

CITY OF MCKEESPORT
WORKSHOP MEETING

WEDNESDAY

6:30 P.M.

FEBRUARY 6, 2019

The Work Session portion of the Council Meeting of Council was called to order on the above-stated date by President of Council Richard Dellapenna.

Secretary James read the following proposed Bills:

Bill #4– Introduced by Jamie Brewster-Filotei – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to Enter Into an Agreement with Enviro 21, LLC.

President Dellapenna asked for questions or comments and Mayor Cherepko said Enviro 21 is the company we have used to help with the new bidding process. They are the ones that did the reverse bidding to try to really make sure we maximum the benefit and get the lowest bid possible for some of the services. So, this is just to put them under contract again for a small retainer and we are probably going to utilize them this year, not just in the possibility of more demo but we might get creative with landfill costs if the one Bill on here is passed for the following year and things like that.

Bill #5 –Introduced by Timothy Brown – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Demolition of Certain Deteriorated Properties in the City of McKeesport, Pursuant to Ordinance #2253, Series 1962, Section 5, Said Properties Were Discussed at a Public Hearing Held January 9, 2019.

President Dellapenna asked for questions or comments and Mayor Cherepko said this is just, these next two Bills, Bill #5 and Bill #6, is in regard to the next round of condemnations that we need Council to officially condemn. They did go through the public hearings. We did two days of hearings and that's why we separated them within this Agenda as well as two separate Bills here. We will talk at a later date about demo for some of them. There have been, probably once you do this there might be a couple emergency demos that come in but we will be looking at a contract sometime in 2019.

Bill #6 – Introduced by Luethel Nesbit – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Demolition of Certain Deteriorated Properties in the City of McKeesport, Pursuant to Ordinance #2253, Series 1962, Section 5, Said Properties Were Discussed at a Public Hearing Held January 11, 2019.

President Dellapenna asked for questions or comments and there were none.

Bill #7 – Introduced by Brian Evans - A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Approving a Reverse Subdivision Request from Jonathan Stark to Combine Six (6) Lots Into One.

President Dellapenna asked for any questions or comments and Mayor Cherepko said this will be the parcel that sat vacant for a few decades that was sold to Mr. Stark right across from Natale's where he will be constructing a new building which will consist of three or four different tenants, one being a bank tenant with a drive through. So, we are excited to have new construction that is slowly moving here. This is the next step. Obviously, you can't build a new building over separate lots so you need to convert everything into one lot. So, with your authorization today we can continue to move forward with that.

Bill #8 – Introduced by Jim Barry – An Ordinance of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to Enter Into a Lease with 911 Leasing.com, Inc., for the Leasing of Six (6) Vehicles for the Public Works Department in Conjunction with the Municipal Waste Management Initiative According to the Attached Terms and Conditions for an Amount Not to Exceed Three Hundred Thousand (\$300,000) Dollars for Fiscal Year 2020 or Any Subsequent Year.

President Dellapenna asked that's for five vehicles, correct. Mr. Soles stated ours says five vehicles. Secretary James said I believe that was corrected to say six because the Lease says six. Is that correct Mr. Solicitor? Mayor Cherepko said the amount is correct but the number of vehicles could be off. Solicitor Elash said I don't think so. Mayor Cherepko said the amount, it will not exceed \$300,000. I think we have talked for quite sometime here in the City, under this Administration and with this Council, in regard to the deficit the City faces and some of the major expenses out of that budget, eighty-percent, ninety-percent of that Budget is fixed. I mean it's all Collective Bargaining. One of the largest

