

McKees Rocks Borough
Public Meeting
November 12, 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 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. Vice-President Kathy Evich participated via phone. Council Leslie Walker and Controller Julie Chambers were absent.

Agenda Comments/Changes: None

Guest Speaker:

- Ms. Faon Conley, volunteer with the Humane Society presented the TNR (trap, neuter, return) program proposal for McKees Rocks that she collaboratively prepared with Ms. Michele DeFade of Kitty Queen Rescue. They are willing to do 30 cats at a time, for a \$40.00 fee per cat payable to the Humane Society to utilize their establishment and services. This would cost the borough \$1,200.00 each round, possibly three times per year. Ms. Conley is asking for assistance with funding to cover the fees, as well as suggesting adding spay/neuter signs to big areas in the borough and linking information on the borough website regarding where to access donated food for cat feeding.
- Mr. Patrick Dowd, Allies for Children was present to address Council regarding the importance of lead dust testing in homes of the borough, to limit exposure of lead in children. Mr. Dowd is requesting the borough to enhance the occupancy inspection Ordinance by adding dust wipe testing as a requirement of the inspection process to receive the Certificate of Occupancy. Mr. Dowd advised the fee for dust wipe sampling is \$6.00 per sample, and there is currently funding through the county is being offered to municipalities interested in participating (up to 1 year of cost coverage) to see if incorporating this requirement in the inspection process is beneficial. After 1 year, the municipality would have to find a way to cover the sampling cost by adding into the annual budget.

Last Month’s Minutes:

A motion was made by Councilman Myers and seconded by Councilman Mixter to accept the meeting minutes from October 15, 2019 public meeting. Motion was adopted by acclamation.

Committee Reports:

NONE

McKees Rocks Independent Volunteer Fire Department provided a written report for the month of October 2019. There were a total of 33 calls, in which 11 were false alarms. Hays Manor false alarms included one in Building 7 & 8 and one at Building 19. Response included 2 motor vehicle accidents, 2 gas leaks (or smell of), 4 C O alarms, 2 trees down, 2 water conditions, 2 smoke scares, and 1 police assist.

Also responded to 1 brush fire and 6 structure fires, in which 1 fire was in a bathroom at Hays Manor and 1 was mutual aid to Kennedy. No injuries were reported during calls in October.

To all alarms, response includes the following: Engine 189, 25 times, Engine 189-2, 5 times, Utility 189, 4 times, Truck 189, 3 times, and persons in private vehicles responded directly 28 times. Rescue 189 has recently been sold. Cancelled en route 4 times. Mutual aid provided on all calls by Presston Station 277. In addition, Seville Station 251 provided aid 3 times, Stowe Station 275 provided aid 1 time, and Kennedy Station 181 provided aid 1 time. We provided aid to Kennedy Station 181 1 time as well, for structure fire. Total of 236 people responded to the calls in October, averaging 7.1 persons per call.

McKees Rocks Police Department provided a written report for October 2019. A total of 742 events were reported. There were 129 cases reported, 37 arrests, and 29 citations (23 traffic, 5 non-traffic, and 1 borough weight citation). Total mileage on patrol vehicles 3,608. Total money submitted to the Borough Manager was \$ 2,181.20.

Mayors Report: Mayor Muhr reported that a bus stop in the Bottoms near Helen/Ella Street has a concrete pad that is sinking near the rear. Port Authority has been contacted, in regards to making necessary repairs to prevent future injury. Pierogis Plus location has old telephone poles that have been deteriorating over years, and just recently Duquesne Light removed all old poles and replaced with new wooden poles. Debra Beiber, Address Management of Allegheny County 911 will be meeting with the borough on Friday 11/15/19 to discuss borough address changes for 911 safety response reasons. The police department has recently hired two new officers, who will be starting within 30 days.

Public Affairs Report: None at this time. Ms. Hileman will provide to Council via email after meeting.

Borough Manager's Report: The Borough Manager provided information to Council regarding the borough's recent increase in the Standard & Poors credit rating from a BBB rating to A rating, which is a substantial increase. Borough Manager also advised there is a scheduled meeting with Waste Management on 11/13/19 regarding billing and pick-up related issues.

