

Borough of McKees Rocks
Public Meeting
January 13, 2026

6:30 PM Public Meeting

Pledge of Allegiance

Roll Call:

Present: Council President Archie Brinza, Vice-President Joe Mixter, Councilman Ralph Gallagher, Councilwoman Michele Arlott, Councilman John Malesnick, Councilman Craig Myers, Councilwoman Maryann Holland, Councilwoman Barbara Vojtecky

Also present for this meeting were Mayor David Flick, Borough Manager LeeAnn Wozniak, Solicitor Megan Turnbull of Weiss Burkhardt Kramer, LLC, and Borough Engineer Mr. Matt Kneidel, of NIRA Consulting Engineers, Inc.

Absent: Councilman Vince Corrie

Agenda Comments/Changes: Addition of action item # 6 under Borough Engineer Capsule Report

Guest Speaker

- McKees Rocks CDC Monthly Update
- Mr. Brian Almeter/Mr. Shawn Gallagher – Hays Manor Project – Final Land Development Presentation

Reports:

- Borough Engineer – The monthly capsule report was presented by Borough Engineer

Action Items:

1. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve payment to Bosetti Lawn Care in the amount of \$12,323.00 for roadway restoration work along Thompson Avenue, reimbursable through grant funds. Motion was adopted by acclamation.
2. A motion was made by Vice-President Mixter and second by Councilman Myers to approve Pay App 1 (final) to Sipes Demolition in the amount of \$96,900.00 for emergency demolition of 751 Boquet Street, which is reimbursable through grant funds. Motion was adopted by acclamation.
3. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to accept J.R. Moran Contracting as responsive low bidder of 1601 Poplar Street demolition project in the amount of \$12,520.00 which is reimbursable through COG grant funds. Motion was adopted by acclamation
4. A motion was made by Councilman Malesnick and second by Councilwoman Holland to accept Minniefield Demolition as responsive low bidder of 819 Boquet Street demolition project in the amount of \$22,000.00 which is reimbursable through COG grant funds. Motion was adopted by acclamation.
5. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve final land development plans of Hays Manor Project contingent upon successful resolution of addressing all county and borough engineering comments and waiver of grading setbacks. Councilman Myers opposed, indicating that the Zoning Hearing Board still hasn't approved the parking variance and this plan shouldn't be voted on yet. Borough Solicitor Turnbull responded that parking variance is a separate matter, the Zoning Hearing Board has reviewed updated parking plans and there is a status conference scheduled later in month with County Judge in regards to the zoning appeal. Roll call requested resulting in 4 Yes (Gallagher, Brinza, Arlott, Malesnick) and 4 No (Myers, Vojtecky, Mixter, Holland). Tie breaking vote requested by Mayor Flick, in which Mayor Flick voted Yes. Motion carries.

6. A motion was made by Councilman Malesnick and second by Vice-President Mixter to amend the agenda and authorize Borough Engineer to design and bid out the 2026 Road Program, which will be funded with Liquid Fuels monies. Motion was adopted by acclamation.

- McKees Rocks Police Department – Chief Deliman provided a written monthly activity report for December 2025. A copy is on file at the Borough Manager office.
- McKees Rocks Code Enforcement Officer – Mr. Bobby Thompson provided a written monthly Code Enforcement/BCO Activity Report for December 2025. A copy is on file at the Borough Manager office.
- Volunteer Fire Department – Mr. Michael Stepek, Sr – Chief of Independent Hose Co # 5 (Preston) provided a monthly VFD report for December 2025. A copy is on file at the Borough Manager office.
- Public Works Department – Mr. Ryan Hughes provided a written monthly Public Works report for December 2025. A copy is on file at the Borough Manager office.
- Mayors Report: - Mayor Flick thanked all in attendance, remembered January 9th as Damar Hamlin Day, congratulated Officer Laplante for completing 1 year of service, and disclosed Chief Deliman will be retiring this year thanking him for his many years of service.
- Borough Solicitor: Borough Solicitor announced on record that there are various vacancies on the Zoning Hearing Board, Planning Commission, and Civil Service Board. The Borough is currently accepting Letters of Interest. A Letter of Interest was received from Mr. Bob Coward, resident of Chartiers Ave to request reappointment to the Civil Service Commission filling a term through 2030. A motion was made by Councilwoman Holland and second by Councilwoman Arlott. Motion was adopted by acclamation. A Letter of Interest was received from Mr. Bob Coward, resident of Chartiers Ave to request appointment to the Planning Commission filling a term through 2027. A motion was made by Councilwoman Holland and second by Councilwoman Vojtecky. Motion was adopted by acclamation. A Letter of Interest was received from Ms. Kelly Wagner, resident of Greydon Ave to request appointment to the Zoning Hearing Board filling a term through 2028. A motion was made by Councilwoman Holland and second by Vice-President Mixter. Motion was adopted by acclamation.

