



TOWN OF MCCANDLESS
MEETING OF TOWN COUNCIL
AGENDA
February 10, 2025

-
1. Call to Order at 7:30 p.m.
 2. Pledge of Allegiance led by Town Councilmembers
 3. Announcements
 - a) Immediately following the Town Council meeting of January 27, 2025 Councilmembers entered into an Executive Session to discuss legal and personnel matters. Executive Session at 9:55 p.m.
 - b) The Town would like to welcome its newest K9, Leroy to the Police Department and extend a big **Thank You** to all the donors who contributed to the purchase cost.
 - c) The Heritage and Cultural Center will reopen this Friday, February 14, 2025 to the public.
 - d) The Town of McCandless is seeking applicants for personnel, zoning and industrial development boards. To apply, fill out an application on our website or mail/hand-deliver it to the Town of McCandless. The deadline to apply is Thursday, February 13 at 5:00 p.m.
 - e) On April 26, 2025 The Northland Public Library will host their 2025 Garden Gala- Down the Rabbit Hole. Tickets are available on their website.
 4. Public Comment on Agenda Items Only
 5. Motion to approve the following minutes, submitted to each member of Council:
 - a) Meeting of Town Council Minutes January 27, 2025
 6. Reports of Committees:
 - a) Reports of the PUBLIC SAFETY COMMITTEE
-

i) Staff Reports

(1) Chief's Report

(2) Fire Marshal's Report for the month of January 2025

(3) Building Permit Report for month of January 2025

ii) Liaison Reports

(1) Personnel Board – Joe Wall

(2) Volunteer Firefighters Steering Committee

iii) Public Comment on Public Safety

b) Reports of FACILITIES MANAGEMENT

i) Staff Report

(1) Public Works Activity Report

ii) Liaison Reports

(1) Environmental Advisory Committee

(2) Ad Hoc Technology Committee

(3) Ad Hoc Storm Water Management Committee

iii) Public Comment on Facilities Management

c) Reports of the SERVICES COMMITTEE

i) Liaison Reports

(1) McCandless Township Sanitary Authority

(2) McCandless-Franklin Park Ambulance Authority

(3) Northland Public Library Authority

ii) Public Comment on Services

7. Old Business

8. New Business

a) Action concerning approval of Town Audit for 2023.

- i) Motion to accept the 2023 Town Audit performed by Maher Duessel Inc.

- b) Action concerning tentatively identified Resolution 2025-01 of the Town Council of the Town of McCandless, Allegheny County, Pennsylvania establishing a Master Resolution to Govern Various Town Fees and Charges.
 - i) Motion to [adopt/reject] tentatively identified Resolution 2025-01 of the Town of McCandless, Allegheny County, Pennsylvania establishing a Master Resolution to Govern Various Town Fees and Charges.
- c) Action concerning tentatively identified Ordinance No. 1554 to Revise the Powers and Duties of the Personnel Board and the Rules for Police Appointments and Promotions
 - i) Motion to [adopt/reject] tentatively identified Ordinance No. 1554 an Ordinance of the Town Council of the Town of McCandless, Allegheny County, Pennsylvania, amending Article 137, Personnel Board, of the Town Code of Ordinances to Revise the Powers and Duties of the Personnel Board and the Rules for Police Appointments and Promotions.

9. Public Non-Agenda Comments

10. Adjournment

Respectfully submitted,

John F. Schwend
Town Manager
/dmr



McCandless Police Department

Memorandum

TO: Town Council

FROM: Ryan P. Hawk, Chief of Police

DATE: February 10, 2025

RE: Monthly Police Activity Report – January 2025

The Town of McCandless Police Department responded to 960 calls in the month of January.

During the month of January, we had three officers attend training. Two of our officers attended a class on how to best communicate with autistic people. Another officer attended a training course entitled Legally Justified But Was It Avoidable. This training gave the officer techniques on how to de-escalate situations in several ways without resorting to physical or deadly force.

Our officers began attending their 2025 Mandatory In-Service training at the end of January.

The officers assigned to the North Hills Special Response Team attended their required monthly training.

On January 22, Lieutenant Egli transported the unused, expired, and unwanted medications from the McCandless Police Department collection bin to the Ross Township Police Station where they were turned over to the Pennsylvania Counterdrug Joint Task Force. A total of 32.5 pounds of medication were collected and turned over for destruction.

Jenny Frye, McCandless' social worker, has successfully referred 17 individuals to the Town's social work services. There have been 16 individuals that have received referral services/support information and 1 individual declined service but still requested social work contact information for the future if needed.

February 05, 2025

Calls for Service - by Keyword

All Municipalities

Incidents Reported Between 01/01/2025 and 01/31/2025



| Code | Description | Primary Count | Secondary UCR Count | | |
|------------|--|------------------|---------------------|--------|--------|
| | | | Code 2 | Code 3 | Code 4 |
| ARSON | | | | | |
| 0922 | ARSON-INCENDIARY DEVICE-RESIDENCE(APT.) | 0 | 1 | | |
| ASSAULT | | | | | |
| 0410 | ASSAULT - FIREARM | 1 | | | |
| 0440 | ASSAULT - HANDS,FISTS,FEET | 1 | | | |
| | | 2 | | | |
| ASSIST | | | | | |
| 7000 | OFFICER INITIATED PUBLIC SERVICE | 1 | | | |
| ASSIST OTH | | | | | |
| 7506 | MEGAN'S LAW REPORTING | 1 | | | |
| BLDG CHECK | | | | | |
| 7002 | BUILDING CHECKS - OFFICER INITIATED | 2 | | | |
| BURGLARY | | | | | |
| 0512 | BURGLARY-FORCED ENTRY-RESIDENCE-DAY | 1 | | | |
| DEATH | | | | | |
| 4510 | DEATH INVESTIGATION | 3 | | | |
| DISORDERLY | | | | | |
| 2400 | DISORDERLY CONDUCT | 2 | | | |
| 2460 | DISORDERLY CONDUCT-OBSCENE LANGUAGE | 1 | | | |
| | | 3 | | | |
| DOG | | | | | |
| 2720 | DOG LAWS & BITES | 1 | | | |
| DRUG | | | | | |
| 1814 | DRUGS-SALE/MFG-OTHER DANGEROUS NON NARC | 1 | | | |
| 1822 | NARCOTICS-MANUFACTURE-MARIJUANA,ETC. | 1 | | | |
| 1831 | NARCOTICS-POSSESSION-MORPHINE,HEROIN,ETC | 1 | | | |
| | | 3 | | | |
| DUI | | | | | |
| 2111 | DRIVING UNDER THE INFLUENCE - ALCOHOL | 2 | | | |
| FORGERY | | | | | |
| 1020 | COUNTERFEITING | 1 | | | |
| FOUND ANIM | | | | | |
| 5002 | ANIMAL - FOUND | 2 | | | |
| FRAUD | | | | | |
| 1100 | FRAUD | 24 | | | |

February 05, 2025

Calls for Service - by Keyword

All Municipalities

Incidents Reported Between 01/01/2025 and 01/31/2025



| Code | Description | Primary Count | Secondary UCR Count | | |
|------------|--|------------------|---------------------|--------|--------|
| | | | Code 2 | Code 3 | Code 4 |
| HARASSMENT | | | | | |
| 2410 | HARASSMENT BY COMMUNICATION | 1 | | | |
| 2411 | HARASSMENT AND STALKING BY COMMUNICATION | 1 | | | |
| 2450 | HARASSMENT | 11 | | | |
| | | 13 | | | |
| INFORMATIO | | | | | |
| 7016 | FOLLOW UP INFORMATION | 17 | | | |
| NCIC | | | | | |
| 8510 | NCIC LOOK-UPS | 1 | | | |
| PUBL DRUNK | | | | | |
| 2300 | PUBLIC DRUNKENESS | 0 | 1 | | |
| PUBL NUISA | | | | | |
| 2650 | ALL OTHERS - PUBLIC NUISANCE | 1 | | | |
| RUNAWAY | | | | | |
| 2921 | RUNAWAY-TRUANCY - MALE (JUVENILE) | 1 | | | |
| SCHOOL | | | | | |
| 3950 | SCHOOL POST | 70 | | | |
| 8525 | SCHOOL PARK AND WALK | 1 | | | |
| | | 71 | | | |
| SVC CALL | | | | | |
| 2810 | ABANDONED VEHICLE | 1 | | | |
| 3400 | MENTAL HEALTH COMMITTMENT | 2 | | | |
| 3500 | SUSPICIOUS PERSONS OR CIRCUMSTANCES | 45 | | | |
| 3600 | DOMESTIC DISPUTE | 18 | | | |
| 3610 | JUVENILE DISTURBANCE | 5 | | | |
| 3615 | CYS CHILDLINE REPORT | 2 | | | |
| 3700 | PROTECTION FROM ABUSE ORDER/SERVICE | 16 | | | |
| 3800 | MISCELLANEOUS SERVICE CALL | 12 | | | |
| 3810 | RESIDENTIAL BURGLAR ALARM | 5 | | | |
| 3811 | COMMERCIAL BURGLAR ALARM | 29 | | | |
| 3812 | DURESS ALARM | 2 | | | |
| 3815 | WELFARE CHECK | 15 | | | |
| 3820 | ASSIST MOTORIST/DISABLED VEHICLE | 19 | | | |
| 3830 | ASSIST OTHER POLICE AGENCY | 15 | | | |
| 3840 | ASSIST FIRE DEPARTMENT | 47 | | | |
| 3850 | HAZARDOUS CONDITIONS | 7 | | | |
| 3860 | LOCKOUTS (VEHICLE/BLDG) | 4 | | | |
| 3870 | ASSIST AMBULANCE | 352 | | | |
| 3900 | TRAFFIC AND PARKING RELATED ACTIVITY | 42 | | | |
| 4020 | SUSPICIOUS VEHICLE | 10 | | | |
| 4024 | UTILITY TROUBLE | 12 | | | |
| 4028 | CIVIL DISPUTES | 4 | | | |
| 5004 | FOUND ARTICLES | 2 | | | |

February 05, 2025

Calls for Service - by Keyword

All Municipalities

Incidents Reported Between 01/01/2025 and 01/31/2025



| Code | Description | Primary Count | Secondary UCR Count | | |
|-------------|---|------------------|---------------------|--------|--------|
| | | | Code 2 | Code 3 | Code 4 |
| SVC CALL | | | | | |
| 5008 | LOST ARTICLES | 2 | | | |
| 5014 | MISSING ADULT | 1 | | | |
| 5502 | ANIMAL COMPLAINTS - BARKING DOGS | 4 | | | |
| 5504 | ANIMAL COMPLAINTS - WILD ANIMALS | 3 | | | |
| 5506 | ANIMAL COMPLAINTS - DOGS/CATS AT LARGE | 3 | | | |
| 5510 | ANIMAL COMPLAINTS - DEER HIT | 29 | | | |
| 6610 | MOTORIST AID | 1 | | | |
| 6612 | SIGNALS-SIGNS OUT | 2 | | | |
| | | 711 | | | |
| T ACCIDENT | | | | | |
| 3100 | MINOR VEHICLE ACCIDENT NO REPORT | 30 | | | |
| 6004 | TRAFFIC ACCIDENT W/ PROPERTY DAMAGE | 4 | | | |
| 6006 | TRAFFIC ACCIDENT WITH INJURY | 3 | | | |
| 6008 | TRAFFIC ACCIDENT NO INJURY | 19 | | | |
| | | 56 | | | |
| THEFT | | | | | |
| 0612 | THEFT-\$200 & OVER-PURSE SNATCHING | 1 | | | |
| 0613 | THEFT-\$200 & OVER-RETAIL THEFT | 3 | | | |
| 0614 | THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615) | 1 | | | |
| 0623 | THEFT-\$50 TO \$200-RETAIL THEFT | 4 | | | |
| 0633 | THEFT-UNDER \$50-RETAIL THEFT | 2 | | | |
| | | 11 | | | |
| TRAF CIT | | | | | |
| CITT | TRAFFIC CITATION | 14 | | | |
| TRAFFIC | | | | | |
| 4010 | TRAFFIC OFFENSES | 1 | | | |
| 6312 | TRAFFIC ENFORCEMENT - WARNINGS | 6 | | | |
| 6602 | TRAFFIC RELATED - IMPOUNDED,ABANDON M.V. | 6 | | | |
| 6604 | TRAFFIC RELATED - ASSIST AT ACCIDENTS | 1 | | | |
| | | 14 | | | |
| TRESPASS | | | | | |
| 2660 | DEFIANT/CRIMINAL TRESPASS | 3 | | 1 | |
| WARRANT | | | | | |
| 3710 | WARRANTS-OTHER-SERVICE | 1 | | | |
| Total Calls | | 960 | | | |



Bureau of Fire Prevention

Town of McCandless
9955 Grubbs Road Wexford, PA 15090
Office: 412-364-0616



Monthly Report - January 2025

FIRE MARSHAL REPORT:

| | |
|--------------------------------|--------|
| FIRE CODE INSPECTIONS | 12 |
| FIRE CODE CITATIONS | 0 |
| BURNING ORDINANCE VIOLATIONS | 0 |
| BURNING ORDINANCE CITATIONS | 0 |
| OPEN BURNING PERMITS | 0 |
| OPEN BURNING PERMIT FEES | \$ - |
| FIREWORKS PERMITS | 0 |
| FIREWORKS PERMIT FEES | \$ - |
| OCCUPANCY INSPECTIONS | 4 |
| HYDRANT APPLICATIONS | 1 |
| FIRE MARSHAL CALLS | 24 |
| FIRE INVESTIGATIONS | 2 |
| TRAINING SESSIONS ATTENDED | 2 |
| TRAINING HOURS | 4 |
| FIRE PREVENTION PROGRAMS | 0 |
| # OF PEOPLE PRESENTED TO | 0 |
| SAFETY TRAINING PROGRAMS | 0 |
| # OF PEOPLE PRESENTED TO | 0 |
| * FALSE ALARMS | 4 |
| * FALSE ALARMS BILLED | 1 |
| * FALSE ALARMS BILLED (Amount) | \$ 400 |
| FALSE ALARM FEES COLLECTED | \$ - |

** False alarms are from the month of DECEMBER.*

ADDITIONAL INFORMATION:

- Working on our Emergency Operations Center (EOC), which is Council Chambers. Almost completed.
- Working on other Emergency Management Agency (EMA) items as required by County and PEMA.
- Working with DPW to get the new EMA trailer in service.
- Wrote article "Fire Marshal is Turning 50" article to appear in next McMail.
- Ordered new SCBA to replace expiring SCBA.
- Investigated a fire at 607 Westchester Rd fire. Fire was ruled Arson.
- Investigated a fire at 9687 Babcock Blvd. Fire is still under investigation.
- Finalized contract for Firefighter's physicals. We switched companies and are now using Mobile Health Services. Physicals are scheduled for 2/22 and 4/5.
- Helping VFC's with recruitment ideas, including being the first point of contact for possible new fire fighter inquiries.
- Attended Fire Service Steering Committee meeting on 1/28.

FIRE COMPANIES REPORT:

1. FIRE CALL SUMMARY: (DECEMBER)

| FIRE CALLS IN TOWN: | |
|------------------------------------|------------|
| AUTOMATIC FIRE ALARM - COMMERCIAL | 18 |
| AUTOMATIC FIRE ALARM - RESIDENTIAL | 10 |
| CO ALARMS | 2 |
| FIRE – BRUSH | 0 |
| FIRE – STRUCTURE (CONFIRMED) | 3 |
| FIRE – STRUCTURE (REPORTED) | 2 |
| FIRE – VEHICLE | 1 |
| FIRE – OTHER | 5 |
| HAZMAT | 5 |
| MOTOR VEHICLE ACCIDENTS | 28 |
| MEDICAL – QRS | 73 |
| RESCUE | 0 |
| SERVICE CALL/OTHER | 9 |
| TOTAL CALLS IN TOWN: | 156 |

| MUTUAL AID CALLS: | |
|--------------------------|----|
| RESPONSES OUT OF TOWN: | 41 |
| MUTUAL AID REQUESTS: | 11 |

| | |
|------------------------------------|------------|
| TOTAL CALLS DISPATCHED FOR: | 197 |
|------------------------------------|------------|

2. Additional Information:

- Ingomar VFC sold their 1994 Rescue/Air Truck

Submitted by: Jeff Wissner (Fire Marshal)

FIRE MARSHAL - ANNUAL 2025

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|------------------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| FIRE CODE INSPECTIONS | 12 | | | | | | | | | | | | 12 |
| FIRE CODE CITATIONS | 0 | | | | | | | | | | | | 0 |
| BURNING ORDINANCE VIOLATIONS | 0 | | | | | | | | | | | | 0 |
| BURNING ORDINANCE CITATIONS | 0 | | | | | | | | | | | | 0 |
| OPEN BURNING PERMITS | 0 | | | | | | | | | | | | 0 |
| OPEN BURNING PERMIT FEES | \$ - | | | | | | | | | | | | \$ - |
| FIREWORKS PERMITS | 0 | | | | | | | | | | | | 0 |
| FIREWORKS PERMIT FEES | \$ - | | | | | | | | | | | | \$ - |
| OCCUPANCY INSPECTIONS | 4 | | | | | | | | | | | | 4 |
| HYDRANT APPLICATIONS | 1 | | | | | | | | | | | | 1 |
| FIRE MARSHAL CALLS | 24 | | | | | | | | | | | | 24 |
| FIRE INVESTIGATIONS | 2 | | | | | | | | | | | | 2 |
| TRAINING SESSIONS ATTENDED | 2 | | | | | | | | | | | | 2 |
| TRAINING HOURS | 4 | | | | | | | | | | | | 4 |
| FIRE PREVENTION PROGRAMS | 0 | | | | | | | | | | | | 0 |
| # OF PEOPLE PRESENTED TO | 0 | | | | | | | | | | | | 0 |
| SAFETY TRAINING PROGRAMS | 0 | | | | | | | | | | | | 0 |
| # OF PEOPLE PRESENTED TO | 0 | | | | | | | | | | | | 0 |
| FALSE ALARMS | * | | | | | | | | | | | | 0 |
| FALSE ALARMS BILLED | * | | | | | | | | | | | | 0 |
| FALSE ALARMS BILLED (Amount) | * | | | | | | | | | | | | \$ - |
| FALSE ALARM FEES COLLECTED | \$ - | | | | | | | | | | | | \$ - |

