

CITY OF MCKEESPORT
WORKSHOP MEETING

TUESDAY

6:30 P.M.

SEPTEMBER 4, 2019

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

Secretary James read the following proposed Bills:

Bill #46- 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 Allegheny County, Concerning Snow Removal on Hartman Street/Eden Park Boulevard, and O’Neil Boulevard.

Mayor Cherepko said this is just a renewal of our County contract. We provide snow removal services and they compensate us for it. President Dellapenna asked for questions and there were none.

Bill #47 –Introduced by Luethel Nesbit – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to Enter into a Salt Contract with Cargill, Inc. for Participation in the 2019 SHACOG Sodium Chloride (Road Salt) Contract.

Mayor Cherepko said this is the SHACOG contract. That’s where we purchase our salt through. They do a mass bidding. We commit basically 5,000 ton a year we are required to take, I guess we are not committing but we give them a number of 5,000 and no matter what we have to at least take 4,000. So, what we found is contrary to what many may believe we use a lot of salt and we pretty much, you know, the squeaky wheel gets the grease in addition to everything that our men our doing out there. We go through a lot of salt. I mean we hit secondary streets by the time it stops snowing, within 24 hours, usually within the first 12. You know, we have routes that hit them right off the bat. So, contrary you always hear you know our roads aren’t touched, things like that. It couldn’t be any further from the truth. Our police have full authorization by my office that as soon as they start seeing snow covering the roads, they call 9-1-1- right away and we send trucks out. So, this gives us the best price. President Dellapenna said thank you Mayor, any questions?

Bill #48– Introduced by Brian Evans – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the City Administrator to Sign the Attached Automated Red-Light Enforcement Program Project Funding Agreement #119763 with the Commonwealth of Pennsylvania.

Mayor Cherepko said we have 3 Grants today, 48, 49 and 50, they have all been approved. Once again, we would be remiss if we didn't thank Senator Brewster, our State Senator, Austin Davis the State Representative and their support they provide us. I would be remiss if I didn't mention Tom Rosso. Rosso has always been the one that's really taken the lead when it comes to upgrading all of our traffic signals. We have been extremely successful throughout the City, from all of Lysle Boulevard to pretty much all of Walnut Street all the way out as well, are all upgraded signals. This particular one, Bill 48, is more of an upgrade, it's allowed audible pedestrian upgrades. We do have a blind person that is down there that has had issues but to be quite honest with you, getting this Grant studies will show that just having the audible signal also increases the likelihood that anyone crossing the road at that point is more likely to make sure that they go to that intersection rather than, you know, a lot of the accidents we get on Lysle Boulevard, unfortunately, when pedestrians are hit, I don't know of any where they have ever been in the crosswalk in 8 years as the Mayor. So, this is just another way to make things safe. President Dellapenna said thank you Mayor, any questions?

Bill #49– Introduced by Jim Barry – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the City Administrator to Sign the Attached Automated Red-Light Enforcement Program Project Funding Agreement #119764 with the Commonwealth of Pennsylvania.

Mayor Cherepko said this one is just more of safety upgrades and these are more without a specific location. This is more of just making sure people make it to the crosswalk, high pedestrian areas, maybe out Renzie. Also, down by the bus terminal transportation center right here on Lysle Boulevard. So, things as simple as sometimes you put a railing up to make sure that they can't cross, they have to use a crosswalk and things like that. So, this one is not allocated for a specific location. President Dellapenna said thank you Mayor, any questions?

Bill #50– Introduced by Keith Soles – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the City Administrator to Sign the Attached Automated Red-Light Enforcement Program Project Funding Agreement #119765 with the Commonwealth of Pennsylvania.

Mayor Cherepko said this one is a total replacement for Versailles and Evans. There's a lot of traffic through that area, also a bus stop for a four-way intersection right there, outside of Broadway Pizza. So, this will be a total replacement of that intersection. President Dellapenna said thank you Mayor, any questions?

President Dellapenna called for Secretary James to read the next Bill and Mayor Cherepko said, if I may Annette, can we skip Bill #52 and just do that one last because we have the owner here and others here to talk about that project.

