

**CITY OF MCKEESPORT**  
**WORKSHOP MEETING**

**WEDNESDAY**

**6:30 P.M.**

**MAY 1, 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 #25**– Introduced by Keith Soles – An Ordinance of the City of McKeesport, Allegheny County, Pennsylvania, Amending Ordinance #92-11, #2379 Series 1967, and #96-8 of 1996, Prohibiting Unnecessary noises by the Use of Mechanical Equipment; Defining the Hours for the performance of Musical Instruments in the City of McKeesport, Allegheny County, Pennsylvania.

Mayor Cherepko said what happened with this is we basically had an Ordinance that, even in our Industrial Park, we are not worried about the residential neighborhoods and everything, but with some of the things that are on the rise, some of the things that are coming in here that we still can't talk about, they may be working after the hours of seven. They won't be working all night. Mr. Tedesco said they may have a second and third shift and what we did is we Exempted this Ordinance for any area zoned Industrial, which will basically be along the River, which should have been done. Mayor Cherepko asked why does it say Musical Instruments? Mr. Tedesco said it's all tied into one, like loud music. Mayor Cherepko said yes, our noise Ordinance is really like music, lawnmowers, weed-wackers, it's just to give them a little more leeway down there. Obviously, we are not going to let them disturb any of our residential areas if the noise carries over into that we will address that. We have to be realistic and understand they need to operate. Mr. Soles asked, what is the time for residential, do you know? 8 am to 8 pm? Mr. Tedesco said it's different depending on what day of the week. Mayor Cherepko said some of them are 8 a.m., maybe 7 a.m. Mr. Tedesco asked Secretary James if she had that but she said she did not. Mayor Cherepko said roughly it's about that, give or take. Like, you shouldn't be cutting grass after 8 p.m., 9 p.m., maybe, I don't know. Mr. Tedesco said it might be 9 to 7. Mayor Cherepko said I think you can get started at 8 a.m.

**Bill #26** –Introduced by Brian Evans – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Selection of ABM Building Solutions, LLC Through FAR 552.238-79 Use of Federal Supply Schedule Contracts by Non-Federal Entities (JUL 2016) to Conduct an Investment Grade Audit in Accordance with Pennsylvania Act 77 of 2004, Act 39 of 2010, 163 of 2016 or Other Pennsylvania Legislation.

Mayor Cherepko said we have a representative from ABM here this evening. What we are doing here is they've come in over the last couple of months and have looked at all of our expenses on energy. They've examined all of our facilities that we own and they come back and they decide whether or not they can find us a substantial amount of savings by changing some things over, upgrading different equipment, changing lights to LEDs, things like that. So, the idea is they do all that at no cost for what they did. So, they've come in and if they would say ok, we don't have a savings, we can't get you a savings at this point they walk away. Well, at this point, they've said listen we've definitely, there is going to be some money we can save you, the idea is whatever money that you save you can then turn it into a capital project so it's cost neutral to your budget. So, what happens is, if there's projects we need to do like maybe an upgrade of an elevator, maybe a new elevator, or whatever it may be, if there's anything that we need to do, boiler, whatever the projects we may have to do that we don't want to spend the money now. They find the cost savings that you are going to have with your Engineer that comes in and examines everything, puts it all out on a sheet, everything lined up, they will estimate the savings. Let's just say, hypothetically speaking we have \$100,000. So, if there's \$100,000 a year out of our Budget that they can save, then what that would allow us to do is say ok now we are going to get a loan for 10 years, 15 years, so it frees up a million or a million and a half dollars for us to go and take out a loan to do capital improvements that we need now. Take it over a payment plan and that \$100,000, let's just say roughly, I'm using all rough numbers I always tell you the difference, if we are paying \$100,000 a year, it would basically be like because of our savings we are paying nothing out of our Budget. And then if they are wrong in any way, shape or form, they actually cut a check for the difference. So, let's say they said, they estimated we are going to have a \$100,000 savings but we end

