

**CITY OF DUQUESNE  
TUESDAY, NOVEMBER 12, 2019  
CITY COUNCIL WORKSHOP  
6:30 PM**

**CALL TO ORDER (PLEASE TURN OFF CELL PHONES)  
MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE  
OPENING PRAYER  
ROLL CALL**

**PUBLIC COMMENTS ON WORKSHOP AGENDA ITEMS**

**NEW BUSINESS**

- Workshop Item #1
  - Discussion on purchasing server and hardware upgrades for the city from the DCED grant funds.
  
- Workshop Item #2
  - Discussion on purchasing the roof for the Public Works salt building.
  
- Workshop Item #3
  - Discussion regarding the submittal of two grant application to the PA Small Water and Sewer Program in the amount of \$500,000 and to the H2O PA Program in the amount of \$500,000. Resolutions for these grants will be passed at the November 26<sup>th</sup>, 2019 meeting.
  
- Workshop Item #4
  - Discussion regarding Duquesne's Holiday Illumination night.
  
- Workshop Item #5
  - 2020 Budget Process

**OLD BUSINESS**

\*\*\*Members of the Duquesne City Council will meet in Executive Session (if needed)

- Workshop Item #6
  - Motion to ratify any actions taken in Executive Session related to such matters.
  
- Workshop Item #7
  - Discussion regarding CITF Grant for the Demolition of Properties. Several properties will need to be removed from the list because they are located in the City of Duquesne Historical District. Staff is recommending replacing these properties with additional properties from the demolition list.
  
- Workshop Item #8
  - Discussion on appointing a delegate and alternate delegate to represent the City with the Allegheny County Southwest Tax Collection District. It is the recommendation for Autumn Milton to be appointed as the primary delegate and the City Manager as the secondary delegate.

**MOTION TO ADJOURN**

**CITY OF DUQUESNE  
TUESDAY, NOVEMBER 12, 2019  
CITY COUNCIL WORKSHOP MINUTES**

**6:56 pm**

Meeting was called to order by Mayor Nesby  
There was a moment of Silence followed by the Pledge of Allegiance and  
Opening Prayer

**Present:** Rev. Tim Caldwell, Doug Sample, Elaine Washington, Mayor Nickole Nesby

Absent: Richard Scott Adams, Rev. David Bires, Terra Henderson-Murphy

**Others Present:** City Solicitor Myron Sainovich, City Engineer Gilliland, Fire Chief Frank Cobb, Administrative Assistant Marian Marko-Eberle

**PUBLIC COMMENTS ON WORKSHOP AGENDA ITEMS**

Mayor Nickole Nesby made an announcement she would be moving her seat from the platform desk area to the main floor area in order to sit among the audience for a more interactive meeting, which she believes is the way the meeting should be.

Ms. Pat Bluett made an announcement from the floor to thank everyone who participated in the Halloween event on Thursday, 10/31/19. The evening was a huge success, the kids got a large bag of goodies, and there was enough food to feed everyone.

Ms., Bluett then went on to her next issue at hand. Ms. Bluett brought up the annual Christmas event being held in the City of Duquesne scheduled for Sunday, December 1, 2019 which she considers the beginning of the Christmas Celebration. Ms. Bluett gave a little history of the Christmas event being a 20 year program with kid interaction, singers and much more entertainment to be enjoyed by all. Ms. Bluett invited any and/or all help of the City to provide yet another fun filled event for the City of Duquesne. Although Ms. Bluett mentioned that Memorial Park has been used in the past for this event she would like to use the Police Garage for a sense of safety. Ms. Bluett said there would be hot chocolate and coffee served and a chance to meet neighbors and new friends. Ms. Bluett ended by passing out fliers to the Board and all the audience members in attendance-(refer to attachment).

An unknown audience member called to meet and know what a City Manager does. At that time, Mr. Doug Sample announced he was present and was more than will to introduce himself. Mr. Sample talked his bio of related background and years in Government acting as a City Manager such as handling day to day operations, taking direction from the Council member in order to implement and to report back to them.

## NEW BUSINESS

- **Workshop Item #1**

- Discussion on purchasing server and hardware upgrades for the city from the DCED grant funds.

City Manager, Doug Sample talked about \$250,000 plus monies to put towards a Server upgrade for the City of Duquesne. Mr. Sample stated that the present System is just not able to handle to workload much more. Mr. Sample added there are bids in the works with one more bid coming tomorrow, Wednesday, 11/13/19 which would prove to switch the City to a new company. Mr. Sample offered to email a breakdown of the bid services. The focus is to start this switch by the end of the year.