* data will be provided next month

PERMITS ISSUED FROM: 1/01/2025 TO 1/31/2025

ALL PERMITS TYPES

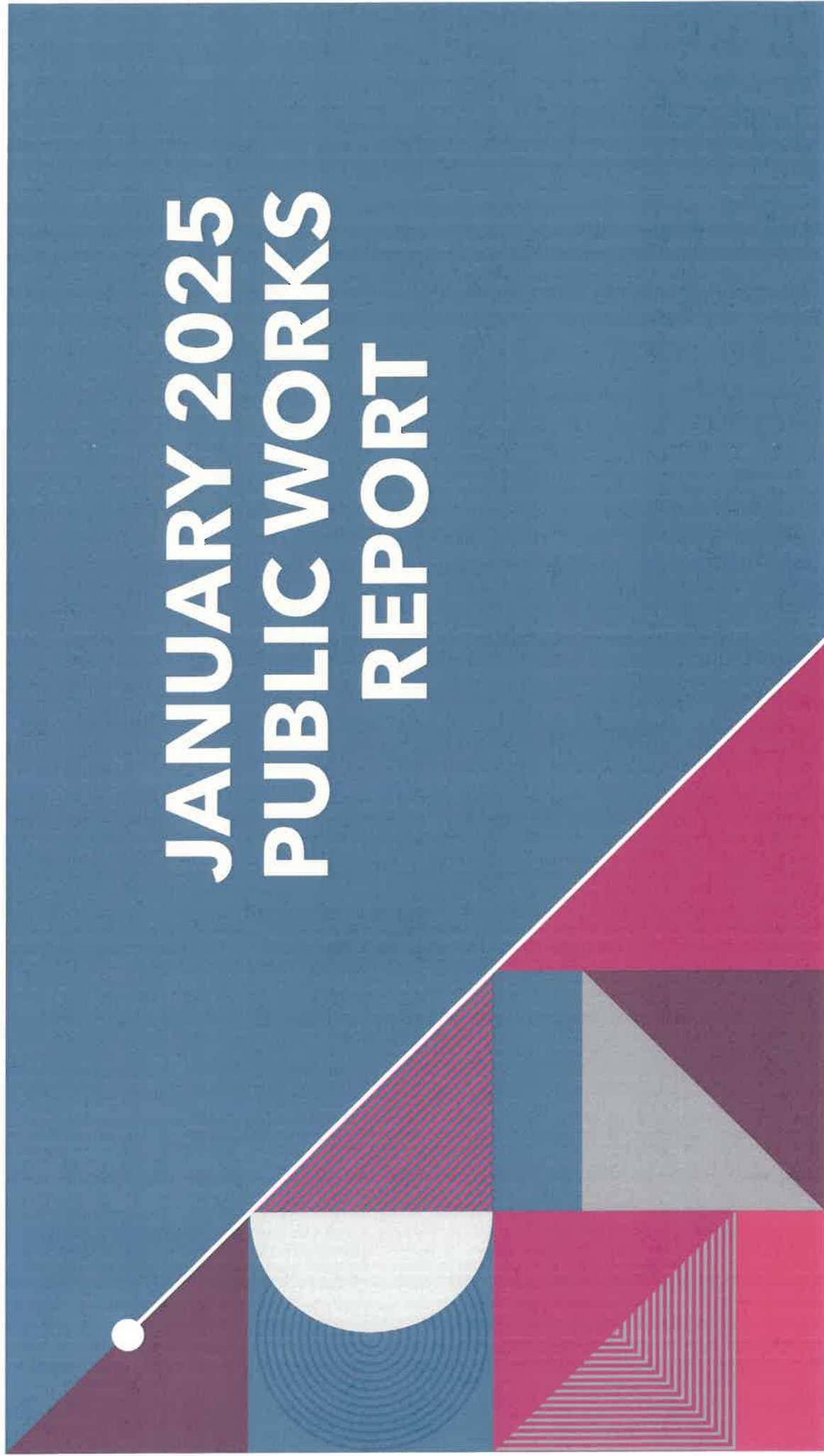
| Permit#/ Contractor | Dt Issued | Property Address Owner Name | Description Parcel ID# | Fee | Job Value |
|---|-----------|--|-------------------------------|---------|-----------|
| B-24-026757 SELF PERMIT STATUS : 2 Square Footage: Deck/Porch: 136 DECK - LESS THAN 30" ABOVE GROUND | 1/02/2025 | 7952 MANVILLE DRIVE 15237 | DECK - LESS THAN 612-L-39 | 200.00 | 4,000 |
| B-24-026760 SELF PERMIT STATUS : 2 SOLAR PANELS - ROOF MOUNTED | 1/06/2025 | 8727 HARMONY PARKWAY 15237 | SOLAR PANELS - 714-K-156 | 254.50 | 28,649 |
| S-24-026756 SIGN CITY PERMIT STATUS : 2 SIGN - "YINZERS HANGOUT" - WALL MOUNTED - 25 SQ FT | 1/07/2025 | 10441 PERRY HIGHWAY, RT 19 15090 NORTH COUNTRY ASSOCIATES | SIGN - "YINZERS 1205-D-277 | 154.50 | 332 |
| B-25-026769 TOM JONES CONSTRUCTION LLC PERMIT STATUS : 2 REPLACE/REBUILD TWO RETAINING WALLS | 1/09/2025 | 426 FRONT STREET 15237 | REPLACE/REBUILD 714-E-77 | 50.00 | 20,000 |
| B-24-026378 INCLINE HOMES LLC PERMIT STATUS : 2 Square Footage: Unf Bsmt: 2000 1st Flr: 2489 Garage: 676 Total: 5165 SINGLE FAMILY DWELLING | 1/10/2025 | 10250 TWIN HILL ROAD EXT 15090 | SINGLE FAMILY 1205-N-240 | 1370.75 | 200,000 |
| B-24-026767 PALMETTO SOLAR LLC PERMIT STATUS : 2 SOLAR PANELS - ROOF MOUNTED | 1/15/2025 | 1845 STAGE COURT 15101 | SOLAR PANELS - 717-J-24 | 254.50 | 24,900 |
| B-24-026763 D.R. HORTON, INC PERMIT STATUS : 2 TOWN HOUSE | 1/16/2025 | 9739 HOPKINS STREET 15090 | TOWN HOUSE 945-B-54-9739 | 1236.75 | 141,000 |
| B-24-026764 D.R. HORTON, INC PERMIT STATUS : 2 TOWN HOUSE | 1/16/2025 | 9737 HOPKINS STREET 15090 | TOWN HOUSE 945-B-54-9737 | 1236.75 | 141,000 |
| B-24-026765 D.R. HORTON, INC PERMIT STATUS : 2 TOWN HOUSE | 1/16/2025 | 9735 HOPKINS STREET 15090 | TOWN HOUSE 945-B-54-9735 | 1236.75 | 141,000 |
| B-24-026766 D.R. HORTON, INC PERMIT STATUS : 2 TOWN HOUSE | 1/16/2025 | 9733 HOPKINS STREET 15090 | TOWN HOUSE 945-B-54-9733 | 1236.75 | 141,000 |
| B-25-026770 ZOKAITES CONTRACTING INC PERMIT STATUS : 4 SIGN - ENTRANCE MONUMENT - 20 SQ FT | 1/16/2025 | 10055 PERRY HIGHWAY, RT 19 15090 RIDGE PITTSBURGH LP | SIGN - ENTRANCE 1071-E-251 | 154.50 | 10,000 |
| B-24-026768 DJM BUILDERS, INC. PERMIT STATUS : 2 INTERIOR DEMOLITION | 1/17/2025 | 10545 PERRY HIGHWAY 15090 JIM SHORKEY WEXFORD REAL ESTATE | INTERIOR 1348-L-147 | 304.50 | 325,000 |
| B-25-026772 MCVICKER, DAN PERMIT STATUS : 4 RENOVATIONS - REMOVE LOAD BEARING WALL | 1/17/2025 | 2036 CARRIAGE HILL ROAD 15101 | RENOVATIONS - 614-B-83 | 254.50 | 10,000 |

PERMITS ISSUED FROM: 1/01/2025 TO 1/31/2025

| Permit#/ Contractor | Dt Issued | Property Address Owner Name | Description Parcel ID# | Fee | Job Value |
|---|-----------|--|----------------------------------|--------|-----------|
| B-25-026771 JES CONSTRUCTION, LLC PERMIT STATUS : 5 RENOVATIONS - WALL REPAIR | 1/20/2025 | 9126 MARY AVENUE 15237 | RENOVATIONS - 825-L-352 | 254.50 | 12,551 |
| B-25-026776 FIRE FIGHTER SALES & SERVICE PERMIT STATUS : 2 FIRE ALARM RENOVATIONS | 1/21/2025 | 10090 OLD PERRY HIGHWAY, #5 SAINT ALEXIS CHURCH | FIRE ALARM 1071-C-381 | 454.50 | 27,000 |
| B-24-026762 ACCEL SIGN GROUP INC PERMIT STATUS : 2 SIGN - STORAGE SENSE - 60 SQ FT - FREE STANDING - REPLACEMENT | 1/22/2025 | 9987 PERRY HIGHWAY 15090 MPG PERRY HIGHWAY I LLC | SIGN - STORAGE 1071-J-201 | 154.50 | 15,000 |
| B-25-026777 ATLAS SIGN & LIGHTING LLC PERMIT STATUS : 2 SIGN - MANE HOUSE OF HAIR - 50 SQ FT - GRAPHIC REFACE ONLY | 1/23/2025 | 10326 PERRY HIGHWAY, RT 19 15090 WEXFORD CORP INC | SIGN - MANE 1206-J-283-10326B | 154.50 | 1,000 |
| B-25-026774 JES CONSTRUCTION, LLC PERMIT STATUS : 5 RENOVATIONS - WALL ANCHORS & WATERPROOFING | 1/24/2025 | 250 MOHICAN AVENUE 15237 | RENOVATIONS - 825-P-287 | 254.50 | 18,407 |
| B-25-026773 PALMETTO SOLAR LLC PERMIT STATUS : 2 SOLAR PANELS - ROOF MOUNTED | 1/27/2025 | 8389 POST ROAD 15101 | SOLAR PANELS - 717-L-329 | 254.50 | 14,940 |

TOTAL # OF PERMITS: 19 TOTAL FEES: 9471.75 TOTAL VALUE: 1,275,779

JANUARY 2025 PUBLIC WORKS REPORT

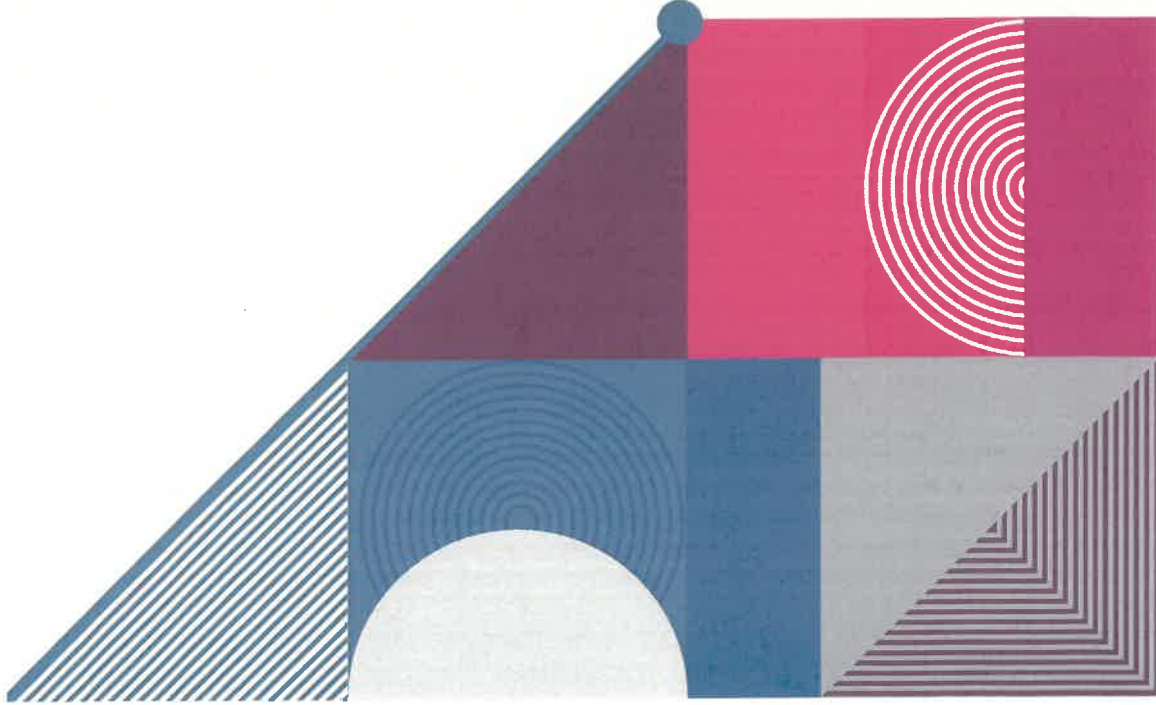


BUILDING AND GROUNDS

- Take Down Winterfest Lights
- Clean PWD Garage
- Christmas Tree Pick Up
- Town Hall Emergency Center Install
- Replace Town Hall Dry Wall
- Clean PWD Garage Drains
- Tree Work at Vincentian Park
- Remove Plaque at Vincentian Park
- Tree Trimming at Devlin Park
- Paint Tax Office At Admin Building
- Paint and Patch PWD Lunch Room
- Fill Site Nature Wall Work
- Salt Put Away In Shed

CONSTRUCTION

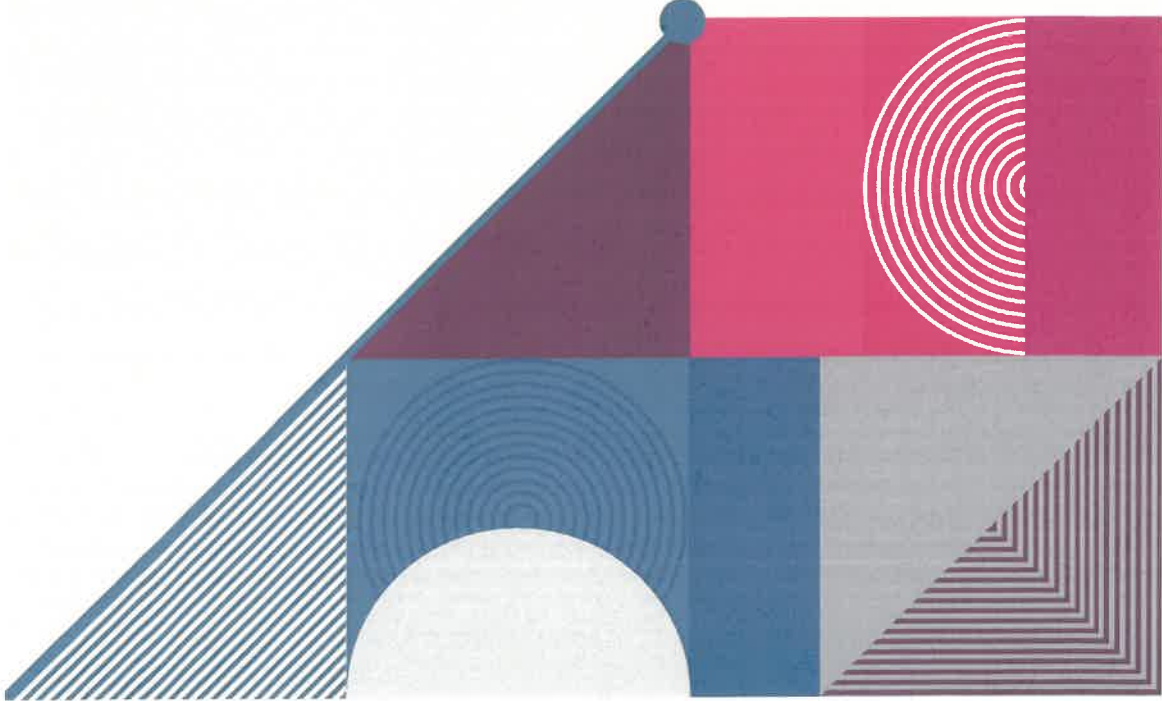
- View Crest Basin Work
- Springfield Drive Basin Work





FLEET/GARAGE WORK

- Remove Body and Replace Lift on 10 Ton
Dump Truck
- Fix Hydraulic Lines on Dump Truck
- 36 Town Vehicles/Equipment Repaired/
PM



TRAFFIC/SIGN SHOP

- (8)Traffic Signal Repairs
- (9)Traffic Sign Repairs
- (2)Traffic Camera Configuration
- (2)Traffic Signs Replaced
- (3)Tree Trimming
- (1)Deploy Emergency Generator
- (10) Name Snow Plows
- (1)Town Hall Door Decal
- (3)Water Filters Replaced
- (2) Furnace Filters Replaced
- (1) Mailbox Repair

OTHER PWD WORK

- Salt Road and Plow Roads
- 19 Call Outs in January
- Sidewalks Cleared and Salted

BODY REMOVAL/LIFT REPLACED



FILL SITE WALL BUILD



PWG DRAINS CLEANED



DEVLIN PARK TREE TRIMMING



TOWN HALL DOOR DECAL INSTALL



CHRISTMAS TREE REMOVAL



SPRINGFIELD DRIVE/VIEW CREST BASIN REPAIR/REPLACE



TOWN HALL PAINTING/ LIGHTS REPLACED PUBLIC WORKS



PLOW DECAL INSTALL




PLAQUE REMOVED AT VINCENTIAN FIELD





PUTTING SALT AWAY





UPCOMING WORK

 Paint/Patch Town Hall

 Fill Site Work

 Split Rail Fence Removal

 Side Walk @ Pickle Ball Court

 Wall Park French Drain Placement

**January 2025
Monthly Report
Town of McCandless
Department of Public Works**

Road Construction

- View Crest Basin Work
- Springfield Drive Basin Work

Parks, Buildings & Grounds

- Take Down Winterfest Lights
- Clean PWD Garage
- Christmas Tree Pick Up
- Town Hall Emergency Center Install
- Replace Town Hall Dry Wall
- Clean PWD Garage Drains
- Tree Work at Vincentian Park
- Remove Plaque at Vincentian Park
- Tree Trimming at Devlin Park
- Paint Tax Office At Admin Building
- Paint and Patch PWD Lunch Room
- Fill Site Nature Wall Work
- Salt Put Away In Shed

Traffic Control

See attached report.

Vehicle Maintenance

See attached report.

PA1 Calls

198

Permits

Park Permits-0

Driveway Permits-0

Street Opening Permits-2

Upcoming Work

- Wall Park Stormwater Run Off Work
- Springfield/Shady Oak Paving Program Basin Replacement
- Culvert Replacement at Wall Park
- Sidewalk at Pickle Ball Courts
- Fill Site wall
- Shed at Pickle Ball Courts



**Members of Council
Town of McCandless**

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of McCandless (Town), Pennsylvania, for the year ended December 31, 2023. In addition, we have audited the balance sheet, statement of revenues and expenditures, debt statement, and statements of capital expenditures and employee compensation (Schedules) included in the 2023 Annual Audit and Financial Report (DCED-CLGS-30) of the Town for the year ended December 31, 2023. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our conversation with a Member of Council about planning matters on March 19, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America

As stated in our engagement letter dated March 22, 2024, our responsibility, as described by professional standards, is to express opinions about whether the financial statements and Schedules prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America, and the accounting practices and procedures prescribed or permitted by the Pennsylvania Department of Community and Economic Development (DCED), which is a regulatory basis of accounting. Our audit of the financial statements and Schedules does not relieve you or management of your responsibilities.

In addition, our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements and Schedules are free of material misstatement. As part of our audit, we considered the system of internal control of the Town. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control. We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Significant Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in Note 1 to the financial statements and the Schedules follow accounting policies prescribed by the DCED. No new accounting policies were adopted, and the application of existing policies was not changed during 2023. We noted no transactions entered into by the Town during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements and Schedules in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements and Schedules prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and Schedules and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements and Schedules were:

Management's estimates of the pension and other post-employment benefits (OPEB), which are based on actuarial analysis and the criterion of GASB as calculated and recorded. We evaluated the methods, assumptions, and data used to develop these estimates in determining that they are reasonable in relation to the financial statements and Schedules taken as a whole.

Disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The Schedules were prepared without disclosures as permitted by the DCED. We noted no sensitive disclosures affecting the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered delays with receiving certain financial statement information which impacted the timeliness of the audit process.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements and Schedules taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements and Schedules or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 13, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Town's financial statements and Schedules or a determination of the type of auditor's opinion that may be expressed on those financial statements and Schedules, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Issues Discussed Prior to Retention of Independent Auditors

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Town's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

Required Supplementary Information

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Supplementary Information

We were engaged to report on supplementary information which accompany the financial statements but is not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the information and use of Members of Council and management of the Town, and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Maher Duessel

Pittsburgh, Pennsylvania
January 13, 2025

Town of McCandless

Financial Statements and Required Supplementary and Supplementary Information

**Year Ended December 31, 2023
with Independent Auditor's Report**

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TOWN OF MCCANDLESS

YEAR ENDED DECEMBER 31, 2023

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Independent Auditor's Report

**Members of Council
Town of McCandless**

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of McCandless (Town), Pennsylvania, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Town, as of December 31, 2023, and the respective changes in financial position and the respective budgetary comparison for the General Fund, Transportation District Fund, Capital Improvements Fund, and the American Rescue Plan Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Maier Duessel

Pittsburgh, Pennsylvania
January 13, 2025

Management's Discussion and Analysis

This section of the Town of McCandless' (Town) annual audited financial report presents a narrative overview and analysis of the Town's financial performance for the fiscal year ended December 31, 2023. Please consider this discussion and analysis in conjunction with the preceding Independent Auditor's Report and the financial statements and notes which follow in order to obtain a thorough understanding of the Town's financial condition at December 31, 2023.

Financial Highlights

- The Town's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$60,238,985 (net position) at December 31, 2023, an increase of \$2,827,854 from the net position on December 31, 2022.
- Restricted net position totaled \$608,135 as of December 31, 2023, an increase of \$21,286 from December 31, 2022. This balance includes the cash, investments, and assessments receivable to be collected through 2031. These assets must be used for construction projects in the Transportation District or for general Town capital improvements. The Transportation District encompasses the McCandless Crossing development and the immediate surrounding area.
- Unrestricted net position totaled \$21,515,549, as of December 31, 2023, an increase of \$2,979,677 from December 31, 2022.
- The total governmental fund balance was \$21,768,361 as of December 31, 2023, an increase of \$3,280,123 from December 31, 2022. Of this 2023 fund balance, \$337,655 was for prepaid assets and was therefore classified as Nonspendable. The Transportation District fund balance of \$608,135 was for capital construction projects funded through special assessments and was therefore classified as restricted. Town Council, through formal action, set aside \$7,221,964 for future capital costs, and this portion of the fund balance was therefore classified as Committed. The specific makeup of the Committed Fund Balance was as follows: \$3,892,001 in the Capital Improvements Fund to help fund the Town's Five-Year Capital Improvement Plan (CIP); \$829,963 in the Street and Water Assessment Fund to provide financing for the creation of potential new sewer, water, or sidewalk districts; \$1,088,800 in the General Fund for future capital loans to the Town's volunteer fire companies; \$2,500,000 in the General Fund for 2024 capital projects; and \$3,190,000 in the General Fund for emergency reserves.
- The fund balance in the General Fund was \$16,401,871, of which \$4,733,681 was classified as Unassigned, at December 31, 2023. The Unassigned fund balance was 26.2% of General Fund revenues for 2023. The total fund balance in the General Fund increased \$2,730,246 from December 31, 2022 to December 31, 2023. Revenues plus other financing sources exceeded expenditures plus other financing uses (other than operating transfers to other funds) by \$2,730,246. The Town transferred \$2,240,835 from the General Fund to the Capital

Improvements Fund. The Town transferred \$745,000 from the American Rescue Plan Act Fund to the General Fund for revenue replacement for general government services in 2023.

- As of December 31, 2023, the Town's Police Defined Benefit Pension Plan was 96.2% funded.
- On December 31, 2023, the Town had no outstanding debt.
- The Town's real estate tax rate was 1.236 mills (\$123.60 per \$100,000 in assessed value) in 2023.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements. The first two statements (pages 1 - 2) are government-wide financial statements. They provide a broad overview of the Town's finances in a manner similar to a private-sector business.

The *statement of net position* includes all of the Town's assets and deferred outflows of resources and liabilities and deferred inflows of resources, except fiduciary funds. The difference between the assets and deferred outflows of resources and liabilities and deferred inflows of resources, reported as net position, can be viewed as one way to measure the Town's financial health. Over time, increases or decreases in net position may serve as an indicator of whether the Town's financial position is improving or deteriorating.

The *statement of activities* presents information showing how the Town's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (i.e. uncollected taxes).

The governmental activities of the Town include general government, public safety, public works, and culture and recreation. These functions are all supported principally by taxes and intergovernmental revenues. The Town has no business-type activities or legally separate entities (component units) included in these statements.

Fund Financial Statements. The fund financial statements provide detailed information about the Town's significant funds, not the Town as a whole. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Some funds are required by State law. The basic fund financial statements can be found on pages 3 - 12.

