

**CITY OF SAINT MARYS COUNCIL
REGULAR MEETING**

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OCTOBER 20, 2025

CALL TO ORDER

The regular monthly Council meeting of the City of Saint Marys was called to order by Mayor Lyle Garner on Monday, October 20, 2025, at 7:00 p.m. Notice of this meeting was sent to Council on October 16, 2024, posted at City Hall and published in the Daily Press.

PLEDGE TO THE FLAG

ROLL CALL

Mayor Lyle Garner, Deputy Mayor Shane Schneider, Jerome Sorg, Nedward Jacob, Stephen Bagley, Anthony Gregory, Joe Sarginger, City Manager Joseph Fleming, Solicitor Lauren Brennen, and Recording Secretary Rachael Hughes.

City Staff: Director of Community and Economic Development, Matt Pfeufer.

VISITORS

Stephen Bagley Sr., Brian Tataseo, Richard Sadley, Amy Cherry.

**APPROVAL OF MINUTES
September 15, 2025 – Regular
Meeting**

Motion Passed

Shane Schneider made a motion to approve the September 15, 2025 minutes, seconded by Anthony Gregory, and all were in favor.

**REPORT ON EXECUTIVE
SESSION:**

An Executive Session was held immediately prior to tonight's meeting regarding personnel matters. No decisions were made.

**CITIZEN COMMENTS ON
AGENDA TOPICS**

There were no citizen comments on agenda topics.

MANAGER'S REPORT

Manager Fleming presented the following Manager's Report for September 2025.

- "Emergency services will again take part in handing out treats during Halloween night.
- N. Michael St. Bridge Replacement Project is moving along well, and we look forward to its completion in November.
- The leaf collection schedule has been released.
- Finished up oil and chipping for the year.
- The main emphasis has been on completing the proposed budget. The proposed budget is balanced and complete with the recommendation to City Council for no increase in City taxes.

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- Budget workshops have been set for Monday, November 3rd, Wednesday, November 5th, and if necessary, Wednesday, November 12th. All sessions will begin promptly at 6 p.m. and go to 8 p.m.
- Reminder that the Municipal General Election will be on Tuesday November 4th and good luck to all candidates.
- City offices will be closed on November 11th in observance of Veterans Day.”

TREASURER’S REPORT

Manager Fleming, provided the following Treasurer’s Report for September 2025:

Total revenue for the General Fund as of September 30th, 2025, is \$6.8 million or 77% of budget. Last year it was \$6.9 million (78%), and 2023 was \$7.2 million (84%). Expenditures for the General Fund as of September 30th, 2025, are \$7.1 million or 80% of budget. Last year it was \$7.1 million (80%), and 2023 was \$7 million (82%). Total Real Estate Tax collections as of the end of September are 96% of budget. For 2024 it was 97% and through September 2023, Real Estate Tax collection was at 97%. Earned Income Tax collection as of September 30, 2025, is 84% of budget. In 2024 it was 82% of budget, and in 2023 it was 88% of budget. Pension plan balances continued to increase in September. ACT 205 monies were received for the pension plans totaling \$384,497- Total MMO was \$375,323. The Fireman's Relief Association received \$76,495.35 from ACT 205.

LEGISLATIVE ACTION:

Consider for adoption:
Resolution No. 25-12 -
Appointing Berkheimer as
collector of Local Service Taxes

Resolution No. 25-12 – Appointing Berkheimer as collector of Local Service Taxes was presented for adoption.

Manager Fleming explained that at the September meeting, Council had approved Berkheimer to collect Local Service Taxes, however, they are requesting a formal resolution.

Motion Passed

Shane Schneider made a motion to approve Resolution No. 25-12, seconded by Anthony Gregory, and all were in favor except Joe Sarginger and Stephen Bagley, who both opposed.

Resolution No. 25-13 -
Appointing Berkheimer as Tax
Hearing Officer

Resolution No. 25-13 – Appointing Berkheimer as Tax Hearing Officer was presented for adoption.

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Manager Fleming explained that Resolution 25-13 is to approve Berkheimer as the Tax Hearing Officer which would allow them to handle any disputes or litigations upon the Local Service Taxes.

Motion Passed

Anthony Gregory made a motion to approve Resolution No. 25-13, seconded by Shane Schneider, and all were in favor except Joe Sarginger and Stephen Bagley who both opposed.

