

McKees Rocks Borough
Public Meeting
January 15, 2019
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, Vice-President Kathy Evich, Council Craig Myers, Council Sarah Harvey, and Council Joe Mixter. Also present were Mayor John "Jack" Muhr, Borough Manager Ruth A. Pompey, Administrative Assistant LeeAnn Wozniak, and Controller Julia Chambers. Mr. Douglas Evans from NIRA Consulting Engineers and Borough Solicitor Ms. Megan Turnbull, of Weiss Burkhardt Kramer, LLC was present.

Agenda Comments/Changes: Pastor Vincent Moye requested to speak to Council briefly commenting that he is in support of the Borough's opportunity to partner with the McKees Rocks CDC and Mr. Tom Hardy, of PaloALTO Partners to address the blight property issue. Pastor Moye is very familiar with Mr. Hardy's work in other communities as Pastor Moye has been involved in the banking industry for many years and highly recommends him as a future asset to the Borough in order to move forward in successful planning.

Guest Speaker:

- Ms. Kimberly Turnley, Certified Public Accountant, was present to briefly explain an overview of the 2017 Audit Results to Council. Ms. Turnley referred to page 2 of the Audit Report, commenting the total equity line balance was \$600,000.00 for the year end 2017, once all receivables and payables were logged in the general ledger. Referring to page 11 of the Audit Report, the General Fund Account had a balance remaining of approximately \$244,000.00 meaning revenue exceeded expenses for 2017 (which hasn't happened to this degree in years past – documented). Both Liquid Fuels and Sewer Fund were both at a loss. There was an increase in the Pension plan of about \$500,000.00. Ms. Turnley's overall comment regarding the 2017 Audit was the Borough had various categories on the budget that had money savings documented (spent less) and revenue increased in various categories above the projected amount. Overall, a successful financial year in Ms. Turnley's opinion.
- Ms. Barb Godfrey was present to address Council regarding what she (and others) observe going on during Council meetings in the recent past to the present moment. Early 2018 seemed fine, as Council Members were re-elected or newly elected and the Borough was off to a fresh start. Ms. Godfrey then noticed around mid-2018 things started to "change" which raised some concern for the community. Executive sessions were happening almost monthly, Council members were confrontational with each other during meetings on certain topics of discussion (i.e. Speedway), and direct confrontation with Borough Administration began. Ms. Godfrey stated it is obvious to the residents that the Council is now "divided" into two groups, working against another. It has also been observed multiple times by audience that certain Council Members have talked down upon other Borough officials, employees, and representatives of contracted professional services questioning their competency with accusatory comments. This constant questioning of competency is a form of harassment and needs to stop. Council members should not be questioning the competency of the Borough Manager, the Building Inspector, or Code Enforcement Officer as Council voted to hire these individuals to do the professional job. Ms. Godfrey commented lastly that any member of Council should step down, if their interest isn't in the best interest of the Borough. Council Mixter commented that as a member of Council, he cannot challenge anything Ms. Godfrey said as he agrees with her statements.

- Ms. Kate O'Brien was present to address Council regarding the Borough's past, present, and future also. Ms. O'Brien commented that the blight property issue is not a new issue for the Borough. She wants to know why the borough taxpayer's money goes toward government grants that are supposed to benefit the community, but the blight property issue is still this bad with no money to tear down and rebuild. Ms. O'Brien is also questioning why the Borough is paying a contracted Lobbyist a monthly fee to apply for grants, etc. when the McKees Rocks CDC gets their own grants. Ms. O'Brien believes as a taxpayer, the Borough should be finding its own funding resources not spending taxpayer's money on someone who works in D.C. all year long with the "big cats."
- Ms. Jeannie Hughes was present and briefly commented that the "split sides" of Council is not good for the community at all. Ms. Hughes wants to see the Borough succeed and rebuild, but right now is not the time to share any expenses and partnership with the CDC. Ms. Hughes wants to know where all the money and grants went the CDC had in previous years, before agreeing to sign any redevelopment agreement(s). Ms. Hughes also feels elected officials cannot sit on both sides of the board (Borough and CDC), as it's a conflict of interest and should step down.
- Mr. Craig Rippole was present to thank Council for the policies and procedures put in place that allowed the closing of two properties late December 2018 (Speedway and last acquisition of Railroad Property). Mr. Rippole stated that these two closings generated the following amount(s) in taxes: Transfer tax to the Borough and School District \$15,874.00 and \$31,750.00 to the State. Back Real Estate Taxes paid to the county \$13,868.00, \$20,517.00 to the Borough, and \$67,509.00 to the School District. Mr. Rippole also commented that Speedway will be applying for a building permit very soon, as well as Trinity Development will be applying for a building permit for a new 26,000 square foot building.
- Mr. Kenny Perl was present to briefly comment that with all the negativity going on, the community wants to see the Roxian Theater succeed. This development is an enhancement to the community, and the Borough and CDC needs to work it out that all policies and procedures are followed accordingly.