The Town has two types of funds:

1. *Governmental funds.* All of the Town's basic services are included in the governmental funds. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. This information can be useful in evaluating the Town's financial requirements. The relationship between governmental activities (Statement of Net Position and Statement of Activities) and governmental funds is described in a reconciliation that follows the governmental fund financial statements (see pages 4 - 6).
2. *Fiduciary funds.* Fiduciary funds are used to account for resources held for the benefit of parties outside the Town. They are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Town's programs. The Town is trustee for two defined benefit pension plans, one for police and one for non-uniformed employees who were hired before April 1, 1985. In addition, the Town has an agency fund for the collection and disbursement of taxes. The basic fiduciary fund statements can be found on pages 11 and 12.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 13 - 43.

Required Supplementary Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Town's progress in funding its obligation to provide pension and other post-employment benefits to its employees. Required supplementary information can be found on pages 44 - 50 of this report.

Additional Supplementary Information. The Town also provides combining and individual fund financial statements to help present a more detailed picture of where the Town generates and utilizes its financial resources. These statements can be found on pages 51 - 58 of this report.

Government-Wide Financial Analysis

A summary of the Town's net position at December 31, 2023 follows. A more detailed presentation of 2023 activity appears on page 1 of the financial statements.

Summary of Statement of Net Position December 31, 2023 and December 31, 2022

| | Governmental Activities | | |
|--------------------------------------|-------------------------|----------------------|---------------------|
| | 2023 | 2022 | Variance |
| Current and other assets | \$ 26,885,929 | \$ 24,395,878 | \$ 2,490,051 |
| Capital assets | 38,115,301 | 38,288,410 | (173,109) |
| Deferred pension and OPEB outflows | 1,959,670 | 2,828,698 | (869,028) |
| Total assets and outflows | 66,960,900 | 65,512,986 | 1,447,914 |
| Current and other liabilities | 2,473,858 | 3,076,913 | (603,055) |
| Non-current liabilities | 3,977,453 | 4,985,206 | (1,007,753) |
| Deferred pension and OPEB inflows | 270,604 | 39,736 | 230,868 |
| Total liabilities and inflows | 6,721,915 | 8,101,855 | (1,379,940) |
| Net investment in capital assets | 38,115,301 | 38,288,410 | (173,109) |
| Restricted | 608,135 | 586,849 | 21,286 |
| Unrestricted | 21,515,549 | 18,535,872 | 2,979,677 |
| Total net position | \$ 60,238,985 | \$ 57,411,131 | \$ 2,827,854 |

Of the Town's total net position, 63.3% is classified as capital assets. Included is \$28,449,662 for infrastructure assets.

The unrestricted net position of \$21,515,549 includes \$4,445,456 in taxes, loans, and assessments receivable that will not be collected until the following year and therefore are not available to pay current year expenditures.

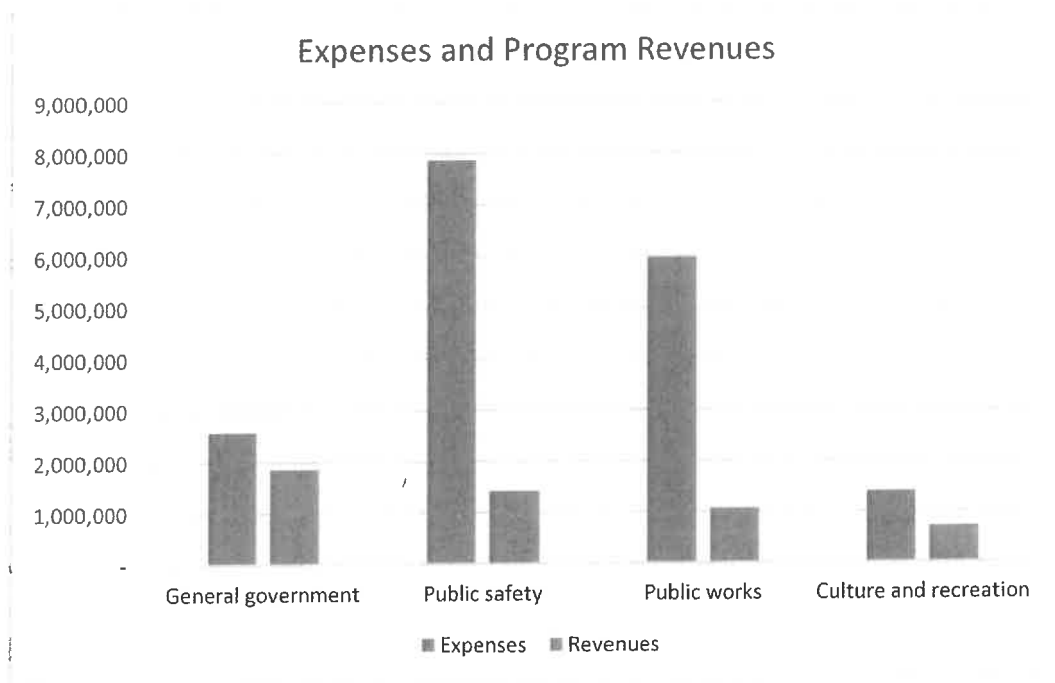
The Town's total net position increased \$2,827,854 in 2023. A summary of what contributes to this amount follows. Additional information regarding 2023 activity can be found on page 2 of the financial statements.

Summary of Statement of Activities
Years Ended December 31, 2023 and December 31, 2022

| | Governmental Activities | | |
|------------------------------------|-------------------------|----------------------|---------------------|
| | 2023 | 2022 | Variance |
| Revenues | | | |
| Program Revenues: | | | |
| Charges for services | \$ 815,463 | \$ 991,838 | \$ (176,375) |
| Operating grants and contributions | 3,518,168 | 3,315,779 | 202,389 |
| Capital grants and contributions | 729,206 | 345,962 | 383,244 |
| General Revenues: | | | |
| Real estate | 3,523,160 | 3,412,930 | 110,230 |
| Earned income | 7,109,581 | 6,896,911 | 212,670 |
| Other taxes | 4,288,282 | 4,482,611 | (194,329) |
| Gain on disposal of capital assets | 62,100 | 232 | 61,868 |
| Other revenues | 614,015 | 278,057 | 335,958 |
| Total revenues | 20,659,975 | 19,724,320 | 935,655 |
| Expenses | | | |
| General government | 2,582,027 | 2,408,155 | 173,872 |
| Public safety | 7,880,391 | 7,764,642 | 115,749 |
| Public works | 5,973,411 | 6,734,692 | (761,281) |
| Culture and recreation | 1,396,292 | 527,576 | 868,716 |
| Total expenses | 17,832,121 | 17,435,065 | 397,056 |
| Change in net position | 2,827,854 | 2,289,255 | 538,599 |
| Net position - January 1 | 57,411,131 | 55,121,876 | 2,289,255 |
| Net position - December 31 | <u>\$ 60,238,985</u> | <u>\$ 57,411,131</u> | <u>\$ 2,827,854</u> |

Total government-wide revenues were \$20,659,975 in 2023. The largest source of revenue was earned income taxes, which represented 34.4% of the total. Other major sources were real estate taxes at 17.1%, other taxes at 20.8%, and operating grants and contributions at 17.0%. Additional information can be found on page 2 of the financial statements.

Another feature of the government-wide financial statements is the comparison of program expenses to the revenues that are generated specifically to pay for those expenses. The following chart shows the relationship by program area. Additional information can be found on page 2 of the financial statements.



Financial Analysis of the Town's Funds

The Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Town actually utilizes six separate governmental funds to achieve this objective.

As of December 31, 2023, the Town's governmental funds had a combined fund balance of \$21,768,361. The specific makeup of this fund balance, by governmental fund type, is as follows:

Fund Balance by Fund
December 31, 2023 and December 31, 2022

| Fund | 2023 Dollar Value | 2023 Percent of Total | 2022 Dollar Value | 2022 Percent of Total |
|-----------------------------|----------------------|--------------------------|----------------------|--------------------------|
| General | \$ 16,401,871 | 75.3% | \$ 13,671,625 | 62.8% |
| Capital Improvements | 3,892,001 | 17.9% | 3,398,512 | 15.6% |
| Transportation District | 608,135 | 2.8% | 586,849 | 2.7% |
| American Rescue Plan | 36,391 | 0.2% | 16,374 | 0.1% |
| State Highway Aid | - | 0.0% | - | 0.0% |
| Street and Water Assessment | 829,963 | 3.8% | 814,878 | 3.7% |
| Total Fund Balance | \$ 21,768,361 | 100.0% | \$ 18,488,238 | 84.9% |

The Capital Improvements fund balance is Committed by Town Ordinance to help fund the Town's Five-Year Capital Improvement Plan (CIP). The Town's Five-Year CIP, as adopted in conjunction with the Town's 2024 Operating Budget, shows projected capital project and improvement costs for the period 2024-2028 totaling \$20,669,530.

The General Fund is the chief operating fund of the Town. The Town amended its Fund Balance and Reserve Policy by Resolution No. 21 of 2015. This amended policy reflects Town Council's overall funding goals to (1) Maintain a minimum bond rating of AA, (2) Minimize interest expenses by funding capital projects using reserves to augment annual revenue rather than debt whenever possible, and (3) Maintain a consistently low tax rate that does not fluctuate from year to year. In addition, a minimum Unassigned Fund Balance level was set at two (2) months of the average monthly General Fund operating revenues or operating expenditures for the most recent three fiscal years, whichever is greater. The Town has elected to show this emergency reserve as Committed Fund Balance and equates it to \$3,190,000 in 2023. A portion of the General Fund Committed fund balance of \$1,088,800 was Committed by Town Ordinance to be utilized as a revolving loan fund to help the Town's volunteer fire departments purchase new pieces of apparatus. The Town loans up to 50% of the cost of the item, and the fire department then pays back the fund over a ten-year period with no interest. The remaining Committed fund balance is designated by budget ordinance for the funding of capital projects in 2023 of \$2,500,000. At December 31, 2023, \$4,733,681 was Unassigned, and therefore available to meet the Town's current and future needs.

The Street and Water Assessment fund balance is Committed by Town Ordinance to front the cost for improvements to items such as private roads or the extension of water lines or sidewalks as requested by property owners or required by the Town. Property owners that benefit from the project are then assessed a pro-rata fee, which is placed back into the fund.

The Transportation District fund balance is Restricted by Town Ordinance to the infrastructure improvements to be made along Duncan Avenue and Cumberland Road to the east and west of McKnight Road. Any excess funds can then be used for general Town infrastructure improvements.

The fund balance in the General Fund increased \$2,730,246 in 2023. Factors that contributed to this increase in 2023 included the following:

- Act 511 Taxes performed better than expected, specifically Earned Income Tax (6% over budget), Realty Transfer Tax (51% over budget) and Business Privilege Tax (9%). These items, specifically Business Privilege Tax given it's based on prior year's income, were expected to perform more conservatively; however, the economy in 2022 and 2023 was more supportive of these items than anticipated. The Town's Realty Transfer Tax was significantly higher due to the sales of two large commercial parcels in December 2023.
- In addition to Act 511 Taxes, Regional Asset District County Sales, reported within the Local Funding classification, and Interest Income also performed better than expected.
- The Town transferred \$745,000 in American Rescue Plan Act funds into the General Fund for fiscal year 2023 for general government services support.

General Fund Budgetary Highlights

A reduction of \$1,487,340 in General Fund fund balance was originally budgeted. The increase in expenditures from the original budget to the final amended budget, as passed by Town Council, totaled \$70,000, and can be briefly summarized as higher than expected costs in ordinance codification and vehicle upfits.

More detailed information on each of these can be found on pages 51 - 52 of the financial statements.

Total revenues and other financing sources in 2023 were \$2,109,586 over the amended budget, and total expenditures and other financing uses were \$2,108,000 under the amended budget.

Capital Asset and Debt Administration

Capital Assets. The Town's investment in capital assets at December 31, 2023 amounted to \$38,115,301, net of accumulated depreciation. Capital assets consist primarily of land, buildings and improvements, machinery and equipment, and infrastructure. The Town's investment in capital assets can be summarized as follows:

| Summary of Capital Assets (net of depreciation) | | | |
|--|---------------------------------|---------------------------------|---------------------|
| | Balance at December 31, 2023 | Balance at December 31, 2022 | Variance |
| Capital Assets: | | | |
| Land | \$ 3,907,401 | \$ 3,907,401 | \$ - |
| Construction in progress | 527,829 | - | 527,829 |
| Buildings and improvements | 5,525,171 | 5,525,171 | - |
| Furniture and equipment | 369,861 | 369,861 | - |
| Machinery and equipment | 2,037,910 | 1,765,720 | 272,190 |
| Vehicles | 3,248,515 | 3,277,295 | (28,780) |
| Infrastructure | 53,618,485 | 53,257,584 | 360,901 |
| Total capital assets | <u>69,235,172</u> | <u>68,103,032</u> | <u>1,132,140</u> |
| Less accumulated depreciation for: | | | |
| Buildings and improvements | 2,443,787 | 2,291,761 | 152,026 |
| Furniture and equipment | 347,385 | 343,900 | 3,485 |
| Machinery and equipment | 1,186,680 | 1,087,166 | 99,514 |
| Vehicles | 1,973,196 | 2,069,285 | (96,089) |
| Infrastructure | 25,168,823 | 24,022,510 | 1,146,313 |
| Total accumulated depreciation | <u>31,119,871</u> | <u>29,814,622</u> | <u>1,305,249</u> |
| Net capital assets | <u>\$ 38,115,301</u> | <u>\$ 38,288,410</u> | <u>\$ (173,109)</u> |

More detailed information can be found on page 27 of the financial statements.

Major capital asset events during 2023 included the following:

- The annual repaving and rebuilding of Town roads cost approximately \$1,150,233 of which 100% qualified for capitalization in 2023.
- The Blazier Culvert Retrofit was Construction in Progress as of December 31, 2023 in the amount of \$527,829.
- Vehicle & Equipment purchases included two Police Interceptors, F250 Pick-up, and a 5-Ton Dump Trucks with snowplows for a combined cost of \$404,850.

Debt Administration. At December 31, 2023, the Town had no outstanding debt.

Economic Factors Affecting Budget and Rates for 2024

To the extent possible and practical, the Town of McCandless utilizes zero-based budgeting when projecting future revenues and program expenditures. There are certain assumptions that must be made, even when using this approach. In preparing the 2024 budget, the Town assumed the following:

- The Town property tax rate was maintained at 1.236 mills.
- Taxable earnings for residents and businesses of the Town would increase slightly in 2024 from the amended 2023 budget within consumer price index standards.
- There would be no tax increases or new sources of revenue in 2024.

The Town set its tax rates and fees for services for 2024 with the goal of maintaining a fund balance level at a minimum of approximately 17% of operating costs into the future. Included in this goal is the expectation the Town will continue to fund capital expenditures from the proceeds of continuing general operations. The 2024 budget passed by Town Council was balanced less the anticipated contribution to the Capital Improvements Project Fund established in the Town's fund balance policy described above. The Town's General Fund fund balance is anticipated to decrease by \$1,425,936 from the 2023 projected fund balance level of \$13,671,625 (projected as of November 2023, when the 2023 budget was prepared), to an anticipated 2024 year-end balance of \$12,245,689 or 63.6% of projected operating costs.

Requests for Information

This financial report is designed to provide a general overview of the Town of McCandless' finances. If you have questions concerning any of the information provided in this report or would like additional information, please contact:

Trisha Greathouse
Assistant Town Manager
Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

TOWN OF McCANDLESS

STATEMENT OF NET POSITION

DECEMBER 31, 2023

| Assets | Governmental Activities |
|--|--------------------------------|
| Cash and cash equivalents | \$ 22,102,818 |
| Prepaid assets | 337,655 |
| Receivables: | |
| Taxes | 1,958,261 |
| Assessments | 810,338 |
| Loans | 390,000 |
| Other | 1,286,857 |
| Capital assets not being depreciated | 4,435,230 |
| Capital assets, net of accumulated depreciation | 5,230,409 |
| Infrastructure assets, net of accumulated depreciation | 28,449,662 |
| Total Assets | 65,001,230 |
| Deferred Outflows of Resources | |
| Deferred outflows of resources related to pension | 1,651,964 |
| Deferred outflows of resources related to OPEBs | 307,706 |
| Total Deferred Outflows of Resources | 1,959,670 |
| Liabilities | |
| Accounts payable | 570,977 |
| Due to other funds - fiduciary funds | 103,341 |
| Accrued payroll liabilities | 355,606 |
| Escrow deposits | 424,526 |
| Unearned revenue | 941,165 |
| OPEB liability, due within one year | 78,243 |
| Long-term liabilities due in more than one year: | |
| Compensated absences | 85,388 |
| OPEB liability | 2,913,077 |
| Net pension liability | 978,988 |
| Total Liabilities | 6,451,311 |
| Deferred Inflows of Resources | |
| Deferred inflows of resources related to pension | 248,320 |
| Deferred inflows of resources related to OPEBs | 22,284 |
| Total Deferred Inflows of Resources | 270,604 |
| Net Position | |
| Net investment in capital assets | 38,115,301 |
| Restricted: | |
| Transportation District | 608,135 |
| Unrestricted | 21,515,549 |
| Total Net Position | \$ 60,238,985 |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2023

| Functions/Programs | Program Revenues | | | Net (Expense) Revenue and Change in Net Position |
|--|------------------|----------------------|------------------------------------|--|
| | Expenses | Charges for Services | Operating Grants and Contributions | |
| Governmental activities: | | | | |
| General government | \$ 2,582,027 | \$ 479,472 | \$ 1,381,433 | \$ (721,122) |
| Public safety | 7,880,391 | 324,511 | 1,101,235 | (6,454,645) |
| Public works | 5,973,411 | 4,661 | 1,035,500 | (4,905,633) |
| Culture and recreation | 1,396,292 | 6,819 | - | (687,884) |
| Total governmental activities | \$ 17,832,121 | \$ 815,463 | \$ 3,518,168 | (12,769,284) |
| General revenues: | | | | |
| Taxes: | | | | |
| Real estate | | | | 3,523,160 |
| Earned income | | | | 7,109,581 |
| Real estate transfer | | | | 1,966,226 |
| Local service tax | | | | 761,491 |
| Business privilege | | | | 1,554,465 |
| Mechanical devices | | | | 6,100 |
| Interest and rental income | | | | 565,814 |
| Gain on sale of capital assets | | | | 62,100 |
| Refunds of prior year revenues (expenses), net | | | | 48,201 |
| Total general revenues | | | | 15,597,138 |
| Change in Net Position | | | | 2,827,854 |
| Net position - beginning of year | | | | 57,411,131 |
| Net position - end of year | | | | \$ 60,238,985 |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

BALANCE SHEET - GOVERNMENTAL FUNDS

DECEMBER 31, 2023

| | General Fund | Transportation District Fund | Capital Improvements Fund | American Rescue Plan Fund | Other Governmental Funds | Total Governmental Funds |
|---|----------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------|--------------------------------|
| Assets | | | | | | |
| Cash and cash equivalents | \$ 15,250,743 | \$ 542,451 | \$ 4,697,286 | \$ 783,466 | \$ 828,872 | \$ 22,102,818 |
| Prepaid assets | 337,655 | - | - | - | - | 337,655 |
| Receivables: | | | | | | |
| Taxes | 1,958,261 | - | - | - | - | 1,958,261 |
| Assessments | - | 771,881 | - | - | 38,457 | 810,338 |
| Loans | 390,000 | - | - | - | - | 390,000 |
| Other | 906,611 | 6,559 | 372,596 | - | 1,091 | 1,286,857 |
| Due from other funds | 888,640 | 59,125 | - | 91,625 | - | 1,039,390 |
| Total Assets | \$ 19,731,910 | \$ 1,380,016 | \$ 5,069,882 | \$ 875,091 | \$ 868,420 | \$ 27,925,319 |
| Liabilities, Deferred Inflows of Resources, and Fund Balance | | | | | | |
| Liabilities: | | | | | | |
| Accounts payable | \$ 306,436 | \$ - | \$ 264,541 | \$ - | \$ - | \$ 570,977 |
| Accrued payroll liabilities | 355,606 | - | - | - | - | 355,606 |
| Escrow deposits | 424,526 | - | - | - | - | 424,526 |
| Unearned revenue | 77,765 | - | 24,700 | 838,700 | - | 941,165 |
| Due to other funds | 254,091 | - | 888,640 | - | - | 1,142,731 |
| Total Liabilities | 1,418,424 | - | 1,177,881 | 838,700 | - | 3,435,005 |
| Deferred Inflows of Resources: | | | | | | |
| Unavailable revenue: | | | | | | |
| Taxes | 1,521,615 | - | - | - | - | 1,521,615 |
| Loans receivable | 390,000 | - | - | - | - | 390,000 |
| Assessments | - | 771,881 | - | - | 38,457 | 810,338 |
| Total Deferred Inflows of Resources | 1,911,615 | 771,881 | - | - | 38,457 | 2,721,953 |
| Fund Balance: | | | | | | |
| Nonspendable: | | | | | | |
| Prepaid | 337,655 | - | - | - | - | 337,655 |
| Restricted: | | | | | | |
| Capital construction | - | 608,135 | - | - | - | 608,135 |
| Committed: | | | | | | |
| Fire apparatus | 1,088,800 | - | - | - | - | 1,088,800 |
| Capital projects | 2,500,000 | - | 3,892,001 | - | 829,963 | 7,221,964 |
| Emergency reserve | 3,190,000 | - | - | - | - | 3,190,000 |
| Assigned: | | | | | | |
| Police OPEB | 402,940 | - | - | - | - | 402,940 |
| K-9 Program | 575 | - | - | - | - | 575 |
| EG Channel | 53,220 | - | - | - | - | 53,220 |
| Emergency reserve | 1,595,000 | - | - | - | - | 1,595,000 |
| Capital projects | 2,500,000 | - | - | - | - | 2,500,000 |
| Unassigned | 4,733,681 | - | - | 36,391 | - | 4,770,072 |
| Total Fund Balance | 16,401,871 | 608,135 | 3,892,001 | 36,391 | 829,963 | 21,768,361 |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balance | \$ 19,731,910 | \$ 1,380,016 | \$ 5,069,882 | \$ 875,091 | \$ 868,420 | \$ 27,925,319 |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE GOVERNMENT-WIDE STATEMENT OF NET POSITION

