

McKees Rocks Borough
Caucus and Public Meeting
November 13, 2018
7:00 PM

The meeting was called to order by President of Council, Mr. Paul Krisby. President Krisby requested roll call. Present were Council Shallegra Moye, Council Elizabeth Delgado, Council Maribeth Taylor, Council Leslie Gee, Council Craig Myers, Council Sarah Harvey, and Council Joe Mixter. Also present were Mayor John "Jack" Muhr, Controller Julie Chambers, Borough Manager Ruth A. Pompey and Administrative Assistant LeeAnn Wozniak. Mr. Douglas Evans from NIRA Consulting Engineers and Borough Solicitor Ms. Megan Turnbull, of Weiss Burkhardt Kramer, LLC was present. Vice-President Kathy Evich was absent.

Agenda Comments/Changes: None

Guest Speaker:

Chief Nicholas Radoycis, Jr: Chief Radoycis was present to update Council on Volunteer Fire Department business. Chief Radoycis kindly thanked the Borough and Council regarding the recent purchase of a fire truck, that is currently in service for fire calls and is being set up for hazardous material response calls. Chief also commented that the Volunteer Fire Department has four new members. Regarding Ariel truck bids, eleven solicitation mailings were sent out and five bids were received. The one bid that was accepted for \$875,000.00 has been adjusted to meet the minimum \$910,000.00 which will be signed off in near future. Chief Radoycis wanted to bring to Council's attention the safety concern near the Railroad Crossing with the increased train traffic. Trains have been recently stopping for up to an hour at a time. If there is an emergency and that route needs access for emergency vehicles, there is a liability issue for the Borough. Chief Radoycis suggests a letter be sent to CSX with a time restriction of how long trains can be stopped possibly twenty minutes at a time. Lastly, Chief Radoycis suggested sitting down at the beginning of 2019 with the Street Department, Fire Department, Borough, and Police Department and discuss the Borough's emergency management response plan.

Ms. Kate O'Brien was present to address Council regarding ordinance enforcement. Ms. O'Brien feels that we need to be doing more as a community. We need to enforce ordinances and hold violators accountable for their actions. We need a mindset of "not in our community."

Mr. Dwayne Grimes was present to address Council regarding the 1-hour parking limit on Chartiers Avenue near the Phil's Archery area. People are parking there all day, sometimes up to 10 hours a day. This is an issue for customers who are trying to stop and shop at the McKees Rocks Mart convenience store. The owners of the convenience store have attempted to approach person(s) who consistently are parking there all hours of the day, and the issue has not resolved. The Mayor advised Mr. Grimes he will talk to the owner of the property in violation. It seems the employees of a hair salon are the persons parking in the 1-hour limit spaces.

Mr. Thomas Hardy, a Housing Development Consultant with PaloALTO Partners was present to address Council. Mr. Hardy explained how he could assist the Borough of McKees Rocks with housing development strategies, in conjunction working with the McKees Rocks CDC. Mr. Hardy stated that he would be able to gather a list of properties that are not "marketable" and/or vacant and find funding to be able to change the

status of this property and bring properties back on the tax roll. Mr. Hardy also stated that he would be able to produce a step-by-step written work plan for the Borough to follow as guidelines for day to day use, in response to Council's questions about being a resource to the Borough.

Mr. Craig Rippole was present to thank the McKees Rocks Police Department for assisting in a vandalism case recently at one of his vacant properties (old Stover's Funeral Home). Mr. Rippole just wanted to alert residents to be vigilant and aware of surroundings, especially near vacant properties. If residents see any suspicious activity, it's highly possible that the piping is being stripped for scrapping purposes.

Last Month's Minutes:

A motion was made by Council Taylor and seconded by Council Gee to dispense the reading of October 09, 2018 Public Meeting minutes. The motion was adopted by acclamation.

Committee Reports:

- Council Moyer read the October 2018 activity report from the McKees Rocks Independent Volunteer Fire Department. The Fire Department received a total of 30 calls. There were 14 false alarms, 6 at Hays Manor in Building 11-14, Building 15-16, and Building 20-21. Response also included 1 CO alarm, assisted police twice and 1 EMS assist. Structure fire response included 6 fires, 1 in McKees Rocks and 5 in Kennedy. No injuries reported.

