

McKees Rocks Borough
Public Meeting
October 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 Elizabeth Delgado, Council Leslie Walker (Gee), Council Maribeth Taylor, Council Craig Myers, Council Sarah Harvey, and Council Joe Mixter. Also present were Mayor John “Jack” Muhr, Borough Manager Ruth A. Pompey, and Administrative Assistant LeeAnn Wozniak. Borough Engineer Mr. Douglas Evans from NIRA Consulting Engineers and Borough Solicitor Ms. Megan Turnbull, of Weiss Burkhardt Kramer, LLC were present. Controller Julia Chambers was present as well. Vice-President Kathy Evich participated via phone. Council Shallegra Moye was absent.

Agenda Comments/Changes: None

Guest Speaker:

- Ms. Faon Conley, a volunteer with the Humane Society was present to address Council regarding the feral cat problem in the borough. Ms. Conley stated that the borough currently has approximately 300-400 feral cats, which is a very high amount and will continue to be a problem if nothing is done. Ms. Conley suggested working with other volunteers and possibly setting up a trapping and spay/neuter event in spring 2020 for the borough. The cost per cat is approximately \$50.00. Ms. Conley suggested working towards a plan for funding to be able to trap and neuter/spray possibly 30 cats at per event, if the Humane Society would donate their facilities and doctors. President Krisby suggested to Ms. Conley to come back next month once she has a better plan for this process. Councilwoman Taylor suggested that Councilwoman Delgado and Vice-President Evich get together to possibly write up an addendum to the animal ordinance to add TNR and present to Council for review
- Ms. Jeanne Hughes was present to address Council regarding property located at 733 School Street. This property was taken back by PNC Bank approximately 2014, but owner still listed by the county as Todd Russ. The property condition is extremely poor, and the bank isn't doing anything about it. The Allegheny County Health Department has been contacted regarding rat infestation. The tree in the yard is now leaning toward Ms. Hughes new roof, and Ms. Hughes is concerned the tree is going to fall. When Ms. Hughes calls, she is told it's not their responsibility they are only the “lien owner.” Ms. Hughes is asking what can be done. Ms. Hughes has spent her own money trying to maintain the property since the bank will not take any action. Borough Solicitor will look into the issue.
- Mr. David Flick was present to ask approximately how many Section 8 houses are in the borough. President Krisby advised he would have to contact the Building Code Official to find out an approximate number. Councilman Mixter commented that approximately 85 % of homes in the area are rentals.
- Mr. Sean Greene (aka Lorenzo Rulli) was present to address Council regarding the recent shut down of Hays Manor Building 19 for rodent infestation, by Allegheny County Health Department. How will the borough hold Allegheny County Housing Authority responsibility for the lack of responsibility on building maintenance and tenant displacement. These tenants have nowhere to go. Mr. Greene also mentioned there are still parking issues with the Roxian Theatre and Mr. Rippole needs to do something immediately. Signage needs put up to say “no parking within 500 feet.” Mr. Greene also indicated he spoke to Mr. Rippole recently about the development at the old Eat N Park lot, and Mr. Rippole told him a café would be put on the 1st floor of the new building. Mr. Greene suggests that the borough should “pressure” Mr. Rippole

to do so, since the residents have nowhere to go for dining. Councilwoman Walker responded to Mr. Greene that she has spoken to a few residents in Hays Manor about the recent building shut-down and is looking into the situation. Councilwoman Taylor also mentioned she will be making a motion later this evening to remove the exemption in the Rental Housing License Ordinance 1753, stating that property owned by Allegheny County Housing Authority isn't applicable to the inspection procedures by borough.

Last Month's Minutes:

A motion was made by Councilman Mixter and seconded by Councilwoman Gee to accept the meeting minutes from September 10, 2019 public meeting. Motion was adopted by acclamation.

Committee Reports:

- Real Estate Committee: Councilwoman Delgado commented that she attended the Urban Land Institute workshop last month on community development and learned a lot. She highly suggests that if there is another workshop in the future, which all Council should attend.
- Council of Government (COG): Councilman Mixter commented that he attended a meeting with state reps/senator discussing blight property in the area. Councilman Mixter would like to give the state reps/senator some information to possibly apply for some state funding to address the blight property issue in the borough.

Councilwoman Delgado commented that the borough received additional CDBG Yr 45 grant funds for the demolition of 1135 Chartiers Avenue and 1146 Church Avenue. Also, the borough is scheduled to host the COG dinner in October 2020.

