

McKees Rocks Borough  
Public Meeting  
June 15, 2021

**7:00 PM Public Meeting**

**Pledge of Allegiance**

**Roll Call:** Councilmembers Present: President Archie Brinza, Councilman Joe Mixter, Vice-President Leslie Walker, Councilwoman Elizabeth Delgado, Councilman John Malesnick, Jr, Councilman Nicholas Radoycis, Jr., Councilwoman Sarah Harvey, and Councilman Craig Myers  
Councilmembers Absent: Councilman Chas Maritz

Also present for this meeting were Mayor John R. Muhr, Assistant Borough Secretary (Substitute Borough Manager) LeeAnn Wozniak, Administrative Assistant Jennifer Slavicek, Controller William Beck, Chief of Police Rick Deliman, Fire Chief Donald Baird, Assistant Solicitor Danielle Guarascio, of Weiss Burkhardt Kramer, LLC, and Borough Engineer Mr. Douglas Evans, of NIRA Consulting Engineers, Inc.

**Agenda Comments/Changes:**

President Brinza reminded all in attendance that all communications must remain respectful and professional as the public meetings are being recorded.

**Guest Speaker:**

Ms. Samantha Levitzski-Wright, School Board President of the Sto-Rox School District was present to give Council updates regarding the school district including: School board voting unanimously to raise the school tax millage by 1 mil, the request to merge with Montour was declined, focusing on students/families mental health, homelessness, and job opportunities as well as advocating for tax relief.

Mr. Lance Harrell, resident of Sheridan was present to speak to Council about trying to acquire 115 Helen Street for rehabilitation. Mr. Harrell indicated he had interest in the vacant property and had no luck contacting the current owner regarding purchasing directly or discussing the property with the Borough in person due to COVID restrictions, so he ended up reaching out to the McKees Rocks CDC to learn about the Conservatorship process. Mr. Harrell's goal is to acquire the property, rehab it, and rent out as a single family home. Vice-President Walker advised Mr. Harrell he does not have to go through with the Conservatorship with the McKees Rocks CDC, and he can acquire the property with the Borough through the Allegheny County Vacant Property Recovery Program.

Ms. Maria McDonough, Robinson Street resident was present to address Council to first comment the police department has increased police patrols in the area during the day/evening, but still need additional

patrols between 1am-4am. Ms. McDonough then went into discussion regarding a conversation she and Councilman Myers had at a previous meeting regarding a recent shooting at Club Erotica. Ms. McDonough feels the comments Councilman Myers made that evening are unethical and a conflict of interest for being a member on Council, and is requesting an investigation of the Council member.

### **Reading of the Minutes:**

A motion was made by Councilman Radoycis and seconded by Vice-President Walker to approve the meeting minutes from May 11, 2021 public meeting. Motion was adopted by acclamation.

A motion was made by Councilman Radoycis and seconded by Councilman Malesnick to approve the meeting minutes from June 2, 2021 special public meeting. Motion was adopted by acclamation.

### **Reports:**

- McKees Rocks Police Department– Chief Deliman read the monthly activity report for May 2021. A copy of the report is on file at the Borough Manager office.
- McKees Rocks Independent Volunteer Fire Department – Fire Chief Baird read the monthly activity report for May 2021. A copy of the report is on file at the Borough Manager office.
- Mayors Report: Mayor Muhr discussed the concern of speeding in the community, specifically in the McKees Rocks Bottoms area. There have been complaints of a driver speeding at a rate of 60 MPH which has been reported to the police department. Mayor Muhr suggested putting up electronic speed signs at certain points of the Borough as well as installing portable speed bumps that could be moved around as needed. Mayor Muhr has been in contact with Harrisburg regarding the permissions and laws of portable speed bumps.
- Borough Manager: Substitute Borough Manager Wozniak reported the administrative office has been working on numerous tasks including applying for the COVID-19 ARPA Funds Grant, working with Baily Insurance for the Borough insurance renewal, attending meetings with outside companies - First National Bank and LEVEL Equity Building, completing round 1 water shut-offs for delinquent sewage, updating borough building security system codes for all employees/elected officials, and continue to work on the 2020 audit.
- Borough Solicitor: Assistant Borough Solicitor Guarascio advised Council that Giant Eagle Get Go has requested a special hearing for a transfer of a liquor license at the next upcoming public meeting. Ms. Guarascio also advised Council that she has researched the installation of portable speed bumps, and there is a difference between a speed hump and speed bump in which a speed hump would be more appropriate for the community. Appropriate signage would be required.
- Building Code Official: President Brinza read the monthly activity report for May 2021 written by Mr. John Stahl, and a copy is on file at the Borough Manager’s office.
- Code Enforcement Officer: President Brinza read the monthly activity report for May 2021 written by Mr. Zac Cummings, and a copy is on file at the Borough Manager’s office.
- Borough Engineer: Capsule Report was discussed at Caucus Meeting on June 14, 2021.

### **Borough Engineer Action Items:**

A motion was made by Vice-President Walker and seconded by Councilman Malesnick to accept Pete Jeffrey & Associates Inc as apparent low bidder of the 3<sup>rd</sup> Street Park Revitalization Contract Award in the amount of \$69,938.00. Motion was adopted by acclamation.

A motion was made Vice-President Walker and seconded by Councilman Radoycis to approve payment to Seawright Excavation, Inc. in the amount of \$16,500.00 for inlet and sewer replacement at Campbell Street. Motion was adopted by acclamation.