up only having an \$80,000 savings, then we will get cut a check for \$20,000. If it's going to be a cost that they can't fix and they realize they, let's say hypothetically speaking that it was a mistake, and they see it as ongoing as well, than what they'd have to do is change some things, some equipment and stuff, to make it more efficient to hit that number so they don't have to come out of their pocket for the next ten years or however long we take a loan. Does that sum it up Tyler for the most part? Tyler said I don't know that I could do better. Mayor Cherepko said ok. But I think it's a win-win for the City. The only way we could lose out on it is if they, now that they are even diving into more detail, like they've done the last two months at no cost and it's something they do. Well now they are going to dive in by us committing tonight. They are now diving in, they are going to break everything down, they are going to do a more detailed analysis so they can give us exactly what we need. Once they say this is the savings you can have, if we choose not to go to that route, then there will be a \$30,000 fee. So, but I've, and they have spent well over \$30,000 already but that's the risk they take up front. I could tell you if we can get a savings out of our Budget which is going to be cost-neutral and us be more energy efficient, which is also just good in nature. There's no question my recommendation to Council will be to take advantage of it. Whether it's a couple months down the road or whatever the case may be. So, I really see it as a win-win.

President Dellapenna said thank you Mayor.

**Bill #27** – Introduced by Luethel Nesbit - A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to Enter into a Grant Agreement with the Pennsylvania Department of Transportation for \$2,951,000.00 to be Used for Trail Modifications and Parking Improvements.

Mayor Cherepko said this is just for us to officially enter into the Agreement that we already knew we applied for the loan and this is to enter into the Agreement for the improvements to the Trail and improvements to the parking garage for the \$2.9 Grant that we received.

**Bill #28** – Introduced by Timothy Brown - A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Awarding the Bid for the Renziehausen Park Parking Lot Expansion to Lutterman Excavating, LLC and Authorizing the Proper City Officials to Execute All Documents Necessary to Enter Into an Agreement

with Lutterman Excavating, LLC for an Amount Not to Exceed \$115,220 for the Construction of Parking Lot Expansion.

Mayor Cherepko said over the last several years this Administration has been very, very successful in really increasing funding through RAD, really upgrades in our Park that have taken place over the years. Whether it was the hockey, the new tennis court surface, the spray park, new basketball courts, upgrade of all the pavilions, Jimmy Long upgrades, the list goes on and on. Thanks to RAD and their partnership I think they've seen our commitment and we were awarded \$180,000 this year for capital improvements alone. So, what that allowed us to do, with all these improvements come more people, a great problem to have. Let's be real. So, with that it means we need more parking. I've talked about this at Council meetings in the past so what we are going to do, the area that is really a lot of green space, little bit of walking trail, up next to Sycamore, which runs up in front of the main pavilion, between that green space and the Heritage Center. The Heritage Center could use more parking as well. So, between those two spaces we plan on putting a very large parking lot in. We will move some of the exercise equipment which is really all old and needed repaired anyway. We will find another location in the Park to put that for the walking trail. So, we may lose part of our trail, we even keep the trail go up around that way if we can when we get up there and do the final grade. But, in addition to the parking lot, we will have a parking lot close to the main pavilion, we will have a walkway going toward the main pavilion which will give additional parking to the main pavilion. We know parking up there, as great as the facility, we've had upgrades in there as well, air-conditioning and other upgrades. Sometimes people are parking all the way down by the tennis courts on a crowded event. So, we will have parking up there with a lit sidewalk that gets you to the front entrance. We are also going to have a brand-new pavilion. So, we are going to have a 30 x 30 pavilion, brand-new that will be put up more on a level spot. If you go up there and get in an area, it would basically be I think where they had a volleyball court set up, at one time, somewhat already level so the grade won't be very difficult. So, you'll have a parking lot, you'll have a pavilion and then you would come into a little bit of green space and the parking lot next to the Heritage Center, which we are going to try to extend that for them as well. That would be parking for us but also parking for them when they have an event. So, we are very, very excited about

this project and that will be another. In addition to all the other pavilions that we have fixed up, this will be a brand-new pavilion. If anyone is asking, pavilion #5, right now over by the new fields, I talked about it probably at one point or another in my rambles, we are probably going to remove that pavilion. That's the one over by the new ballfields. It would be a nice way to get in and out over to those fields because right now you have one way in and one way out. If we remove that pavilion that we didn't fix, it would be a nice roadway coming out. You would exit onto Tulip Drive and you'd be between two stop signs. So, it would be easy to pull in and out of there as well because the traffic on Tulip stops right there. So, that will be the plan with that pavilion. So, once that's gone, we will have all renovated pavilions in addition to this new pavilion. We did change the numbers of the pavilions a little bit to make them go more in order. One will stay the same by Lake Emily. Two will stay the same on Palm. Number 3 is going to be the old Number 7 which would be the next one in line, like next to the bandshell. Number 4 will stay the same which is over towards Stephen Barry. Number 5 will then jump up to the Penn State one which is along University Drive, or going up the Hill, and Number 6 will be the new one and then you will have the Blue top as well and the main pavilion. The winning bid on this. I like the bid too because I think that will put us right in between what we are going to spend on the pavilion and the concrete pad. We should pretty much not have to come out of our pocket for anything for this.

