

Council of the Municipality of Murrysville held a Regular Voting Meeting on Wednesday, August 7, 2019, at 7:00 p.m. in the Municipal Building. Present at the meeting were Council members Toni Brockway, Dayne Dice, Loren Kase, Jamie Lee Korn, Tony Spadaro, Carl Stepanovich, and Mayor Synan. Also present were Chief Administrator, James Morrison, Director of Finance, Diane Heming, and Solicitor, George Kotjarapoglus. Council President Josh Lorenz was absent.

**PUBLIC HEARING FOR A LIQUOR LICENSE TRANSFER FOR
THE KITCHEN OF MURRYSVILLE**

A Public Hearing was held at 7:00 p.m. for a liquor license transfer for The Kitchen of Murrysville. Mr. Rick McQuaide stated that he was representing The Kitchen of Murrysville. He and his wife, Lori, are the proprietors of the restaurant and are here this evening seeking a resolution from Council for a liquor license transfer from Ruffsedale, PA into Murrysville. This will be a small restaurant which will serve breakfast, lunch, and dinner with an American style menu. They would also like to serve beer, wine and liquor with their meals. They will not have a bar in the restaurant; this will just be a service bar. The hours will be from 8:00 a.m. to approximately 10:00 p.m., seven days a week. The location is 4811 William Penn Highway, which will be in the Maple Commons new development.

Mr. Spadaro asked what the seating capacity was and how many the restaurant would employ. Mr. McQuaide answered that seating is about 70 and they would employ approximately 25 people.

Mr. Kase asked if there would be only table seating or is there going to be seating at the bar. Mr. McQuaide answered that there will be no bar; it is all table seating. The kitchen is in the middle of the restaurant, which is open, with meals prepared in front of customers. They currently have two other existing restaurants; one being in Ligonier. They have been in the business for over 25 years.

The Public Hearing closed at 7:09 p.m.

**PUBLIC HEARING FOR THE 2020-2024
CAPITAL IMPROVEMENTS PROGRAM (CIP)**

A Public Hearing was held at 7:10 p.m. for the 2020-2024 Capital Improvements Program. Ms. Heming stated that every year, August 1st, a Capital Improvements Program (CIP) is presented to Council. This is a 5-year plan that covers any projects with a useful life of at least 5 years and/or a value greater than \$10,000. Items in this plan would include road improvements, capital equipment, facilities, and park improvements. The CIP for 2020 - 2024 becomes the basis for the 2020 Capital Budget presented in November. No new taxes are required and no new borrowings are needed for the proposed projects. Monies used to fund the CIP are dedicated millage for capital projects, dedicated mileage for fire equipment, dedicated mileage for roads, liquid fuels allocation, general fund reserves and reserves from prior years designated for certain projects.

Ms. Heming stated that the total for road projects for the 5-years is \$10,855,000. Included in this is overlay on local neighborhood road, slide repair work on Pleasant Valley Road, storm sewer maintenance, alternative road surface treatment, and overlays on Hills Church, Wiestertown and Logan Ferry Road. Also

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included is \$650,000 which has been set aside to increase the road and bridge reserve for future unexpected needs. Traffic Impact Project is estimated at \$1,985,000 which will repair and replace the intersection of Sardis and Logan Ferry Roads, planned over the next 2-3 years.

There is one facility maintenance issue: \$20,000 is planned to determine the best method to update the HVAC system in the Administration Building, which is going on 20 years old.

Emergency equipment costs includes: In 2022, Murrysville Volunteer Fire Department will replace a ladder truck at \$1,875,000, White Valley Fire Department will replace a pumper at \$585,000 in 2022, and Sardis Volunteer Fire Department will have its command center refurbished at \$390,000 in 2024.

For the 5-year plan, there is \$2,297,000 for equipment/vehicles/computers for police cars, public works vehicles and heavy equipment.

There will be \$743,000 for upgrades to 6 neighborhood parks, which will include playground equipment, surfacing, pavilions, bathrooms where possible, and repairs to tennis and basketball courts. \$800,000 will be for an amphitheater, bathrooms and parking at MCP.