Engine 189 responded to 16 incidents, New Engine 189 – 1 response, Truck 189 responded 2 times, Rescue 189 – 2 times, Utility 189 - 1 time and persons in private vehicles responded directly to scene 17 times. VFD cancelled enroute 13 times. Mutual aid provided by Presston Station 277 on all calls. In addition, Seville Station 251 provided aid 1 time. We provided aid to Kennedy Station 181 5 times for structure fires. Total person response from Station 189 to calls in October was 202 averaging 6.73 persons per call.

- Council Moyer read the monthly Activity Report from the McKees Rocks Police Department for October 2018. Chief Deliman reported a total of 903 events. There were 148 cases reported, 46 arrests, 29 citations (23 traffic, 6 non-traffic), and 11 impounded vehicles. Total mileage on patrol vehicles 4,983. Total money submitted to the Borough Manager was \$4,936.24.

Council Committee Reports:

Council Delgado reported that the Borough website is now live. Council Delgado also reported that Council received an electronic version of the (COG) Council of Government Take Back packet via email and there is topic regarding zoning that she suggests Council review.

Mayors Report: Mayor Muhr reported that the American Red Cross Smoke Alarm Installation Project held on October 25, 2018 installed 137 smoke detectors in residential homes.

Borough Manager's Report: Ruth A. Pompey provided financial statements for Council review in the Council packets.

Engineer's Report: Douglas Evans provided a written Borough Engineers report for Council review in the Council packets.

Solicitor's Report: Megan Turnbull stated for minutes recording purposes that the property donation of 751 Boquet Street is in process and the deed should be executed sometime during December 2018, in preparation that the Borough will be the new owners in early January 2019. She also has been working with

the Chief of Police in regards to the Civil Service Rules and Regulations, in order to formulate an eligibility list in near future.

Building Code Official Report: John D. Stahl presented the monthly October 2018 BCO Report to Council. During October 2018, 8 building permits, 2 zoning permits, and 10 rental permits were issued. 2 code enforcement notices of violations were sent out, 2 new court cases were filed, and 6 court cases were heard by the local magistrate. Mr. Stahl met with Ms. Carolyn Yagle from EPD regarding the borough zoning ordinance and attended 3 meetings with Bella Equity Group. Work has begun at the old Shovel Warehouse located on Chambers Street which involves dividing building into 3 lease spaces with a large parking lot upon completion. Bella Equity Group donated time and use of equipment to clear the vacant lot located at 748 Boquet Street, which is adjacent to the new Borough steps project. The 700 block of Boquet Street also stands to have minimum of 4 blighted home demolished within the next 2 months.

Code Enforcement Report: Tom McAllister presented the monthly October 2018 CE Report to Council. During October 2018, 27 code enforcement notices of violations were sent out, three strike disruptive conduct notices were mailed in accordance with Police Department efforts, 18 legal actions were filed with the local magistrate, and 2 pending cases were withdrawn as violations were abated prior to hearing date set. Violations for not complying with borough ordinance gaming licenses were also sent out to vendors who have failed to apply, and the Borough has received \$16,000.00 in applicable fees since the recent mailing. Mr. McAllister attended multiple meetings regarding the rezoning of borough zoning and has been working on the outline of the new Rental Ordinance procedure(s) which include new paperwork, spreadsheets, and organization of rental properties modeling the new proposed ordinance.

Controller's Report:

As of October 31, 2018 General Fund, both income and expenses have annual budget of \$3,839,218.00. Expenses totaled \$2,937,124.95 approximately 76.5% of annual budget. Balance remaining in the annual budget is \$902,093.05. Balance in the General Fund Checking Account is \$355,734.86.

As of October 31, 2018 Sewer Fund, both income and expenses have an annual budget of \$1,694,243.00. Expenses totaled \$1,238,495.31; approximately 73.11 % of the annual budget. Balance remaining in the annual budget is \$455,547.69. Balance in the Sewer Fund Savings Account is \$210,264.36.

A motion was made by Council Taylor and seconded by Council Gee to accept the Controller's Report. Motion was adopted by acclamation.

Bills: A motion was made by Council Myers and seconded by Council Mixter to pay the bills. Motion was adopted by acclamation.

Agenda:

1. A motion was made by Council Myers and seconded by Council Mixter to authorize Borough Solicitor to send a letter to CSX regarding a time limit of trains stopping and blocking train tracks. Motion was adopted by acclamation.
2. A motion was made by Council Taylor and seconded by Council Gee to award A. Merante as the low bidder for the Sefler Street Stair Replacement, in the amount of \$149,200 (base plus alternate, which will complete entire work scope for stair project). The motion was accepted by acclamation.