Bill #51 - Introduced by Luethel Nesbit – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to Enter into a Winter Traffic Services – Five Year Agreement with the Commonwealth of Pennsylvania, Department of Transportation.

Mayor Cherepko said this is the same thing. This is our state routes. We take care of all of Lysle Boulevard, Walnut Street, Route 48 and all of the ramps which we have more ramps than you'd think. I've had the privilege of going out a couple times with that route and driving around in the truck and you get up around the Duquesne McKeesport Bridge you'd be surprised how many ramps we have, but they did increase what they've given us in the past two. It is a 5-year Agreement but we can opt out if we ever deem it to a point where maybe we should just try having them do it. I worry about having them do it, them not getting there in time and me ending up telling Steve just go out and do it anyway, to be quite honest with you. Senator Brewster in the past as well when we had a really bad winter where we got really crushed, Steve started keeping track of some time of the guys on our State Routes and we actually were reimbursed above and beyond what this Contract says. So, he was helpful in the past with

that as well. President Dellapenna said any questions on Bill 51? There were none.

Bill #53 - Introduced by Brian Evans – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, approving a Reverse Subdivision Request from Fred D. Gadelmeyer, 723 Reynolds Street, McKeesport 15132, to Consolidate Two (2) Existing Parcels (383-A-315 and 383-A-318) Into One (1). The Property Exists in a R-3 Zoning District.

Mayor Cherepko said this one is a residential district. It has two (2) separate parcels combined into one, maybe because he wants to put a fence up or a garage, anything like that. President Dellapenna asked for any questions and there were none.

Bill #54– Introduced by Jim Barry – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Awarding the Bid for the Improvements to Kelly Park Crossing Shanty to Kucich Construction, Inc., and Authorizing the Proper City Officials to Execute All Documents Necessary to Enter Into an Agreement with Kucich Construction, Inc. for an Amount Not to Exceed \$24,500.

Mayor Cherepko said this is the old historical Kelly Park Train Tower. This was long coming. This has been mentioned to me several times throughout the 8 years that I have been here and we were able to allocate funding. Mr. Tedesco, this is a CD Project. We put it out to bid and we are asking to award the Bid today to Kucich Construction who was the low bid and has done a good job on his other projects as well. It's nice to see a local contractor. We will be excited to get that improved.

Bill #55– Introduced by Keith Soles – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to Enter into an Agreement with Direct Energy Business, LLC for the Purchase of Electricity for all City Purposes for a Term to Begin on October 1, 2021, and Continuing for Thirty-Six Months.

City Administrator Tom Maglicco said so, this was an opportunity to save big on the electric bills. Rates have fallen and this is a good opportunity. This company approached us and said hey we can lock in rates for the next three years and it's a

7% savings on electric bills which is pretty high in the City. President Dellapenna asked if anyone had any questions on Bill 55 and there were none.

Bill #43 (which was tabled last month) – Secretary James asked for a Motion to Remove Bill #43 from the table. Solicitor Elash said at the regular meeting we will get a Motion to remove that from the table so just read it now.

Bill #43 – Introduced by Keith Soles – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to Enter into an Agreement with David Collura.

Mayor Cherepko said that would be for the animal control.

President Dellapenna said so we are going to discuss Bill #52 now. Mayor Cherepko said yes, we will read it and then we will discuss it.

Bill #52– Introduced by Jim Barry – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, approving a Reverse Subdivision Request from River Materials, Inc. 103 Yost Boulevard, Suite 200, Pittsburgh, PA 15221, to Consolidate Four (4) Existing Parcels (379-P-049, 379-P-051, 379-P-055 and 380-A-070) Into One (1) at 275 Center Street, McKeesport 15132. The Property Exists in an I-G Zoning District.