DECEMBER 31, 2023

| | |
|--|-----------------------------|
| Total Fund Balance - Governmental Funds | \$ 21,768,361 |
| Amounts reported for governmental activities in the statement of net position are different because: | |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds. | 38,115,301 |
| Certain taxes are not available to pay for current period expenditures and, therefore, are unavailable in the funds. | 1,521,615 |
| Loans receivable and assessments receivable will be collected in future years and are not available soon enough to pay for the current period's expenditures and, therefore, are unavailable in the funds. | 1,200,338 |
| Compensated absences are not due and payable in the current period and, therefore, are not reported in the funds. | (85,388) |
| The actuarially accrued net pension liability, and deferred inflows and outflows of resources for pensions, are not recorded on the fund financial statements. | 424,656 |
| The actuarially accrued OPEB liability, and deferred inflows and outflows of resources for OPEB, are not recorded on the fund financial statements. | <u>(2,705,898)</u> |
| Total Net Position - Governmental Activities | <u>\$ 60,238,985</u> |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS

YEAR ENDED DECEMBER 31, 2023

| | General Fund | Transportation District Fund | Capital Improvements Fund | American Rescue Plan Fund | Other Governmental Funds | Total Governmental Funds |
|--|----------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------|--------------------------------|
| Revenues: | | | | | | |
| Taxes | \$ 14,950,429 | \$ - | \$ - | \$ - | \$ - | \$ 14,950,429 |
| Licenses, permits, fines, and forfeits | 458,661 | - | - | - | - | 458,661 |
| Interest, rents, and royalties | 321,510 | 21,321 | 175,639 | 20,017 | 27,327 | 565,814 |
| Intergovernmental | 1,847,243 | - | 701,589 | 745,000 | 886,227 | 4,180,059 |
| Charges for services | 426,802 | - | - | - | - | 426,802 |
| Assessments | 1,515 | 124,665 | - | - | - | 126,180 |
| Contributions and donations | 39,698 | - | - | - | - | 39,698 |
| Total revenues | <u>18,045,858</u> | <u>145,986</u> | <u>877,228</u> | <u>765,017</u> | <u>913,554</u> | <u>20,747,643</u> |
| Expenditures: | | | | | | |
| Current: | | | | | | |
| General government | 1,808,081 | - | 480,978 | - | - | 2,289,059 |
| Public safety | 7,712,422 | - | - | - | - | 7,712,422 |
| Public works | 3,320,162 | - | 640,309 | - | - | 3,960,471 |
| Culture and recreation | 873,253 | - | 444,653 | - | - | 1,317,906 |
| Capital outlays | 216,160 | - | 2,081,803 | - | - | 2,297,963 |
| Total expenditures | <u>13,930,078</u> | <u>-</u> | <u>3,647,743</u> | <u>-</u> | <u>-</u> | <u>17,577,821</u> |
| Excess (Deficiency) of Revenues Over Expenditures | <u>4,115,780</u> | <u>145,986</u> | <u>(2,770,515)</u> | <u>765,017</u> | <u>913,554</u> | <u>3,169,822</u> |
| Other Financing Sources (Uses): | | | | | | |
| Sale of assets | 62,100 | - | - | - | - | 62,100 |
| Refunds of prior year revenues | (110,492) | - | - | - | - | (110,492) |
| Refunds of prior year expenditures | 158,693 | - | - | - | - | 158,693 |
| Operating transfers in | 745,000 | - | 3,264,004 | - | - | 4,009,004 |
| Operating transfers out | (2,240,835) | (124,700) | - | (745,000) | (898,469) | (4,009,004) |
| Total other financing sources (uses) | <u>(1,385,534)</u> | <u>(124,700)</u> | <u>3,264,004</u> | <u>(745,000)</u> | <u>(898,469)</u> | <u>110,301</u> |
| Net Change in Fund Balance | <u>2,730,246</u> | <u>21,286</u> | <u>493,489</u> | <u>20,017</u> | <u>15,085</u> | <u>3,280,123</u> |
| Fund Balance: | | | | | | |
| Beginning of year | <u>13,671,625</u> | <u>586,849</u> | <u>3,398,512</u> | <u>16,374</u> | <u>814,878</u> | <u>18,488,238</u> |
| End of year | <u>\$ 16,401,871</u> | <u>\$ 608,135</u> | <u>\$ 3,892,001</u> | <u>\$ 36,391</u> | <u>\$ 829,963</u> | <u>\$ 21,768,361</u> |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2023

| | |
|---|------------------------------|
| Net Change in Fund Balance - Governmental Funds | \$ 3,280,123 |
| <p>Amounts reported for governmental activities in the statement of activities are different because:</p> <p>Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation expense exceeded capital outlays in the current period.</p> | |
| Capital outlays | \$ 2,151,047 |
| Less: Depreciation expense | <u>(2,324,156)</u> (173,109) |
| Some taxes will not be collected for several months after the Town's year-end, and they are not considered "available" revenues in the governmental funds. | (29,406) |
| Loans receivable in the statement of activities differ from the amount reported in the governmental funds because the loan is recognized as a revenue in the funds when it is due. The remaining receivable balance is considered to be a deferred inflow of resources in the governmental fund statements. This is the amount recognized in the government-wide financial statements for loans due from the Town of McCandless volunteer fire companies less the amount recognized in the governmental fund statements during the current year. | (70,000) |
| Assessment amounts for the Transportation District Fund and the Street and Water Fund in the statement of activities differ from the amount reported in the governmental funds because the assessment is recognized as a revenue in the funds when it is due. The remaining receivable balance is considered to be a deferred inflow of resources in the governmental fund statements. This is the amount recognized in the government-wide financial statements for Phase III assessments and street, water, and sewer assessments less the amount recognized in the governmental fund statements during the current year. | (98,563) |
| Changes in the compensated absences liability are reflected as an adjustment to expense on the statement of activities, but not included in the fund statements. | 21,424 |
| Changes in the OPEB liability and related deferred inflows and outflows of resources do not affect current financial resources and, therefore, are not reflected on the fund statements. | (229,255) |
| Changes in the net pension asset and liability and related deferred inflows and outflows of resources do not affect current financial resources and, therefore, are not reflected on the fund statements. | <u>126,640</u> |
| Change in Net Position of Governmental Activities | <u><u>\$ 2,827,854</u></u> |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL GENERAL FUND

YEAR ENDED DECEMBER 31, 2023

| | Original Budget | Amended Budget | Actual | Variance |
|--|-----------------------|-----------------------|---------------------|---------------------|
| Revenues: | | | | |
| Taxes | \$ 13,174,750 | \$ 13,174,750 | \$ 14,950,429 | \$ 1,775,679 |
| Licenses, permits, fines, and forfeits | 424,175 | 424,175 | 458,661 | 34,486 |
| Interest, rents, and royalties | 40,000 | 140,000 | 321,510 | 181,510 |
| Intergovernmental | 1,770,075 | 1,740,075 | 1,847,243 | 107,168 |
| Charges and fees | 380,890 | 374,890 | 426,802 | 51,912 |
| Assessments | 7,900 | 7,900 | 1,515 | (6,385) |
| Contributions and donations | 67,500 | 73,500 | 39,698 | (33,802) |
| Total revenues | 15,865,290 | 15,935,290 | 18,045,858 | 2,110,568 |
| Expenditures: | | | | |
| Current: | | | | |
| General government | 2,460,295 | 2,520,295 | 1,832,026 | 688,269 |
| Public safety | 8,327,295 | 8,337,295 | 7,841,062 | 496,233 |
| Public works | 4,181,895 | 4,116,895 | 3,383,737 | 733,158 |
| Culture and recreation | 995,085 | 1,060,085 | 873,253 | 186,832 |
| Total expenditures | 15,964,570 | 16,034,570 | 13,930,078 | 2,104,492 |
| Excess (Deficiency) of Revenues Over Expenditures | (99,280) | (99,280) | 4,115,780 | 4,215,060 |
| Other Financing Sources (Uses): | | | | |
| Sale of assets | 15,000 | 15,000 | 62,100 | 47,100 |
| Refunds of prior year revenues | (114,000) | (114,000) | (110,492) | 3,508 |
| Refunds of prior year expenditures | 195,000 | 195,000 | 158,693 | (36,307) |
| Operating transfers in | 756,775 | 756,775 | 745,000 | (11,775) |
| Operating transfers out | (2,240,835) | (2,240,835) | (2,240,835) | - |
| Total other financing sources (uses) | (1,388,060) | (1,388,060) | (1,385,534) | 2,526 |
| Net Change in Fund Balance | <u>\$ (1,487,340)</u> | <u>\$ (1,487,340)</u> | <u>\$ 2,730,246</u> | <u>\$ 4,217,586</u> |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL TRANSPORTATION DISTRICT FUND

YEAR ENDED DECEMBER 31, 2023

| | Original Budget | Amended Budget | Actual | Variance |
|--|--------------------|-------------------|------------------|------------------|
| Revenues: | | | | |
| Interest, rents, and royalties | \$ 4,500 | \$ 4,500 | \$ 21,321 | \$ 16,821 |
| Assessments | 124,650 | 124,650 | 124,665 | 15 |
| Total revenues | 129,150 | 129,150 | 145,986 | 16,836 |
| Other Financing Sources (Uses): | | | | |
| Operating transfers out | (124,700) | (124,700) | (124,700) | - |
| Net Change in Fund Balance | <u>\$ 4,450</u> | <u>\$ 4,450</u> | <u>\$ 21,286</u> | <u>\$ 16,836</u> |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL CAPITAL IMPROVEMENTS FUND

YEAR ENDED DECEMBER 31, 2023

| | Original Budget | Amended Budget | Actual | Variance |
|--|-----------------------|-----------------------|-------------------|---------------------|
| Revenues: | | | | |
| Interest, rents, and royalties | \$ 20,000 | \$ 20,000 | \$ 175,639 | \$ 155,639 |
| Intergovernmental | 833,435 | 833,435 | 701,589 | (131,846) |
| Total revenues | 853,435 | 853,435 | 877,228 | 23,793 |
| Expenditures: | | | | |
| General government | 1,233,000 | 1,233,000 | 480,978 | 752,022 |
| Public works | 4,965,500 | 4,965,500 | 2,722,112 | 2,243,388 |
| Culture and recreation | 578,500 | 578,500 | 444,653 | 133,847 |
| Total expenditures | 6,777,000 | 6,777,000 | 3,647,743 | 3,129,257 |
| Excess (Deficiency) of Revenues Over Expenditures | (5,923,565) | (5,923,565) | (2,770,515) | 3,153,050 |
| Other Financing Sources (Uses): | | | | |
| Operating transfers in | 3,250,835 | 3,250,835 | 3,264,004 | 13,169 |
| Net Change in Fund Balance | <u>\$ (2,672,730)</u> | <u>\$ (2,672,730)</u> | <u>\$ 493,489</u> | <u>\$ 3,166,219</u> |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL AMERICAN RESCUE PLAN FUND

YEAR ENDED DECEMBER 31, 2023

| | Original Budget | Amended Budget | Actual | Variance |
|--|---------------------|---------------------|------------------|-------------------|
| Revenues: | | | | |
| Interest, rents, and royalties | \$ 3,000 | \$ 3,000 | \$ 20,017 | \$ 17,017 |
| Intergovernmental | - | - | 745,000 | 745,000 |
| Total revenues | 3,000 | 3,000 | 765,017 | 762,017 |
| Other Financing Sources (Uses): | | | | |
| Operating transfers out | (756,775) | (756,775) | (745,000) | 11,775 |
| Net Change in Fund Balance | <u>\$ (753,775)</u> | <u>\$ (753,775)</u> | <u>\$ 20,017</u> | <u>\$ 773,792</u> |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

STATEMENT OF FIDUCIARY NET POSITION FIDUCIARY FUNDS

DECEMBER 31, 2023

| | Pension Trust Funds | Custodial Funds |
|--|-----------------------------|--------------------|
| | <hr/> | <hr/> |
| Assets | | |
| <hr/> | | |
| Cash and cash equivalents | \$ 487,907 | \$ 441,818 |
| Investments: | | |
| U.S. Treasury and agency obligations | 6,552,949 | - |
| Equities | 8,271,062 | - |
| Mutual funds | 5,309,519 | - |
| Interest receivable | 37,750 | - |
| Due from other funds | - | 103,341 |
| | <hr/> | <hr/> |
| Total Assets | 20,659,187 | 545,159 |
| | <hr/> | <hr/> |
| Liabilities | | |
| <hr/> | | |
| Accounts payable | - | 5,418 |
| Due to other governments | - | 539,741 |
| | <hr/> | <hr/> |
| Total Liabilities | - | 545,159 |
| | <hr/> | <hr/> |
| Net Position | | |
| <hr/> | | |
| Net Position Restricted for Fiduciary Funds | <u><u>\$ 20,659,187</u></u> | <u><u>\$ -</u></u> |

The notes to financial statements are an integral part of this statement.

TOWN OF McCANDLESS

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION FIDUCIARY FUNDS

FOR THE YEAR ENDED DECEMBER 31, 2023

| | Pension Trust Funds | Custodial Funds |
|--|------------------------|--------------------|
| Additions: | | |
| Contributions: | | |
| Commonwealth | \$ 553,649 | \$ - |
| Employer | 27,840 | |
| Employee | 200,190 | - |
| Total contributions | 781,679 | - |
| Investment income (loss): | | |
| Interest and dividends | 457,284 | - |
| Net appreciation (depreciation) in fair value of investments | 2,180,765 | - |
| Investment expense | (132,986) | - |
| Net investment income (loss) | 2,505,063 | - |
| Receipts: | | |
| Tax collections for other governments | - | 58,991,964 |
| Total additions | 3,286,742 | 58,991,964 |
| Deductions: | | |
| Benefits | 1,142,661 | - |
| Administrative expense | 14,259 | - |
| Payments of tax collections to other governments | - | 58,991,964 |
| Total deductions | 1,156,920 | 58,991,964 |
| Increase (Decrease) in Fiduciary Net Position | 2,129,822 | - |
| Net Position: | | |
| Beginning of year | 18,529,365 | - |
| End of year | \$ 20,659,187 | \$ - |

The notes to financial statements are an integral part of this statement.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

1. Summary of Significant Accounting Policies

Reporting Entity

The Town of McCandless, Pennsylvania (Town), a home rule charter (charter) Town since January 1, 1975, is located in Allegheny County, Pennsylvania, approximately ten miles north of the City of Pittsburgh. The Town, governed by an elected Council, provides the following services as authorized by its charter: public safety, highways and streets, culture and recreation, planning and zoning, tax collection, and general administrative services.

In evaluating the Town as a primary government, management has addressed all potential component units. Component units are to be included within the financial reporting entity of the Town based upon the significance of their operational or financial relationships with the Town. No potential component units meet the criteria for inclusion in the Town reporting entity.

The Town is involved in a joint venture, as described in Note 13.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the Town. As a general rule, any effect of interfund activity has been eliminated from the government-wide financial statements.

The statement of activities demonstrates the degree to which direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a particular function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from services or privileges provided by a given function or segment and 2) grants that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items properly excluded among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting, as are the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within a current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 30 days of the end of the current fiscal period. Property, earned income, and local services taxes associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government. Expenditures are generally recorded when a liability is incurred, under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, OPEB expenditures, pension contributions, and claims and judgments, are recorded only when payment is due.

The Town presents the following major governmental funds:

The *General Fund* is the primary operating fund of the Town. It is used to account for all financial resources except those required to be accounted for in another fund.

The *Transportation District Fund* is used to account for financial resources to be used for the acquisition or construction of new roadways, including signalization within a defined geographic area in the Town.

The *Capital Improvements Fund* is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

The *American Rescue Plan Fund* is used to account for financial resources received as part of the American Rescue Plan Act.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

The Town also reports two nonmajor funds, the State Highway Aid Fund and the Street and Water Assessment Fund.

Additionally, the Town reports the following fiduciary funds:

The *Pension Trust Funds* are used to account for assets held by the Town in a trustee capacity for future payment of retirement benefits to employees or former employees. The Town has two separate pension trust funds: the Police Plan and Non-Uniformed Employees' Pension Funds.

The *Custodial Funds* include various accounts maintained in the Tax Office.

Cash and Cash Equivalents

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the Town.

Investments

The Town categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Capital Assets

Capital assets, which include land, buildings and improvements, furniture, machinery, equipment, and vehicles, are recorded at cost. In accordance with applicable governmental accounting standards, infrastructure has been capitalized. To the extent the Town's capitalization threshold of \$5,000 is met, capital outlays are recorded and depreciated using the straight-line method over the following estimated useful lives:

| | |
|----------------------------|---------------|
| Buildings and improvements | 20 - 50 years |
| Furniture and equipment | 5 - 10 years |
| Machinery and equipment | 7 - 15 years |
| Infrastructure | 10 - 60 years |
| Vehicles | 5 years |

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Maintenance and repairs are charged to operations when incurred. Expenses that materially change capacities or extend useful lives are capitalized.

Unearned Revenues

Unearned revenues reported in the government-wide financial statements will be recognized as revenue in the fiscal year they are earned in accordance with the accrual basis of accounting. Unearned revenues reported in the governmental fund financial statements represent revenues that are measurable but not available, and in accordance with the modified accrual basis of accounting are reported as unearned revenues.

Compensated Absences

A liability for compensated absences is determined by the appropriate vacation and personal day payments that would be made if employees were to leave or retire from the Town. Compensated absences accrue when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. The liability for compensated absences has typically been liquidated by the General Fund in prior years.

The Town's vacation policy provides that employees are to take vacation within the year it is earned, with no carry forward provisions except for non-collective bargaining unit employees. The Town's personal day policy provides that employees are to take personal days within the year they are earned, with no carry forward provisions except for collective bargaining employees. Public Works union employees earn paid days off (PDOs) in lieu of vacation and sick leave and can accumulate up to 10 PDOs at the end of each year. Accumulated sick leave is capped at 130 days for administrative employees and 30 days for police officers, and there is no compensation for unused sick leave.

Deferred Outflows / Inflows of Resources

In addition to assets/liabilities, the statement of net position and/or balance sheet will sometimes report separate sections for deferred outflows/inflows of resources. This separate financial statement element, deferred outflows/inflows of resources, represents a consumption of net position and/or fund balance that applies to a future period and so will not be recognized as an outflow/inflow of resources (expense/expenditure or revenue) until then. The Town has the following items that qualify for reporting in these categories:

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Certain amounts determined in connection with pension and OPEB accounting requirements are reported as deferred/inflows outflows of resources on the government-wide financial statements. These amounts are determined based on the actuarial valuations performed for the plans. Notes 6 and 8 present additional information about the pension and OPEB plans.

Unavailable revenue is reported only on the balance sheet and represents taxes, loans receivable, and assessments, which will not be collected within the available period. These amounts will be recognized as an inflow of resources in the period the amounts become available.

Fund Balance

In the fund financial statements, governmental funds report fund balance in categories based on the level of restriction placed upon the funds. These levels are as follows:

- Nonspendable – This category represents funds that are not in spendable form and includes prepaid assets.
- Restricted – This category represents funds that are limited in use due to constraints on purpose and circumstances of spending that are legally enforceable by outside parties.
- Committed – This category represents funds that are limited in use due to constraints on purpose and circumstances of spending imposed by Council. Such commitment is made via formal action by Council and must be made prior to the end of the year. A commitment can only be modified or removed by the same formal action.
- Assigned – This category represents intentions of Council to use the funds for specific purposes. Council has delegated the authority to assign amounts to be used for specific purposes to the Town Manager or his/her designee.
- Unassigned – This category includes the residual classification for the Town's General Fund and includes all spendable amounts not contained in other classifications.

The Town's policy is to use funds in the order of the most restrictive to the least restrictive.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Net Position

The government-wide statements are required to report three components of net position:

- Net investment in capital assets – This component of net position consists of capital assets net of accumulated depreciation and is reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in this component of net position. If there are significant unspent related debt proceeds or deferred inflows of resources at the end of the reporting period, the portion of the debt or deferred inflows of resources attributable to the unspent amount is not included in the calculation of net investment in capital assets. Instead, that portion of the debt or deferred inflow of resources is included in the same net position component (restricted or unrestricted) as the unspent amount. There are no outstanding borrowings for capital purchases at December 31, 2023.
- Restricted – This component of net position consists of constraints placed on net position use through external restrictions. Such amounts relate to capital construction in the Transportation District Fund as discussed in Note 12.
- Unrestricted – This component of net position consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

Interfund Receivables, Payables, and Transfers

Interfund accounts receivable are considered to be available, expendable resources, and are reported as assets in the "due from other funds" account. Interfund accounts payable are considered to be committed expendable resources and are reported as liabilities in the "due to other funds" accounts. Interfund transactions occur for various reasons and are eliminated from the government-wide financial statements.

Transactions between funds that are not expected to be repaid are accounted for as transfers. In those cases when repayment is expected within the next fiscal year, the transactions are accounted for through the various due from and due to accounts.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

The balances at December 31, 2023 are as follows:

| | Interfund Receivable | Interfund Payable |
|------------------------------|-------------------------|----------------------|
| General Fund | \$ 888,640 | \$ 254,091 |
| Transportation District Fund | 59,125 | - |
| Capital Improvements Fund | - | 888,640 |
| American Rescue Plan Fund | 91,625 | - |
| Fiduciary Funds: | | |
| Custodial Funds | 103,341 | - |
| | <u>\$ 1,142,731</u> | <u>\$ 1,142,731</u> |
| | | |
| | Transfers In | Transfers Out |
| General Fund | \$ 745,000 | \$ 2,240,835 |
| Transportation District Fund | - | 124,700 |
| Capital Improvements Fund | 3,264,004 | - |
| American Rescue Plan Fund | - | 745,000 |
| Other Government Fund: | | |
| State Highway Aid Fund | - | 898,469 |
| | <u>\$ 4,009,004</u> | <u>\$ 4,009,004</u> |

The transfer from the Transportation District Fund to the Capital Improvements Fund was to transfer the annual assessments to be used for future capital projects.