Resolution No. 25-14 – Approval of the Cost of Collection Schedule by Berkheimer

Resolution No. 25-14 – Approval of the Cost of Collection Schedule by Berkheimer was presented for adoption.

Manager Fleming explained that this resolution is to approve Berkheimer to impose and retain costs of collection on delinquent Local Service Taxes. The fees would be based upon the local taxpayer and would not be reflected toward the municipality.

Discussion

Shane Schneider asked Stephen Bagley and Joe Sarginger what reservations they have with Berkheimer.

Stephen Bagley responded that the City Tax Collector already collects the Local Service Taxes and has been for years. He commented that perhaps the City should lower the Tax Collector salary since hiring a third party will leave them with less responsibility.

Joe Sarginger stated that the City should not have to hire someone new to take care of these taxes and that it is a waste of taxpayer money to pay Berkheimer 2% of collections.

Jerome Sorg commented that since Berkheimer already collects the City's Earned Income Tax, they will have knowledge of who is to pay Local Service Tax, whereas the City does not have that knowledge.

Motion Passed

Anthony Gregory made a motion to approve Resolution No. 25-14, seconded by Shane Schneider, and all were in favor except Joe Sarginger and Stephen Bagley.

Resolution No. 25-15 – HOME Program (New Construction) Contract Amendment

Resolution No. 25-15 – HOME Program (New Construction) Contract Amendment was presented for adoption.

Matt Pfeufer, Director of Community and Economic Development, explained that the Community and Economic Development department has been working with Whitetail Real Estate Development, LLC to rent the HOME units to eligible tenants. It has been discovered that the original agreements with

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the developer were more restrictive regarding income eligibility and maximum rents than the HOME requirements. The amendment to the agreement will loosen the income and maximum rent requirements to still be HOME Program compliant. This was making it difficult to find qualified tenants

Discussion

Joe Sarginger questioned why Resolution 25-15 and 25-16 are identical in wording.

Solicitor Lauren Brennen stated that the two contracts mirror each other except for one difference: 25-15 is for new construction and 25-16 is for rehabilitation.

Joe Sarginger asked if there were currently any renters for the properties.

Matt Pfeufer stated that the developer cannot sign any leases at this point until the developer agreement revisions are complete, but there are prospective tenants that have been qualified and are in line to sign leases.

Shane Schneider reiterated that the issue previously was that there were too many restrictions which resulted in a very small pool of applicants to choose from.

Matt Pfeufer stated that is correct.

Motion

Shane Schneider made a motion to approve Resolution 25-15.

Discussion

Nedward Jacob questioned Matt Pfeufer what the average monthly rent on the units would be.

Matt Pfeufer stated that according to HUD, the maximum amount of rent that can be collected is \$1,224 per month.

Nedward Jacob expressed his concern for how expensive that is for rent.

Anthony Gregory asked Matt Pfeufer if the City would lose federal funding if they are not rented.

Matt Pfeufer noted that the requirements state that the units must be rented out by December 6, 2025, for the City to remain in compliance with the HOME program guidelines. If the City is found out of compliance, DCED could require the City to pay back any grant money.

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Motion Passed

Anthony Gregory seconded the motion, and all were in favor.

Resolution No. 25-16 – HOME
Program (Rehabilitation)
Contract Amendment

Resolution No. 25-16 – HOME Program (Rehabilitation)
Contract Amendment was presented for adoption.

Motion Passed

Anthony Gregory made a motion to approve Resolution No. 25-16, seconded by Shane Schneider, and all were in favor.

Resolution No. 25-17 – Local
Share Account Grant Application
– Bavarian Hills Municipal Golf
Course Authority

Resolution No. 25-17 – Local Share Account Grant Application –
Bavarian Hills Municipal Golf Course Authority was presented
for adoption.

Matt Pfeufer explained that the Bavarian Hills Municipal Golf Course Authority has submitted a request to apply for a Local Share Account grant to replace the ADA entrance to the main building at the Bavarian Golf Course. The project involves removing the current entrance ramp and replacing it with a heated concrete ramp with vinyl railing. The Authority is requesting the City's assistance in applying for the grant. The City would apply for the grant on behalf of the Authority and administer the grant.

Motion Passed

Anthony Gregory made a motion to approve Resolution No 25-17, seconded by Shane Schneider, and all were in favor.

Resolution No. 25-18 – Local
Share Account Grant Application
– St. Marys Ambulance Service
Update

Resolution No. 25-18 – Local Share Account Grant Application –
St. Marys Ambulance Service Update was presented for adoption.

