

Borough of McKees Rocks  
Public Meeting  
September 14, 2021

**7:00 PM Public Meeting**

**Pledge of Allegiance**

**Roll Call:** Councilmembers Present: President Archie Brinza, Vice-President Leslie Walker, Councilman Nicholas Radoycis, Jr., Councilwoman Sarah Harvey, Councilman Joe Mixter, Councilman John Malesnick, and Councilman Craig Myers

Councilmembers Absent: Councilman Chas Maritz, Councilwoman Elizabeth Delgado

Also present for this meeting were Mayor John R. Muhr, Assistant Borough Secretary (Substitute Borough Manager) LeeAnn Wozniak, Controller William Beck, Solicitor Megan Turnbull and Assistant Solicitor Danielle Guarascio, of Weiss Burkhardt Kramer, LLC, and Borough Engineer Mr. Douglas Evans, of NIRA Consulting Engineers, Inc.

**Agenda Comments/Changes:**

President Brinza reminded all in attendance that all communications must remain respectful and professional as the public meetings are being recorded.

**Guest Speaker:**

Mr. Jason Tigano – Level Equity Building was present to update Council regarding the \$3.4 million dollar rehabilitation project currently under way with the Borough, stating \$1.6 million dollars has already been raised. Mr. Tigano indicated this project includes 10 targeted properties to rehab and ultimately turn into home ownership. Once these 10 targeted properties are completed over the course of the next year or so, Mr. Tigano is proposing to obtain another 15 properties to rehab and turn into homeownership as well.

Mr. Eric Rasmussen, Asst Locations Manager for Netflix production was present to summarize the filming of the movie “Rustin” within the borough limits for a few different movie clips along Church Avenue (1016) on the proposed dates September 30, 2021 and October 1, 2021. The house chosen is to portray Martin Luther King Jr’s house. Mr. Rasmussen indicated that they would be requesting road closure(s) during this time, as well as utilizing the McKees Rock Police Department for police detail services. He also mentioned ALCOSAN approved use of the Crivelli lot for truck parking. A motion was made by Vice-President Walker and seconded by Councilman Mixter to approve the road closure(s) and filming of the movie along Church Avenue. Motion was adopted by acclamation.

Ms. Gina Beavers, F.O.R Communications Coordinator/Committee Chair and Mr. Ryan Westwood, Committee member of “Chartering Committee” the newest local branch of NAACP, was present to address Council regarding the goal of addressing social justice in all communities and mentioned always looking for new members to join. The committee will gain full membership status in October.

Ms. Kate O'Brien, resident of the McKees Rocks Bottoms, was present to first thank Mayor Muhr for assisting her over the years. Ms. O'Brien then moved on to discuss her frustration of the poor condition(s) of our community, saying she discourages family members to come visit because of embarrassment of seeing hypodermic needles on the ground, cigarette butts. Also mentioned the loud nuisance music throughout the day from cars and/or homes. Ms. O'Brien is asking why is it this way when there are Borough Ordinances, why is there so much neglect.

Ms. Cheryl Thomas, Mr. Hamilton, Ms. Renee Randolph, residents of 3<sup>rd</sup> Street were present to address parking issued along 3<sup>rd</sup> Street indicating people who have parking spaces in the back of their property are still parking on the street, taking up multiple spaces. They are requesting permit parking for residents. There is also a concern that tenants in one of the properties is parking close to the corner on the yellow line, causing issues with the school busses. Mr. Hamilton brought up a concern of raw sewage running into his property, from a neighboring property located at 904 3<sup>rd</sup> Street which is also covered in garbage and overgrowth.

Ms. Terri Turner, resident of Church Avenue, was present to address Council regarding parking. Ms. Turner indicated she had a space previously for a handicap space, but the sign was taken down by the borough. She also commented about the no parking signs placed on Church Avenue or car will be towed because of garbage pickup on Tuesdays. Ms. Turner stated no other streets have these signs that say car will be towed. Ms. Turner's last concern was about an abandon house on Church Avenue that has become an eye sore over the years with garbage pile up and racoons.