Borough Engineer's Report: Capsule Report provided to Council for review. See Attached.

Borough Solicitor's Report: Ms. Megan Turnbull advised Council that Assistant Solicitor Mr. Vic Kustra will be leaving for law firm. Ms. Turnbull will be receiving support from another associate. There are two Borough Ordinances on the agenda for Council to consider, which include amending the Abandoned Vehicle Ordinance and enacting an Ordinance enforcing collection fees for garbage and recycling. Ms. Turnbull briefly commented that she has been discussing with Borough Building Official regarding the situation with the Hays Manor Building currently being shut down for rodent infestation, and how the Borough can be involved to assist in future safety of the housing authority tenants.

Building Code Official Report: October 2019 report provided to Council for review. See Attached.

Code Enforcement Officer Report: October 2019 report provided to Council for review. See Attached.

Controller's Report:

As of October 31, 2019 General Fund, both income and expenses have annual budget of \$3,883,598.00 Expenses totaled \$ 3,430,459.05 or approximately 88.33 % of annual budget. Balance remaining in the annual budget is \$ 453, 138.95. Balance in the General Fund Checking Account is \$ 392,220.11.

As of October 31, 2019 Sewer Fund, both income and expenses have an annual budget of \$1,773,996.00. Expenses totaled \$ 1,456,713.63 or approximately 82.12 % of the annual budget. Balance remaining in the annual budget is \$ 317,282.37. Balance in the Sewer Fund Savings Account is \$695,180.28.

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

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

Agenda:

1. A motion was made by Councilwoman Taylor and seconded by Councilwoman Delgado to authorize payment no. 4 in the amount of \$51,106.49 to John T. Subrick for Gardner Street Replacement, pending receipt of CFA funding. Motion was adopted by acclamation.
2. A motion was made by Councilwoman Taylor and seconded by President Krisby to approve (5) concurring resolutions and (3) slum and blight resolutions (attached to minutes for review) for CDBG Funding Year 46 Applications as presented to Council. Motion was adopted by acclamation.
3. A motion was made by Councilwoman Taylor and seconded by Councilwoman Harvey to authorize Borough Engineer to prepare bidding documents for (3) demolition projects of 1135 Chartiers, 1146 Church, and the Maenerchour Club. Motion was adopted by acclamation.
4. A motion was made by Councilwoman Delgado and seconded by President Krisby to contact Pgh Salvage regarding any cost savings for the demolition of these properties. Motion was adopted by acclamation.
5. A motion was made by Councilwoman Taylor and seconded by President Krisby to approve Borough Ordinance No. 1763 Abandoned Vehicles.
6. A motion was made by Councilwoman Taylor and seconded by Councilman Mixter to authorize Borough Solicitor to reach out to the Allegheny County Housing Authority indicating that the Housing Authority properties will be required to follow the borough's rental inspection requirements. Motion was adopted by acclamation.
7. A motion was made by Councilman Myers and seconded by Councilman Mixter to accept the 2020 TAN Loan quote from First National Bank, with \$500,000.00 amount at 2.30% interest rate for 12 months term. Motion was adopted by acclamation.
8. A motion was made by Councilwoman Taylor and seconded by Councilwoman Delgado to accept the resignation letter of Ms. Kara Netz as of 11/01/19 as office clerk. Motion was adopted by acclamation.
9. A motion was made by Councilwoman Taylor and seconded by Councilwoman Delgado to keep the Admin Clerk job position currently posted for a new hire at part-time status, as Council never voted to offer full-time hours. Councilman Mixter opposed, commenting that he feels this job position requires 40 hours and status of part time vs. full time should remain open for discussion. Roll call requested, resulting in 4 Yes (Mixter, Myers, Evich, Krisby) and 4 No (Harvey, Taylor, Delgado, Moye) to keep full-time status an option. Mayor Muhr broke tie, voting to keep position open for full time status. Motion carries.