Mayor Cherepko said this is the project we were able to announce a few months ago. It was a long-time coming, we held out, and we have with us, they are going to be combining four (4) parcels into one. We actually have some pictures and some drawings so you are talking about part of RIDC that many considered undesirable. That was the part down by the Duquesne Bridge. If you drive across McKeesport Duquesne Bridge now and look down to the right you will see the crane, you will see a new crane. The one that had all the graffiti and all is over and you will see all kinds of activity going on down there. In addition to what you see you will see buildings going up. We have a rendering drawing of that and what many people don't realize is that your RIDC Park now, for the most part, with the exception of the Echo Star Building is occupied. There's also possibly half of that is going to be leased. So, you've brought in an Engineering Firm. You've brought in American Textiles expanded over. Consolidated Power has come in. The Consortium has come in and Pure Penn right now is looking to double or triple the size of their operations within the next year which will be another you

know possibly 50 jobs give or take over the next year or year and a half as well. There's a lot of activity down there but at this time I want to, Cliff Wise is here and his team and I can't thank them enough. Because, like I said it was not easy. It was probably a year long process for us to get through a lot of stuff and now they are getting to the point where they are ready to start producing, bringing good paying jobs to the City of McKeesport to residents and people and families sustaining incomes and it will be a tremendous asset and I think this is just the beginning because there are a lot of other opportunities that can spiral off of what they are initially doing. At this time, I would like them to come forward, Cliff or whoever wants to come forward. Did you want to say anything? You don't have to I just didn't know if you guys want to talk about anything.

Cliff Wise said well I think what we'd like to say is thank you to the City of McKeesport and the Mayor and his staff for everything that you have helped us to do. Just by way of background I am here with two of my associates, Tom Evans (who is no relation to Brian) and Gina Shank. Both Senator Brewster and Representative Austin were a very big help and the Mayor and Mr. Maglicco and A.J. Tedesco. They visited one of our facilities up at the Conemaugh Power Plant which is in New Florence, PA and basically what we do is we handle the material for that Power Plant. They have the two largest power plants on the East Coast and they visited the site numerous times and they met with the Mayor and his staff and as I mentioned you all have been very supportive. What we really want to do is, RIDC accumulated these individual parcels of property from U.S. Steel and what we want to do is consolidate them into one parcel. Ultimately, we will draw down for example about 8 acres, and that's just a round number, and then we will have an additional 11 acres that we will eventually develop. Most of the activity at that site will be in support of both the Keystone Power Plant, which is in Shelocta, which is the Armstrong County Area, and the other is in Indiana County and that's Conemaugh Power Plant and as I mentioned those are the two largest power plants in Pennsylvania. They supply power to about 5,000,000 homes on the East Coast and what we intend to do is to transfer coal, synthetic gypsum and limestone. The synthetic gypsum is a by-product of the coal process and it is going to be shipped to the Wallburg Plant down in Aliquippa which accumulates a lot of jobs. So, up until now they haven't been shipping too much by barge and it's the intention here to lower the transportation costs and to keep

those costs down. We are happy to entertain any questions but we want to thank the City and thank the Mayor and his staff for what they have all done.

Mayor Cherepko said, if I may, these would all be brand-new buildings so right now you are looking at vacant land where they are talking right now. So, you are not talking about just a business coming in building a building this is a rendering of what their plans are and if you really look at it it's something special. I think it will probably end up being the nicer part of RIDC Park and that includes the existing buildings that are down there. So, if you guys want to take a look at this, or the media at one point but you guys can feel free. But, I appreciate it Cliff and look forward to working with you guys into the future and what it really holds because as I said things we can't talk about now is the potential out there for other companies that may end up coming in, whether it deals with the same type of industry, the same type of work, or whether it's even something to an extent different. So, we are excited about that and we thank you for everything.

President Dellapenna asked, their access Mayor is it just through that tunnel or can they come up through. No, Mayor Cherepko said, they will have access through RIDC road and they will also have it through the tunnel which ironically is I think Cliff Street. So, they are looking to expand upon that as well. But, when you deal with, once again, these are not projects that you just snap your fingers and they happen. It was a long process and I appreciate from this administration standpoint. A.J. Tedesco and his commitment of really making everything work. Working with RIDC, CSX, involved with some things and some issues we had down there. So, it has without question taken some time but we are excited and as I said a lot of people don't realize what is back on RIDC property but if you actually take a drive back there you will see that it is occupied and the acreage that's next to Pure Penn, I mean we have basically at this point two different, without saying too much, you have two different developers at this point, I don't want to say fighting over, but really kind of trying to out-bid the other one to acquire some property down there with a potential development as well. So, all of the other buildings are occupied. Pure Penn, with what they are going to do, and that's just RIDC site.

