

COUNCIL MEETING AGENDA
CITY OF MONESSEN
CITY OF MONESSEN COUNCIL CHAMBERS
JUNE 9, 2022
6:30PM
Meeting Minutes

1. ROLL CALL OF ALL MEMBERS PRESENT

Present where Councilman Orzenchowski, Councilman John Nestor, Councilwoman Lois Thomas, Councilman Don Gregor, Mayor Ron Mozer

2. OPENING PRAYER OFFERED BY PASTOR WILLIAM C. BASS, OF THE GATE OF HEAVEN CHURCH OF GOD IN CHRIST, 664 REED AVENUE, MONESSEN, PENNSYLVANIA 15062.

“Lord we thank you for your loving kindness and tender mercies. We thank you for how you let us get up this morning and kept us all day and spared us so we could all come to another council meeting. God as we pray, we ask that you bless the mayor, bless the council and any other participates who are sitting with the council and lord we ask that you bless every participant. Give us the wisdom that we might lead and guide our city. Bless the efforts of our hands tonight, lead us on to victory. We ask this in thy name, Amen”

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES OF PREVIOUS SESSION, MAY 26TH, 2022.

Motion: Councilman Nestor, Second: Councilwoman Thomas unanimous approval of Minutes.

5. OPEN FLOOR FOR PUBLIC COMMENT ON AGENDA ITEMS ONLY.

Ernie Telegraphis, 29 Rex Street, Monessen, PA – I have three questions. 1 How long is the code officer going to be out of service. Mozer answered

that he is back now. Ernie: then why is that in there. Mozer: I will explain that further explanation in a bit. Earnie: ok did you make any other purchases without council approval. Mozer: I have not made any purchases without council approval. Each purchase was authorized by the CFO and all purchase were published to all council members. Ernie: ok, last question, why does WEC always get paid up front all the time? Mozer: first that is part of the USDA Sewer project. He is the engineer for that project so we have already paid him probably something in excess of 1 million dollars already. WEC has done a great deal of the prep work, drawings, and plan design aspects of the project and we are submitting it to USDA for their approval and Ok. We will then get a second chance to review all invoices after a PNC Bank review process before a final submission for payment.

6. CORRESPONDENCE There were no correspondence to report.

Special Presentation by Tom Hardy, Blight Consultant to the City of Monessen, as provided through the funding and support of the Housing Alliance of Pennsylvania.

Hardy's presentation centered on his recent reemergence into the City of Monessen to work as the Blight Coordinator for the City of Monessen under a technical support grant developed and offered by the Housing Alliance of Pennsylvania through the Department of Community and Economic Development.

Hardy related that the impact of Blight can have an effect of between \$960 and \$970 dollars per year per citizen within a community.

In a positive sense, he reported that Monessen had undertaken significant work in their efforts to combat blight with the following:

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- Implementation of a Comprehensive Plan within the City of Monessen.
- Identification of Blighted Properties within the City through a Comprehensive Survey of Properties performed in the City.
- Work to develop a refined and structured Tax Abatement plan within the City.
- The development of a Blight Review Board to assist the City in these processes.

Hardy indicated that there is no single bullet or one idea to combat blight, but it takes the efforts of all organizations and every citizen to participate in the process. You must think of the efforts

Hardy outlined successful Blight Removal and Coordinated Plans within the City of McKeesport, the City of Pittsburgh, the utilization of the Westmoreland County Land Bank, and the City of Sharon, Pennsylvania as examples of successful efforts to combat blight over the last few years.

Hardy discussed the development of a strategic demolition plan, with a plan of development behind the effort, and also plans to develop both lots and homes that may be saved and rehabilitated under a comprehensive blight plan.

Hardy discussed the work that a Land Bank may perform in the blight removal processes, as a mechanism to clear titles in a more efficient manner to permit the Blight Removal process to move forward.

A question from the audience asked about the process and procedure of Land Banks, and what they offered for the overall blight removal efforts. Tom Hardy outlined the process of Land Banks being able to streamline the process in clearing titles on property, to assist in Lien Removal, and to assist in both turning properties around, or working to remove them from specified areas to assist in Land Development.

We will need to develop our coordinated plans with the development of ARP funds, County redevelopment efforts and support, and our individual efforts within Monessen to move our Blight Removal efforts ahead in the next few weeks.

Ernie Telegraphis questioned the processes, the tactics and how long the effort will take to develop, which Tom Hardy answered that every City is different and you must tailor the tool box of responses to the individual efforts. Strategic Demolition will be utilized, the strategy must also support the people that are here. It must be a tailored approach to each different area.

Mayor Mozer indicated that Land Banks can remove all liens with the exception of Federal Liens from the property.

A resident also asked about how back taxes relate to the procedure of exonerating taxes, and the City's view of these issues. The Mayor outlined the current tax procedures in the City of Monessen.

OLD BUSINESS N/A

7. REPORT OF THE SOLICITOR OF THE CITY OF MONESSEN

The Solicitor worked with the City Administrator to review the process for vendor permit applications.

The Solicitor attended negotiation sessions for the Clerical, Parks and Public Works Employee contract, and proposals were exchanged with their Union Representative, AFSCME, and future sessions were set up for this month.