Last Month's Minutes:

A motion was made by Council Mixter and seconded by Council Gee to dispense the reading of December 11, 2018 public meeting minutes. The motion was adopted by acclamation.

Committee Reports:

- Council Moyer read the December 2018 activity report from the McKees Rocks Independent Volunteer Fire Department. The Fire Department received a total of 17 calls. There were 5 false alarms, four at Hays Manor, two in Buildings 11-14 and one each in Buildings 15-16 and 17-18. One was also at McDermott's Funeral Home. Response also included 4 motor vehicle accidents, in which one was reported to have entrapment, and 4 gas leaks or smell of gas. There was also response to 1 water condition, 1 PD assist, 1 lock-out, and 1 trash fire. There were no structure fires and no injuries reported on any of the calls in December.

Engine 189 responded to 8 incidents. Engine 189-2 one time, Truck 189 and Rescue 189 no response, Utility 189 1 time, and persons in private vehicles responded directly to scene 11 times. VFD cancelled enroute 6 times. Mutual aide provided by Preston Station 277 on all calls. Total person response from Station 189 to calls in December was 68 persons averaging 4 persons per call.

- Council Harvey read the monthly Activity Report from the McKees Rocks Police Department for December 2018. Chief Deliman reported a total of 923 events. There were 152 cases reported, 37 arrests, and 45 citations (34 traffic, 7 non-traffic, 2 borough weight citations). Total mileage on patrol vehicles 4,983. Total money submitted to the Borough Manager was \$2,893.14.

Council Committee Reports:

Council Moye reported that she and Council Harvey will be working with University of Pitt on MLK, Jr Day to complete some community service/ minor home repairs for two residents in the McKees Rocks Bottoms.

Council Delgado reminded Council that McKees Rocks Borough will be hosting the COG meeting for February 2019 and dinner will be provided during the meeting. All of Council is invited to attend. President Krisby suggested Council Delgado communicating with the Borough Manager regarding this upcoming hosted meeting.

Mayors Report:

Code Enforcement Report by Mayor Muhr for the month of December 2018 included 9 violations, 7 citations, 1 vehicle towed and 1 ½ hours of court time. Mayor Muhr commented about recent complaints of a reported meth lab at a multi-unit residential building in the community. The Police Department responded promptly, investigating the complaint and inspecting the property, etc. resulting in nothing found.

Borough Manager's Report: A written report (attached) was provided to Council regarding the 2018 fiscal year financials for the general fund and sewer fund account(s), among other administrative information.

Engineer's Report: A written report was provided to Council during last evening's Caucus meeting and all actions items are included on the Agenda for voting.

Solicitor's Report: Solicitor Turnbull reported for meeting minute recording purposes that she has been working with the Borough Manager regarding the 2019 TAN Loan documents. The Assistant Solicitor has been working on the proposed Ordinance to amend 1409 Gaming License, to add a due date of April 1st. Also, Borough Solicitor will continue to work with Chief Deliman and the Civil Service Committee regarding Civil Service rules and regulations, et al. to get procedures in order for future testing of hiring FT officers.

Controller's Report:

As of December 31, 2018 General Fund, both income and expenses have annual budget of \$3,839,218.00. Expenses totaled \$3,502,297.44 approximately 91.22 % of annual budget. Balance remaining in the annual budget is \$336,920.56. Balance in the General Fund Checking Account is \$139,644.11.

As of December 31, 2018 Sewer Fund, both income and expenses have an annual budget of \$1,694,243.00. Expenses totaled \$1,612,768.77; approximately 95.2 % of the annual budget. Balance remaining in the annual budget is \$ 81,274.23. Balance in the Sewer Fund Savings Account is \$220,666.56. A motion was made by Council Moye and seconded by Council Gee to accept the Controller's Report. Motion was adopted by acclamation.

Bills: A motion was made by Council Mixter and seconded by Council Delgado to pay the bills. Council Delgado and Council Taylor opposed. Roll call was requested, resulting in 6 Yes, 3 No (Council Harvey, Council Taylor, Council Delgado). Council Delgado commented she does not receive a copy of the bills early enough to review. Council Harvey commented that she emailed the Borough Manager late last week requesting a copy of the bills by Monday morning for review, and received no response so she cannot vote yes without having time to review. Borough Manager commented that a copy of the bills could not be sent as the Borough received approximately 35 additional invoices Monday/Tuesday for processing and we

would get hit with penalties if we cut the billing off early. Council Delgado is requesting a Resolution to change the billing period to close out the billing report at end of each month. Borough Manager commented this is possibility, but there would be a double list at the beginning of process and a Resolution would need passed giving Borough Manager permission to pay bills prior to approval of Council so invoices such as Insurance would not be late resulting in coverage termination, etc. There will not be continuity Council is looking for because Council meetings happen at different times of the month and the billing report will not be consistent. Borough Solicitor suggested creating a Resolution that gives the Borough Manager permission to pay reoccurring bills/contractual bills that were previously authorized by Council at some point (i.e. Insurance, Utilities) which will cut down on the list of bills that potentially change monthly Council would have to review prior to the meeting. A motion was made by Council Myers and seconded by President Krisby to authorize Borough Solicitor and Borough Manager to develop a Resolution and policy regarding payments of recurring payments and contractual obligations. The motion was adopted by acclamation.