10. A motion was made by Councilwoman Taylor and seconded by President Krisby to combine the borough's caucus meeting and voting meeting on the same night, convening the combined meeting on the second (2nd) Tuesday of each month. Motion was adopted by acclamation.
11. A motion was made by President Krisby and seconded by Councilwoman Delgado to approve Borough Ordinance No. 1764 Collection of Garbage Fees. Councilwoman Taylor opposed, indicating that Council was not provided a copy of the garbage contract ironing out the details of fees, etc. and Council was not informed of meetings, etc that pertain to these fees. Roll Call requested, resulting in 7 Yes, 1 No (Taylor). Motion carries to approve Borough Ordinance No. 1764.
12. A motion was made by Councilwoman Taylor and seconded by President Krisby to approve floating a \$1,000,000.00 bond in 2020 for street paving and property demolitions, pending Borough Manager discussion with Bond Specialist(s) as recommended by the Borough Solicitor. Motion was adopted by acclamation.
13. A motion was made by President Krisby and seconded by Councilwoman Harvey to authorize the Building Code Official to notify county of property demolition status, for tax recording purposes. Motion was adopted by acclamation.
14. A motion was made by Councilwoman Delgado and seconded by Councilwoman Taylor to approve newly elected officials (or current officials who want a refresher) to participate in the newly elected official training through Local Government Academy or the PA State Association of Boroughs at Borough's cost. Councilman Mixter opposed, indicating that it should not be at the borough's cost – if the elected official wants to go for education purposes, he/she should pay. Roll call requested, resulting in 7 Yes, 1 No (Mixter). Motion carries to approve new or current elected officials to attend training, at borough cost.
15. A motion was made by Councilwoman Taylor to recommend the newly elected officials attend a free webinar training regarding reorganization on 11/13/19. Councilmembers discussed the motion indicating it was a good idea, but no member actually seconded the motion to pass.

New Business:

Councilman Mixter (presenting on behalf of Councilwoman Walker) alerted Council that the Sto-Rox School District will not supply bus monitors for the Propel busses, and the children are being hurt during transit. Parents need to reach out to the district regarding the safety of their children.

President Krisby advised that a town hall meeting is tentatively being scheduled for January 8, 2019 at the Roxian Theatre.

Old Business:

- Councilwoman Delgado brought up the borough's Entertainment Tax Ordinance, referring to previous discussion dating back to May 2018 when the VFW requested this tax be waived for nonprofit organizations. Councilwoman Delgado stated that history suggests this tax hasn't been enforced by the borough in many years, except for Club Erotica. Councilwoman Delgado is requesting the entertainment tax be changed to zero, for live entertainment businesses. Councilwoman Delgado feels that new businesses coming into the borough will not be able to make it, if required to pay the current entertainment tax rate. The Roxian Theatre is the best thing that has happened to this town in a long time, in Councilwoman Delgado's opinion. There was a brief mention of Black Forge Coffee currently struggling to stay alive, as well as Rocks

Landing. Councilwoman Delgado states no other municipality has an entertainment tax. Mayor Muhr confirmed this tax has been on the books for years, and if businesses don't want to pay they can leave. Councilman Mixter confirmed other municipalities at COG confirmed having this tax as well. Councilwoman Delgado feels if you lower this tax, it could bring in more new business to the borough.

- Councilwoman Taylor questioned if any progression has been made with General Code regarding Codification of Ordinances. Borough Solicitor indicated that she has been reviewing the current draft and will be making suggestions back to General Code regarding proposed Table of Contents.
- Councilwoman Harvey reminded Council there is an air quality workshop on 11/14/2019 at Pittsburgh Plaza Hotel 8:00-12:00 for elected/appointed officials, hosted by the Local Government Academy.
- Councilman Mixter commented that in the options provided by Trinity Development to Eat N Park to stay in McKees Rocks, one of the redevelopment proposals suggested was to rebuild Eat N Park on a lot owned by CDC, and CDC wouldn't sell. Councilwoman Taylor suggested Councilman Mixter contact the CDC directly to discuss and get accurate information.
- Councilwoman Taylor motioned to authorize Borough Solicitor to look into the legalities of lead paint testing on behalf of the borough, in efforts to possibly amend the borough inspection ordinance. President Krisby seconded the motion. Motion adopted by acclamation.

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