expenses that we have here in the City is garbage collection. You are looking at somewhere about 1.4 Million Dollars. History has shown that number has only increased over the years and I think it is time that we take a chance and we go into the garbage business for 2020. Without question we can save money. I believe to get rid of the materials would probably be less than 1/3 of what we are paying now. We could probably roughly get rid of the materials for lets say \$400,000-\$500,000. If we were to go out and hire all new staff I think we'd be dancing right around that line but I think being that we can incorporate existing Public Workers drivers, CDL drivers to drive these garbage trucks, hire some throwers and a few employees, without question I think we can save a few hundred thousand dollars at the very least. I just think at this point we have to give it a shot. Steve and I have talked and with all the things we have going on in the City it is not an easy decision because of the task that will be at hand but the one thing that I know we can do is that we can provide a service, we will go through growing pains through the transition but I feel very comfortable that when complaints come in we will address those complaints immediately. Not only do I see it as a way to save from our current Budget but no one knows what the future holds and I think it is important to have a vision of the possibility and no discussions were ever held, because I know we have the media here, but I don't ever rule out the possibility of shared services into the future. Not that we are looking to go into the garbage collection business with other municipalities but just with everything now, everyone talks about regionalization, shared service and things like that. I think garbage collection could possibly be something down the road as well. Not for a large municipality but maybe one of the smaller ones, our neighboring communities, who knows. But I think without question we can save money within our Budget now and possibly generate revenue in the future, having a long-term plan. With this it will give us plenty of equipment. We will have roughly three of the large trucks, a couple of the small, two of the smaller trucks to get into the alleys, and we will also have a, I'm drawing a blank now, where's Steve, what do they call it, a roll-off, which is the dumpsters. So, we will have a roll-off truck to do the dumpsters as well. So, with Council's approval here we are moving ahead. We will have all the equipment built by the end of the year and the plan would be to be into the garbage collection business by January of 2020. The down side of that is that's also the time when this white stuff starts coming down and we realize that could be challenging as well but it's something

that without question, this is something I spent probably over the last couple of years a couple of hundred hours really thinking about different ways we can approach this and fix this Budget. This is one I feel very confident in moving forward. We will also look to possibly start our own recycling collection this year. The tentative goal would be July 1st for us to start recycling, collecting the recycling in-house July 1st. Our current hauler, with Big's Sanitations knows our intentions and he has no problem if we decide to take over the collection for the second half of the year. I think it will be a good way to get our feet wet and get ready for what we are going to take over in January. But, this will give us all the equipment we need to go forth with this effort. Do you have any questions?

Mr. Soles asked, with the leasing, these are all new vehicles? Mayor Cherepko said yes, these are all brand new vehicles. You do a lease, a municipal lease, for those that don't know, this isn't like when you lease a car as a private ownership. These are all dollar buy-outs. So, when the five-year payment plan is up the money is yours, I mean the vehicles are yours. So, it's a dollar buy-out, it's not like we lease them and return them like private owners do every couple of years if you lease a vehicle from a local dealer. These are all brand new trucks, from the large ones to the small ones, to make sure that we have everything covered.

President Dellapenna said thank you Mayor. Any other questions or comments?

Mayor Cherepko said we could also be more conscious too being in this ourselves of I'm sure our residents, many of our residents know, a lot of times our alleys get beat up with these trucks, things like that, so we can even save money in ways like that where you really don't have a number but I can't tell you how many times we fix the same roads and things like that. Whether it was because there was a truck too large or whatever the case may be, but we could also strategize and save money on that end of things as well.

Solicitor Elash said it's actually six Mayor we corrected the Resolution but not the cover Agenda. Mayor Cherepko said yea, it is six. It's like 3, 2 and 1, so it's 6.

President Dellapenna said thank you Mayor.

Bill #9 – Introduced by Jamie Brewster-Filotei - A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Amending the Fiscal Year 2018 CDBG Program.

President Dellapenna asked for any questions or comments and Mayor Cherepko said this is just, if you remember, the Boys & Girls Club was a recipient out of our CD Program, thanks to Mr. Tedesco. They ran a little bit short on the costs and this is just moving the money already preapproved by HUD from one part of the Budget to the other so that we can complete the entire expense for the upgrades of the Boys & Girls Club, the roof, they were mostly major improvements that were much needed, from the roof to security cameras and things like that.

President Dellapenna said thank you Mayor. We are going to have to make a Motion to Amend the Agenda but we might as well go over Bills 10, 11 and 12 now.

Bill #10 – Introduced by Brian Evans - A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officers to Enter Into a Contract with Sabel Kennels for Animal Control in the City of McKeesport for the Period Beginning March 1, 2019, and Ending February 28, 2021.