The transfer from the State Highway Aid Fund to the Capital Improvements Fund was used for the Town's paving program.

The transfer from the American Rescue Plan Fund to the General Fund was used for general government services.

The Town has a Fund Balance and Reserves Policy that sets the General Fund's unassigned fund balance level at two months of operating revenue or expenditures. The remainder is to be moved to the Capital Improvements Fund to fund capital improvements. A portion of the transfer from the General Fund to the Capital Improvements Fund is due to this policy.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Budgets and Budgetary Accounting

Annual appropriated budgets are adopted, on a modified accrual basis of accounting, for all funds except for Pension Trust Funds and Custodial Funds. Budgetary control for the Pension Trust Funds is maintained by the provisions of the funds as implemented by their respective governing boards.

The Town uses the following procedures in establishing the budgetary data reflected in the financial statements as prescribed in the Town's charter:

- a. On or before the 15th day of October of each year, the Town Manager shall submit to Council Members (Council) a budget for the ensuing fiscal year and an accompanying message.
- b. Council shall adopt the budget by ordinance prior to the commencement of each year.
- c. An ordinance shall be published in a newspaper of general circulation in the Town at least once, but not more than ninety days or less than two days prior to its final enactment. A public hearing shall be held not more than sixty days or less than six days prior to the enactment of any ordinance. Each ordinance shall be published in a newspaper of general circulation in the Town at least once as soon as is practicable after its final enactment. The effective date of any ordinance shall be ten days after the notice of the enactment thereof is published in a newspaper of general circulation in the Town.

The Town Manager is responsible for budget control. The Town Manager shall notify Council promptly whenever present and anticipated obligations under any budget item indicate an overrun that is both greater than \$5,000 and greater than 10% of the amount budgeted. Council may take immediate action to reduce the anticipated expenditure so as to be consistent with the budget item or to amend the budget.

Any excess appropriations lapse at the end of the fiscal year. The budget, for all budgeted funds, is adopted by department. However, management may authorize expenditures in

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

excess of appropriations within a fund without making formal budget transfers as long as expenditures do not exceed available resources. Therefore, the measurement level of control over expenditures for all budgeted funds is the surplus or deficit of the fund as a whole.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded, is employed as an extension of formal budgetary integration in all budgeted funds. Encumbered appropriations are reappropriated in the ensuing year's budget.

Adopted Pronouncements

The following GASB Statements were adopted for the year ended December 31, 2023: Statement Nos. 94 (Public-Private and Public-Public Partnerships and Availability Payment Arrangements) and 96 (Subscription-Based Information Technology Arrangements). These statements had no significant impact on the Town's financial statements for the year ended December 31, 2023.

Pending Pronouncements

GASB has issued statements that will become effective in future years including 100 (Accounting Changes and Error Corrections), 101 (Compensated Absences), 102 (Certain Risk Disclosures), 103 (Financial Reporting Model Improvements), and 104 (Disclosure of Certain Capital Assets). Management has not yet determined the impact of these statements on the financial statements.

2. Deposits and Investments

Pennsylvania statutes provide for investment of governmental funds into certain authorized investment types including U.S. Treasury Bills, other short-term U.S. and Pennsylvania government or agency obligations, short-term commercial paper issued by a public corporation, banker's acceptances, insured or collateralized time deposits, and certificates of deposit. The deposit and investment policy of the Town adheres to state statutes and prudent business practice. Governmental funds are either maintained in demand deposits or invested with the Pennsylvania Local Government Investment Trust (PLGIT). Fiduciary fund investments may also be made in corporate stocks and bonds, real estate, and other investments consistent with sound business practice. There were no deposit or investment

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

transactions during the year that were in violation of either the state statutes or the Town's policy.

Deposits

The following is a description of the Town's deposit risk:

Custodial Credit Risk – Custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned to it. The Town does not have a formal deposit policy for custodial credit risk. As of December 31, 2023, \$11,449,399 of the Town's bank balance of \$15,753,399 was exposed to custodial credit risk, which is collateralized in accordance with Act 72 of the Pennsylvania State Legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name. As of December 31, 2023, the carrying amounts of the Town's deposits were \$15,604,135.

Cash Equivalent Investments

The fair value of the Town's position in the external investment pool is the same as the value of the pool shares. All investments in an external investment pool that is not SEC registered are subject to oversight by the Commonwealth of Pennsylvania.

The Town can withdraw funds from the external investment pools. However, there are certain limitations placed on these withdrawals. For PLGIT-Class accounts, there is a one-day holding period. For PLGIT/PRIME accounts, there is a one-day holding period and a penalty for more than two withdrawals in a calendar month. PLGIT is audited annually by independent auditors. PLGIT uses amortized cost to report net assets to compute share prices. It is PLGIT's policy to maintain a net asset value of \$1 per share. Accordingly, the fair value of the position of PLGIT is the same as the value of PLGIT shares.

As of December 31, 2023, the entire PLGIT book balance of \$6,498,683 is considered to be a cash equivalent for presentation on the statement of net position and governmental funds balance sheet.

The following is a description of the Town's investment risks:

Credit Risk – The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Town has no formal investment policy that would limit its investment choices based on credit ratings by nationally recognized statistical

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

rating organizations. As of December 31, 2023, investments in PLGIT have received an AAAm rating from Standard & Poor's.

Custodial Credit Risk – For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside entity. The Town does not have a formal investment policy for custodial credit risk. The Town's investments in PLGIT cannot be classified by risk category because they are not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk – The Town places no limit on the amount the Town may invest in any one issuer. The Town has no investments of greater than 5% with one issuer.

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair market value of the Town's investments. The Town does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. All investments have an average maturity of less than one year.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Pension Trust Funds

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Town’s investment policy does not limit investment maturities as means of managing its exposure to fair value losses arising from increasing interest rates; however, all of the Town’s investments have maturities of less than five years with the exception of the U.S. Treasury and agency obligations. The following lists the maturities of investments at December 31, 2023:

| Deposit or Investment Type | Investment Maturities from December 31, 2023 | | | | |
|---|--|---------------------|--------------|---------------|-----------------------|
| | Fair Value | Less Than 1 year | 1-5 years | 6-10 years | More than 10 years |
| U.S. Treasury and agency obligations | \$ 6,552,949 | \$ - | \$ 3,047,085 | \$ 2,247,111 | \$ 1,258,753 |
| Total debt securities | 6,552,949 | \$ - | \$ 3,047,085 | \$ 2,247,111 | \$ 1,258,753 |
| Cash and cash equivalents | 487,907 | | | | |
| Equities | 8,271,062 | | | | |
| Mutual funds | 5,309,519 | | | | |
| Total cash, cash equivalents, and other investments | 14,068,488 | | | | |
| Interest receivable | 37,750 | | | | |
| Total assets reported on the statement of fiduciary net position - pension trust funds | \$ 20,659,187 | | | | |

Custodial Credit Risk – For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside entity. The Town does not have a formal investment policy for custodial credit risk.

Concentration of Credit Risk – The Town places no limit on the amount the Town may invest in any one issuer. The Town has no investments of greater than 5% with one issuer.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Credit Risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Town’s investment policy limits its investment choices based on credit ratings by nationally recognized statistical rating organizations. The following lists the ratings of the Town’s pension trust funds’ investments at December 31, 2023:

| Investment Type | Rating as of Year-End | | |
|--------------------------------------|-----------------------|--------------|------------|
| | Amount | Aaa | Unrated |
| U.S. Treasury and agency obligations | \$ 6,552,949 | \$ 6,423,072 | \$ 129,877 |

U.S. Treasury and agency obligations, equities, and mutual funds are valued using quoted market prices (Level 1 inputs).

Custodial Funds

The Town maintains bank accounts for real estate tax and earned income tax collections. The balance of these accounts is reflected in the statement of fiduciary net position. The carrying amount of deposits for these funds as of December 31, 2023 was \$441,818 and the bank balance was \$317,426. The bank balance was collateralized in accordance with Act 72 of the Pennsylvania State Legislature.

3. Property Taxes

The Town's property tax is levied based on assessed values provided by the Allegheny County, Pennsylvania (County) assessment office at January 1. The 2023 levy was based upon an assessed valuation of approximately \$2.8 billion, which is the estimated market value. For 2023, Town real estate taxes were levied at 1.236 mills (.001236%) on every dollar of taxable assessed valuation.

Taxes are billed July 1 and are due on or before November 2. The Town's Tax Office collects the real estate tax. Taxpayers making payments on or before September 1 are given a 2% discount. Payments made after November 2 are assessed a 10% penalty. The Town's Tax Office also collects the delinquent real estate taxes.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

4. Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2023 was as follows:

| | Balance at January 1, 2023 | Additions | Reductions | Balance at December 31, 2023 | Due Within One Year |
|-----------------------------|----------------------------------|-------------------|-----------------------|------------------------------------|------------------------|
| Governmental activities: | | | | | |
| Compensated absences | \$ 106,812 | \$ - | \$ (21,424) | \$ 85,388 | \$ - |
| OPEB liability | 2,811,313 | 269,202 | (89,195) | 2,991,320 | 78,243 |
| Net pension liability | 2,156,276 | - | (1,177,288) | 978,988 | - |
| Total long-term liabilities | <u>\$ 5,074,401</u> | <u>\$ 269,202</u> | <u>\$ (1,287,907)</u> | <u>\$ 4,055,696</u> | <u>\$ 78,243</u> |

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

5. Capital Assets

A summary of changes in capital assets during 2023 is as follows:

| | January 1, 2023 | Additions/ Transfers | Disposals/ Transfers | December 31, 2023 |
|--|----------------------|-------------------------|-------------------------|----------------------|
| Capital assets, not being depreciated: | | | | |
| Land | \$ 3,907,401 | \$ - | \$ - | \$ 3,907,401 |
| Construction in process | - | 527,829 | - | 527,829 |
| Total capital assets, not being depreciated | <u>3,907,401</u> | <u>527,829</u> | <u>-</u> | <u>4,435,230</u> |
| Capital assets, being depreciated: | | | | |
| Buildings and improvements | 5,525,171 | - | - | 5,525,171 |
| Furniture and equipment | 369,861 | - | - | 369,861 |
| Machinery and equipment | 1,765,720 | 281,287 | (9,097) | 2,037,910 |
| Vehicles | 3,277,295 | 311,174 | (339,954) | 3,248,515 |
| Infrastructure | 53,257,584 | 1,177,673 | (816,772) | 53,618,485 |
| Total capital assets, being depreciated | <u>64,195,631</u> | <u>1,770,134</u> | <u>(1,165,823)</u> | <u>64,799,942</u> |
| Less accumulated depreciation for: | | | | |
| Buildings and improvements | 2,291,761 | 152,026 | - | 2,443,787 |
| Furniture and equipment | 343,900 | 3,485 | - | 347,385 |
| Machinery and equipment | 1,087,166 | 108,611 | (9,097) | 1,186,680 |
| Vehicles | 2,069,285 | 243,865 | (339,954) | 1,973,196 |
| Infrastructure | 24,022,510 | 1,816,169 | (669,856) | 25,168,823 |
| Total accumulated depreciation | <u>29,814,622</u> | <u>2,324,156</u> | <u>(1,018,907)</u> | <u>31,119,871</u> |
| Total capital assets, being depreciated, net | <u>34,381,009</u> | <u>(554,022)</u> | <u>(146,916)</u> | <u>33,680,071</u> |
| Total capital assets, net | <u>\$ 38,288,410</u> | <u>\$ (26,193)</u> | <u>\$ (146,916)</u> | <u>\$ 38,115,301</u> |

Depreciation expense was charged to functions/programs of the Town as follows:

| | |
|------------------------|---------------------|
| General government | \$ 143,035 |
| Public safety | 82,458 |
| Public works | 2,020,277 |
| Culture and recreation | 78,386 |
| | <u>\$ 2,324,156</u> |

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

6. Pension Plans

Summary of Significant Accounting Policies

Financial information of the Town's pension plans (Plans) is presented on the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plans. Employer contributions to each Plan are recognized when due as required by Act 205 of the Commonwealth (Act).

Investments of the Plans are reported at fair value.

Plan Descriptions

The Town administers two single employer defined benefit pension plans for the Police and Non-Uniformed employees. These Plans cover all full-time police, and non-uniformed employees hired before May 1, 1985. The Plans provide retirement benefits to Plan members. Plan provisions are established by municipal ordinance with the authority for municipal contributions required by the Act. The activity of the Plan is reported as the Pension Trust Funds in the accompanying financial statements. The Plans do not issue separate reports.

Town Council governs both Plans and is responsible for the administration. Council has delegated the authority to manage certain Plan assets to Manning and Napier with U.S. Bank acting as custodian.

Non-Uniformed employees of the Town hired after May 1, 1985 are not eligible for participation in the Non-Uniformed Employees' Plan. All such employees participate in the defined contribution plan as described in Note 7.

As of December 31, 2023, participants in the Plans were as follows:

| | <u>Police</u> | <u>Non-Uniformed</u> |
|--|---------------|----------------------|
| Participants: | | |
| Active plan members | 26 | - |
| Inactive plan members and beneficiaries currently receiving benefits | 33 | 1 |
| Inactive plan members entitled to benefits but not yet receiving | - | - |
| | <u>59</u> | <u>1</u> |

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Benefits Provided – Police Plan

Participants in the Plan are 100% vested after the completion of ten years of service if hired prior to October 1, 1998. Participants are 100% vested after the completion of 12 years of service if hired after September 30, 1998. The Police Plan provides the following benefits:

Retirement Benefit – For normal retirement, a participant is entitled to begin receiving retirement benefits at the age 50 and the completion of 25 years of service. For participants hired prior to October 1, 1998, the scheduled monthly benefit is equal to 50% of final monthly average salary (average base pay over the highest 36 months of employment). For participants hired after September 30, 1998, the scheduled monthly benefit is equal to 50% of final monthly average salary (average base pay over the last 36 months of employment). For early retirement, a participant is eligible after 20 years of service. The scheduled monthly benefit is the accrued benefit at the date of retirement, actuarially reduced.

Disability Benefit – If a participant becomes totally and permanently disabled as a result of accident or sickness occurring in the line of duty, the participant is entitled to receive a monthly disability benefit. The scheduled benefit is 50% of the participant's salary at the time the disability was incurred, offset by Social Security disability benefits for the same condition. If a participant becomes totally and permanently disabled as a result of non-service related accident or sickness, the participant is entitled to receive a monthly disability benefit. The scheduled benefit is equal to 50% of final monthly average salary and is payable at age 65 (available only to participants hired before October 1, 1998).

Death Benefit – If a participant's death occurs before vesting and retirement eligibility, the participant's estate receives a refund of contributions made by the participant. If a participant's death occurs before retirement eligibility and after vesting, the participant's spouse receives 50% of the participant's accrued benefit at the date of death, payable for life, commencing at the date that would have been the participant's normal retirement date. If a participant's death occurs after the participant has qualified for retirement and the participant is survived by an eligible spouse, he/she will receive a monthly benefit equal to 50% of the pension the participant was receiving or was entitled to receive on the date of death. In the event of the spouse's death, the participant's dependent children will share the benefit until age 18 (age 23 if attending college).

Deferred Retirement Option Program – In 2007, the Police Plan was amended to offer eligible participants the opportunity to participate in a Deferred Retirement Option

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Program (DROP). The DROP Plan provides an alternative method of payment for retirement benefits for a specified and limited period of time for members of the Police department. Under this Plan, employees stop earning service credit toward a future benefit and the calculated retirement benefit at the time the DROP Plan period begins, and the monthly calculated retirement benefit from that point forward is deposited into another investment vehicle that offers both substantial security and some level of guaranteed interest.

Employees are eligible to participate in the DROP program at the later of age 52 and completion of 26 years of service. The benefit is deposited into a separate account and credited with interest (the actual market value yield on the aggregate pension fund for a given calendar year, 2% less; however, no less than 1% nor greater than 4.5%) during DROP participation (maximum of three years). Within thirty days of employment separation, any DROP Plan participant will receive the monies in their DROP account in a single lump-sum payment. As of December 31, 2023, the Plan held a DROP balance of \$13,020.

Benefits Provided – Non-Uniformed Employees' Plan

Participants in the Non-Uniformed Employees' Plan are 100% vested after 10 years of service. The Non-Uniformed Employees' Plan provides the following benefits:

Retirement Benefit - For normal retirement, a participant is entitled to begin receiving retirement benefits at the earlier of the age 65 or the completion of 30 years of credited service. The scheduled monthly retirement benefit is equal to 25% of average compensation during the highest consecutive 36 months of the final 72 months preceding termination up to \$550, plus 50% of average compensation in excess of \$550 multiplied by total contributory service (not to exceed 15) and divided by 15. For early retirement, a participant is eligible at the age of 55. The scheduled monthly retirement benefit is the accrued benefit at the date of retirement, actuarially reduced for each month by which benefit commencement precedes normal retirement date.

Disability Benefit – A participant is eligible for disability benefits if there is a total and permanent disablement after the completion of 10 years of service. The accrued benefit at date of disablement is payable after a six-month waiting period until age 65 and life thereafter.

Death Benefit - If a participant's death occurs, the participant's surviving spouse receives a monthly benefit equal to the actuarially reduced joint and 50% survivor annuity that is available after age 55 and the completion of 10 years of service. If no surviving spouse,

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

contributions plus interest less benefits already paid, will be paid to the participant's estate, or to spouse's estate.

Contributions and Funding Policy

The Act requires that annual contributions be based upon the calculation of the Minimum Municipal Obligation (MMO). The MMO calculation is based upon the biennial actuarial valuation. The Commonwealth of Pennsylvania allocates certain funds to assist in pension funding. Any financial requirement established by the MMO that exceeds the Commonwealth of Pennsylvania allocation must be funded by the Town (and could include employee contributions).

The Town contributed the funds necessary to meet the MMO obligation for the Police Plan and the Non-Uniformed Employees' Plan in the amount of \$559,001 and \$22,488, respectively.

Under the terms of the Plans, Non-Uniformed and Police employees are required to contribute 5% of covered payroll. This contribution is governed by the Plan's governing ordinances and collective bargaining. Contributions to the Plan are currently waived for Non-Uniformed employees. Employee contributions to the Police Plan for 2023 were \$200,190.

Administrative costs, including investment, custodial trustee, and actuarial services are charged to the appropriate plan and funded from investment earnings.

Net Pension Liability (Asset)

The Town's net pension liability (asset) was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability (asset) was determined by actuarial valuations as of January 1, 2023. The components of the net pension liability (asset) of the Plans at December 31, 2023 were as follows:

| | Police | Non-Uniformed Employees |
|---|-------------------|-------------------------|
| Total pension liability | \$ 21,438,989 | \$ 199,186 |
| Plan fiduciary net position | (20,633,034) | (26,153) |
| Net pension liability (asset) | <u>\$ 805,955</u> | <u>\$ 173,033</u> |
| Plan fiduciary net positions as a percentage of total pension liability | <u>96.2%</u> | <u>13.1%</u> |

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

The changes in the net pension liability (asset) of the Police Plan for the year ended December 31, 2023 were as follows:

| | Increases / Decreases | | |
|--|-------------------------|-----------------------------|-------------------------------|
| | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability (Asset) |
| Balances at December 31, 2022 | \$ 20,493,223 | \$ 18,491,853 | \$ 2,001,370 |
| Changes for the year: | | | |
| Service cost | 450,935 | - | 450,935 |
| Interest | 1,391,371 | - | 1,391,371 |
| Differences between expected and actual experience | (303,670) | - | (303,670) |
| Changes of assumptions | 519,549 | - | 519,549 |
| Contributions - employer | - | 559,001 | (559,001) |
| Contributions - employee | - | 200,190 | (200,190) |
| Net investment income | - | 2,503,343 | (2,503,343) |
| Benefit payments, including refunds | (1,112,419) | (1,112,419) | - |
| Administrative expense | - | (8,934) | 8,934 |
| Net changes | 945,766 | 2,141,181 | (1,195,415) |
| Balances at December 31, 2023 | \$ 21,438,989 | \$ 20,633,034 | \$ 805,955 |

The changes in the net pension liability (asset) of the Non-Uniformed Employees' Plan for the year ended December 31, 2023 were as follows:

| | Increases / Decreases | | |
|--|-------------------------|-----------------------------|-------------------------------|
| | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability (Asset) |
| Balances at December 31, 2022 | \$ 192,418 | \$ 37,512 | \$ 154,906 |
| Changes for the year: | | | |
| Service cost | - | - | - |
| Interest | 12,620 | - | 12,620 |
| Differences between expected and actual experience | 24,390 | - | 24,390 |
| Changes of assumptions | - | - | - |
| Contributions - employer | - | 22,488 | (22,488) |
| Contributions - employee | - | - | - |
| Net investment income | - | 1,720 | (1,720) |
| Benefit payments, including refunds | (30,242) | (30,242) | - |
| Administrative expense | - | (5,325) | 5,325 |
| Net changes | 6,768 | (11,359) | 18,127 |
| Balances at December 31, 2023 | \$ 199,186 | \$ 26,153 | \$ 173,033 |

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Actuarial Assumptions – The total pension liability was determined by an actuarial valuation using the following actuarial assumptions, applied to all periods in the measurement:

| | Police | Non-Uniformed Employees |
|----------------------------|---|---|
| Actuarial valuation date | 1/1/2023 | 1/1/2023 |
| Actuarial cost method | Entry Age Normal | Entry Age Normal |
| Actuarial assumptions: | | |
| Investment rate of return | 6.75% | 6.25% |
| | 4.25%, plus an additional percentage based on years of service | N/A |
| Projected salary increases | | |
| Underlying inflation rate | 2.75% | 2.75% |
| Mortality | PubS-2010 mortality projected from the year 2015 with rates derived from the Long-Range demographic assumptions for the 2018 Social Security Administration's Trustee Report. | 2010 Public Retirement Plan - General Employees mortality tables (PubG-2010) with no mortality improvement assumed. |

Changes in Actuarial Assumptions

For the Police Plan actuarial valuation dated January 1, 2023, the interest rate was lowered from 7.00% to 6.75%.