Getting into some of the things in the downtown area, we closed on the Peoples Building this month. The Closing finally took place and Jonathan Stark, I see a

developer sitting here in the audience with us today and Jonathan is someone that has invested in the City, throughout the City and he is an individual that leads by example because without question when you take on a project that size in a community that has gone through what we've gone through over the last 30 years, there's risk. Anyone that doesn't think there's risk, there's a whole lot of it. But he has a passion for making things better and working together for a better McKeesport which is what we continue to strive to do, but we are excited. If you haven't had a chance on Facebook Jonathan has been posting kind of pictures as they go as well, the improvements with the Peoples Building. With the Peoples Building and with the Daily News, you know you have Council reports so you know I don't need to ramble and I think I am going to let Jim talk about another thing going into the Daily News.

Jim Barry said yea, I just wanted to mention, I had a conversation regarding Mr. Wise's team and his business yesterday with Army Corp of Engineers and they were very complimentary of how the spirit of cooperation from their team and how much they've improved that property so far so I wanted to commend you on that and thank you for your investment in our City.

Mayor Cherepko said I forgot about Council Reports so go ahead.

President Dellapenna called for Council Reports.

Council Reports

Mrs. Nesbit – I just wanted to remind people that Winter is coming and weatherization is still operating year round so before it gets too cold I think you should encourage people to call me and apply for weatherization applications so we can start it before we get inundated with applications. Also, Action Housing is finalizing our paperwork so we can start the work in the Cultural District in addition to doing that second home we promised to do.

Mayor Cherepko said speaking of that Lou thank you. We closed on the first home. You have a new homeowner living right across the street from Twin Rivers and once again that's an area that is part of our cultural and educational sector. That was an area of the City where years ago many have written off. Many district officials were criticized for building a new school in that area and I think with showing that not only have we eliminated some blight but building a new

home and they are looking to build another home and they are also looking to rehab current homes up there as well and to get those sold to homeowners as we continue and we are partnering with Action Housing and in other parts of the town we are going to be partnering with Rebuild Pittsburgh doing a Rebuild McKeesport so we are excited about those opportunities. I just want to thank Lou for all your efforts on that.

Mr. Evans – Nothing.

Mr. Barry – Yea I am pretty happy to announce that the agency that I work for, Boys & Girls Club of Western Pennsylvania has just leased, effective September 1st a major part of the 2nd floor of the Daily News Building. We are very excited. We are expanding our teen program into that site and we are going to create a workforce development teen academy out of that site. It will have two full time employees there around the clock and we are going to start doing programming there October 1st for school age kids, 9th to 12th Grade. So, more to come about that but it's a pretty exciting time for us and I wanted to let everyone know. On an unrelated note, I know that the State handles Eden Park Boulevard relatively to the snow removal, what about the lighting on there? There are so many streetlights out. I don't know if you've ridden out there lately but it's so dark. If someone could look at that. Mayor Cherepko said that's a Duquesne Light issue, we can check. Mr. Barry said ok, I figured it was something since there are so many out.

Mayor Cherepko said in addition to the Daily News and having a Boys & Girls Club who are now with this new program we also have the new Century Careers in the Daily News Building and once again, all too often we hear that there are not opportunities like this and we have opportunities right in front of us for individuals to get free machinist training, 120 hours, set them up for the next step after that and I don't even know at this point if anyone registered so we need to spread the word, get it out, but it's another golden opportunity for whether you are a young adult looking for a career or whether you are someone in the middle of your life looking to change your career, whatever the case may be. We've toured their facility down in South Side and I will tell you have both, you have young adults and you have middle-aged who are looking to change their careers. So, it's just a matter of getting them in there.

Mr. Soles – Nothing.

Mrs. Filotei – Nothing.

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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