, if an intersection is a failing intersection as a result of the improvement, then there has to be improvements made. That is outlined in the briefing. The Ringertown intersection with Route 66 will go from a C intersection to an F. There is limitation to correct that. The Planning Commission and staff agree that there is no viable solution to that. If Council agrees, that will have to be included as a waiver.

Second is a waiver requirement on the southside and eastside of the building. The developer has been cooperative in meeting the expectations of the Planning Commission. The applicant's engineer did provide a parking study which was reviewed by staff. It is recommended that the reduced number of parking spaces be approved. Landscaping was to be an 8' wide planting strip. The developer is encouraged to continue to look for planting and if 4' are not found, a waiver would be needed for that. The owner of the property is making arrangements with Westmoreland Heritage Trail to provide a piece of ground for expansion of the trail.

Mr. Morrison noted that this will come back to Council for approval at the September 7th meeting.

PUBLIC WORKS AND PARKS: None

COUNCIL ACTION ITEMS

ADMINISTRATION:

13.A. Consider approval of the Joint Petition and Stipulation of Settlement under Tax Assessment Appeal No. 5729 of 2019 for the property located at Tax Map No. 49-21-00-0-057 bearing a physical address of 1 Wesco Lane.

Dr. Lee Kornis made a motion to approve the Joint Petition and Stipulation of Settlement under Tax Assessment Appeal No. 5729 of 2019 for the property located at Tax Map No. 49-21-00-0-057 bearing a physical address of 1 Wesco Lane. Mr. Spadaro seconded.

Mr. Kotjarapoglus, Solicitor, stated that the initial appraisal that was prepared by the property owner was \$1,700,000. After the appeal was taken, the property was sold to the current owner, who is following through with the assessment appeal, at a purchase price of \$1,825,000. So, the value that is being used for the market value is \$1,825,000. The 2023 assessment value is going from \$224,000 for year 2022 to \$200,000 for 2023 because of the timing of the settlement. This has been agreed to by the School District.

All those present voted aye. Motion approved.

COMMUNITY DEVELOPMENT: None

ENGINEERING:

15.A. Consider reducing the letter of credit held to insure completion of the required improvements at the Regan Ridge Development by \$89,937.93.

Mr. McKenna made a motion to approve reducing the letter of credit held to insure completion of the required improvements at the Regan Ridge Development by \$89,937.93. Dr. Lee Kornis seconded.

Mr. Nestico stated that the current value of the agreement is \$615,241. The reduction would take the amount down to \$525,303. Regan Ridge contractor has completed a portion of the required improvements, which have been inspected by the engineer and recommends approval.

All those present voted aye. Motion approved.

PUBLIC WORKS AND PARKS: None

OLD BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ITEMS: None

ADJOURNMENT: Mr. Stepanovich made a motion to adjourn. Mr. Spadaro seconded. All those present voted aye. Motion approved. The meeting was adjourned at 8:13 p.m.

The Regular Voting Meeting was broadcast on local government Channel 19. A true copy of the Council meeting DVD is available for the public to purchase from the Municipality of Murrysville and is in the Murrysville Public Library for review.