Investment Policy

The Plan is authorized to invest in legal investments permitted under the Pennsylvania Fiduciaries Investment Act.

The Plans' target asset allocation is as follows:

| Asset Class | Target Allocation | |
|---------------------------|-------------------|---------------|
| | Police | Non-Uniformed |
| Cash and Cash Equivalents | 0 - 100% | 0 - 100% |
| Fixed Income | 0 - 100% | 0 - 100% |
| Equities | 0 - 70% | 0 - 70% |

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NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Long-Term Expected Rate of Return – The long-term expected rate of return on Plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of inflation and investment expenses not funded through the MMO) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The following was the asset allocation policy and best estimates of arithmetic real rates of return for each major asset class included in the Plans' target asset allocation as of December 31, 2023:

| Asset Class | Long-Term Expected Real Rate of Return |
|--------------------------------|---|
| US Equity - Large Cap | 4.25% - 7.31% |
| US Equity - Small/Mid Cap | 4.70% - 8.42% |
| Non-US Equity - Developed | 4.54% - 7.92% |
| Non-US Equity - Emerging | 5.22% - 9.27% |
| US Corporate Bond - Core | 0.97% - 1.94% |
| US Corporate Bond - High Yield | 2.62% - 4.32% |
| Non-US Debt - Developed | 0.88% - 2.14% |
| Non-US Debt - Emerging | 2.34% - 4.06% |
| US Treasuries/Cash | 0.47% - 1.07% |

Rate of Return – The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. For the year ended December 31, 2023, the annual money-weighted rate of return on the Police Plan and Non-Uniformed Employees' Plan investments, net of investment expense, was 14.56% and 6.12%, respectively.

Concentrations – The Plans place no limit on the amount that may be invested in any one issuer. At December 31, 2023, the Plans had no investments (other than U.S. Government and U.S. Government guaranteed obligations, mutual funds, or other pooled investments) in any one issuer that represent 5% or more of fiduciary net position.

Discount Rate – The discount rate used to measure the total pension liability for the Police Plan and Non-Uniformed Employees' Plan was 6.75% and 6.25%, respectively. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the employer contributions will be made equal to the MMO. Based on those assumptions, the Plans'

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate – The following presents the net pension liability (asset) of the Plans calculated using the discount rates described above, as well as what the Plans' net pension liabilities (asset) would be if they were calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rates:

| <u>Police Plan</u> | 1% Decrease (5.75%) | Current Discount Rate (6.75%) | 1% Increase (7.75%) |
|--------------------------------------|-----------------------------|----------------------------------|-----------------------------|
| Net Pension Liability (Asset) | \$ 3,180,954 | \$ 805,955 | \$ (1,190,135) |
| <u>Non-Uniformed Employees' Plan</u> | 1% Decrease Rate (5.25%) | Current Discount Rate (6.25%) | 1% Increase Rate (7.25%) |
| Net Pension Liability (Asset) | \$ 181,683 | \$ 173,033 | \$ 165,083 |

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Pension Expense and Deferred Outflow of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2023, the Town recognized pension expense of \$454,852. At December 31, 2023, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Police | Non-Uniformed |
|--|---------------------|-----------------|
| <u>Deferred Outflows of Resources:</u> | | |
| Differences between expected and actual experience | \$ 90,211 | \$ - |
| Changes of assumption | 513,486 | - |
| Net difference between projected and actual earnings on pension plan investments | 1,044,100 | 4,167 |
| Total deferred outflows of resources | <u>\$ 1,647,797</u> | <u>\$ 4,167</u> |
| | Police | Non-Uniformed |
| <u>Deferred Inflows of Resources:</u> | | |
| Differences between expected and actual experience | \$ 248,320 | \$ - |
| Total deferred inflows of resources | <u>\$ 248,320</u> | <u>\$ -</u> |

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year ending December 31, | Police | Non-Uniformed |
|-----------------------------|---------------------|-----------------|
| 2024 | \$ 224,471 | \$ 1,303 |
| 2025 | 588,814 | 1,531 |
| 2026 | 829,573 | 1,326 |
| 2027 | (243,381) | 7 |
| | <u>\$ 1,399,477</u> | <u>\$ 4,167</u> |

7. Defined Contribution Plan

The Town also provides pension benefits for its non-uniformed employees hired after May 1, 1985 through a defined contribution pension plan (plan). This plan is a money purchase plan maintained in accordance with Internal Revenue Code Section 414(H). Benefits to

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

retired employees depend on amounts contributed plus investment earnings. Employee contributions to the plan as specified in the plan document are 5% of base compensation for all Administration employees and 6% for all Public Works employees. The Town contribution, which is a match of the employee contribution, vests 50% with the participants after five years and 10% each year thereafter up to 100%. Employee and required employer contributions during 2023 were \$154,458 each. The employer contribution was funded from the General Fund.

8. Other Post-Employment Benefits

Plan Description

In addition to the pension benefits described in Notes 6 and 7, the Town provides post-retirement health care insurance benefits in accordance with the police bargaining agreement. The Town funds all Town contributions on a pay-as-you-go method. Such benefits are primarily funded through annual appropriations from the Town's General Fund. The Town provides the following to substantially all full-time police officers who retire after attaining age 50 and completing 25 years of service, or after 20 years of service, or due to disability. No assets are accumulated in a trust to pay related benefits.

At December 31, 2023, Plan membership consisted of the following:

| | |
|----------------------|------------------|
| Active plan members | 29 |
| Retired participants | <u>5</u> |
| Total plan members | <u><u>34</u></u> |

Benefits Provided

Covered individuals receive a reimbursement from the Town for their cost of health insurance benefits until the retiree attains the age of 65. Reimbursements are paid up to a maximum of the applicable rate in effect at the time of retirement. If the retiree is married and both are under age 65, the applicable maximum rate will be the husband/wife rate; if the retiree is single or if the retiree is married and one of the two is over 65, the applicable maximum rate will be the single rate. If marital status changes, the applicable maximum rate will be adjusted. Those eligible police officers retiring early (after 20 years of service) will have their maximum medical reimbursement prorated in the same manner as their actuarially reduced pension benefit.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Funding Policy

The Town's contribution is based on projected pay-as-you-go financing requirements. As such, no actuarially determined contribution is calculated. For 2023, the Town contributed approximately \$55,000 to the plan. Employees contribute to health care costs at a flat rate based on wages and family size.

OPEB Liability

The Town's OPEB liability was measured as of December 31, 2023 and was determined by an actuarial valuation as of January 1, 2022. There were no plan changes between the January 1, 2022 valuation date and the December 31, 2023 liability measurement date. Standard actuarial techniques were used to roll forward the total OPEB liability from the valuation date to the measurement date.

Actuarial Assumptions

The methods and assumptions are as follows:

- Discount rate, using index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher: 2.75%
- Actuarial cost method: Entry Age Normal
- Mortality: 2010 Public Plan – Public Safety mortality tables (PubS-2010)
- Retirement:
 - Age 55 with 25 years of service if hired before October 1, 1998 and age 52 with 26 years of service for all others
- Health Care Cost Trend Rate: 7.50% for 2023, 7.00% for 2024, 6.50% for 2025, 6.00% for 2026, 5.50% for 2027, 5.00% for 2028, and 4.75% for 2029 and later.

Changes in Actuarial Assumptions. For the January 1, 2022 actuarial valuation, the discount rate was lowered from 3.00% to 2.75%, and medical trend rates were updated.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Changes in the Total OPEB Liability. The changes in the total OPEB liability of the Town for the year ended December 31, 2023 were as follows:

| | OPEB Liability |
|------------------------------|----------------------------|
| Balance at January 1, 2023 | \$ 2,811,313 |
| Changes for the year: | |
| Service cost | 169,445 |
| Interest | 81,009 |
| Benefit payments | <u>(70,447)</u> |
| Net changes | <u>180,007</u> |
| Balance at December 31, 2023 | <u><u>\$ 2,991,320</u></u> |

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate. The following represents the total OPEB liability calculated using the stated discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rate:

| 1% Decrease (1.75%) | Current Discount Rate (2.75%) | 1% Increase (3.75%) |
|------------------------|----------------------------------|------------------------|
| <u>\$ 3,223,346</u> | <u>\$ 2,991,320</u> | <u>\$ 2,778,650</u> |

Sensitivity of the Total OPEB Liability to Changes in the Medical Trend Rate – The following presents the total OPEB liability calculated using the stated medical trend assumption, as well as what the total OPEB liability would be if it were calculated using a medical trend rate that is one-percentage-point lower or one-percentage-point higher than the current rate:

| 1% Decrease | Current Rate | 1% Increase |
|---------------------|---------------------|---------------------|
| <u>\$ 2,774,068</u> | <u>\$ 2,991,320</u> | <u>\$ 3,235,076</u> |

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

OPEB Expense and Deferred Outflow of Resources and Deferred Inflows of Resources Related to OPEBs. For the year ended December 31, 2023, the Town recognized OPEB expense of \$299,702. At December 31, 2023, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEBs from the following sources:

Deferred Outflows of Resources:

| | |
|--|-------------------|
| Differences between expected and actual experience | \$ 3,602 |
| Changes of assumption | 304,104 |
| Total deferred outflows of resources | <u>\$ 307,706</u> |

Deferred Inflows of Resources:

| | |
|--|------------------|
| Differences between expected and actual experience | <u>\$ 22,284</u> |
|--|------------------|

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31,

| | |
|------------|-------------------|
| 2024 | \$ 49,248 |
| 2025 | 49,248 |
| 2026 | 49,248 |
| 2027 | 49,248 |
| 2028 | 49,248 |
| Thereafter | 39,182 |
| | <u>\$ 285,422</u> |

9. Deferred Compensation Plan

The Town provides all full-time employees an option to participate in a deferred compensation plan (Plan) created in accordance with Internal Revenue Code Section 457 (Section 457). The Plan permits participants to defer a portion of their salary until future years. Participation in the Plan is optional. The deferred compensation is not available to the employee until termination, retirement, or death. At December 31, 2023, all amounts of compensation deferred under the Plan, all property and rights purchased with those amounts, and all income attributable to those amounts, are held in trust solely for the benefit of the participants. Deferred compensation assets at December 31, 2023 totaled

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

approximately \$4.4 million. During 2023, the employer and employee contributions were approximately \$209,000. The Plan is not required to be included in the Town's financial statements.

10. Contingent Liabilities

Various claims and lawsuits are pending against the Town. The ultimate outcome of these claims and lawsuits cannot presently be determined and, accordingly, no provision for amounts arising from these potential settlements has been made in these financial statements. In the opinion of management and legal counsel, the effect on the financial statements of the potential losses on any claim and/or lawsuit should not be material.

11. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the Town carries commercial insurance. There have been no significant changes in insurance coverage since the prior year.

For its dental insurance coverage, the Town is a member of Delta Dental Insurance Group (Delta). The Town pays a monthly premium to Delta and subsequently, on a quarterly basis, receives a credit/refund or is assessed additional premiums plus administrative fees based on the actual experience of Town employees.

For its workers' compensation insurance coverage, the Town participates in the Municipal Risk Management Worker's Compensation Pooled Trust (Trust), a public entity risk pool operated for the benefit of approximately 200 cities, municipalities, towns, and municipal authorities. Trust underwriting and rate-setting policies are established after consultation with an independent actuary and certain approvals of the Pennsylvania Department of Labor and Industry as mandated by Act 44 of 1993 (Act 44). All Trust participants may be subject to a supplemental assessment/dividend based on the overall experience of the participants, pursuant to Act 44. Each participant of the Trust agrees to jointly and severally assume and discharge the liabilities arising under the Workers' Compensation Act and Occupational Disease Act of each and every participant of the Trust. The Trust purchases excess insurance coverage with statutory limits. The retention for this excess coverage is \$750,000 per occurrence. Political subdivisions joining the Trust must remain members for a minimum of four years; a member may withdraw from the Trust after that time by giving

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

ninety days' notice, subject to approval by the Trust actuary under specified circumstances related to the continued fiscal stability of the pool. At the time of withdrawal, the participant is responsible for their share of assessments but has no claim on any other assets of the Trust.

The Town participates as a member in Municipal Employers Insurance Trust (d/b/a Municipal Benefit Services (MBS)), a public entity risk pool. MBS provides certain benefits including but not limited to, the following coverages: health benefits, short-term accident and sickness disability benefits, long-term accident and sickness disability benefits, dental benefits, vision care, prescription drugs, and life insurance for those eligible employers. All participants of MBS may be subject to supplemental premiums based on the overall experience of the participating members. Reserves generated by MBS for self-insured health premiums paid by members exceeding claims and expenses are held by MBS for the benefit of all participating members. Beginning in 2015, a portion of the excess reserves was deposited in eligible clients' Rate Mitigation Accounts (RMA) as determined by MBS's actuary. RMA funds are held by MBS and are available to the Town reduce future costs associated with participating coverage. RMA fund are forfeited if the member terminates participation in the MBS medical insurance program.

12. Transportation District

Traffic engineering studies were performed by the Town to determine a capital project improvement program. The boundaries of these project improvements were set to establish the Transportation District on McKnight Road (District). Any property (commercial or residential) in the proximity or adjacent to the transportation development District boundaries are imposed an assessment since they are to benefit from the improvement project.

Phases I and II of District projects ended with the connection of Duncan Avenue at McKnight Road in 2004. During 2012, Phase III ended with completion of Duncan Avenue's western extension. Under the Town's Transportation District Ordinance and general obligation bond issues, any funds remaining in the Transportation District Fund after all projects are complete may be applied to capital projects undertaken by the Town for general purposes. Current annual assessments under Phases II and III (\$118,250) are billed semi-annually over a 20-year period. The 20-year assessment begins when a property receives access and benefits of District projects. Total assessments yet to be billed and collected are approximately \$737,000 as of December 31, 2023.

TOWN OF MCCANDLESS

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Bonds were issued in 1992 to fund the capital project, subsequently refunded with General Obligation Bonds Series 1996, which were then refunded with General Obligation Notes, Series 2004. The assessments noted above were to cover the costs of the debt service, with any shortfalls being covered by the General Fund. The Transportation District Fund hopes to be able to repay the General Fund for any funds transferred.

13. Joint Venture

Northland Public Library

Northland Public Library (Library) is a public library that is considered to be a municipal authority by the Commonwealth of Pennsylvania. The governing body of the Library is its Board of Trustees, which is comprised of seven members appointed by the elected officials of its five supporting municipalities (one of which is the Town). Since no individual municipality has control, the Library is not considered a component unit of any one-member community.

The Library meets the criteria for a joint venture as it is an organization that results from a contractual arrangement that is owned by two or more participants as a separate and specific activity subject to joint control, in which participants retain an ongoing financial responsibility.

The Town, per contractual agreement, is responsible on a per capita basis for financing expenses of the Library, and to that end, is obligated to pay a share of the budgeted expenses of operation annually. Such payments amounted to \$664,350 for the year ended December 31, 2023.

The Town has no equity interest in the Library. The Library issues separate financial statements, which are available at the Northland Public Library, 300 Cumberland Road, Pittsburgh, PA 15237.

**REQUIRED SUPPLEMENTARY INFORMATION –
PENSION PLAN DISCLOSURES**

TOWN OF McCANDLESS

SCHEDULE OF CHANGES IN THE TOWN'S NET PENSION LIABILITY (ASSET) AND RELATED RATIOS

NON-UNIFORMED EMPLOYEES PLAN

YEAR ENDED DECEMBER 31,

| | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Total Pension Liability: | | | | | | | | | | |
| Interest | \$ 12,620 | \$ 12,403 | \$ 13,810 | \$ 14,596 | \$ 15,972 | \$ 15,410 | \$ 16,778 | \$ 16,882 | \$ 18,154 | \$ 19,032 |
| Differences between expected and actual experience | 24,390 | - | 20,748 | - | 20,635 | - | - | - | - | - |
| Changes of assumptions | - | - | 5,703 | - | 16,746 | - | 17,952 | - | 7,662 | - |
| Benefit payments, including refunds of member contributions | (30,242) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) |
| Net Changes in Total Pension Liability | 6,768 | (23,918) | 3,940 | (21,725) | 17,032 | (20,911) | (1,591) | (19,439) | (10,505) | (17,289) |
| Total Pension Liability - Beginning | 192,418 | 216,336 | 212,396 | 234,121 | 217,089 | 238,000 | 239,591 | 259,030 | 269,535 | 286,824 |
| Total Pension Liability - Ending (a) | \$ 199,186 | \$ 192,418 | \$ 216,336 | \$ 212,396 | \$ 234,121 | \$ 217,089 | \$ 238,000 | \$ 239,591 | \$ 259,030 | \$ 269,535 |
| Plan Fiduciary Net Position: | | | | | | | | | | |
| Contributions - employer | \$ 22,488 | \$ 24,666 | \$ 24,876 | \$ 22,188 | \$ 22,188 | \$ 22,188 | \$ 21,221 | \$ 21,221 | \$ 19,162 | \$ 19,162 |
| Net investment income | 1,720 | (3,593) | 2,329 | 5,668 | 8,580 | (1,440) | 7,661 | 4,515 | (3,483) | 6,133 |
| Benefit payments, including refunds of member contributions | (30,242) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) | (36,321) |
| Administrative expense | (5,325) | (6,193) | (2,754) | (555) | (939) | (4,082) | (916) | (987) | (5,279) | (1,040) |
| Net Change in Plan Fiduciary Net Position | (11,359) | (21,441) | (11,870) | (9,020) | (6,492) | (19,655) | (8,355) | (11,572) | (25,921) | (12,066) |
| Plan Fiduciary Net Position - Beginning | 37,512 | 58,953 | 70,823 | 79,843 | 86,335 | 105,990 | 114,345 | 125,917 | 151,838 | 163,904 |
| Plan Fiduciary Net Position - Ending (b) | \$ 26,153 | \$ 37,512 | \$ 58,953 | \$ 70,823 | \$ 79,843 | \$ 86,335 | \$ 105,990 | \$ 114,345 | \$ 125,917 | \$ 151,838 |
| Net Pension Liability (Asset) - Ending (a-b) | \$ 173,033 | \$ 154,906 | \$ 157,383 | \$ 141,573 | \$ 154,278 | \$ 130,754 | \$ 132,010 | \$ 125,246 | \$ 133,113 | \$ 117,697 |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Liability | 13.13% | 19.50% | 27.25% | 33.34% | 34.10% | 39.77% | 44.53% | 47.73% | 48.61% | 56.33% |
| Covered Employee Payroll | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Pension Liability (Asset) as a Percentage of Covered Employee Payroll | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

See accompanying notes to schedules of required supplementary information - pension plans.

TOWN OF McCANDLESS

SCHEDULE OF CHANGES IN THE TOWN'S NET PENSION LIABILITY (ASSET) AND RELATED RATIOS

POLICE PLAN

YEAR ENDED DECEMBER 31,

| | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|---|---------------|---------------|----------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Total Pension Liability: | | | | | | | | | | |
| Service cost | \$ 450,935 | \$ 507,422 | \$ 486,736 | \$ 434,925 | \$ 417,195 | \$ 348,730 | \$ 334,513 | \$ 379,374 | \$ 357,562 | \$ 360,093 |
| Interest | 1,391,371 | 1,374,651 | 1,325,975 | 1,238,898 | 1,204,690 | 1,151,316 | 1,101,945 | 1,104,653 | 1,044,050 | 998,403 |
| Changes of benefit terms | - | - | - | - | 66,639 | - | - | - | - | - |
| Differences between expected and actual experience | (303,670) | - | (39,748) | - | (39,748) | - | (772,025) | - | (446,859) | - |
| Changes of assumptions | 519,549 | - | 190,444 | - | 599,802 | - | - | - | 731,339 | - |
| Benefit payments, including refunds of member contributions | (1,112,419) | (1,021,306) | (926,285) | (1,054,376) | (940,893) | (792,296) | (747,872) | (662,602) | (515,029) | (586,941) |
| Net Changes in Total Pension Liability | 945,766 | 860,767 | 1,076,870 | 619,447 | 1,307,685 | 707,750 | (83,439) | 821,425 | 1,171,063 | 771,555 |
| Total Pension Liability - Beginning | 20,493,223 | 19,632,456 | 18,555,586 | 17,936,139 | 16,628,454 | 15,920,704 | 16,004,143 | 15,182,718 | 14,011,655 | 13,240,100 |
| Total Pension Liability - Ending (a) | \$ 21,438,989 | \$ 20,493,223 | \$ 19,632,456 | \$ 18,555,586 | \$ 17,936,139 | \$ 16,628,454 | \$ 15,920,704 | \$ 16,004,143 | \$ 15,182,718 | \$ 14,011,655 |
| Plan Fiduciary Net Position: | | | | | | | | | | |
| Contributions - state aid | \$ 553,649 | \$ 523,236 | \$ 460,539 | \$ 356,166 | \$ 414,547 | \$ 379,446 | \$ 415,774 | \$ 400,886 | \$ 357,410 | \$ 357,854 |
| Contributions - employer | 5,352 | 144,660 | 161,298 | - | - | - | 43,690 | 54,294 | 75,562 | 83,447 |
| Contributions - member | 200,190 | 144,201 | 169,784 | 125,274 | 172,672 | 120,784 | 108,288 | 114,507 | 114,474 | 111,327 |
| Net investment income | 2,503,343 | (3,676,867) | 2,644,186 | 3,478,580 | 2,892,546 | (271,952) | 2,023,061 | 558,912 | (447,584) | 806,982 |
| Benefit payments, including refunds of member contributions | (1,112,419) | (1,021,306) | (926,285) | (1,054,376) | (940,893) | (792,296) | (751,467) | (659,007) | (515,029) | (586,941) |
| Administrative expense | (8,934) | (142,643) | (198,075) | (124,318) | (118,672) | (106,167) | (98,715) | (93,017) | (101,513) | (98,970) |
| Net Change in Plan Fiduciary Net Position | 2,141,181 | (4,028,729) | 2,311,447 | 2,781,326 | 2,420,200 | (670,185) | 1,740,631 | 376,575 | (516,680) | 673,699 |
| Plan Fiduciary Net Position - Beginning | 18,491,853 | 22,520,582 | 20,209,135 | 17,427,809 | 15,007,609 | 15,677,794 | 13,937,163 | 13,560,588 | 14,077,268 | 13,403,569 |
| Plan Fiduciary Net Position - Ending (b) | \$ 20,633,034 | \$ 18,491,853 | \$ 22,520,582 | \$ 20,209,135 | \$ 17,427,809 | \$ 15,007,609 | \$ 15,677,794 | \$ 13,937,163 | \$ 13,560,588 | \$ 14,077,268 |
| Net Pension Liability (Asset) - Ending (a-b) | \$ 805,955 | \$ 2,001,370 | \$ (2,888,126) | \$ (1,653,549) | \$ 508,330 | \$ 1,620,845 | \$ 242,910 | \$ 2,066,980 | \$ 1,622,130 | \$ (65,613) |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Liability | 96.24% | 90.23% | 114.71% | 108.91% | 97.17% | 90.25% | 98.47% | 87.08% | 89.32% | 100.47% |
| Covered Employee Payroll | \$ 3,266,254 | \$ 3,124,669 | \$ 3,310,281 | \$ 3,093,860 | \$ 3,053,155 | \$ 2,877,364 | \$ 2,223,520 | \$ 2,104,018 | \$ 2,829,195 | \$ 2,566,037 |
| Net Pension Liability (Asset) as a Percentage of Covered Employee Payroll | 24.68% | 64.05% | -87.25% | -53.45% | 16.65% | 56.33% | 10.92% | 98.24% | 57.34% | -2.56% |

See accompanying notes to schedules of required supplementary information - pension plans.