- Communications Committee:

McKees Rocks Independent Volunteer Fire Department provided a written report for the month of September 2019. There were a total of 28 calls, in which 11 were false alarms. Hays Manor false alarms included one in Buildings 1 & 2, 3 & 4, 5 & 6, 22 & 23, and two at Buildings 11-14. Response included 5 motor vehicle accidents in which 1 of them was an entrapment on Singer Ave., 4 gas leaks (or smell of), 1 C O alarm, 1 haz-mat situation, 1 lock-out, 1 EMS assist, and 2 smells of smoke. There were 2 structure fires. No injuries were reported during calls in September.

To all alarms, response includes the following: Engine 189, 5 times, Engine 189-2, 7 times, Utility 189, 7 times, Truck 189, 3 times, Rescue 189, 2 times and persons in private vehicles responded directly 14 times. Cancelled en route 7 times. Mutual aide provided on all calls by Presston Station 277. In addition, the fire on Boquet Street Seville Station 251, Stowe Station 275, Crafton Station 128 and Moon Run Station 245 provided mutual aid. Total of 189 people responded to the calls in September, averaging 7.3 persons per call.

McKees Rocks Police Department provided a written report for September 2019. A total of 800 events were reported. There were 137 cases reported, 38 arrests, and 12 citations (10 traffic, 1 non-traffic, and 1 borough weight citation). Total mileage on patrol vehicles 3,767. Total money submitted to the Borough Manager was \$ 4,692.88.

Mayors Report: Mayor Muhr received a letter from the Commonwealth of PA Public Utility Commission to check the status of the new St. John Crossing, where a new light bar was installed. As of today, no

complaints have been documented and it's working well. Mayor Muhr commented that the owner of 105 Helen Street has been in contact with borough regarding overgrown tree growth condition of vacant lot. Owner agrees to clean up lot, also commenting about possibly building a garage. Mayor Muhr also has sent out violations to other property owners regarding tree/weed overgrowth and garbage issues (these properties include 114 Helen Street and 908-914 Island Avenue). Mayor Muhr notified all in attendance that the first coat of asphalt has been placed on Adrian Street.

Public Affairs Report: A written public affairs update for October 2019 was provided by Ms. Kim Hileman, Cohen and Grigsby, P.C for Council review. Ms. Hileman was not present.

Borough Manager's Report: A written Borough Manager's report was provided to Council during last evening's Caucus meeting.

Engineer's Report: A written Borough Engineer's Capsule 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: Borough Solicitor asked Council if they had any concerns/thoughts regarding scheduling the special zoning amendment hearing for either next month or December regarding the adjunct parking ordinance amendment. Solicitor understands that certain Council members would like additional mailings sent out to certain property owners prior to meeting scheduling. The proposed ordinance also needs sent to the county for review as well. Council's next step would be to authorize advertisement of the special meeting. Councilwoman Taylor is asking that Council be informed in detail of the continued process of this proposed ordinance and also notify the residents who may be affected by the proposed ordinance.

Controller's Report:

As of September 30, 2019 General Fund, both income and expenses have annual budget of \$3,883,598.00 Expenses totaled \$ 3,175,988.40 or approximately 81.78 % of annual budget. Balance remaining in the annual budget is \$ 707,609.60. Balance in the General Fund Checking Account is \$ 183,515.65

As of September 30, 2019 Sewer Fund, both income and expenses have an annual budget of \$1,773,996.00. Expenses totaled \$ 1,376,892.32 or approximately 77.62 % of the annual budget. Balance remaining in the annual budget is \$ 871,694.21. Balance in the Sewer Fund Savings Account is \$871,691.21.

A motion was made by Councilwoman Walker and seconded by Councilman Myers to accept the Controller's Report. Motion was adopted by acclamation.

Bills: A motion was made by Councilman Mixter and seconded by Councilwoman Walker to accept the bills. Councilwoman Taylor opposed, stating Council doesn't have enough time to review as just receiving transaction list at beginning of meeting and will ask questions later, if she has any concern(s). Councilwoman Delgado opposed as well. Roll call requested, resulting in 6 Yes, 2 No (Taylor/Delgado). Motion carries.

Agenda:

1. A motion was made by Councilwoman Taylor and seconded by President Krisby to approve Borough Resolution No 6105 approving transfer of liquor license to Speedway, LLC. Motion was adopted by acclamation.