Mr. Soles said I have a question. There's a water problem is there not? I've walked that trail and up around the top there's moss, mold, whatever it is coming down off it. Will we have to address that as well? Mayor Cherepko said I believe part of this bid was putting in a drain and putting in a catch basin as well, right Steve? Mr. Kondrosky said yes. Mayor Cherepko said so any water issues and rain shouldn't be a problem.

**Bill #28** – Introduced by Jim Barry - A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Awarding the Bid for the Dog Park Parking Lot Construction to Lutterman Excavating, LLC and Authorizing the Proper City Officials to Execute All Documents Necessary to Enter Into an Agreement with Lutterman Excavating, LLC for an Amount Not to Exceed \$80,066.20 for the Construction of the Dog Park Parking Lot.

Mayor Cherepko said the Dog Park, obviously is a CITF Grant we received a few years ago, we are very close to the end now. The Dog Park is all closed in. We had a tree come down and destroy part of the brand-new fence but that is now fixed. We also went over and just did the hydra-grass seed. So, that stuff will grow just about anything, will probably grow on the walls if you put in there. So, we should have the grass coming in very shortly here. This will be some paving for parking and also kind of a walking trail to go around the area as well and that will all be coming out of Grant money. It went out to bid.

Mr. Barry asked where is that parking lot going to be situated? Mayor Cherepko said on the side closest to the field. So, when you pull right up. It won't be a huge one. It will all be on this side. So, as soon as you pull right up and the Dog Park is on the left-hand side. Mr. Barry said so, between the field and the fence. Mayor Cherepko said yes, but they are also going to now park, you are also paving going around the Dog Park as well so people can walk down there, use it as a walking trail. Some of it's a walking trail as well. It's not all parking lot. We are not spending \$80,000 just on a parking lot for that. So, that will include part of the trail. I don't want to say anything that is not fact but I want to say the trail was roughly a mile, maybe a half.

President Dellapenna said thank you Mayor.

### **Council Reports**

Mrs. Nesbit – I have nothing at this time.

Mr. Evans – Nothing.

Mr. Barry – Just one thing. Again, this might be the last year but we have funding for the City Kids Camp again. So, we are going to be sending 88 youth from McKeesport, 44 boys and 44 girls, July 3-10 to Rector, PA, just outside of Ligonier. We are sending 88 kids to Camp. There are a few openings for that Camp so if anyone knows any kids that might be interested, it's ages 9 to 18, get in touch with me or Pastor James at Rainbow Temple and we can get the kids in. We'd like to get all the kids in and have a waiting list. We also have another group of kids from the Mon Valley that are going to be going the third week of June. So, there's some openings for that too. So, if you know any kids that are looking to go to away camp. It is a Christian Sports Camp. So, everyone should know that going in

but it's a wonderful opportunity. Everything is paid for, from transportation to food to the whole week. It's very costly and we had someone pay for it all. So, if anyone knows any children that might want to participate get them in sooner rather than later because that will fill up the closer, we get. Mr. Brown asked is that a weeklong? Mr. Barry said yes, it's a weeklong. The July 3-10 is like a Wednesday to Wednesday type-deal. They are both like that. I don't know why they do that but they go like over a weekend. Mayor Cherepko said it's unbelievable. It's really incredible. We had the opportunity to go visit, not last year but maybe the year before and it was really something to go up there. The facilities are unbelievable. The kids have a blast. It was, it's quite an opportunity for our kids, I can tell you that. Mr. Barry said they have like full turf fields, they have climbing walls, they have kayaking, archery, kids get to experience many things that they might not otherwise get to experience, gymnasium, they do wrestling, they do music, they do, it's pretty comprehensive. They sleep well at night let's put it that way.

President Dellapenna said thank you Mr. Barry.

Mr. Soles – Nothing at this time.

Mr. Brown – nothing Mr. President, sir.

**ADJOURNMENT:**

President Dellapenna said that concludes the Work Session portion of the meeting.

Respectfully submitted,

Annette James  
City Clerk and Clerk of Council

APPROVED:

Richard Dellapenna  
President of Council

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