



Call to Order:

The President of Council called the meeting to order at 6:30 PM

Roll Call:

Breaston
Giles
Nigro
Parker
Ruiz (*present via Zoom*)
Sepesy
Vahosky
Vargo
Franklin-Robinson

Also Present:

Mayor: Cletus Lee (*present via Zoom*)
Manager: Nathan 'Jay' Bish
Deputy Manager: Cory Ruff
DPW Director: Jerome Sepesy
Code Officer: Anthony Rydzak
Solicitor: Lisa Michel

Absent With Cause:

Agenda:

A motion was made by Vargo and seconded by Vahosky to amend the agenda and add motion 10

Approved Unanimously

A motion was made by Parker and seconded by Giles to approve the agenda as amended.

Approved Unanimously

Minutes:

A motion was made by Vargo and seconded by Parker to approve the meeting minutes from the Borough Council Meetings held August 19th 2025 as presented.

Approved Unanimously

Reports:

Engineer's Report
Code Enforcement Report
Mayor's Report
DPW/ Sanitation Report
Fire Report
Tax Collector's Report
Managers/Treasurer's Report

Citizens:

Presentation: Grounded- Kelly Henderson: Presented information on the On Common Ground program, a partnership with NEBRS Land Trust and supported by the Trust for Public Land. The program received a \$30,000 national award to pilot a community-driven green space transformation project in North



Braddock. Grounded is planning to recruit and compensate a cohort of local residents to participate in planning and co-design sessions for the development of vacant lots into community green spaces. For the requested Borough contribution of \$7,540, the program will unlock matching funds and ensure the creation of two professionally designed site plans, which will be used to pursue additional funding for implementation. Over a three-year timeline, the project aims to improve safety, health, and connectivity, while fostering community ownership, youth training, and long-term maintenance of green spaces. Flyers were distributed to spread information and to encourage residents to apply to join the cohort and participate in upcoming community design sessions.

Dave Yargeau: From Mon Valley Initiative; spoke about the upcoming lot consolidation plans on Hawkins Avenue, stating several structures have been recently demolished, and that funding has been secured to begin new construction on the 200 block, while the consolidation on the 500 block is ready, but the demolition and reconstruction funds have not yet been secured. Also stated that several more structures on Hawkins and Middle street are ready to be demolished as well. Stated that funding for the program is good until at least the end of the year.

Mandy Williams: From Carnegie One Library; spoke about the recent library reopening. Spoke about September library programs for “love your library” program, which includes a matching donation program. Stated that there are several upcoming programs for different people throughout the community.

Ronald and Maxine Merida: Stated that they own a rental property at 1611 Ridge and that an adjacent structure is vacant and is currently leaning on their rental home. Stated that they had spoken to the vacant structure’s owner. They explained the extent of the damage and showed pictures to council, and asked about possible actions on behalf of the borough and asked for any other guidance with the situation.

Donna Brooks: Spoke about the overgrown lot by her home, stating that the lot is harboring pests and creating debris and that the lot has been in an uncontrolled state for several months. Asked about processes for citizens recollecting trash receptacles.

Dennis Evans: Asked about parking and facility concerns regarding the North Braddock Little League games and practices at their field on Bell. Asked if there are plans from the Eastern Regional Mon Valley Police to increase parking enforcement in the Borough, stating that the department is not doing enough during Little League events.

New Business:

1. A motion was made by Vahosky and seconded by Giles to approve the road salt agreement between North Braddock Borough and Compass Minerals as part of the SHACOG Purchasing Alliance from August 20th, 2025 until June 30th, 2026.