TOWN OF McCANDLESS

SCHEDULES OF TOWN CONTRIBUTIONS AND INVESTMENT RETURNS

YEAR ENDED DECEMBER 31,

NON-UNIFORMED EMPLOYEES PLAN:

| Schedule of Town's Contributions | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Actuarially determined contribution | \$ 22,488 | \$ 24,666 | \$ 24,666 | \$ 22,188 | \$ 22,188 | \$ 22,188 | \$ 21,221 | \$ 21,221 | \$ 19,162 | \$ 19,162 |
| Contributions in relation to the actuarially determined contribution | 22,488 | 24,666 | 24,876 | 22,188 | 22,188 | 22,188 | 21,221 | 21,221 | 19,162 | 19,162 |
| Contribution deficiency (excess) | \$ - | \$ - | \$ (210) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Covered employee payroll | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Contributions as a percentage of covered employee payroll | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investment Returns | | | | | | | | | | |
| Annual money-weighted rate of return, net of investment expense | 6.12% | -7.59% | 4.32% | 8.49% | 12.03% | -1.61% | 7.85% | 4.13% | -2.61% | 4.17% |

POLICE PLAN:

| Schedule of Town's Contributions | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Actuarially determined contribution | \$ 559,001 | \$ 667,886 | \$ 618,177 | \$ 356,166 | \$ 414,547 | \$ 379,446 | \$ 459,464 | \$ 455,181 | \$ 432,973 | \$ 441,301 |
| Contributions in relation to the actuarially determined contribution | 559,001 | 667,886 | 621,837 | 356,166 | 414,547 | 379,446 | 459,464 | 455,181 | 432,973 | 441,301 |
| Contribution deficiency (excess) | \$ - | \$ - | \$ (3,660) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Covered employee payroll | \$ 3,266,254 | \$ 3,124,669 | \$ 3,310,281 | \$ 3,093,860 | \$ 3,053,155 | \$ 2,877,364 | \$ 2,223,520 | \$ 2,104,018 | \$ 2,829,195 | \$ 2,566,037 |
| Contributions as a percentage of covered employee payroll | 17.11% | 21.37% | 18.79% | 11.51% | 13.58% | 13.19% | 20.66% | 21.63% | 15.30% | 17.20% |
| Investment Returns | | | | | | | | | | |
| Annual money-weighted rate of return, net of investment expense | 14.56% | -16.64% | 13.32% | 20.37% | 19.81% | -1.77% | 14.77% | 4.16% | -3.22% | 6.12% |

See accompanying notes to schedules of required supplementary information - pension plans.

TOWN OF MCCANDLESS

NOTES TO SCHEDULES OF REQUIRED SUPPLEMENTARY INFORMATION – PENSION PLANS

YEAR ENDED DECEMBER 31, 2023

Actuarial Methods and Assumptions Used in Determining the Contribution Rate

| | Non-Uniformed Employees Plan | Police Plan |
|----------------------------|---|--|
| Actuarial valuation date | 1/1/2021 | 1/1/2021 |
| Actuarial cost method | Entry Age Normal | Entry Age Normal |
| Amortization method | Level Dollar Open | Level Dollar Closed |
| Asset valuation method | Fair Value | 4-Year Smoothing |
| Amortization period | 10 years | 6 years |
| Actuarial assumptions: | | |
| Investment rate of return | 6.25% | 7.00% |
| Projected salary increases | N/A | 4.25% |
| Underlying inflation rate | 2.75% | 2.50% |
| Mortality Table | 2010 Public Plan General Employees mortality tables (PubG- 2010) | PubS-2010 with rates projected from base year 2015 with rates derived from the Long- Range Demographic Assumptions for the 2018 SSA Trustee Report |

Changes in Benefits

Police Plan: In the January 1, 2019 valuation, the DROP eligibility requirements were reduced to age 52 with 26 years of service.

Changes in Actuarial Assumptions

Non-Uniformed Plan: In the January 1, 2021 valuation, the interest rate was reduced from 6.75% to 6.25%. In the January 1, 2019 valuation, the interest rate was reduced from 7.00% to 6.75%. In the January 1, 2015 valuation, the interest rate was reduced from 7.50% to 7.00%.

TOWN OF MCCANDLESS

NOTES TO SCHEDULES OF REQUIRED SUPPLEMENTARY INFORMATION – PENSION PLANS

YEAR ENDED DECEMBER 31, 2023

Police Plan: In the January 1, 2019 valuation, the interest rate decreased from 7.25% to 7.00%. The mortality assumption was updated to PubS-2010 with SSA/2018 improvements projected from 2015. The retirement age was reduced to age 52 and 26 years of service for all others hired after October 1, 1998, due to the DROP eligibility change. In the January 1, 2015 valuation, the interest rate decreased to 7.25%. The mortality assumption was updated to eliminate blue collar adjustment and increase the improvement to 100% of scale AA. Salary increases were flattened to match CBA. In the January 1, 2013 valuation, the mortality assumption was updated to include an adjustment for blue collar mortality and to include a projection of mortality rates into the future using 75% of scale AA. In the January 1, 2009 valuation, the mortality assumption was updated to the RP-2000 Mortality Table projected to 2005 with scale AA, set forward five years for disabled lives.

**REQUIRED SUPPLEMENTARY INFORMATION –
OPEB DISCLOSURES**

TOWN OF MCCANDLESS

SCHEDULE OF CHANGES IN THE OPEB LIABILITY AND RELATED RATIOS

YEAR ENDED DECEMBER 31,
LAST TEN YEARS*

| | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Total OPEB Liability: | | | | | | |
| Service cost | \$ 169,445 | \$ 164,910 | \$ 150,967 | \$ 146,927 | \$ 103,349 | \$ 100,583 |
| Interest | 81,009 | 76,575 | 73,754 | 70,188 | 64,573 | 63,045 |
| Changes in benefit terms | - | - | - | - | - | - |
| Differences between expected and actual experience | - | 4,728 | - | (39,100) | - | - |
| Changes in assumptions or other inputs | - | 181,702 | - | 290,696 | - | - |
| Benefit payments | (70,447) | (98,938) | (99,053) | (105,482) | (115,052) | (123,649) |
| Net Changes in Total OPEB Liability | 180,007 | 328,977 | 125,668 | 363,229 | 52,870 | 39,979 |
| Total OPEB Liability - Beginning | 2,811,313 | 2,482,336 | 2,356,668 | 1,993,439 | 1,940,569 | 1,900,590 |
| Total OPEB Liability - Ending (a) | \$ 2,991,320 | \$ 2,811,313 | \$ 2,482,336 | \$ 2,356,668 | \$ 1,993,439 | \$ 1,940,569 |

* Until a full 10-year trend is compiled, the required information for the Plan is presented for as many years as are available.

See accompanying note to schedule of required supplementary information - OPEB.

TOWN OF MCCANDLESS

NOTE TO SCHEDULE OF REQUIRED SUPPLEMENTARY INFORMATION – OPEB

YEAR ENDED DECEMBER 31, 2023

Actuarial Methods and Assumptions

The methods and assumptions used to determine contribution rates are as follows:

- Actuarial valuation date: January 1, 2022
- Discount rate, using index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher: 2.75%
- Actuarial cost method: Entry Age Normal
- Mortality: 2010 Public Plan – Public Safety mortality tables (PubS-2010)
- Retirement:
 - Age 55 with 25 years of service if hired before October 1, 1998 and age 52 with 26 years of service for all others
- Health Care Cost Trend Rate: 7.50% for 2023, 7.00% for 2024, 6.50% for 2025, 6.00% for 2026, 5.50% for 2027, 5.00% for 2028, and 4.75% for 2029 and later.

Benefit Changes

No benefit terms were modified.

Changes in Actuarial Assumptions

For the January 1, 2022 valuation: The discount rate was lowered from 3.00% to 2.75%, and medical trend rates were updated.

For the January 1, 2020 valuation: The discount rate was lowered from 3.25% to 3.00%, the retirement assumption for those hired after October 1, 1998 used in the previous valuation (age 53 after completion of 26 years of service) has been updated to age 52 after completion of 26 years of service, and the health care cost trend rates were updated.

For the January 1, 2018 valuation: The assumed discount rate of 3.50% as of the beginning of the measurement period was changed to 3.25% as of the end of the measurement period. The assumed mortality assumption has been changed from the RP-2000 Combined Healthy Mortality table with rates projected to improve at 100% of scale AA to the 2010 Public Plan – Public Safety mortality tables. An update to the retirement assumption was made to reflect plan experience.

SUPPLEMENTARY INFORMATION

TOWN OF McCANDLESS
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
GENERAL FUND
YEAR ENDED DECEMBER 31, 2023

| | Original Budget | Amended Budget | Actual | Variance |
|--|--------------------|-------------------|--------------|------------|
| Revenues: | | | | |
| Taxes: | | | | |
| Real estate | \$ 3,350,000 | \$ 3,350,000 | \$ 3,528,084 | \$ 178,084 |
| Act 511 | 9,805,250 | 9,805,250 | 11,390,702 | 1,585,452 |
| Penalties, interest and lien filing costs | 19,500 | 19,500 | 31,643 | 12,143 |
| Total taxes | 13,174,750 | 13,174,750 | 14,950,429 | 1,775,679 |
| Licenses, permits, fines, and forfeits | 424,175 | 424,175 | 458,661 | 34,486 |
| Interest, rents, and royalties | 40,000 | 140,000 | 321,510 | 181,510 |
| Intergovernmental | 1,770,075 | 1,740,075 | 1,847,243 | 107,168 |
| Charges for services | 380,890 | 374,890 | 426,802 | 51,912 |
| Assessments | 7,900 | 7,900 | 1,515 | (6,385) |
| Contributions and donations | 67,500 | 73,500 | 39,698 | (33,802) |
| Total revenues | 15,865,290 | 15,935,290 | 18,045,858 | 2,110,568 |
| Other financing sources: | | | | |
| Sale of assets | 15,000 | 15,000 | 62,100 | 47,100 |
| Transfers in | 756,775 | 756,775 | 745,000 | (11,775) |
| Refunds of prior year expenditures | 195,000 | 195,000 | 158,693 | (36,307) |
| Total other financing sources | 966,775 | 966,775 | 965,793 | (982) |
| Total revenues and other financing sources | 16,832,065 | 16,902,065 | 19,011,651 | 2,109,586 |
| Expenditures: | | | | |
| General government: | | | | |
| Town council | 143,600 | 143,600 | 61,576 | 82,024 |
| Town administration | 566,140 | 626,140 | 426,583 | 199,557 |
| Financial administration | 529,655 | 529,655 | 377,387 | 152,268 |
| Tax collection | 411,260 | 411,260 | 359,074 | 52,186 |
| Citizen information | 160,780 | 160,780 | 133,644 | 27,136 |
| Buildings and plant | 648,860 | 648,860 | 473,762 | 175,098 |
| Total general government | 2,460,295 | 2,520,295 | 1,832,026 | 688,269 |
| Public safety: | | | | |
| Police protection | 6,372,100 | 6,382,100 | 5,906,527 | 475,573 |
| Fire protection and prevention | 1,226,415 | 1,226,415 | 1,230,163 | (3,748) |
| Ambulance | 98,150 | 98,150 | 66,300 | 31,850 |
| Code enforcement | 272,110 | 272,110 | 333,296 | (61,186) |
| Planning and zoning | 276,220 | 276,220 | 239,542 | 36,678 |
| School crossing guards | 82,300 | 82,300 | 65,234 | 17,066 |
| Total public safety | 8,327,295 | 8,337,295 | 7,841,062 | 496,233 |

(Continued)

TOWN OF McCANDLESS

SCHEDULE OF REVENUES AND EXPENDITURES BUDGET AND ACTUAL GENERAL FUND (Continued)

YEAR ENDED DECEMBER 31, 2023

| | Original Budget | Amended Budget | Actual | Variance |
|---|--------------------|-------------------|--------------|--------------|
| Public works: | | | | |
| Recycling | 62,550 | 62,550 | 52,540 | 10,010 |
| Public works administration | 2,188,900 | 2,188,900 | 2,088,569 | 100,331 |
| Street cleaning | - | - | 1,687 | (1,687) |
| Snow and ice control | 658,720 | 493,720 | 231,163 | 262,557 |
| Traffic control devices | 435,370 | 435,370 | 348,245 | 87,125 |
| Street lighting | - | - | 444 | (444) |
| Storm sewers and drains | 29,000 | 29,000 | 18,482 | 10,518 |
| Repair of vehicles and machinery | 631,655 | 731,655 | 549,284 | 182,371 |
| Maintenance repair of roads and bridges | 61,200 | 61,200 | 12,849 | 48,351 |
| Storm water management and flood control | 114,500 | 114,500 | 80,474 | 34,026 |
| Total public works | 4,181,895 | 4,116,895 | 3,383,737 | 733,158 |
| Culture and recreation: | | | | |
| Culture | 29,200 | 29,200 | 20,098 | 9,102 |
| Parks | 221,535 | 286,535 | 138,450 | 148,085 |
| Library | 664,350 | 664,350 | 664,350 | - |
| Community celebration | 80,000 | 80,000 | 50,355 | 29,645 |
| Total culture and recreation | 995,085 | 1,060,085 | 873,253 | 186,832 |
| Other financing uses: | | | | |
| Refunds of prior year revenues | 114,000 | 114,000 | 110,492 | 3,508 |
| Operating transfers out | 2,240,835 | 2,240,835 | 2,240,835 | - |
| Total other financing uses | 2,354,835 | 2,354,835 | 2,351,327 | 3,508 |
| Total expenditures and other financing uses | 18,319,405 | 18,389,405 | 16,281,405 | 2,108,000 |
| Net Change in Fund Balance | \$ (1,487,340) | \$ (1,487,340) | \$ 2,730,246 | \$ 4,217,586 |

(Concluded)

TOWN OF McCANDLESS

COMBINING BALANCE SHEET OTHER GOVERNMENTAL FUNDS

DECEMBER 31, 2023

| | Special Revenue Fund State Highway Aid Fund | Capital Projects Fund Street and Water Assessment Fund | Total Other Governmental Funds |
|---|---|--|---|
| Assets | | | |
| Cash and cash equivalents | \$ - | \$ 828,872 | \$ 828,872 |
| Receivables: | | | |
| Assessments | - | 38,457 | 38,457 |
| Other | - | 1,091 | 1,091 |
| Total Assets | <u>\$ -</u> | <u>\$ 868,420</u> | <u>\$ 868,420</u> |
| Liabilities, Deferred Inflows of Resources, and Fund Balance | | | |
| Deferred Inflows of Resources: | | | |
| Unavailable revenue: | | | |
| Assessments | \$ - | \$ 38,457 | \$ 38,457 |
| Fund Balance: | | | |
| Committed: | | | |
| Capital projects | - | 829,963 | 829,963 |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balance | <u>\$ -</u> | <u>\$ 868,420</u> | <u>\$ 868,420</u> |

TOWN OF McCANDLESS

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE OTHER GOVERNMENTAL FUNDS

YEAR ENDED DECEMBER 31, 2023

| | Special Revenue Fund State Highway Aid Fund | Capital Projects Fund Street and Water Assessment Fund | Total Other Governmental Funds |
|--|---|--|---|
| Revenues: | | | |
| Interest, rents, and royalties | \$ 12,242 | \$ 15,085 | \$ 27,327 |
| Intergovernmental | 886,227 | - | 886,227 |
| Total revenues | 898,469 | 15,085 | 913,554 |
| Excess (Deficiency) of Revenues Over Expenditures | 898,469 | 15,085 | 913,554 |
| Other Financing Sources (Uses): | | | |
| Operating transfers out | (898,469) | - | (898,469) |
| Net Change in Fund Balance | - | 15,085 | 15,085 |
| Fund Balance: | | | |
| Beginning of year | - | 814,878 | 814,878 |
| End of year | \$ - | \$ 829,963 | \$ 829,963 |

TOWN OF McCANDLESS

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL STATE HIGHWAY AID FUND

YEAR ENDED DECEMBER 31, 2023

| | Original Budget | Amended Budget | Actual | Variance |
|--|--------------------|-------------------|-------------|-------------|
| Revenues: | | | | |
| Interest, rents, and royalties | \$ 2,000 | \$ 2,000 | \$ 12,242 | \$ 10,242 |
| Intergovernmental | 883,300 | 883,300 | 886,227 | 2,927 |
| Total revenues | 885,300 | 885,300 | 898,469 | 13,169 |
| Other Financing Sources (Uses): | | | | |
| Operating transfers out | (885,300) | (885,300) | (898,469) | (13,169) |
| Net Change in Fund Balance | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

TOWN OF McCANDLESS

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL STREET AND WATER ASSESSMENT FUND

YEAR ENDED DECEMBER 31, 2023

| | Original Budget | Amended Budget | Actual | Variance |
|-----------------------------------|--------------------|-------------------|------------------|------------------|
| Revenues: | | | | |
| Interest, rents, and royalties | \$ 5,000 | \$ 5,000 | \$ 15,085 | \$ 10,085 |
| Net Change in Fund Balance | <u>\$ 5,000</u> | <u>\$ 5,000</u> | <u>\$ 15,085</u> | <u>\$ 10,085</u> |

TOWN OF McCANDLESS

COMBINING STATEMENT OF FIDUCIARY NET POSITION PENSION TRUST FUNDS

DECEMBER 31, 2023

| | Police | Non-Uniformed | Total |
|--|----------------------|------------------|----------------------|
| Assets | | | |
| Cash and cash equivalents | \$ 469,374 | \$ 18,533 | \$ 487,907 |
| Investments: | | | |
| U.S. Treasury and agency obligations | 6,552,949 | - | 6,552,949 |
| Equities | 8,271,062 | - | 8,271,062 |
| Mutual funds | 5,301,965 | 7,554 | 5,309,519 |
| Interest receivable | 37,684 | 66 | 37,750 |
| Total Assets | 20,633,034 | 26,153 | 20,659,187 |
| Net Position | | | |
| Net Position Restricted for Fiduciary Funds | \$ 20,633,034 | \$ 26,153 | \$ 20,659,187 |

TOWN OF McCANDLESS

COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2023

| | Police | Non- Uniformed | Total |
|---|---------------|-------------------|---------------|
| Additions: | | | |
| Contributions: | | | |
| Commonwealth | \$ 553,649 | \$ - | \$ 553,649 |
| Employer | 5,352 | 22,488 | 27,840 |
| Employee | 200,190 | - | 200,190 |
| Total contributions | 759,191 | 22,488 | 781,679 |
| Investment income (loss): | | | |
| Interest and dividends | 456,479 | 805 | 457,284 |
| Net appreciation (depreciation) in fair value of investments | 2,179,321 | 1,444 | 2,180,765 |
| Investment expense | (132,457) | (529) | (132,986) |
| Net investment income (loss) | 2,503,343 | 1,720 | 2,505,063 |
| Total additions | 3,262,534 | 24,208 | 3,286,742 |
| Deductions: | | | |
| Benefits | 1,112,419 | 30,242 | 1,142,661 |
| Administrative expense | 8,934 | 5,325 | 14,259 |
| Total deductions | 1,121,353 | 35,567 | 1,156,920 |
| Increase (Decrease) in Fiduciary Net Position | 2,141,181 | (11,359) | 2,129,822 |
| Net Position: | | | |
| Beginning of year | 18,491,853 | 37,512 | 18,529,365 |
| End of year | \$ 20,633,034 | \$ 26,153 | \$ 20,659,187 |

**TOWN OF McCANDLESS
RESOLUTION 2025-01**

**A RESOLUTION OF THE TOWN OF McCANDLESS, ALLEGHENY COUNTY, PENNSYLVANIA,
ESTABLISHING A MASTER RESOLUTION TO GOVERN VARIOUS TOWN FEES AND
CHARGES.**

IT IS HEREBY RESOLVED by the Town Council of the Town of McCandless, Allegheny County, as follows:

Section 1. Fees and charges for Town construction, development and other permits:

Charges do not include any applicable state fees, including those fees assessed pursuant to the Uniform Construction Code, as amended.

a) Building/Zoning Permits

| | |
|--|---|
| Residential <i>(inclusive of all projects under the International Residential Code (IRC))</i> | |
| New Construction | \$0.25/sq ft of gross floor area Minimum fee of \$500. |
| Additions, Renovations, Accessory Structures over 400 sq ft* | \$0.25/sq ft of gross floor area Minimum fee of \$250. |
| Commercial <i>(inclusive of all projects under the International Building Code (IBC))</i> | |
| New Construction | \$0.30/sq ft of gross floor area Minimum fee of \$900. |
| Additions, Renovations, Accessory Structures over 400 sq ft* | \$0.30/sq ft of gross floor area Minimum fee of \$450. |
| Internal Plan Review | \$0.10/sq ft Minimum fee of \$300. |
| External Plan Review | To be charged at applicable 3 rd party rate. |
| * Zoning permits that do not require UCC review will also be charged at this rate. | |

b) Amateur Radio Antenna Permit – \$50

c) Accessory Structure Permit

RESIDENTIAL

| | |
|-------------------------------------|-------|
| General structure, up to 120 sq ft: | \$50 |
| General structure, 121 – 400 sq ft: | \$100 |
| Chicken Coop and Run: | \$50 |
| Fence: | \$50 |
| Open Deck or Porch: | \$200 |
| Pool, Aboveground: | \$150 |

| | |
|----------------------------------|-------|
| Pool, In-ground: | \$300 |
| Retaining Wall, Under 4 Ft: | \$50 |
| Retaining Wall, 4 Ft or Greater: | \$100 |

Accessory structures over 400 sq ft and not otherwise identified here shall be charged under Section 1(a) of this resolution. Chicken Coop and Run review is inclusive of any fencing/screening being added to satisfy the performance standards required by §701.08(d).