Matt Pfeufer explained that the St. Marys Ambulance Service has updated cost estimates to replace the windows, doors, flooring, security and camera systems at the service center. The costs involved have substantially increased since their initial estimate of \$139,000 that is over a year old. An updated resolution needs to be approved with the new estimated cost of \$340,807 for the LSA grant.

Motion Passed

Jerome Sorg made a motion to approve Resolution No. 25-18, seconded by Shane Schneider, and all were in favor.

Resolution No. 25-19 –
Community Development Block
Grant Application

Resolution No. 25-19 – Community Development Block Grant
Application was presented for adoption.

Matt Pfeufer explained that this is the last step in the 2025 CDBG grant application process. The application is due by October 31, 2025, and the City's allocation is \$311,686.

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Motion Passed

Jerome Sorg made a motion to approve Resolution No. 25-19, seconded by Anthony Gregory, and all were in favor except Nedward Jacob, who opposed.

2023 CDBG Modification
Request

The 2023 CDBG Modification Request was presented to Council.

Matt Pfeufer explained that since the original application, new code issues have arisen with the downtown building at 14 Erie Avenue. The modification is to address those issues, but the funding amount of \$25,000 is not changing.

Motion Passed

Jerome Sorg made a motion to approve the 2023 CDBG Modification Request, seconded by Shane Schneider, and all were in favor.

Collective Bargaining
Agreement between the City of
St. Marys and the St. Marys
Police Benevolent Association

The Collective Bargaining Agreement between the City of St. Marys and the St. Marys Police Benevolent Association was presented to Council.

Manager Fleming explained that this year is the end of the current contract for the Police Officers. The new contract will be applied for three years - 2026 to 2028.

Motion Passed

Anthony Gregory made a motion to approve the agreement between the City of St. Marys and the City of St. Marys Police Department Benevolent Association, seconded by Stephen Bagley, and all were in favor.

TOPICS FOR DISCUSSION:
Amending the City Zoning
Ordinance regarding AI data
centers

Shane Schneider educated Council on AI data centers and requested an update to the Zoning Ordinance to protect the quality of life in the City should an AI data center be built here.

Solicitor Lauren Brennen stated she can draft an ordinance and then procedures will be followed for a public hearing.

**CITIZEN COMMENTS ON
NON-AGENDA TOPICS**

Brian Tataseo of 440 Center Street informed Council that his property held two City Shade Trees. One was removed due to disease, and the other was recently trimmed by West Penn Power to remain clear of the electrical line. He noted that he received a letter from the Shade Tree Commission stating that due to the disappointing appearance of the trimmed tree and the importance of the electric line, a decision had been made to completely remove the second tree and replace it with one that will not interfere with the power lines. Mr. Tataseo requested that Council consider not removing the whole tree.

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Nedward Jacob asked Mr. Tataseo if he spoke with the Shade Tree Commission regarding this issue.

Mr. Tataseo stated that he did and according to the Shade Tree Commission, the tree needed to come down.

Stephen Bagley informed Mr. Tataseo that Council appoints members of the Shade Tree Commission but has nothing to do with managing the trees.

Manager Fleming stated he would look into this issue.

COUNCIL COMMENTS

Council had the following comments:

- Joe Sarginger, Shane Schneider, Jerome Sorg, and Nedward Jacob reminded everyone to vote on Election Day.
- Stephen Bagley reminded everyone that the Veteran's Day program that is typically held on the Diamond will now be held at Shawmut Park. It will take place on November 11, 2025, at 11:00 a.m.

ANNOUNCEMENTS

Mayor Garner made the following announcements:

- "Trick or Treat" will be held on Friday, October 31st from 6:00 p.m. to 8:00 p.m. by porchlight invitation only.
- Council will hold the following 2025 budget workshops:
 - Monday, November 3, 2025, 6:00 p.m. – 8:00 p.m.
 - Wednesday, November 5, 2025, 6:00 p.m. – 8:00 p.m.
 - (If necessary) Wednesday, November 12, 2025, 6:00 p.m.- 8:00 p.m.
- Council will hold their next regular meeting on Monday, November 17, 2025, at 7:00 p.m. in the Council Room at City Hall.

ADJOURNMENT

Nedward Jacob made a motion to adjourn the meeting, seconded by Stephen Bagley. Meeting adjourned at 7:53 p.m.



Recording Secretary



Mayor