Agenda:

1. A motion was made by Council Taylor and seconded by Council Gee to advertise an Ordinance amending Ordinance 1409 License for Gaming Devices, adding due date of April 1st of each calendar year. Motion was adopted by acclamation.
2. A motion was made by Council Mixter and seconded by Council Myers to approve and advertise 2019 Sewer Budget. Motion was adopted by acclamation.
3. A motion was made by Council Taylor and seconded by Council Gee to approve GEDF Grant Resolution for Phase II Pedestrian Stairway Project. Motion was adopted by acclamation.
4. A motion was made by Council Moye and seconded by Council Mixter to approve 2019 TAN Loan Resolution with First National Bank. Motion adopted by acclamation.
5. A motion was made by Council Mixter and seconded by Vice-President Evich to accept Cohen & Grigsby for one year contract extension. Council Delgado opposed. Roll call requested, resulting in 8 Yes, 1 No (Council Delgado). Motion carries.
6. A motion was made by Council Moye and seconded by Council Myers to reject all bids received on January 11, 2019 for Borough garbage and rubbish collection. Motion was adopted by acclamation.
7. A motion was made by Council Harvey and seconded by Council Gee to re-advertise bids for Borough garbage and rubbish collection. Motion was adopted by acclamation.
8. A motion was made by Council Harvey and seconded by Council Moye to hire PaloALTO Partners and share expenses with McKees Rocks CDC for redevelopment purposes. Council Mixter opposed. Roll Call requested resulting in 5 Yes, 4 No (Council Mixter, Vice-President Evich, President Krisby, and Council Gee). Motion carries.
9. A motion was made by Council Harvey and seconded by Council Gee to authorize Borough Administrative Staff to post tentative agendas for Caucus and Public meetings on Borough website. Motion was adopted by acclamation.
10. A motion was made by Council Moye and seconded by Council Gee to accept Nextiva as new phone system provider for Borough. Motion was adopted by acclamation.
11. A motion was made by Council Mixter and seconded by Council Taylor to approve Progress Payment No.1 in the amount of \$98,703.00 to A. Merante Contracting, Inc. for Sefler Street Stairs Project. Motion was adopted by acclamation.
12. A motion was made by Council Harvey and seconded by Council Gee to authorize Borough Engineer to have Geotechnical Engineer complete infiltration study along Gardner Street. Motion was adopted by acclamation.
13. A motion was made by Council Moye and seconded by Vice-President Evich to approve Speedway to do rehabilitation work on Churchill Street. Motion was adopted by acclamation.

14. A motion was made by Council Gee and seconded by Council Taylor to approve Char-West COG process payment no. 1 in the amount of \$14,602.50 from U&S Construction for the Chartiers Avenue Curb Ramp Upgrades. Motion was adopted by acclamation.
15. A motion was made by Council Harvey and seconded by Council Gee to approve payment to Insight Pipe Contracting, LLC in the amount of \$17,607.00 for Gertrude Alley sewer lining. Motion was adopted by acclamation.
16. A motion was made by Council Mixter and seconded by Council Gee to approve payment request no. 3 (final) in the amount of \$2,380.50 to Insight Pipe Contracting, LLC for 2018 sewer cleaning and televising project. Motion was adopted by acclamation.
17. A motion was made by Council Taylor and seconded by Council Moye to approve payment to Drnach Environmental in the amount of \$4,532.00 for flow monitoring 11/26/18 through 12/25/18. Motion was adopted by acclamation.
18. A motion was made by Council Delgado and seconded by Council Gee to authorize Borough Engineer to contact Silver Star Meats regarding Cherry Alley grease and oil interceptor installation. Motion was adopted by acclamation.

New Business:

None

Old Business:

Council Taylor requested an update on the placement of handicap parking sign on O'Donovan Street for resident application approved during December 2018 public meeting. President Krisby responded that the Street Department Supervisor will install the sign as soon as possible, as the Street Department was not immediately notified of the application approval. Council Taylor suggested that the Admin Assistant begin going over meeting agenda approvals the following business day and delegate to the appropriate department which voting approval items may pertain to their job as follow-up.

A motion was made by Vice-President Evich and seconded by Council Moye to adjourn the business portion of the meeting. Meeting adjourned by President Krisby.