Mayor Nesby interjected that \$10,000 obtained from the DCED by Act 47 was given, but has not seen any outcome of that monies to date. Mr. Sample said that it should be kept in mind there was a \$25,000 expense changing from Safe Choice Computer System purchased in 2018 back to the old Harris System used by staff that was a more sure system for record keeping.

Mayor Nesby spoke up to say she was notified in December 2018 that the City was not using the Safe Choice system anyway.

- **Workshop Item #2**

- Discussion on purchasing the roof for the Public Works salt building.

City Manager, Mr. Sample referred to the Board's packet that indicated quotes intended for the roof for the Public Works salt building. Councilwoman Washington reported she had two quotes; Karp's Construction for \$28,882.00 and Crown International Steel Building System from with talking to Public Works Departments of McKees Rocks and West Mifflin. Councilwoman Washington explained the quote Karp's Construction would provide a double quality product to construct a dome roof with a 20 year warranty. The second quote from Crown International Steel Building System was not offer as good of a quality product.

An audience member inquired about the City having \$25,000 (Capitol Improvement) to use towards a new doom for the salt building. At which, Mr. Sample stated the \$25,000 was given to the City from the Department of Community and Economic Development (DCED) with the stipulation ONLY purchase equipment; a Front Loader/Truck for Public Works. The Councilwoman Washington also mentioned the contractor did a thorough inspection on the salt building and took notice walls buckling. He assured Councilwoman Washington he would make the necessary repair/s would be done to secure the walls to be structurally sound before the installation of the new roof.

An audience member asked what work would be covered within the cost. Per Councilwoman Washington the money is only for the dome roof and installation. At this time, it has not been determined as to the time frame of the dome installation due to many circumstances such as the contractor's availability, the weather, and ordering and receiving supplies just to name a few.

Another audience question was what is the purposed of the covering and is the dome roof necessary? Councilwoman answered the roof in general is critical to protect the salt from clumping being exposed to the weather elements and a dome roof is to make sure any and all trucks fit into the building , especially the Front Loader Truck. Solicitor Sainovich spoke up to say the City of Duquesne does not want to be in violation of Department of Environment Protection (DEP) to protect the salt and "YES" this is a vital expenditure.

It was then asked how the City's Bi-Laws read and does the dome roof project has to go out for bid. Mr. Sample referred to Solicitor Sainovich to answer this question. Solicitor Sainovich referenced the bidding requirements and the salt roof would require three telephonic bids.

Pastor Roy from the audience asked about contacting Bill Spell, who is a local contractor. Councilwoman mentioned one of the factors for the two quotes she researched was timing and she wanted to get feedback from other communities who have had dome roofs installed.

Mr. McAllister spoke out from a contractor's point of view the walls at the old ambulance garage are not straight and are in need of serious support. Mr. McAllister made mention that he toured the inside of the salt building. Mr. McAllister feels the salt building is built on asphalt. At which, Mr. Gilliland explained there was no asphalt, however, the prior Administrator buried ½' block for a foundation. Mr. Gilliland also stated the walls are jumbo concrete block which are around the floor of the building. Mr. Gilliland stated the blocks have been sitting for one to two years and didn't move, so he believes the jumbo block won't move now being solid concrete. An audience member then requested the Engineer to do another inspection. Councilwoman Washington asked that Mr. McAllister not go in the building without given permission. Mr. McAllister stated he had permission from the Mayor and Rev. Caldwell. Councilman Caldwell did apologize for not getting the appropriate approval. Mayor Nesby mentioned that Mr. McAllister would like to make a bid on the salt building.

- **Workshop Item #3**

- Discussion regarding the submittal of two grant application to the PA Small Water and Sewer Program in the amount of \$500,000 and to the H2O PA Program in the amount of \$500,000. Resolutions for these grants will be passed at the November 26<sup>th</sup>, 2019 meeting.

Mr. Sample referred this discussion to the Engineer, Dave Gilliland. Mr. Gilliland preceded to report in on the areas needing attention in the City of Duquesne:

1. Clean & Inspect Reservoir – Regulation of the DEP
2. Clean & Inspect Standpipe
3. Repairs to Standpipe
4. New Chlorinator @ Reservoir
5. Intake Piping inside Reservoir
6. Replace Fire Hydrants (11)
7. S 5th Waterline (Cochran-Crawford)
8. Heilman St Waterline (Highland-end)
9. Duquesne Blvd. Loop at Miller St.
10. S. 4th St Waterline (Kennedy- Priscilla)
11. S. 5th St Waterline (Kennedy-Priscilla)

1. CITF Grant Waterlines (Meadow Street, Elder Alley)

The re-bids will be opened at SRCOG on November 13 at 10 AM.