3. A motion as made by Council Taylor and seconded by Council Myers to award Insight Pipe Contracting as the low bidder for the Gertrude Alley sewer lining project, in the amount of \$17,193.00. Motion was adopted by acclamation.
4. A motion was made by Council Taylor and seconded by Council Harvey to accept Church-Chartiers Concurring Demolition Resolution in the amount of \$33,000.00. Motion was adopted by acclamation.
5. A motion was made by Council Taylor and seconded by Council Delgado to accept Church-Chartiers Slum & Blight Resolution. Motion was adopted by acclamation.
6. A motion was made by Council Taylor and seconded by Council Gee to accept the Fire Department ADA access Resolution in the amount of \$34,000.00. Motion was adopted by acclamation.
7. A motion was made by Council Taylor and seconded by Council Myers to accept the Manacore Concurring Resolution in the amount of \$49,950.00. Motion was adopted by acclamation.
8. A motion was made by Council Taylor and seconded by Council Myers to accept the Manacore Slum & Blight Resolution. Motion was adopted by acclamation.
9. A motion was made by Council Myers and seconded by Council Taylor to accept the Island Avenue Sidewalk Replacement Concurring Resolution in the amount of \$58,640.00. Motion was adopted by acclamation.
10. A motion was made by Council Taylor and seconded by Council Gee to accept PALOALTO Partners as a contracted Housing Development Consultant in conjunction working with the McKees Rocks CDC. Council Mixter motioned to table this voting item until the next month's meeting for additional consideration time by Council, with Council Myers seconding. Council Taylor opposed. Roll call requested resulting in 4 Yes – 4 No. President Krisby requested Mayor Muhr's vote to break the tie. Mayor Muhr voted Yes to table this voting item until next month's meeting. Motion carried.
11. A motion was made by Council Myers and seconded by Council Mixter to approve the road closure(s) request by St. Mary Ukrainian Orthodox Church for the 2019 Ukrainian Festival. Motion was adopted by acclamation.
12. A motion was made by Council Myers and seconded by Council Mixter to accept General Code's proposal for codification of ordinances. Council Taylor motioned to table this voting item until next month's meeting for additional consideration time by Council, with Council Harvey seconding. Motion carried to table this voting item until December meeting.
13. A motion was made by Council Myers and seconded by Council Harvey to authorize Borough Manager to advertise the 2019 preliminary general fund budget. Motion was adopted by acclamation.
14. A motion was made by Council Taylor and seconded by President Krisby to accept Borough Resolution No. 6099 Angelina Way. Motion was adopted by acclamation.
15. A motion was made by Council Taylor and seconded by Council Myers to authorize Borough Manager to advertise the 2019 Borough of McKees Rocks Council meeting dates. Motion adopted by acclamation.
16. A motion was made by Council Mixter and seconded by Council Myers to accept quote provided by Jackson Computer Consulting, as new service provider for Police Department. Council Delgado opposed. Roll call requested, resulting in 7 Yes-1 No. Motion carries.
17. A motion was made by Council Myers and seconded by Council Mixter to approve Residential Rental Housing Inspection Ordinance No. 1753. Motion was adopted by acclamation.

18. A motion was made by Council Taylor and seconded by Council Gee to approve Storm Water Ordinance No. 1754. Motion was adopted by acclamation.
19. A motion was made by Council Myers and seconded by Council Taylor to authorize Borough Solicitor to advertise 2019 Real Estate Tax Mill Ordinance (No change). Motion was adopted by acclamation.
20. A motion was made by Council Myers and seconded by Council Mixter to authorize Borough Manager to obtain a 2019 TAN Loan, with a rate no higher than 2.5 percent. Motion adopted by acclamation.

New Business:

Council Harvey is requesting that Ms. Kimberly Hileman, Cohen & Grigsby be contacted and invited to attend December 2018 Caucus meeting for lobbyist updates.

Mayor Muhr confirmed with Bobby Thompson, Street Department Working Foreman that the Borough trucks are ready and equipped for the winter season.

Old Business:

None

A motion was made by Council Taylor and seconded by President Krisby to adjourn the business portion of the meeting. Public meeting adjourned, by President Krisby.