**Reading of the Minutes:** A motion was made by Councilman Radoycis and seconded by Vice-President Walker to approve the meeting minutes from August 10, 2021 public meeting. Motion was adopted by acclamation.

**Reports:**

- McKees Rocks Police Department – Chief of Police Richard Deliman read the monthly activity report for August 2021. A copy of the report is on file at the Borough Manager office.
- McKees Rocks Independent Volunteer Fire Department –A copy of the written VFD activity report for August 2021 is on file at the Borough Manager office.
- Mayors Report: Mayor Muhr reported recent issues along Robinson Street of rats/rodents. Other residents are also complaining about rats in a multi-unit building along Island Ave. Mayor reported in the past, the county used to give the Borough bait to remedy the problem but no longer will supply. The Allegheny County Health Department has been contacted. Mayor also mentioned garbage pile up violation at a property located at 921 Robinson Street, which will be cleaned up. Mayor Muhr reported Thompson Avenue needs some road repair of potholes by the Street Department.
- Borough Manager: Substitute Borough Manager Wozniak reported to Council the 2022 Borough MMO's are ready for Council consideration this evening and Creditech has sent over a new list of delinquent sewer accounts for water termination. Ms. Wozniak advised delinquent sewage postings will occur by end of month with a water shut off date mid -October by West View Water Authority. Councilman Mixter asked the status of tax liens for properties such as Black Forge Coffee. Solicitor

Turnbull indicated Portnoff Law Associates would need to be contacted regarding any liens filed recently, though Black Forge Coffee has filed for bankruptcy.

- **Borough Solicitor:** Borough Solicitor Turnbull provided a brief update that her law firm received some updated ADA information regarding the medical leave of Borough Manager Pompey, which was approved by Council in June 2021 contingent upon review every 2 months. Solicitor Turnbull mentioned she is still waiting on some additional information and suspects all information will be available for review and approval by Council at next month's meeting.
- **Building Code Official:** Not Applicable
- **Code Enforcement Officer:** Mr. Zac Cummings, Code Enforcement Officer read the monthly Code Enforcement activity report for August 2021, and a copy is on file at the Borough Manager's office.
- **Borough Engineer:** Capsule Report was discussed at Caucus Meeting on September 13, 2021.

**Borough Engineer Action Items:**

A motion was made by Councilman Malesnick and seconded by Councilman Radoycis to award award Minniefield Demolition Services LLC as apparent low bidder for 207 Jane Street demolition in the amount of \$14,000.00. Motion was adopted by acclamation.

A motion was made Councilman Radoycis and seconded by Councilman Malesnick to award Minniefield Demolition Services LLC as apparent low bidder for 243 Marion Street in the amount of \$14,000.00. Motion was adopted by acclamation.

**Controllers Report:** As of August 31, 2021, General Fund, both income and expenses have an annual budget of \$4,503,377.00. Income was \$ 3,043,233.48 or 67.58% of the budgeted income. Expenses totaled \$2,482,869.51 or approximately 55.13 % of the budgeted expenses. Balance in the General Fund Checking Account as of August 31, 2021 was \$389,724.64.

As of August 31, 2021, Sewer Fund, both income and expenses have an annual budget of \$1,976,085.00. Income was \$1,430,749.55 or 72.4% of the budgeted income. Expenses totaled \$1,023,101.67 or 51.77 % of the budgeted expenses. Balance remaining in the Sewer Fund as of August 31, 2021 was \$264,522.55.

A motion was made by Councilman Myers and seconded by Vice-President Walker to accept the Controllers Report. Motion was adopted by acclamation.

**Bills:** A motion was made by Councilman Myers and seconded by Vice-President Walker to pay the bills. Motion was adopted by acclamation.

**Agenda Voting:**

**1. Public Safety Committee (Chas Maritz, Chair)**

- a.) McKees Rocks Trick-or-Treat Date/Time – Tabled. President Brinza mentioned working with Stowe Township to confirm a date/time and will vote at next month's council meeting.
- b.) A motion was made by Vice-President Walker and seconded by Councilman Malesnick to approve use of the municipal lot for the Trunk-or-Treat event on October 10, 2021 subject to approval of time of event due to the Roxian's schedule. Motion was adopted by acclamation.