2. A motion was made by Councilwoman Taylor and seconded by President Krisby to forward borough's invoice for the advertisement of the special hearing notice regarding transfer of liquor license to Speedway, LLC to Speedway, LLC for reimbursement. Motion was adopted by acclamation.
3. A motion was made by Councilwoman Walker and Councilwoman Harvey to approve payment application no. 3 to John T. Subrick, Inc. in the amount of \$53,404.74 for Gardner Street Replacement, pending receipt of grant funds from Commonwealth Financing Authority. Motion was adopted by acclamation.
4. A motion was made by Councilman Myers and seconded by Councilman Mixter to accept State Pipe Services, Inc. as the lowest responsible bidder for the 2019 Sewer Cleaning and Televising, in the amount of \$78,359.90. Motion was adopted by acclamation.
5. A motion was made by Councilwoman Delgado and seconded by President Krisby to award MJR Construction as the apparent low bidder for the CD Year 45 Island Avenue Sidewalk Replacement Project, with a base bid plus Alternate 1, project total of \$ 39,389.00. Motion was adopted by acclamation.
6. A motion was made by Councilman Myers and seconded by Councilwoman Walker to approve application fee of \$2,500.00 for submission of Roadway on Railroad Property or Railroad Crossing Application for West Carson Street Ext. Motion was adopted by acclamation.
7. A motion was made by Councilman Mixter and seconded by Councilwoman Walker to authorize Borough Engineer to complete grant application for spring capture at property along Boquet Street. Motion was adopted by acclamation.
8. A motion was made by Councilwoman Taylor and seconded by Councilwoman Walker to authorize advertisement of propose Borough Ordinance 1763, amending Ordinance 1743 Abandoned Vehicles. Motion was adopted by acclamation.
9. A motion was made by Councilwoman Walker and seconded by Councilman Myers to approve 916 2nd Street Handicap parking application. Motion was adopted by acclamation.
10. A motion was made by Councilwoman Harvey and seconded by Councilwoman Taylor to permit Sto-Rox School District to display banners in borough contingent upon inquiry of approved areas.
11. A motion was made by Councilwoman Walker and seconded by Councilwoman Taylor to authorize advertisement of job posting for part-time "fill-in" crossing guards in the Gazette 2.0 for publication on 10/22/19. Motion was adopted by acclamation.
12. A motion was made by Councilwoman Taylor and seconded by Councilwoman Walker to approve General Code's proposed table of index for the borough's ordinances, subject to Solicitor review and approval. Motion was adopted by acclamation.
13. A motion was made by Councilwoman Taylor and seconded by Councilman Myers to approve an extra notice for the amendment hearing on the zoning issue of Church Avenue to be provided to all residents in the 1200 block of Church Avenue two weeks in advanced of such hearing. Motion was adopted by acclamation.
14. A motion was made by Councilman Myers to table voting on the idea of adding 1 million dollars to general bond for property demolitions and street paving until the borough receives the Standard and Poors results. Councilman Mixter agreed, also asking if the properties being considered for demolition are on the prior list provided by the borough's building code official and code enforcement officer. Motion was adopted by acclamation.

New Business:

Borough Solicitor recommends Council motion to authorize advertisement of the proposed borough ordinance for collection of garbage fees, including any penalty and interest incurred if bills go unpaid past due date using our 3rd party collector Jordan Tax Service. Councilwoman Taylor stated that documents provided to Council previously regarding garbage collection fees in September 2019 doesn't match the charges on the bill received by residents. Councilwoman Taylor also indicated that the interest and penalty charges were discussed to be placed on hold, since it took so long for the bills to be generated by the borough. Solicitor mentioned the charges can be discussed and adjusted if Council chooses to revise the proposed ordinance. A motion was made by Councilman Myers and seconded by Councilwoman Taylor to authorize advertisement of the proposed borough ordinance of garbage collection fees, pending any adjustments necessary.

Resident, Clara Priddy was present and commented that since the change-over in billing, her recyclables have never been picked up and is requesting a credit on her bill. Borough Manager responded she will have to look into the billing breakdown.

Councilwoman Taylor motioned to remove the Allegheny County Housing Authority from the rental housing license/occupancy inspection exemption in Borough Ordinance No. 1753, requiring them now to abide by the borough's rental housing licensing inspection process immediately. Councilwoman Walker seconded the motion. The motion was adopted by acclamation.

Old Business:

Councilwoman Taylor will be contacting the local news media regarding 708 Chartiers Avenue, as the borough has had no success in contacting the property owners regarding clean-up. The sidewalk continues to be blocked, restricting resident access and the winter months are coming which means no work will be done until spring.

Councilwoman Taylor also asked if any contact has been made with the new representative of the Local 1058 regarding the Street Department contract. Borough Solicitor commented borough has been in contact in regards to setting up a meeting regarding bargaining. At this time, no meeting date has been confirmed.

Ms. Jeannie Hughes brought to Councils attention that 110 Churchill Street has been previously red tagged and claims people are living at the property with no water/sewage. President Krisby said he would notify the code enforcement and building official.

A motion was made by President Krisby and seconded by Councilwoman Walker to adjourn the business portion of the meeting. Meeting adjourned by President Krisby.