President Dellapenna asked for any questions or comments and Mayor Cherepko said I am going to probably ask Council for a recommendation to just table this and we will vote on it next month.

Bill #11 – Introduced by Keith Soles - A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Approving the Roadway Lighting Agreement With PennDot.

President Dellapenna asked how many lights? City Administrator Tom Maglicco answers on the Jerome Street Bridge they are totaling refurbishing the Jerome Street Bridge, the new contracts they tell us with the PUC that we are responsible for maintaining the lights after they do the initial, or after they renovate the bridge, so the lighting then is our responsibility to replace them. They will be LED lighting and that will be along the Jerome Street bridge. Solicitor Elash said the contract does not specify how many, the drawings, the plans would specify that but we haven't seen that. I have not seen that. Mayor Cherepko said it seems to be that is pretty much the only option. It's not like we have an option to say no. I

think at this point that's the way the State is moving forward. When they come in and they do a total renovation of a bridge they are now asking the municipality to maintain the lighting and the sidewalks as well so we got to do what we got to do.

Bill #12 – Introduced by Jim Barry - A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Approving the Agreement with PennDot for Existing Sidewalks After Rehabilitation of the Jerome Street Bridge.

President Dellapenna asked for any other questions or comments and there were none. Ok, that concludes the Work Session portion of the meeting.

Mayor Cherepko said wait, Council Reports. President Dellapenna said oh yea, Council Reports. Mayor Cherepko said then I'll talk if you want me to and President Dellapenna said yes.

Council Reports

Mrs. Nesbit – I have some brochures up here that everyone can pick up and also at each of the Council people's desks. In conjunction with Allegheny County, Action Housing is working to do something about lead safe homes and it's for homes that have children 6 and under. When you pick this up you will see the thing, all the things that they will be doing at no cost to you. Lead paint testing, home repairs, and education to show you because you know there is a danger in little children eating lead paint chips and so forth and the dangers that it includes. I also attached an Income Guideline Sheet so you will know whether or not you are eligible for it. I brought some extra and if you need some more you can call the number that is listed and ask to speak to Dan Sullivan or you can call my office and I will help you with it as well.

Mayor Cherepko asked, weatherization, that's still out there?

Mrs. Nesbit said this is another program under Action Housing. It's lead safe for local but I work with Dan to do it.

Mayor Cherepko said no, I was just saying if you want to just mention do you still do the Weatherization? We are in the middle of winter so?

Mrs. Nesbit said well, Weatherization, the Weatherization Program is still operating and we are still taking Applications that you can call me at 412-678-8622 and we still are weatherizing homes. We have a little waiting list but if you

get in all your information we can do energy saving measures in your home which I will just repeat and say that's insulation of your attics, sidewalks, we caulk around the windows, weather strip your doors, we give education, we check your furnace to make sure it's operating efficiently. If it's not we will repair or replace it. There's no cost to you for this service. There are no liens placed on your property and no one will ask you for any money and we will show you our identification and you can always call me at my office and I will make sure you have an application mailed out to you. Also, the Crisis Program is in full bloom now too which started November 1st which entitles you, if you are income eligible, to get your furnace repaired or replaced at no cost to you as well. So, that's what is going on with Weatherization.

Mayor Cherepko said I think that's some of the programs that, we still have a high senior citizen population and many families, whether seniors or young that are on fixed incomes.

Mrs. Nesbit said we do have a little bit of money, sorry to interrupt you Michael, we do have a little bit of money for some minor repairs of your homes, you know like railings and those kinds of things under another Program if you want to call we can help you with that too.

Mayor Cherepko said thank you.

Mr. Evans – Nothing

Mr. Barry – I just want to make a comment. Friday, when that snow hit and it was real cold, a lot of the roads in a lot of communities were very bad but McKeesport's were very clean. Kudos to Steve and Public Works, they did a really nice job in some tough circumstances. Thank you!

Mayor Cherepko said we actually, and I can't say this enough, you said it spot on, we actually gave the School District, in McKeesport at least, we gave them the green light to have school if they wanted to because we felt we had the bus routes and everything where they needed to be but thank you for acknowledging it.