Ms. Heming stated that if you look at just what is planned for 2020, there is approximately \$3,000,000 of road projects. The overlay program is \$1,420,000 and will include local roads and Old William Penn from Cline Hollow Road to the Monroeville border. Due to the recent heavy rains, several storm sewers are in need of attention. \$125,000 has been set aside to begin these repairs and \$70,000 will be used to correct a drainage issue on Logan Ferry Road. \$600,000 has been allocated from the Traffic Impact Fee Reserve for design and permitting needed to improve the intersection of Logan Ferry and Sardis Road. A slide occurred on Pleasant Valley Road and funds have been allocated to repair that. \$50,000 has been set aside to repair deficiencies noted in the recent Bridge Inspection Report.

Equipment/vehicle purchases for 2020 total \$288,000 and include two police vehicles, a skid loader for Public Works, a utility work machine that replaces a 2006 Bobcat, a brush chipper and tag along broom.

Park improvements slated at \$145,000 include Pedora Park, Duff Park, and Townsend Park.

Mrs. Lee Korn asked about the funds that have been transferred from the unreserved General Fund balance and the concern that it will be depleted after 2023. Ms. Heming stated that the main increases are obviously utilities and for the 5 years going forward, she feels there has been a fair estimate put forward on what the expenses going forward with the revenues coming in will be. Mr. Morrison stated that costs are going up both in the Capital and General Fund. Will there be a millage increase in the future? That's possible, but not the case for the next 5 years unless there is a major catastrophe. Alternative programs are being looked at to reduce costs. Ms. Heming noted that there is no tax increase anticipated in the next five years. Mr. Morrison stated that at some point, if the Municipality wants to continue the level of service and run the Municipality professionally as we have, millage is going to have to be considered. Millage has not been raised since maybe 2008. One of the biggest challenges moving forward is providing Emergency Services in this community. The ranks are getting thinner and the equipment is getting more expensive. Ms. Heming stated that when she started at the Municipality, real estate was the greatest

revenue source – it was more than half of the operations budget. Now it’s about a third.

The Public Hearing closed at 7:25 p.m.

**REGULAR VOTING MEETING
AGENDA**

ROLL CALL/VOTING ORDER: Jamie Lee Korn, Dayne Dice, Tony Spadaro, Josh Lorenz - absent, Loren Kase, Carl Stepanovich, Toni Brockway, and Mayor Synan.

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

EXECUTIVE SESSION: Council adjourned to an Executive Session at 7:27 p.m. No action coming out of this session was anticipated. Council reconvened the meeting at 8:27 p.m.

UNISTED AMENDMENTS: None

CONSENT CALENDAR ITEMS

A. July 24, 2019 Council Meeting Minutes

Mrs. Lee Korn moved to approve the consent calendar item. Mr. Dice seconded. All present voted aye. Motion approved.

MAYOR’S COMMENTS: Mayor Synan stated that Saturday, August 10, from 3:00 – 9:00 p.m. Murrysville Concert in the Park will be celebrating the 50th anniversary of Woodstock. There will be live music, with four different bands performing, food vendors, a corn hole tournament, and fireworks. This event has been growing every year. It’s a great family event. Come out and have a good time.

CHIEF ADMINISTRATOR’S COMMENTS: None

COMMUNITY INPUT: None

LIAISON COMMENTS AND COMMITTEE REPORTS:

Ms. Brockway: Nothing to report from the Library Board.

Mr. Dice: Nothing to report from FTMSA.

Mrs. Lee Korn: Nothing from the Pension Board.

Mr. Kase: Murrysville Medic One meets later this month.

Mr. Stepanovich: Nothing from Parks and Recreation and nothing from the Environmental Advisory Committee.

Mr. Spadaro: The Planning Commission had no meeting this week.

WORKSHOP ITEMS

ADMINISTRATION:

10.A. Discussion on the 2020 - 2024 Capital Improvements Program

Mr. Stepanovich stated that a reference was made to the funding which will come from the Marcellus Shale legacy, what exactly is that? Mr. Morrison explained that the Marcellus Shale legacy is part of the severance taxes placed on the Marcellus wells. Communities that have wells within their boundaries or within a certain distance of their boundaries receive money based on population and road mileage. The Municipality has been receiving funds for about 4 years. There are seven uses of the money. Generally they are related to Capital Improvements. The funds received so far are for activities that have occurred in Salem, Penn Township, and Washington Township. Ms. Heming noted that the Municipality has roughly \$206,000. Annually, the Municipality has to account for the funds received and if they have expended any of them.

