

Borough of McKees Rocks
Public Meeting
August 12, 2025

5:30 PM Executive Session: Attorney/Client Privilege Matters

6:30 PM Public Meeting

Pledge of Allegiance

Roll Call:

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

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

Absent: Mayor David Flick

Agenda Comments/Changes:

None

Guest Speaker

- McKees Rocks CDC Monthly Update
- Mr. Bryan Chechak – AFLAC, Borough Official Life Insurance

Reports:

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

Action Items:

1. A motion was made by Councilwoman Holland and second by Councilwoman Arlott to approve Pay App No 1 in the amount of \$5,175.00 to Go4Hydrovac LLC for 2025 Sewer Televising Project. Motion was adopted by acclamation.
2. A motion was made by Councilwoman Holland and second by Councilwoman Arlott to approve the MTF PH 2 Grant Resolution in the amount of \$2,993,065.00 for Borough Road Paving Project. Motion was adopted by acclamation.
3. A motion was made by Councilman Malesnick and second by Councilwoman Holland to approve the GEDTF Grant Resolution for the Stormwater Separation Project, amount TBD. Motion was adopted by acclamation.

- McKees Rocks Police Department – Chief Deliman provided a written monthly activity report for July 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 July 2025. A copy is on file at the Borough Manager office.

- Volunteer Fire Department – Mr. Michael Stepek, Sr – Chief of Independent Hose Co # 5 (Presston) provided a monthly VFD report for July 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 July 2025. A copy is on file at the Borough Manager office.
- Mayors Report: - Absent, No Report
- Borough Solicitor: Informational – Property sale live auction information to follow up in coming months. An executive session was held prior to the public meeting to discuss attorney/client privilege matters.

Action Items:

1. A motion was made by Councilwoman Arlott and second by Councilman Malesnick to approve the ALCOSAN Developer's Agreement, subject to final revisions of Engineer and Solicitor. Motion was adopted by acclamation.
2. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve the agreement with Sipes Demolition in the amount of \$90,000 for the emergency demolition of 312-314 Munson Avenue as presented. Motion was adopted by acclamation.
3. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve the property donation of 5 Clay Way, via Borough Resolution 1713. Motion was adopted by acclamation.
4. A motion was made by Councilman Corrie and second by Councilwoman Arlott to approve the agreement with Sipes Demolition in the amount of \$45,000 for the emergency demolition of 5 Clay Way, as presented. Motion was adopted by acclamation.
5. A motion was made by Councilwoman Arlott and second by Councilman Malesnick to authorize Borough Solicitor to initiate litigation strategy to acquire 312-314 Munson Avenue for purpose of mitigating blight and recovering, if possible Borough emergency demolition costs. Motion was adopted by acclamation.
6. A motion was made by Councilwoman Arlott and second by Councilman Malesnick to authorize Borough Solicitor to negotiate a private/public agreement with Saint Nicholas Church in terms of acquisition of 312-314 Munson Avenue and 5 Clay Way, and for the reimbursement of related costs including borough demolition cost of 5 Clay Way. Motion was adopted by acclamation.
7. Motion to appoint Zoning Hearing Board Alternate – Tabled.

- Borough Manager:

Action Items:

1. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve Borough Resolution 1715, increasing the road/sidewalk opening application fee to \$1,000.00. Motion was adopted by acclamation.
2. A motion was made by Councilman Gallagher and second by Councilwoman Arlott to approve sending the Building Code Official to BCO Conference 9/10/25-9/12/25, paying for all expenses not to exceed \$1,200.00. Motion was adopted by acclamation.
3. Civic Plus Website Design Quote – Tabled.

Reading of the Minutes: A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve Voting Meeting Minutes for July 8, 2025. Motion adopted by acclamation.

Controllers Report:

JULY 2025 CONTROLLER'S REPORT

GENERAL FUND: Income & Expenses have an annual budget of \$5,132,848.
As of July 31, Income was \$3,603,679.85 or 70.2% of the budgeted Income.
Expenses were \$2,533,190.22 or 49.4% of the budgeted Expenses.
Balance in the General Fund as of July 31, was \$2,103,054.14.

SEWER FUND: Income & Expenses have an annual budget of \$2,422,000.
As of July 31, Income was \$1,240,699.10 or 51.2% of the budgeted Income.
Expenses were \$952,115.25 or 39.3% of the budgeted Expenses.
Balance in the Sewer Fund as of July 31, was \$1,447,850.10

As of July 31, balance in:

CSX ACCOUNT: \$565,868.92
LIQUID FUELS: \$189,486.31

Submitted this 12th day of August, 2025
William C. Beck
Controller

A motion was made by Councilman Malesnick and second by Councilwoman Arlott to accept the Controllers report for July 2025. Motion was adopted by acclamation.

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

Agenda Voting:

- **Public Safety Committee (Chair – Archie Brinza, Chair):** - No On-Street Parking Locust Street (Presenter Maryann Holland)
A motion was made by Councilwoman Holland and second by Councilwoman Arlott to authorize Borough Solicitor to draft and legally advertise an Ordinance enacting No On-Street Parking on Locust Street. Motion was adopted by acclamation.
- **Finance and Administration Committee (Ralph Gallagher, Chair)**
Councilman Gallagher confirmed a finance meeting will be held during the month of August 2025.

- **Real Estate Committee (Archie Brinza, Chair)** – President Brinza discussed working with Solicitor to have a live auction soon regarding Borough owned real estate.
- **Public Works Committee (Archie Brinza, Chair)** – Cutler Street Steps Repair (Presenter Michele Arlott) – President Brinza noted issue, Public Works will repair.
- **Borough Association (Craig Myers, Chair)** – Councilman Myers reported an upcoming meeting will be held in September 2025.
- **Char-West COG (Maryann Holland, Chair)** – Councilwoman Holland reported no meetings until September 2025.
- **Borough Development (Maryann Holland, Chair)** – No Report
- **Codification Committee (Vince Corrie, Chair)** – ECode 360 is now live, and ready for public use.
- **Parks and Recreation Committee (Joseph Mixter, Chair)** – Vice-President Mixter noted the Borough is still waiting on if the parks and rec grant recently applied for has been awarded.

Business Meeting Adjourned