

Borough of McKees Rocks
Public Meeting
October 14, 2025

6:00 PM Executive Session: Attorney/client privilege matters and personnel matters

6:30 PM Public Meeting

Pledge of Allegiance

Roll Call:

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

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: Vice-President Joe Mixter

Agenda Comments/Changes:

None

Guest Speaker

- McKees Rocks CDC Monthly Update
- Ms. Elizabeth Salazar, Resident – Permit parking on Mary Street
- Mr. Jason Wacker, Resident – Tax Concerns
- Mr. Frank McQuillan, Resident – Roxian Parking, Speedbump replacement on Brust Street
- Mr. Nathan Colosimo, Resident – Speeding and direction of traffic on St John Street

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 Borough Resolution for the LSA Grant Application for Sewer Stormwater Project 12-479-79. Motion was adopted by acclamation.
2. A motion was made by Councilman Malesnick and second by Councilwoman Holland to accept the ALCOSAN Grow Grant Cycle 11 award in the amount of \$1,756,200.00 for the Sewer Stormwater Project 12-479-79. Motion was adopted by acclamation.
3. A motion was made by Councilwoman Arlott and second by Councilman Malesnick to approve Pay App No 3 in the amount of \$30,384.41 to Go4Hydrovac LLC for the 2025 Sewer Cleaning and Televising Project. Motion was adopted by acclamation.
4. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve Pay App No 1 in the amount of \$33,878.10 to A. Folino for the 2025 Road Program project. Motion was adopted by acclamation.
5. A motion was made by Councilwoman Holland and second by Councilwoman Arlott to approve the Frank Bryan Lot Consolidation Plan contingent upon addressing all borough and county review comments, vacation of existing Herbst Alley ROW, construction and acceptance of Herbst Alley Ext to Chartiers Avenue, and finalization of Developer's Agreement. Motion was adopted by acclamation.

6. A motion was made by Councilman Malesnick and second by Councilwoman Holland to approve Concurring Resolution for the 2025 Demolition Grant Application in the amount of \$248,000.00. Motion was adopted by acclamation.

7. A motion was made by Councilwoman Arlott and second by Councilman Corrie to approve Slum & Blight Resolution for the 2025 Demolition Grant Application. Motion was adopted by acclamation.

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

- Mayors Report: - Mayor Flick thanked all in attendance, commented on various community concerns as well as provided information regarding upcoming community events.

- Borough Solicitor: Announced for meeting minutes purposes an executive session was held previously to public meeting regarding personnel matters and attorney client privilege matters including pending litigation.

1. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to adopt Borough Resolution 1716, authorizing the sale of 3 Ella Street and 228 Hickory Street with the terms and conditions as identified. Motion was adopted by acclamation.

- Borough Manager:

Action Items:

1. A motion was made by Councilman Myers and second by Councilwoman Arlott to approve the McKees Rocks Historical Society's request to use the 2nd Floor Office Space of the Fire Department for storage of historical records contingent upon signing a mutual agreement with the Borough. Councilman Malesnick opposed. Motion carries.
2. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to accept the quote from TUDI mechanical to repair the Borough building generator, in the amount of \$ 3,881.00. Motion was adopted by acclamation.
3. A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve the VPRP Application of 243 Marion Street via Borough Resolution 1717. Motion was adopted by acclamation.

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

Controllers Report:

SEPTEMBER CONTROLLER'S REPORT

GENERAL FUND: Income & Expenses have an annual budget of \$5,132,848. As of September 30, Income was \$4,495,519.31 or 87.6% of the budgeted Income.

Expenses were \$3,470,272.93 or 67.6% of the budgeted Expenses.

Balance in the General Fund as of September 30, was \$1,890,650.87

SEWER FUND: Income & Expenses have an annual budget of \$2,422,000.

As of September 30, Income was \$1,493,106.49 or 61.7% of the budgeted Income.

Expenses were \$1,594,967.92 or 65.9% of the budgeted Expenses.

Balance in the Sewer Fund as of September 30, was \$1,057,404.82

As of September 30, balance in:

CSX ACCOUNT: \$674,230.08

LIQUID FUELS: \$189,517.76

Submitted this 14th day of October 2025

William C. Beck

Controller

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

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

Agenda Voting:

- **Public Safety Committee (Chair – Archie Brinza, Chair):**

1. E-Bikes (informational) – Presenter Maryann Holland – No Action
2. St-John Street 1-way traffic Ordinance 1717 (informational) – Presenter Maryann Holland – No Action
3. Halloween 10/31 - Presenter John Malesnick – Action: A motion was made by Councilman Malesnick and second by Councilwoman Arlott to set Trick or Treat on October 31 from 6:00 to 8:00 PM. Motion was adopted by acclamation.
4. Handicap Parking Application 909 2nd Street – Presenter Archie Brinza – Action: A motion was made by Councilwoman Arlott and second by Councilwoman Holland to approve the application for 909 2nd Street. Motion was adopted by acclamation.
5. Handicap Parking Application 500 Ella Street – Presenter Archie Brinza – Action: A motion was made by Councilwoman Arlott and second by Councilman Malesnick to approve the application for 500 Ella Street. Motion was adopted by acclamation.
6. Handicap Parking Application 333 Fair Oaks Street – Presenter Archie Brinza – Action: A motion was made by Councilman Malesnick and second by Councilman Corrie to approve the application for 333 Fair Oaks Street. Motion was adopted by acclamation.

- **Finance and Administration Committee (Ralph Gallagher, Chair)**

1. Planning Commission Membership Increase to 5 – Presenter Maryann Holland – Action: A motion was made by Councilwoman Arlott and second by Councilman Myers to advertise and receive Letters of Interest for 1 Vacancy on the Planning Commission, increasing the Commission to 5. Motion was adopted by acclamation.
2. Portnoff Law Associates Change to delinquent billing – Presenter Maryann Holland – Action: A motion was made by Councilwoman Vojtecky and second by Councilman Corrie to direct Borough Manager to send notice to Portnoff to change the process of delinquent collections on accounts under the \$300 threshold. Motion was adopted by acclamation.
3. 2026 Preliminary Budget – Presenter Ralph Gallagher – Action: A motion was made by Councilman Malesnick and second by Councilwoman Arlott to authorize legal advertisement of the 2026 preliminary budget for November adoption. Motion was adopted by acclamation.
4. Employee Resignation No 267 – Presenter Ralph Gallagher – Action: A motion was made by Councilman Malesnick and second by Councilwoman Vojtecky to accept resignation of Employee No 267, retro to October 8, 2025. Motion was adopted by acclamation
5. Jackson Technologies IT Contract Service Renewal – Presenter Ralph Gallagher – Action: A motion was made by Councilman Malesnick and second by Councilwoman Arlott to approve 3-year contract renewal with Jackson Technologies for IT Services. Motion was adopted by acclamation.

- **Real Estate Committee (Archie Brinza, Chair)** – No Report
- **Public Works Committee (Archie Brinza, Chair)** – Speedbumps are in stock, and will be placed at requested spots
- **Borough Association (Craig Myers, Chair)** – No Report
- **Char-West COG (Maryann Holland, Chair)** – Councilwoman Holland mentioned a demolition grant award being transferred from another municipality that will not be used that McKees Rocks can utilize.
- **Borough Development (Maryann Holland, Chair)** – No Report
- **Codification Committee (Vince Corrie, Chair)** – No Report
- **Parks and Recreation Committee (Joseph Mixter, Chair)** – No Report/Absent

Business Meeting Adjourned