A motion was made by Councilman Mixter and seconded by Councilwoman Delgado to authorize Char-West COG to make final payment to Minniefield Demolition Services for Church-Chartiers demolitions in the amount of \$24,200.00. Motion was adopted by acclamation.

A motion was made by Councilman Radoycis and seconded by Vice-President Walker to authorize payment to Bairo Construction, Inc in the amount of \$7,920.49 for Island Avenue Replacement (Phase 2). Motion was adopted by acclamation.

**Controllers Report:** As of May 31, 2021, General Fund, both income and expenses have an annual budget of \$4,503,377.00. Income was \$2,338,683.33 or 51.93% of the budgeted income. Expenses totaled \$1,489,827.47 or approximately 33.08 % of the budgeted expenses.

Balance in the General Fund Checking Account as of May 31, 2021 was \$453,292.86.

As of May 31, 2021, Sewer Fund, both income and expenses have an annual budget of \$1,976,085.00. Income was \$670,667.34 or 33.94% of the budgeted income. Expenses totaled \$455,027.17 or 23.03% of the budgeted expenses. Balance remaining in the Sewer Fund as of May 31, 2021 was \$380,308.90.

A motion was made by Vice-President Walker and seconded by Councilman Radoycis to accept the Controllers Report. Motion was adopted by acclamation.

**Bills:** A motion was made by Vice-President Walker and seconded by Councilwoman Delgado to pay the bills. Councilwoman Delgado requested to have a copy of the transaction list of bills sooner than the day of the meeting, in order to have enough time to thoroughly review. Motion was adopted by acclamation.

**Agenda Voting:**

**1. Public Safety Committee (Chas Maritz, Chair)**

**2. Finance and Administration Committee (Nick Radoycis, Chair)**

- a.) A motion was made by Councilman Radoycis and seconded by Vice-President Walker authorize moving bank accounts from PNC Bank to First National Bank. Motion was adopted by acclamation.
- b.) A motion was made by Councilman Radoycis and seconded by Vice-President Walker to accept the 2019 Municipal Audit and Financial Report filed with the DCED May 20, 2021. Motion was adopted by acclamation.

**3. Parks and Recreation Committee (Leslie Walker)**

**4. Real Estate Committee (Nick Radoycis, Chair)**

**5. Public Works Committee (Archie Brinza, Chair)**

- a.) A motion was made by Councilman Radoycis and seconded by Vice-President Walker to authorize Borough Solicitor to look into setting a fee schedule for street closure requests for commercial purposes. Motion was adopted by acclamation.

**6. Borough Association (Craig Myers, Chair)**

**7. Char-West COG (Elizabeth Delgado, Chair)**

Councilwoman Delgado reported the next COG meeting is scheduled for June 16, 2021.

**8. Borough Development (Craig Myers, Chair)**

**9. Codification Committee (Elizabeth Delgado, Chair)**

Councilwoman Delgado requested to add Councilman Radoycis as another committee member on the Codification Committee. Councilman Radoycis agreed.

**10. Other Communications/Motions**

- a.) Borough Ordinance 1770 – A motion was made by Councilman Radoycis and seconded by Vice-President Walker to approve Borough Ordinance No. 1770 amending 1330, applying parking standards to off-street parking in commercial zones. Councilwoman Delgado suggested public comment during this time, indicating she does not agree to apply these standards that were originally for residential area zones and now require for commercial properties new development. Chartiers Avenue businesses was specifically discussed. Councilwoman Harvey also commented that putting this parking requirement on new businesses is discouraging their occupancy here and force them to look at other towns like Sewickley. Councilwoman Harvey motioned to table the Ordinance, followed by a second motion of Councilwoman Delgado. Roll Call requested, resulting in 6 No (Mixer, Myers, Walker, Brinza, Radoycis, Malesnick) and 2 Yes (Harvey, Delgado) to table. Original motion to approve Borough Ordinance 1770 is back on the table, resulting in 6 Yes (Mixer, Myers, Walker, Brinza, Radoycis, Malesnick) and 2 No (Harvey, Delgado). Motion carries.

New Business

None

Old Business

- a.) 823 Short Street Property Donation – President Brinza received an email from the owner of 823 Short Street offering the property to the Borough as long as the Borough would pay for the transfer fees, etc. President Brinza mentioned Council would need to decide what to do with the property if the Borough gains ownership, such as a parking lot or a community garden. Council will discuss with Solicitor.

- b.) Roxian Theater – Mayor Muhr expressed his concern that the Roxian Theater should not be able to reopen and operate in 2021 until they pay their taxes to the Borough. Mayor Muhr indicated the Borough lowered the amusement tax from 10% to 5% to align with the city during the pandemic, and still has not received any money from the Roxian from 2019. President Brinza commented that the Borough is legally doing what is needed to follow up on this issue.
- c.) Vice-President Walker mentioned to residents to look into the Allegheny County Vacant Property Recovery Program when seeking to acquire vacant, delinquent taxed properties that it's a successful program.
- d.) President Brinza mentioned there was a community issue with 840 Island Avenue (Rear) of overgrowth and dumping of animal feces, and the Street Department did clean the property up due to the severity of the issue. Police department was involved as well.
- e.) No Parking on McDonalds Way and Fee Schedule/Violations – Councilman Radoycis made a motion to put up no parking signs on McDonalds Way and set a fee schedule for commercial parking use. Vice-President Walker seconded the motion. Motion was adopted by acclamation.

Meeting adjourned at 8:47 PM, by President Brinza