2. CITF Grant for Demolition

See attached letter regarding an adjustment to the site list due to the historic district.

3. CD 45 Projects

- A. Street Reconstruction (Crawford Ave from S 5th to Monterey)

This project is nearly complete. Rain forced an end to paving earlier this week but the street will be completed as soon as the weather clears and warms.

## B. Fire Hydrant Replacement - Dell & Kennedy and Erwin & Parallel

There is a 6 week lead time to order the hydrants so work should begin in December.

C. Demolition This project will be advertised for bid after legal clearances are complete.

914 W Grant 916 W Grant 1036 Lincoln 114 S 5th 920 W Grant

## 4. Fire Hall Door Project

We have received approval of a CD Grant for this project. SRCOD has the specifications so that it can be advertised for bid as soon as the County issues Grant Agreements.

## 5. Water Grants

I am preparing two grant applications for water system projects involving the following:

Construction Total: \$893,100.00

Engineering Design & Inspection: \$107,172.00

Grand Total: \$1,000,272.00

The funding is proposed as follows:

H2O Grant \$500,000 (50% grant)

PA Small Water & Sewer Systems Grant \$500,000 (up to 85%)

City Funds \$272.00

Resolutions authorizing the grant applications need to be passed this month.

Mr. Gilliland stated the application deadline is December 13, 2019. In order to move forward and meet the deadline of December, Mr. Gilliland mentioned the action of the team:

**\*\*Council has to pass a Resolution at the November 26, 2019 Council Meeting**

**\*\*City Manager and Mayor would have to sign at the November 26, 2019 Council Meeting.**

The meeting was interrupted by an unknown audience member asking what if the November meeting would be cancelled due to a blizzard or any other circumstance and the Board could not vote. Solicitor Sainovich reassured the audience the deadline would not be missed by any unfortunate circumstance because the Board can do a Poll vote over the telephone if necessary.

### **Workshop Item #4**

- Discussion regarding Duquesne's Holiday Illumination night.

City Manager, Mr. Sample mentioned this discussion was previously covered in the Public Comments above.

- **Workshop Item #5**

- 2020 Budget Process

City Manager, Mr. Sample stated he is waiting on the final 2018 financials which he will introduce a draft at the Tuesday, November 26, 2019 Council Meeting. Mr. Sample mentioned he is working through this process with the coordinator from Act 47. The Solicitor made mention that the budget will be made public by posting in the Mon Valley Newspaper. Audience member asked if the budget would be put on the website.

A comment made from the audience was that Fire Chief Cobb did not make any reference to the purchase of a newer fire truck. Solicitor Sainovich answered by stating he and Chief Cobb has discussed this issue and the City Manager has a good handle on looking into this matter.

## **OLD BUSINESS**

\*\*\*Members of the Duquesne City Council will meet in Executive Session (if needed)  
NO EXECUTIVE MEETING WAS HELD

- **Workshop Item #6**

- Motion to ratify any actions taken in Executive Session related to such matters.

- **Workshop Item #7**

- Discussion regarding CITF Grant for the Demolition of Properties. Several properties will need to be removed from the list because they are located in the City of Duquesne Historical District. Staff is recommending replacing these properties with additional properties from the demolition list.

Dave Gilliland, Engineer reported on the following monthly Project Status Report: Engineer, Mr. Gilliland addressed some specifics about the 16 properties on the demolition list in Duquesne. Mr. Gilliland then preceded to explain as of 10/29/19, eight of the 16 properties fall within the State Historical District which turns out to be around South 4<sup>th</sup> St. with an irregular shape which is significant. Mr. Gilliland stated he can make a map available to view. Mr. Gilliland proceeded to say that the process to demolish these properties is very lengthy due to photographs of the inside and outside of the property needs to be taken for documentation purposes along with as much history detail of the property. The history would need to include who lived in each property along with the architecture of the property which is also needed for documented purposes. Mr. Gilliland concludes eight structures will be demolished, but not the properties within the Historical District. Mr. Gilliland also mentioned that the condition & proximity, side by side or falling down are properties that are concentrated on for demolition. Mayor Nesby brought up a property, 123 S First St that needs immediate demolition which is literally falling over onto property 125 S First St. Rev Caldwell and Mr. Gilliland will take this into consideration. Solicitor Sainovich stated that if the property is in foreclosure with the bank the property goes back to the bank making the bank then responsible. Mr. Gilliland explained the steps to take in order to move forward on the demolition project as follows:

\*Council makes a Notion of predesignating the 16 properties to be on the demolition list then Solicitor will do a legal clearance.