● Borough Manager:
Action Items: None

Reading of the Minutes: A motion was made by Councilwoman Arlott and second by Councilman Malesnick to approve Voting Meeting Minutes for December 9, 2025. Motion adopted by acclamation.

Controllers Report:

FINAL 2025 CONTROLLER'S REPORT

GERNERAL FUND: Income and Expenses have an annual budget of \$5,132,848.
As of December 31, Income was \$5,199,143.60 or 101.3% of the budgeted Income.
Expenses were \$4,975,273.33 or 96.9% of the budgeted Expenses.
Balance in the General Fund as of December 31, was \$1,330,680.46

SEWER FUND: Income and Expenses have an annual budget of \$2,422,000.
As of December 31 Income was \$1,963,078.41 or 81.1% of the budgeted Income.
Expenses were \$2,093,95.10 or 86.5% of the budgeted Expenses.
Balance in the Sewer Fund as of December 31, was \$1,037,638.07.

The income from sewage payments was \$1,920,677 of which \$356,716 was from delinquent sewage collected by Creditech leaving current sewage payments of \$1,563,961 This means that current sewage payments came up short in the tune of \$530,034 to pay for the additional expenses in the account. We were able to cover those expenses with the delinquent collections and the balance in the fund from 2024. We cannot expect Creditech to continue at this rate of collection and ample balances carried over year to year. This is why the rate schedule enacted at the December meeting was needed and realistic.

As of December 31 balance in:

CSX ACCOUNT: \$586,702.74

LIQUID FUELS: \$194,454.99

The total amount of interest earned in 2025 for all accounts, including what was earned in CDs was \$79,122.80.

Submitted this 13th day of January 2026
William C. Beck
Controller

A motion was made by Councilman Myers and second by Councilwoman Vojtecky to accept the Controllers Report.
Motion was adopted by acclamation.

Bills: A motion was made by Councilwoman Arlott and second by Councilman Malesnick to pay the bills. Motion was adopted by acclamation.

Agenda Voting:

- **Public Safety Committee (Chair – TBD)**
 - A motion was made by Councilwoman Arlott and second by Councilman Malesnick to approve the completion of 1-yr probationary period of Officer Dylan Laplante and continue employment as FT Patrolman. Motion was adopted by acclamation.
 - A motion was made by Councilman Myers and second by Councilman Malesnick to accept Sergeant Shaun Weisenbach’s entrance into the DROP Pension Plan effective 02/14/2026. Motion was adopted by acclamation.

- **Finance and Administration Committee (Chair - TBD)**
 - A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve Council President Brinza to attend the Seven Springs ALOM Spring Conference April 9-12, at Boorough expense not to exceed \$1,500.00. Motion adopted by acclamation.

- **Real Estate Committee (Chair - TBD) – No Report**

- **Public Works Committee Chair - TBD)**

- A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve the purchase of two (2) Snow Plow Rubber Edgers, not to exceed purchase price of \$1,680.00. Motion was adopted by acclamation.

- **Borough Association (Chair - TBD)** – No Report
- **Char-West COG (Chair- TBD)** –No Report
- **Borough Development (Chair - TBD)** – No Report
- **Codification Committee (Chair - TBD)** – No Report
- **Parks and Recreation Committee (Chair - TBD)** – No Report

New Business:

Guest Speaker (late arrival): Ms. BobbiJo Adamchik, TRU Volunteers – Request for fee waiver to use 3rd Street Park for 2026 Easter Event

A motion was made by Councilman Malesnick and second by Councilman Myers to amend the agenda and allow consideration of the request for fee waiver. Motion was adopted by acclamation.

A motion was made by Councilman Malesnick and second by Councilman Myers to reduce the rental fee from \$275.00 to \$100.00 for the Easter event. Motion was adopted by acclamation.

President Brinza discussed Chief Deliman being selected to attend a Police memorial service in May 2026 in Washington DC to honor Officers who passed away from severe illness during service years, in which McKees Rocks had one Officer. President Brinza is recommending the Borough cover the expenses of the hotel/travel. A motion was made by Councilman Gallagher and second by Vice-President Mixer to amend the agenda and approve covering the hotel/travel expenses. A motion was made by acclamation.

Business Meeting Adjourned