Mr. Stepanovich stated that at Pedora Park, the basketball court is going to be refurbished. Are pickleball lines going to be put on that as well? Mr. Morrison stated that Pedora Park will not have pickleball. Kovalczik Park is scheduled for 2021 and will have pickleball installed on its hard surfaces. Both parks will be evaluated after the winter months, and it will be decided if Pedora Park or Kovalczik Park will be scheduled first in 2020 or in 2021.

Mr. Stepanovich stated that the estimates for 2018 and the actuals are very close with the exception of Route 22 Median Maintenance Costs. Estimated cost was \$15,000 and the actual was \$44,577. What caused that? Ms. Heming answered that in 2018, the Municipality had planted a lot of new trees along that landscaping because they had either died or were killed with salt, and landscaping was done in the jug-handles with new trees and mulch. This will need to be done every couple of years.

Mr. Stepanovich stated that Silvis Road is on the list to be upgraded or improved. Silvis Road is a road that is going to be used in conjunction with the Titan Well Pad. Should the Municipality be doing anything on Silvis when there is going to be construction around it? Mr. Morrison stated that these roads were listed based on age and last improvement. That is not the final list. The final list will be based on review in the spring, so Silvis Road may be removed at that time.

Mr. Kase questioned the \$20,000 study of the HVAC system. Mr. Morrison stated that amount came from a quote they received. There are 3 units on the roof. In the past, as each unit continues to age, we have been trying to address each one. Staff wanted to evaluate whether this is the correct system or if the system should be changed out. Different alternatives will be looked at before that kind of money is spent. Mr. Kase stated that listed is Old William Penn/Sardis/Logan Ferry Road Intersection – Phase II. What was Phase I? Mr. Morrison stated that Phase I was the study that was completed, which will be coming to Council.

Mrs. Lee Kornis asked about the MS4 Program listed at \$70,000 with an estimated cost of the Logan Ferry

Road issue at \$40,000. Ms. Heming noted that the Logan Ferry drainage was to be done this year, but was postponed until next year.

Mr. Kase asked about the 11 vehicles to be replaced for Public Works. Mr. Morrison stated that this is over a 5-year period. All of the vehicles are set up on a replacement schedule and are rotated out about every 10 years. We are trying to get around 15 years out of the dump trucks. The vehicles are evaluated on their rotation year to see if they do need replaced or not.

ENGINEERING:

11.A. A discussion concerning engineering services for the North Hills storm sewer repair and other related storm water issues

Mr. Morrison stated that, due to a combination of extreme weather and the age of some of the storm systems in some of the older subdivisions, a lot of the pipes have rotted and collapsed over a period of time. One in particular is the North Hills project above Sardis Road where the pipe has collapsed, deteriorated back yards, and proposes a safety issue for the residents along there. Given the nature of the work, the depth, and the obstacles that exist in back yards (fences, sheds, etc.), this is something that is beyond Public Works' ability. There is a similar situation on Sardis Road. Staff decided to deal with the North Hills problem first. The design and bid documents need to be developed and is estimated at \$10,000. We do not have a number yet for the cost of construction. In the CIP, \$125,000 has been put in the Capital Reserve to try to address these problems going forward. The culvert on Beighley Road washed out during the recent storm and will be repaired by Public Works. The plastic piping in Heritage Estates collapsed. This was a result of improper installation by the developer. This project could be extensive and will require investigation by an engineer to determine some alternatives.

Mr. Stepanovich asked if, while the engineer is looking at the North Hills project, he would also be looking at the Heritage Estates project. Mr. Morrison stated that both project are unique and a separate engineering study would be needed.

COMMUNITY DEVELOPMENT: None

PUBLIC WORKS AND PARKS: None

COUNCIL ACTION ITEMS

ADMINISTRATION:

14.A. Consider Resolution No. 708-19, a resolution amending the Municipality of Murrysville's Act 537 Plan for new land development, GetGo, 4806 Old William Penn Highway, B-Zoning

Ms. Brockway made a motion to consider approval of Resolution No. 708-19, a resolution amending the Municipality of Murrysville's Act 537 Plan for new land development, GetGo, 4806 Old William Penn Highway, B-Zoning. Mr. Dice seconded.