Mr. Soles – Nothing

Mr. Brown – Nothing, Mr. President, Sir

Mrs. Brewster-Filotei – Nothing

President Dellapenna said Mayor Cherepko would you like to speak now?

Mayor Cherepko said well we can sit here for 8 minutes and look at each other or I could just, you know, entertain you. President Dellapenna said please, if you would.

Mayor Cherepko said well that will make my Mayor's Report shorter. Just a couple of things, thank you to everyone for coming out tonight. Some things we just addressed in house. You mentioned the snow removal, I think it is important to remind our residents, believe or not, some may say we really have not had much snow, which probably if you measure the inches we really haven't but what I can tell you is we've probably already used well over 2,000 Steve, pushing 3,000? Steve answered 3,750. Mayor Cherepko said almost 4,000, we've used 3,750 tons of salt, which is a lot. To put it in perspective most, prior to us taking office I would say the average was somewhere around 3,000 ton of salt throughout an entire winter and we are still sitting with February. We were blessed with a couple days here and we get snow now well into March and we had freezing temperatures in April last year so who knows? Hopefully that ground hog is correct and we are only about 5 weeks away but only time will tell. I think it is important for people to understand because we deal with complaints, we send our Public Works out right away but I think it's important for people to understand that the goal is not to salt every single street in the City as the storm is coming and as it continues to snow. I think that's the misperception that some people have. The goal is to make sure that we get all of the main roadways, including more of the main roads within the neighborhoods as well. So, yea, you may have to drive, we were just getting ripped on Facebook for example, of how the City didn't do this or do that and literally to be quite frank, and my wife who's sitting here, I am not used to her being here at the meetings but she'll be the first to tell you I have been out at 11, 12, 1 in the morning to go check on a road and literally talk to people because they were outside at the time and they are bad because they would have had to drive 100 yards in the snow. Well, not to be rude, but I kind of told them if you are worried about driving from here to there in the snow and then from that way our crews had everything clear, Stewart was clear, they could have taken Stewart right down to Evans onto Versailles and anywhere in the City they wanted to go. I told them to be quite honest if you are

worried about driving from there to there in the snow you probably shouldn't go out. I say this because all too often people think it's, that we are out there to do every single street as it continuing to snow and that is not the case. We have well over 100 miles of roadways in the City. We focus on hills as well so if you live on a flat road you may not see a salt truck right away. I mean, that's just reality. Once the storm stops we then try to hit all of the secondary streets including even Alleys where the garbage trucks are running. We try to stay ahead of the garbage trucks. Try to keep that in mind because what I could tell you is contrary to what people may tell you, Steve and our Assistant Chief Alfer, they have full authorization, they don't have to call me for permission to call the salt trucks out. I told them, the Chief lets the officers know. The Lieutenant, whoever is in charge of patrol, the minute those roads are starting to get slippery or questionable they call Steve and Steve calls his men out and our crews come out immediately. They have a half hour to get out from the time the phone call comes in but we are out there so just bear with them. I think sometimes people forget that we live in Southwestern Pennsylvania and you are in the middle of January and February. I think for the most part this year things have gone fairly well. You are never going to eliminate the complaints and that's not my goal but for those individuals that attend these meetings regularly and they try to be a voice for our community, its just my way to, you can help us out as well when you hear people complain to you and let them know that really is the plan of attack for a lot of this.

The Daily News Building, on Monday will be the official opening of the Daily News Building, with 5 tenants, starting with the District Attorney Mon Valley Service Center I think is the official name, the District Attorney's Office will be in that building. He will service 30 plus communities throughout the valley, Police Departments, he will hold training exercises which he actually held one the other day. We probably had I don't know 15-20 officers that were over there, some of which were ours as well. Mr. Zappala will be over there. Jason Togyer with Tube City On-Line will be in the building as well. Point Park College and their Journalism Department will be there. Flashover, which is fire apparatus, they sell fire trucks and turn-out gear and things like that, Flashover has an office in there and the last one is the Mon Valley Independent. The Mon Valley Independent is a paper that is starting to stretch their circulation into McKeesport. They are trying to cover more stories for us and what I am hoping to see is when we talk about