Approved Unanimously

2. A motion was made by Parker and seconded by Vargo to approve and adopt **Resolution 25-06**



SLUMS AND BLIGHT RESOLUTION

A RESOLUTION OF COUNCIL OF THE BOROUGH OF NORTH BRADDOCK DETERMINING AND DECLARING THERE ARE VACANT AND DILAPIDATED STRUCTURES LOCATED IN THE BOROUGH AND THAT SUCH STRUCTURES INDIVIDUALLY AND COLLECTIVELY CONSTITUTE BLIGHTED PROPERTY AS DEFINED BY THE URBAN REDEVELOPMENT LAW

Approved Unanimously

3. A motion was made by Sepesy and seconded by Giles to approve and adopt **Resolution 25-07**

CONCURRING RESOLUTION

A RESOLUTION OF THE BOROUGH OF NORTH BRADDOCK, CONCURRING WITH THE APPLICATION BY THE TURTLE CREEK VALLEY COUNCIL OF GOVERNMENTS (TCVCOG) TO ALLEGHENY COUNTY ECONOMIC DEVELOPMENT (ACED) FOR FUNDING IN THE AMOUNT OF \$60,000.00 TO DEMOLISH STORM-DAMAGED STRUCTURES LOCATED AT 527 HAWKINS AVENUE, 810 COALMONT STREET, AND 911 JONES AVENUE, BLOCK & LOT 301-J-266, 301-J010, and 301-P-176 WITHIN THE BOROUGH.

Approved Unanimously

4. A motion was made Sepesy and seconded by Giles to approve and adopt **Resolution 25-08**

CONCURRING RESOLUTION

A MOTION TO APPROVE THE CONCURRING RESOLUTION SUPPORTING THE APPLICATION FOR FUNDS IN THE AMOUNT OF \$315,000.00 FOR THE 2025 REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC) GRANT AND AUTHORIZING THE BOROUGH MANAGER TO SUBMIT ALL RELEVANT DOCUMENTATION TO THE RAAC.

Approved Unanimously

5. A motion was made by Vahosky and seconded by Giles to approve and adopt **Resolution 25-09**



A RESOLUTION OF COUNCIL OF THE BOROUGH OF NORTH BRADDOCK THAT THE NORTH BRADDOCK BOROUGH TAX COLLECTOR, KATHLEEN EVENCHEC, SHALL BE AND HEREBY IS EXONERATED FROM THE COLLECTION OF REAL ESTATE PROPERTY IN THE BOROUGH FOR THE TAX YEARS 2021 TO 2024. SHE SHALL TRANSFER ALL UNCOLLECTED TAXES FOR THOSE YEARS TO THE KEYSTONE COLLECTION GROUP FOR DELINQUENT TAX COLLECTION

Approved Unanimously

6. A motion was made by Vargo and seconded by Parker to approve and adopt **Resolution 25-10**

A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF NORTH BRADDOCK, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE BOROUGH MANAGER AND BOROUGH SOLICITOR TO EXECUTE AND ACCEPT A CONSENT ASSESSMENT OF CIVIL PENALTY FROM THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Approved Unanimously

7. A motion was made by Giles and seconded by Parker to direct the Borough Solicitor to exonerate taxes for the soon-to-be MVI-owned property on Hawkins Lot & Block#: 236-H-164

Approved Unanimously

8. A motion was made by Sepesy and seconded by Giles to approve the resignation of Nathan “Jay” Bish from the position of Borough Manager/Secretary effective at 4:00 PM on Wednesday August 20, 2025.

Approved Unanimously

9. A motion was made by Sepesy and seconded by Nigro to approve the appointment of Cory Ruff to the position of Borough Manager/Secretary effective at 4:00 PM on Wednesday August 20, 2025.

Approved Unanimously

10. A motion was made by Giles and seconded by Parker to approve the \$450.00 donation to Emmanuel Baptist Church and the Greater Valley Coalition for Peace & Justice to support youth participation in the CURE VIBE program.

**North Braddock Borough
Borough Council Meeting
Minutes**



**Tuesday
August 19, 2025
06:30 PM**

Approved Unanimously

Adjournment:

A motion was made by Giles and seconded by Parker to adjourn the meeting at 8:44 PM

Approved Unanimously