\*Solicitor then prepares a legal clearance

\*City will need to do an asbestos check to remove, by next Spring 2020, if needed.

\*Bidding will need to be put out

\*Properties will then be torn down

Mr. McAllister, audience participant, feels it is not right to tear down brick properties for he feels the buildings are of value and why not rehab, especially the brick buildings. Mr. Gilliland agreed, however, the roof needs to be confirmed if in a state of collapsing, an inspection would needed to be done on the interior of the house which overall could be more expensive to rehab. Mr. McAllister ended the conversation saying “no one could never build houses of that quality as these old properties. Mr. McAllister also stated that if the houses are available people would buy them. Solicitor Sainovich responded by saying the houses have been in Tax claim. Mr. McAllister then went on to say his suggestion to attract new small businesses in the City of Duquesne was to let the business owners have the opportunity to invest back into their business by offering tax breaks. Have business owner pay tax for the first year, second year no tax so the Ma & Pop shops could then invest back into the business to generate more business. At this point, Solicitor Sainovich mentioned to be careful on the forgiveness of taxes in the event one person got a tax break someone else may complain he or she did not get the tax break.

Mayor Nesby asked the Solicitor something during the forgiveness of taxes, but due to the Mayor’s seating position on the floor it was difficult to hear.

Councilwoman Washington inquired about the burnt houses status for demolition at which Mr. Gilliland responded sine the list was prepared last year the newer burnt houses were not on the list, but will be put on the 2020 list. The Solicitor and the Engineer has looked at the properties in need to be torn down.

Fire Chief Cobb inquired about the possibility of having a property for the firemen to practice on. Mr. Gilliland explained the company approved for the demolition owns the properties, however, Mr. Gilliland will check with the contractor and will get back to Chief Cobb regarding having a practice building. Chief Cobb asked if a bid would be considered for the electrical system to go over to the Station at which Mr. Gilliland said “yes.”

- **Workshop Item #8**

- Discussion on appointing a delegate and alternate delegate to represent the City with the Allegheny County Southwest Tax Collection District. It is the recommendation for Autumn Milton to be appointed as the primary delegate and the City Manager as the secondary delegate.

At this time, Mayor Nesby spoke out to say she had asked to be on the committee. A confrontational discussion from the audience erupted asking why the Mayor could not be a delegate on the committee. The question was raised as to why Autumn Milton would be appointed along with the City Manager. Solicitor Sainovich made the comment that Autumn’s name was suggested due to the fact she works in the Tax office her connection would be an appropriate fit. Solicitor Sainovich then explained the logic behind the delegate is just to make sure Jordan Tax Company is on board with the Allegheny County Southwest Tax Collection District. Since no resolution was being determined out of the discussion at this time, Act 47 Coordinator, Kristen Maser Michaels suggested the Mayor be added as a person of interest as a delegate and vote at the next meeting, Tuesday, November 26, 2019. Pastor Roy from the audience strongly expressed his opinion the Mayor is more than qualified and should be the delegate to serve on the Allegheny County Southwest Tax Collection District.

At the end of the meeting, Ms. Bluett asked if a discussion is tabled when does it come back Again, Mayor Nesby commented, but due to her seating choice on the floor her comment could not be heard,

Solicitor Sainovich explained that legally until someone would bring the issue back up the issue just stays tabled. Once the issue would be reinstated the discussion would be acknowledged and carry through resolution if needed.

An unknown audience member asked who makes the agenda. Solicitor Sainovich explained that the Council works together with the City Manager and any Council Member can put items on the agenda.

Another question from the audience was what the status on the Fire Station garage door repair. Solicitor Sainovich asked Chief Cobb to answer. Chief Cobb stated the Mayor signed off on the grant application, however, the agreement has not yet been sent back by the COG followed up by rebidding.

Rev. Caldwell concluded the meeting by stating to the all present that the group is a team that works together. Rev. Caldwell state he is not against the Mayor and feel Mayor Nesby has had some good ideas and is willing to listen as long as they can move forward in a productive manner.

**8:25 pm**

**MOTION TO ADJOURN**

**First:** Rev. Tim Caldwell **Second:** Elaine Washington, **Motion carried: 3-0**

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**Mayor Nickole Nesby**

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**Marian Marko-Eberle**