having the media over there, Tube City On-line has done a tremendous job from the day the Daily News closed. Jason Togyer and the Tube City, they did everything they could to get the information out to people. They didn't have anything in print but they did everything they could through social media and I appreciate everything they've done and they continue to do that as well. The Mon Valley Independent with their print and the Point Park, I am really looking forward to a collaboration of some sort between the three of them to really help promote the City as we continue to move forward. I think it's an extremely exciting day. The possibilities for that corridor is unbelievable. I am hoping to be here 5, 6 years from now and you remember the conversation we had about this part of McKeesport because not only do we have things going all around, including from East Fifth to Christy Park to down by the Marina to the possibilities at the Penn McKee as well, to developments right on Walnut Street. We have things going on all around town but right here I think you are going to see something special. I think the potential for what that building can become is unbelievable but even more importantly we have money from multi-model funding, 2.9 Million, to help upgrade the Trail but to also remodel that parking garage. We have had success, and I have to choose my words here carefully but let's just say I believe our Redevelopment Authority will have ownership of the Peoples Building in the very near future which would be right across the street from the Daily News and we have a couple other buildings right in that proximity that Developers are purchasing as well so I really believe that with what we are going to do in there now and what it can grow to nothing is in writing as far as future County services and things but I truly believe, I don't think there is anyone in this room that really can't agree, if there is one thing we can all agree on is the inconvenience of going into Pittsburgh for certain things. If we are able to get the County to eventually open up some services right here to where 30 plus communities around can come in, whether it's a dog tag, a gun permit, a Marriage License, maybe to file a Deed, who knows, but if we can extend some of these County services into here we can really increase the traffic volume as well that's utilizing that and that would open up other opportunities, whether it's restaurants, and which speaking of we have where the old Palermo's Pizza, I don't know if we are allowed to say this publicly, I don't even know what it's called, it's a Wing Place, what's that called? Pizza Palermo closed and Big Shot Bob's is looking to move there. They are waiting to get cleared by the County and they

are looking to open up there as well but I think this particular area can be something special as well in 5 or 6 years in addition to the Marina. We have a development looking to come in across the Marina right now in this type of industry, or this type of business really it would make it a destination point in addition to the Marina, in addition to the Palisades and as a matter of fact the type of business that we are looking to put in there would also work to collaborate with all three entities to bring a few thousand people there on occasion for different events. So, there's a lot of good things happening in the City. There's a lot of bad things as well and when I say that I say, Mother Nature, although we don't have a foot of snow outside, I could tell you we are dealing with some, there's a big hump in the road right before you get on the Mansfield Bridge right now. When I say it's literally what it is, I mean if you took a car you could probably launch off that thing. I mean, the road is coming up right now. We are going to be opening that road up. We are running cameras through the lines to see what it is. That's going to be an issue. We've had flooding down beyond that area at the Mansfield Bridge which is an issue we are trying to address and our Engineer is looking into. We have had a landslide on McIntosh which is going out to bid and I will be in front of this Council with someone to complete that project. I just got word before I came in here because my Public Works Director is always filled with good news for me that we had a wall collapse up off of May Street so our Engineer is looking into that as we speak. So, unfortunately there are a lot of things like that which are going on and believe it or not, contrary to what many people believe there is not a lot of funding out there when these types of events take place which is unbelievable to me because I know there are other communities with a lot smaller Budgets than ours and I can't even imagine what they do when they run into a problem that you know when we run into a problem a couple of hundred thousand that's bad enough but that's 1% of our Budget. I mean I don't know what these other communities do that operate on a \$750,000 a year Budget or whatever the case may be. We are also fixing, we had an issue up on Washington Boulevard as well. We are on top of things, it's going, but the good things that are going on are something to be excited about.

There are other businesses as well, I am going to end this now so we can get into the general meeting and then I will just have one or two things during my Mayor's Report and then we will turn it over.

President Dellapenna said thank you Mayor.

ADJOURNMENT:

President Dellapenna said that concludes the Work Session portion of the meeting and we will be starting with the regular meeting in one moment.

Respectfully submitted,

Annette James
City Clerk and Clerk of Council

APPROVED:

Richard Dellapenna
President of Council

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