- c.) A motion was made by Councilman Mixter and seconded by Councilman Radoycis to approve change of traffic pattern on Furnace Street (behind Roxian) via Borough Ordinance. Motion was adopted by acclamation.

**2. Finance and Administration Committee (Nick Radoycis, Chair)**

- a.) A motion was made by Councilman Mixter and seconded by Councilman Radoycis to approve the termination of Employee A from the McKees Rocks Street Department effective August 27, 2021. Motion was adopted by acclamation.
- b.) A motion was made by Councilman Radoycis and seconded by Councilman Malesnick to approve the resignation of Employee B by separation agreement as Building Code Official effective September 1, 2021. Vice-President Walker opposed. Roll call requested resulting in 5 Yes (Mixter, Myers, Brinza, Radoycis, Malesnick) and 1 No (Walker). Motion carries.
- c.) A motion was made by Councilman Radoycis and seconded by Councilman Malesnick to approve Code Enforcement Agency proposal for Building Code Official UCC services. Motion was adopted by acclamation.
- d.) A motion was made by Councilman Mixter and seconded by Councilman Radoycis to authorize hiring a part-time temporary Office Clerk 25 hours per week at \$13.00/hour. Motion was adopted by acclamation.
- e.) A motion was made by Councilman Mixter and seconded by Councilman Radoycis to move forward in applying for a grant for a new municipal building. Motion was adopted by acclamation.
- f.) A motion was made by Councilman Mixter and seconded by Councilman Malesnick to approve the Borough's Financial Requirement & Municipal Obligation Budget for 2022 as follows: McKees Rocks Police Pension MMO \$192,277.00, McKees Rocks Non-Uniformed Union Pension Plan \$37,626.00, and McKees Rocks Chief Administrative Officer \$16,700.00. Motion was adopted by acclamation.

**3. Parks and Recreation Committee (Joe Mixter) No Report**

**4. Real Estate Committee (Nick Radoycis, Chair)**

- a.) Property Donation of Parcel 74-R-332 (Ella Street) – Tabled. Mayor Muhr commented that the property is filled up with garbage/large furniture items and property owner needs contacted.
- b.) Demolition Bid(s) for 305 Olivia, 19 Sarah, and 207 Jane – Tabled.

**5. Public Works Committee (Archie Brinza, Chair) – No report**

**6. Borough Association (Craig Myers, Chair) – No Report**

**7. Char-West COG (Elizabeth Delgado, Chair) – Councilman Mixter confirmed COG meetings start back up on Wednesday, September 15, 2021.**

**8. Borough Development (Craig Myers, Chair) – No Report**

**9. Codification Committee (Elizabeth Delgado, Chair)** – Councilman Radoycis mentioned in process of setting up another meeting with Councilwoman Delgado.

**10. Other Communications/Motions**

- a.) A motion was made by Councilman Radoycis and seconded by Councilman Mixer to approve MTF Grant III Intermodal Way Ext Resolution. Motion was adopted by acclamation.
- b.) A motion was made by Councilman Myers and seconded by Mixer to approve changing the monthly Council meeting schedule to the 1<sup>st</sup> and 2<sup>nd</sup> Tuesday of every month, effective Oct 2021. Motion was adopted by acclamation.

New Business (Informational Only)

Solicitor Turnbull stated for meeting minutes purposes that an executive session was held on August 30, 2021 to discuss personnel matters subject to client attorney privilege.

President Brinza mentioned the Borough of McKees Rocks is currently forming a Blight Task Force Committee and is asking for any member of Council to voluntarily join the committee.

Old Business

Vice-President Walker asked when the security door codes were changed and if Council voted to approve the changes. Asst Borough Manager Wozniak responded the security codes were changed back in June 2021. All Council and admin employees have pin codes assigned to them to enter the 2<sup>nd</sup> floor main entry door, as well as police officers for emergencies.

Meeting adjourned, by President Brinza.