

Borough of McKees Rocks  
Public Meeting  
December 09, 2025

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 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: Councilman John Malesnick

**Agenda Comments/Changes:**

None

**Guest Speaker**

- McKees Rocks CDC Monthly Update
- Mr. Frank McQuillan, Resident – Police patrol of expired vehicles, Code enforcement of sidewalk clearing of garbage cans and snow
- Mr. Dwayne Grimes, Resident – 300 Locust Street Zoning – Request to modify parcel from R-3 to Commercial

**Reports:**

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

Action Items:

1. A motion was made by Councilman Corrie and second by Councilwoman Arlott to approve payment to State Pipe Services Inc for emergency televising and cleaning sewer work near Cherry Alley in the amount of \$2,025.00. Motion was adopted by acclamation.

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

• Mayors Report: - Mayor Flick thanked all in attendance, congratulated Mr. Cameron Culliver for being in Pittsburgh Magazine Under 40, mentioned Allegheny Health Network provided a free flu clinic van today in the community, and December 14<sup>th</sup> is an upcoming k9 fundraiser Santa breakfast

• Borough Solicitor: Announced for meeting minutes purposes an executive session is being requested post-voting meeting regarding attorney client privilege matters including pending litigation.

Real Estate Update: 228 Hickory Street and 3 Ella Street deeds are prepared and at Recorder of Deeds for certification, ready for closing by year end, 5 Clay Way title is clear and deed is executed ready for recording, appraisals received on 2 parcels on Munson Ave, and appraisal for a parcel on Broadway Ave (vacant lot) is in hand in which a sealed bid might be best option to recycle this specific parcel. Will also follow up on Chujko Bros property which Borough previously agreed to property donation, but a mortgage has been found on property through research

• Borough Manager:

Action Items:

1. A motion was made by Vice-President Mixter and second by Councilwoman Arlott to authorize Borough Manager to legally advertise 2026 council meeting schedule as presented. Motion was adopted by acclamation.
2. A motion was made by Vice-President Mixter and second by Councilwoman Arlott to approve Borough Resolution 1718, reducing employee contribution rate to 3% for 2026. Motion was adopted by acclamation.
3. A motion was made by President Brinza and second by Councilman Corrie to approve Weiss, Burkardt, Kramers Engagement Letter of fees for service for 2026. Councilwoman Holland abstained. Motion carries.

**Reading of the Minutes:** A motion was made by Councilman Corrie and second by Councilwoman Arlott to approve Voting Meeting Minutes for November 12, 2025. Motion adopted by acclamation.

**Controllers Report:**

#### NOVEMBER CONTROLLER'S REPORT

GERNERAL FUND: Income and Expenses have an annual budget of \$5,132,848. As of November 30, Income was \$5,101,464.36 or 99.4% of the budgeted Income. Expenses were \$4,533,236.69 or 88.3% of the budgeted Expenses. Balance in the General Fund as of November 30, was \$1,503,738.06

SEWER FUND: Income and Expenses have an annual budget of \$2,422,000. As of November 30, Income was \$1,861,748.86 or 76.9% of the budgeted Income. Expenses were \$1,656,795.13 or 65.5% of the budgeted Expenses. Balance in the Sewer Fund as of November 30, was \$1,373,508.49

As of November 30, balance in:

CSX ACCOUNT: \$669,969.83

LIQUID FUELS: \$194,107.18

Submitted this 9th day of December 2025  
William C. Beck  
Controller

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

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

**Agenda Voting:**

- **Public Safety Committee (Chair – Archie Brinza, Chair):** No Report
- **Finance and Administration Committee (Ralph Gallagher, Chair)**
  1. 2026 Final Budget – Presenter: Ralph Gallagher: A motion was made by Councilman Gallagher and second by Councilman Corrie to adopt the 2026 final general fund budget. Motion was adopted by acclamation.
  2. 2026 Tax Millage Rate – Presenter: Ralph Gallagher: A motion was made by Councilman Corrie and second by Councilwoman Arlott to approve Borough Resolution 1719 setting 2026 Tax Millage Rate. Motion was adopted by acclamation.
  3. 2026 Sewer Budget – Presenter: Ralph Gallagher: A motion was made by Councilman Gallagher and second by Vice-President Mixter to approve the 2026 sewer budget. Motion was adopted by acclamation.
  4. 2026 Sewer Rate – Presenter: Ralph Gallagher: A motion was made by Councilman Corrie and second by Vice-President Mixter to approve Borough Resolution 1720, setting 2026 sewer rates. Motion was adopted by acclamation.
  5. Traffic System & Service Quote – Presenter Ralph Gallagher: A motion was made by Vice-President Mixter and second by President Brinza to approve the purchase of a reconditioned controller for traffic light at Windgap/Singer in the amount of \$ 4,600.00. Motion was adopted by acclamation.
- **Real Estate Committee (Archie Brinza, Chair) –** No Report
- **Public Works Committee (Archie Brinza, Chair) –** No Report
- **Borough Association (Craig Myers, Chair) –** No Report
- **Char-West COG (Maryann Holland, Chair)** – McKees Rocks Borough will host COG on February 19, 2026, Cohen Law Group would like to review telecommunications agreements (Comcast and Verizon) and study the borough lines for money saving efforts, and the emergency demolition of 751 Boquet Street is in progress of funding approval for emergency tear down.
- **Borough Development (Maryann Holland, Chair)** – No Report
- **Codification Committee (Vince Corrie, Chair)** – No Report
- **Parks and Recreation Committee (Joseph Mixter, Chair)** – Waiting on information regarding the \$30K grant applied for Ranger's Field upgrades

**Business Meeting Adjourned**