Mr. Morrison stated that staff is trying to be proactive with this agenda item and the next agenda item with working under the tap ban. This should be resolved by the end of the month. This is a new land development and will go through the regular planning module process. The next agenda item was planning modules that Council had passed resolutions on at the end of last year, but were denied as a result of the tap ban. DEP is requesting that they be reaffirmed and planning modules be resubmitted.

Upon a roll call vote: Mrs. Lee Kornis – yes, Mr. Dice – yes, Mr. Spadaro – yes, Mr. Kase – yes, Mr. Stepanovich – yes, and Ms. Brockway – yes. Motion approved.

14.B. Consider Resolution #709-19, a resolution re-affirming Resolutions #693-18, #694-18 and #697-19, resolutions amending the Municipality of Murrysville’s Act 537 Plan for new land development

Mrs. Lee Kornis made a motion to approve Resolution #709-19, a resolution re-affirming Resolutions #693-18, #694-18 and #697-19, resolutions amending the Municipality of Murrysville’s Act 537 Plan for new land development. Ms. Brockway seconded.

Upon a roll call vote: Mrs. Lee Kornis – yes, Mr. Dice – yes, Mr. Spadaro – yes, Mr. Kase – yes, Mr. Stepanovich – yes, and Ms. Brockway – yes. Motion approved.

14.C. Consider approval of a real estate tax appeal settlement with Eugene and Kelly L. Lodovico

Mrs. Lee Kornis made a motion to approve the real estate tax appeal settlement with Eugene and Kelly L. Lodovico. Ms. Brockway seconded.

Mr. Morrison stated that the Lodovico’s purchased a house through an “arm’s length” negotiated price of \$215,000 in 2014 which was assessed at \$281,000. Typically, the County and the School District do not participate in residential appeals by the assessment board, so there was no appraisal done. There was a settlement agreed to by the taxing bodies of \$235,000. It is staff’s recommendation that Council accept the negotiated settlement.

Upon a roll call vote: Mrs. Lee Kornis – yes, Mr. Dice – yes, Mr. Spadaro – yes, Mr. Kase – yes, Mr. Stepanovich – yes, and Ms. Brockway – yes. Motion approved.

COMMUNITY DEVELOPMENT: None

ENGINEERING:

16.A. Consider release of the bond being held for the completion of the Sheetz site development improvements, 4701 William Penn Highway, in the amount of \$677,773

Mrs. Lee Kornis made a motion to release the bond being held for the completion of the Sheetz site development improvements, 4701 William Penn Highway, in the amount of \$677,773. Mr. Stepanovich seconded.

Mr. Morrison stated that this bond insured public improvements and other amenities at the Sheetz development at the corner of Route 22 and School Road. This is for release of that bond.

Upon a roll call vote: Mrs. Lee Kornis – yes, Mr. Dice – yes, Mr. Spadaro – yes, Mr. Kase – yes, Mr. Stepanovich – yes, and Ms. Brockway – yes. Motion approved.

PUBLIC WORKS AND PARKS: None

OLD BUSINESS: None

NEW BUSINESS: None

ACTION ITEMS: Mr. Kase noted that this evening Council will be holding a Public Hearing on the Titan Well Pad. Due to other items that need to be addressed by the Municipality, the continuation, after this evening, of the Titan Well Pad Public Hearing will be on September 4th.

ADJOURNMENT: Mr. Kase adjourned the regular voting meeting at 8:50 p.m.

**PUBLIC HEARING FOR CU-1-18 CONDITIONAL USE AND CU-2-18
MAJOR EXCAVATION FOR CONSTRUCTION AND OPERATION OF
THE TITAN WELL PAD, 6189 BOLLINGER ROAD**

A Public Hearing was held at 8:50 p.m. for CU-1-18 Conditional Use and CU-2-18 Major Excavation for construction and operation of the Titan Well Pad, located at 6189 Bollinger Road.

Stenographer, Ms. Frost, recorded the proceedings.

The Public Hearing closed at 10:06 p.m.

The Regular Voting Meeting and Public Hearing were 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.