COMMERCIAL

| | |
|-------------------------------------|-------|
| General Structure, up to 400 sq ft: | \$150 |
| Fence: | \$100 |
| Pool, Aboveground: | \$150 |
| Pool, In-ground: | \$300 |
| Retaining Wall, Under 4 Ft: | \$100 |
| Retaining Wall, 4 Ft or Greater: | \$200 |

Accessory structures over 400 sq ft and not otherwise identified here shall be charged under Section 1(a) of this resolution.

- d) Certificate of Use (Zoning) / Commercial Occupancy – \$100
Residential new construction is exempt from the Certificate of Use fee at the time of issuance of a Certificate of Occupancy.
- e) Communications/Telecommunications
 - 1) Tower and Antenna Permits: \$1,000
 - 2) Small Wireless Facilities
Non-recurring fees: \$500 minimum fee, including a single up-front application that includes up to five Small Wireless Facilities, with an additional \$100 for each Small Wireless Facility beyond five (5); or \$1,000 for a new pole (i.e. not a co-location) intended to support one or more Small Wireless Facilities.

Recurring annual fee of \$270 per Small Wireless Facility per year, including any possible ROW access fee or fee for attachment to municipally-owned structures in the ROW.
 - 3) The applicant and/or owner shall provide an escrow payment upon filing, in accordance with the amounts required by the Town's standard subdivision and land development review process, for all costs incurred of the Town's consultant(s) in providing expert evaluation and consultation in connection with the review of the application.
- f) Demolition Permit – \$200 residential; \$300 commercial.
- g) Driveway Permit – \$75
Required for any driveway that is new, relocated or changed in grade which enters a Town street or any street that will become a Town street.
- h) Fireplace Permit – \$25 for the installation of fireplaces in existing structures.

i) Grading Permit

1) **Minor Grading Permit - \$200.**

2) **Major Grading Permit - \$500. An escrow in the amount of \$1,500 shall be established for the review of plans and inspection of sitework by the Town's consultants.**

j) Logging Permit – \$300 application fee

In addition, an escrow amount of \$3,000 shall be established for review of the logging plan and inspection of the property. The applicant will be charged for the actual costs of review and inspection. If the costs exceed \$3,000 the applicant will replenish the escrow to maintain it at the \$3,000 level until approval is granted by the Town. Any remaining balance will be returned after approval is granted by the Town.

k) Sign Permit – \$150 per sign

l) Town Road Right-of-Way/Utility/Street Opening Permits – \$125 permit fee

1) Inspection: The estimated costs of inspection determined by the Town shall be deposited in escrow. Actual costs will be charged, and any remaining balance will be returned after approval of the work by the Town. Minimum escrow shall be \$100.

2) Repair and restoration: An estimate of the cost for repair and restoration of what is disturbed shall be calculated by the Town based upon the size and composition of the proposed excavation. The applicant shall deposit the estimated amount calculated by the Town in escrow.

The minimum amount of escrow shall be \$500. Any amount more than \$5,000 may be secured by a letter of credit or bond, subject to the approval of the Town Manager, Town Attorney or Town Engineer.

Any entity which routinely performs work in Town rights-of-way, such as utilities, may deposit an ongoing escrow (and bond, where applicable). Such escrow shall be replenished any time it is reduced below the amount originally deposited before any new work, other than emergency work, may proceed. A utility filing a bond with the Town may renew the bond each year from the date of its issuance in an amount and form satisfactory to the Town Manager, Town Attorney or Town Engineer.

Section 2. Charges submitted by request for Town review and/or approval:

a) Appeals to Zoning Hearing Board

1) Appeal of Zoning Officer's Decision (including NOV appeal)

Residential: \$300

Commercial: \$750

Appeals related to mixed-use development or a residential development as a whole (i.e. multiple lots in a forthcoming subdivision; an apartment complex) shall be charged at the commercial rate.

- 2) Zoning Variance
Residential: \$300
Commercial: \$750
Appeals related to mixed-use development or a residential development as a whole (i.e. multiple lots in a forthcoming subdivision; an apartment complex) shall be charged at the commercial rate.
- 3) Special Exception – \$500
- 4) Use Variance – \$1,000
- b) Conditional Use – \$1,000 application fee
An escrow amount of \$2,000 shall be established at the time of application to pay for reviews by Town consultants, cost of required legal notices, and other associated expenses. The escrow shall be replenished to \$2,000 any time it is reduced to \$500.
- c) Curative Amendment – \$1,000
- d) Estimated costs of reviews by specialized consultants, such as traffic or soils engineers or geologists, shall be deposited with the Town in escrow prior to utilization of such services. This escrow shall be in addition to the escrow deposited for general or stormwater engineering reviews and inspection.
- e) Proposed Zoning Amendment – \$1,000 application fee
An escrow amount of \$2,000 shall be established at the time of application to pay for reviews by Town consultants, cost of required legal notices, and other associated expenses. The escrow shall be replenished to \$2,000 any time it is reduced to \$500.
- f) Rezoning – \$1,000 application fee
An escrow amount of \$2,000 shall be established at the time of application to pay for reviews by Town consultants, cost of required legal notices, and other associated expenses. The escrow shall be replenished to \$2,000 any time it is reduced to \$500.
- g) Site Inspection and As-Built Reviews – Per the engineer's fee structure as approved by the Town in an amount to cover the actual cost of inspections.
- h) Subdivision and Land Development
- 1) Legal fees incurred by the Town will be charged in accordance with the fee structure agreed upon between the Town and Town Attorney.
- 2) Simple Subdivision – \$250 application fee.
An escrow amount of \$1,500 shall be established at the time of application to pay for reviews by Town consultants. The escrow shall be replenished to \$1,500 any time it is reduced to \$200.

3) Subdivision and/or Land Development Plan:

\$200 per acre or fraction thereof with a minimum charge of \$1,000.

An escrow amount of \$5,000 shall be established at the time of application to pay for reviews by Town consultants. The escrow shall be replenished to \$5,000 any time it is reduced to \$1,500. For developments with both preliminary and final plan submissions, any funds remaining in the escrow deposit made with a preliminary plan submission shall be credited toward the escrow established for final plan submission.

4) Fee in Lieu of Sidewalk Waivers

Fee in lieu of sidewalk waivers will be calculated based on the actual cost of work as reviewed and approved by the Town Engineer.

5) Fee in Lieu of Recreation With Regard to Residential Development Projects

Public Recreation and Open Space (PROS) fee in lieu: \$800 per Residential Dwelling Unit

i) Substantive Validity Challenge (Zoning Ordinance) – \$1,000

j) Transportation Overlay District

Actual costs for Traffic Report Review and TPAD Program Modification Review shall be charged in accordance with the Town approved engineering fees.

k) UCC / Code Appeals Board hearing

Residential: \$300

Commercial: \$750

Appeals related to mixed-use development or a residential development as a whole (i.e. multiple lots in a forthcoming subdivision; an apartment complex) shall be charged at the commercial rate.

Section 3. Charges for Town Fire Prevention Permits

a) Fire Alarm Installation

5,000 sq ft or less: \$200

5,001 to 19,999 sq ft: \$300

20,000 to 40,000 sq ft: \$400

Over 40,000 sq ft: \$600

b) Fire Pump, any size – \$200

c) Fire Reports – \$25

d) Fireworks Display – \$200

A surety bond is required in accordance with the current edition of the Town's Fire Prevention Code.

e) Recreation Fires – \$25 each occurrence

- f) Service Stations and Auto Body Garages – \$100
Includes storing and painting of automobiles and undercoating of automobiles.
- g) Sprinklers

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|--------------------|-------|
| 20 heads or less: | \$150 |
| 150 heads or less: | \$250 |
| 400 heads or less: | \$350 |
| Over 401 heads: | \$400 |
- h) Storage of Explosives, Ammunition, Gunpowder, Flammable/Combustible Liquids and Hazardous Materials – \$100 annual fee in accordance with current edition of the Town's Fire Prevention Code.
- i) Storage Tanks, Stationary Tanks, L.P. Gas Cylinders – \$50 for temporary or permanent installations.
- j) Suppression Systems – \$200 per system
Includes commercial cooking hoods and other types of automatic suppression systems.
- k) All other operational/Fire Prevention Permits – \$50 each
- l) Charges do not include any applicable state fees, including those fees assessed pursuant to the Uniform Construction Code, as amended.

Section 4. False Alarms

- a) First False Alarm – No fee shall be charged for the first instance of a false alarm during the calendar year.
- b) Second False Alarm – The owner of a multi-family (3 or more units) commercial, industrial, or institutional property having a fire alarm or sprinkler alarm that is located within the Town of McCandless shall be charged a base service fee of \$200 for its second instance of a false alarm within the same calendar year. In the event that the Fire Marshal determines that the false alarm is the result of the act or omission of the tenant, the tenant shall be assessed the service fee.
- c) Additional False Alarms – For each additional false alarm occurring within the calendar year, the multi-family, commercial, industrial, or institutional property owner (or tenant, as applicable) shall be charged a service fee which shall increase by an amount of \$100 per false alarm up to a maximum of \$400 per false alarm. For example, for a third false alarm, the entity shall be charged \$300; for a fourth false alarm and each false alarm thereafter, the entity shall be charged \$400.

Section 5. Recreation Permits

- a) Heritage and Cultural Center – \$75 for guided group tours or outreach activities, \$200 refundable deposit to rent the Center plus \$75/hour.

- b) Pavilion Fees – \$75 fee for McCandless residents for the use of a Town pavilion. \$100 fee for non-resident use of pavilion.
- c) Town Ball Field Fees – \$400 per season; or \$75 per game for night/evening use or \$50 for daylight use.
- d) Pickleball Courts Reservation - \$10 per hour. Non-Refundable.

Section 6. Other Fees and Charges

- a) Administrative charge for receipt of insufficient fund check – \$30 plus any bank charge incurred by the Town.
- b) Amusement Permit – \$25 per year
- c) Application Fee for Police Officer Candidate – \$50 (May be waived by Police Chief or Town Manager)
- d) Application for Certification of Stormwater Drainage Compliance – \$15
- e) Assessment and Tax Lien Letters – \$30 per letter; \$5 fax machine fee.
- f) Comprehensive Plan – Actual cost of reproduction.
- g) Engineering fees are set annually by the Town Manager and on an as-needed basis for specific inspections.
- h) External Uniform Construction Code (UCC) Plan Review Requirement
Commercial, multi-family and institutional building plans may be sent to a Pennsylvania Certified Third Party Plan Review Agency for plan review at the discretion of the Building Official/Fire Official. Costs for such review shall be borne by the applicant.
- i) Insurance Reports (other than fire) – \$5
- j) Liquor License Transfer Escrow – \$500
Should the escrow be depleted, the Applicant shall reimburse the Town for any additional unreimbursed costs incurred by the Town relative to the Application.
- k) Paving, Grading, Drainage Standards & Specifications - \$7.50
- l) Plan Review Service Charge – When the Town Manager, Planning & Development Administrator or Building Official/Fire Official considers the use of outside professionals to be necessary to review plans submitted, he/she may engage such professionals and charge such costs to the applicant.
- m) Police Reports – \$15

n) Public Records Policy Fees

- 1) Certification – The Town’s fee for official certification of copies containing the Town seal is \$2.00 per copy.
 - 2) Copies from Microfilm - \$0.50 per page
 - 3) Copies of Video/Audiotapes/Body Worn Camera/Dashboard Camera – \$100 plus legal review fees
 - 4) Copying onto Electronic Media – Actual cost incurred by Town
 - 5) Facsimile Transmission – Local call (\$1.00 per transmission); Long distance (\$1.50 per page).
 - 6) Photocopies - \$0.25 per page for 11” x 17” or smaller; \$1.00 per page for any larger sheets or actual costs incurred by the Town, whichever is greater.
 - 7) Postage – Fees for postage shall not exceed the actual cost of mailing.
 - 8) Pre-payment of Fees – The Town may require pre-payment of estimated fees when the fees required to fulfill the request are expected to exceed \$100.
 - 9) Printing from Electronic Media - \$0.25 per page
 - 10) Waiver of Fees – The Town may waive duplication fees when the Town deems it to be in the public interest to do so.
- o) Public Utility Permit Bond – Minimum \$10,000. Any amount over \$10,000 as determined by the Town Engineer and/or Town Manager.
- p) Special Police Detail - \$115 / hour without a patrol unit or \$125/hour with a patrol unit.
- q) Transient Vendor License Fee – The nonrefundable fee for each license application shall be \$100 to cover the cost to process the application, plus \$25 for each vendor associated with the applicant, plus the prescribed fee for any background check conducted by the Chief of Police. Any renewal shall be at half price, if renewed within 15 days of the expiration of the license. Any and all fee amounts may be adjusted by Town resolution including the cost for the background check.
- r) Zoning Map – \$5 per map, per copy

Section 7. All prior resolutions establishing various Town fees and charges are hereby repealed to the extent inconsistent herewith.

Motion made by Council member _____, seconded by Council member _____, and this resolution is adopted this 10th day of February, 2025, such fees to become effective immediately.

ATTEST:

TOWN COUNCIL
TOWN OF McCANDLESS

Secretary

President

**OFFICIAL
TOWN OF McCANDLESS
ORDINANCE NO. 1554**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN
OF McCANDLESS, ALLEGHENY COUNTY,
PENNSYLVANIA, AMENDING ARTICLE 137, PERSONNEL
BOARD, OF THE TOWN CODE OF ORDINANCES TO
REVISE THE POWERS AND DUTIES OF THE
PERSONNEL BOARD AND THE RULES FOR POLICE
APPOINTMENTS AND PROMOTIONS.**

WHEREAS, Section 1103 of the Town of McCandless ("Town") Town Charter authorizes the establishment of a Personnel Board consisting of such number of qualified electors of the Town as may be determined by the Town Council ("Council"), and who shall be appointed by Council for such terms as may be established by Council; and

WHEREAS, on July 15, 2002, by Ordinance Number 1272, Council established a Town Personnel Board ("Board") consisting of three members and up to two alternates; and

WHEREAS, on April 11, 2022, by Ordinance Number 1522, Council expanded the Personnel Board to consist of five members and up to two alternates; and

WHEREAS, on January 22, 2024, by Ordinance Number 1547, Council altered the Board's meeting procedures and qualifications for employment as a police officer and to establish specific requirements for hiring and promotion; and

WHEREAS, in order to better fulfill the duties of the Board and in furtherance of the general health, safety, and welfare of the Town and its residents, Council desires to amend Article 137 of the Town Code of Ordinances, Personnel Board, to revise the powers and duties of the Personnel Board and the rules for police appointments and promotions; and alter meeting procedures, qualifications for employment as a police officer and to establish specific requirements for hiring and promotions; and

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of McCandless, Allegheny County, Pennsylvania, that:

Section 1. Section 137.04 of the Town Code of Ordinances, Rules of Procedure, is hereby amended by inserting the underlined words and deleting the stricken words as follows:

§ 137.04. Powers and duties.

The Personnel Board shall have the following powers and duties:

~~(a) — To solicit and evaluate all applicants for the police force;~~

~~(b)~~(a) To make a listing of eligible police applicants with numerical rating scores;

~~(c) — To conduct noncompetitive examination of police chief nominees, if directed by Council;~~

~~(d)~~(b) To conduct a hearing, when requested in writing, by any non-probationary employee who has been discharged, suspended or demoted and who has exhausted the prescribed grievance procedures;

~~(e)~~(c) To conduct a hearing, when requested in writing, by any non-probationary employee who believes that he or she has been aggrieved in the promotion process, as set forth in Rule III;

~~(f)~~(d) To make investigations in the fulfillment of its proper duties, and to issue subpoenas;

~~(g)~~(e) To hear appeals from any applicant or person who has been examined for a promotional vacancy; and

~~(h)~~(f) To perform such other functions and duties as may be provided for in the Personnel Code.

Section 2. Section 137.05 of the Town Code of Ordinances, Rules of Procedure, is hereby amended by inserting the underlined words and deleting the stricken words as follows:

§ 137.05. Rules of procedure.

Rule I - General.

104 - Rules: The Personnel Board has the power to recommend and prescribe, ~~amend~~ and enforce rules and regulations for the purpose of implementing the provisions of this Article and the Home Rule Charter. The power to prescribe and amend ~~Before any such~~ rules and regulations lies solely with ~~are implemented, the same shall first be approved~~ by Town Council. ~~No changes shall be made in these rules without approval of Town Council.~~

Rule II - Police Appointments.

201 - Advertisement: ~~Whenever the Board is advised that~~ Council desires a new list of eligible candidates from which to fill existing or anticipated vacancies, the Town Manager or the Town Manager's designee ~~Board~~ shall advertise this fact and establish a period of time during which applications will be received.

202 - Qualifications: To be eligible, at the time of application, an applicant for employment as a police employee shall meet at least the following qualifications:

B. An applicant must also meet all of the following criteria:

10. Such other qualifications which may be ~~proposed by the Personnel Board and~~ approved by Council.

204 - Examinations: All examinations shall be administered by the Town Manager and all or part of the examinations may be delegated to the Chief of Police, a third party, or the Town Manager's designees. The examinations shall be practical in character and shall relate to such matters and include such inquiries as will fairly test the merit and fitness of the persons examined to discharge the duties of the position sought. The examination shall consist of:

The written examination shall constitute 60% of the final composite score, and the oral examination shall constitute 40% of the final composite score. The Final Composite Score shall be calculated by the Board as follows:

205 - Contenders: ~~The Board~~ A panel of active or retired Chiefs of Police designated by the Town shall administer the oral examination to the highest 12 applicants who have attained the passing scores of 70% or greater on the written examination, and any person possessing a veteran's preference right who has achieved a passing score on the written examination.

206 - Background Investigation: ~~The Board~~ Town may refuse to examine, or may refuse to certify, any applicant who is found to lack any of the minimum qualifications as prescribed and adopted for the position or the employment for which he has applied, or who is disabled and/or unfit to perform the duties of the position for which he seeks employment, or who is addicted to the habitual use of intoxicating liquors or narcotic drugs, or who has been guilty of any crime involving moral turpitude or of infamous or notoriously disgraceful conduct, or who has been dismissed from public service for

delinquency or misconduct in office, or who is affiliated with any group whose politics and activities are subversive to the form of government set forth in the Constitution or laws of the United States and Pennsylvania.

The applicant may be required to execute releases or waivers permitting any investigation as determined by the Town Manager or the Town Manager's designee ~~Chief or the Board~~.

The ~~Board~~ Town may utilize the services of the Chief of Police or other persons to aid in any background investigation.

209 - Conditional Offers of Employment: Examinations: Any person from the list of eligibles who has been given and accepted a conditional offer of employment shall be given physical, medical and psychological evaluations which shall be reasonably designed to test the individual's ability to perform the duties of a police officer. The ~~Personnel Board~~ Town Manager or the Town Manager's designee shall determine which psychological, physical or medical tests are to be administered and who shall administer them in conformance with applicable law or regulations. These tests shall fairly determine whether the individual to be tested is able to perform the duties required to be performed by a police officer for the Town. The successful completion of any tests administered under this Section shall be a condition precedent to employment with the Town. In the event any test is approved to determine if unacceptable levels of alcohol are or have been consumed, or whether any controlled substances are or have been ingested, the applicant shall be notified prior to the test.

Rule III - Police Promotions.

301 - Announcements: Whenever the ~~Board~~ Town Council desires to fill is advised of a vacancy in any rank above patrolman, the Board Town Manager or the Town Manager's designee shall post on the police bulletin board notice of such vacancy and the interval of time during which applications from the Town's police officers will be accepted.

302 - Examinations: Written and oral examinations will be administered as required for police appointments. ~~A review of e~~ Each applicant's personnel record will be reviewed by the Town Manager or the Town Manager's designee to determine eligibility for promotion. ~~made by the Board.~~ No background investigation will be made.

Section 3. Severability.

If any of the provisions or terms of this Ordinance shall be held invalid for any reason whatsoever, then, unless such provision or term is material to this Ordinance as to render this Ordinance impracticable to perform, such provision or term shall be deemed severable from the remaining provisions or terms of this Ordinance and shall in no way affect the validity or enforceability of any other provisions hereof.

Section 4. Repealer.

All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

ORDAINED AND ENACTED into law this 10th day of February 2025, effective immediately.

ATTEST:

TOWN COUNCIL
TOWN OF McCANDLESS

Secretary

President