A portion of the Line Usage Ordinance was changed, and it is on the agenda for a first reading. Originally, it broke down amounts of the \$27.00 fee that was to be utilized for specific purposes. Now it specifies the total monthly amounts that will be placed in the appropriate accounts base upon the City's loan payment requirements.

The Mayor, City Engineer and the Solicitor met with representatives of the Mon Valley Sewage Authority to discuss ongoing sewage issues, including the MVSA Holding Tank project.

In reference to the CDBG demolition process, no appeals were filed, and the properties were cleared for demolition.

8. REPORT OF THE CITY TREASURER

The Treasurer read their report to the Council, and that report is attached and incorporated by reference into these minutes.

9. REPORT OF THE CITY CONTROLLER

The Controller read their report to the Council, and that report is attached and incorporated by reference into these minutes.

10. NEW BUSINESS

Mayor Ron Mozer, Director of Public Affairs

a. Motion to pay an invoice to WEC, Inc. Consulting Engineers for services rendered in the amount of \$21,664.88 for unpaid invoice #9, Requisition No. 2 for Final Design Engineering Services for the City of Monessen Sewer Rehabilitation Project, Phase 3. Ayes 5 Nays 0

b. Motion to Approve an Ordinance of the City of Monessen, Westmoreland County, Commonwealth of Pennsylvania, amending Ordinance 1254, establishing Spending and Accounting Provisions for portions of the City's Line Usage Fee, Per Ratepayer. Ayes 5 Nays 0

c. Motion on the implementation of an Emergency Plan by the Office of the Mayor to assist the Code Enforcement office for a temporary amount of time with daily duties and responsibilities due to the Code Enforcement Officer's illness. Ayes 4 Nays 1

e. Motion for a Purchase Order to replace a sink in the rest area of the Herman Michalic Boat launch. Thomas Second Ayes 5 Nays 0. Councilman Gregor detailed the vandalism at the launch

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f. Motion to authorize the solicitation of 3 appropriate bids for repair of 3 inlets within the City of Monessen, which include an inlet at 125 McKee, and two additional inlets at the corner of 9th and McMahan, and for 2 additional storm grates at Third and Schoonmaker in the City of Monessen. Solicitor Dalfonso indicated that this is not a formal bid procedure process. We will be soliciting 3 quotes or proposals to perform the work. Councilperson Thomas second. Councilman Gregor asked about the 2 additional sewer grate locations. Councilman Orzechowski indicated that PNC should waive the fees. Ayes 5 Nays 0

g. Motion to approve the appropriate product, Pinnacle Data Access offered from PNC Bank, for the USDA Sewer Rehabilitation financial monitoring and interaction activities at a cost of \$30.00 per month. Second by Nestor Ayes 5 Nays 0

h. Mayor Moser would offer discussion items on the current status of the Tax Abatement plan within the City of Monessen, the development of the Economic Development Task Forces within the City of Monessen, and the status and potential need for expansion of the Code Enforcement Office and its various functions within the City of Monessen. In addition, the Mayor will discuss the implementation and approval of CDBG funds for fiscal year 2023.

Mayor Moser outlined his correspondence to 122 Monessen residents to anyone had been a part or had entered the Tax Forgiveness Program in the past to attempt to quantify who had

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been a part of the process and their status and willingness to continue in process.

He also clarified the role of Tom Hardy and the Blight removal process of the County, and the need for an updated survey in the City of Monessen relative to Blight Removal.

He also outlined upcoming Planning Commission Meetings, CDBG change of expenditure meetings, and his Mayor's Task Force Meetings on June 15th to continue that process.

The Mayor also outlined his Grant Advisory Board efforts to find residents in the community that need assistance in updating their property.

He indicated that the door-to-door update process of properties in Monessen are vital to the success of all the overall economic development efforts.

Councilman Anthony Orzechowski, Director of Accounts and Finance

a. Motion to transfer \$6900.00 from the General Fund to the Healthcare fund to replenish that account for payments. Nestor
Second Ayes 5 Nays 0

b. Motion to transfer \$64,898.28 from the General Fund Account to the Payroll account for allocated expenditures. Second Thomas
Ayes 5 Nays 0

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c. Motion to pay the following invoices from the General Fund Account in the amount of \$63,668.08. These expenditures are referenced and attached to the Mayor and Council's meeting packets as "Attachment A". Nestor Second Ayes 5 Nays 0

d. Motion to pay the following invoices from the Parks fund account in the amount of \$1,669.29. These expenditures are referenced and attached to the Mayor and Council's meeting packets as "Attachment B." Nestor Second Ayes 5 Nays 0

e. Motion to pay the following invoices from the Recreational Account in the amount of \$193.87. These expenditures are referenced and attached to the Mayor and Council's meeting packets as Attachment "C". Thomas Second Ayes 5 Nays 0

f. Motion to pay the following invoices from the Liquid Fuels Account in the amount of \$1259.37. These expenditures are referenced and attached to the Mayor and Council's meeting packets as "Attachment D". Nestor Second Ayes 5 Nays 0

Councilman Lois Thomas Director of Streets and Public Improvements

Streets and Public Improvement Report for month ending May 31, 2022.

Councilman John Nestor, Director of Public Safety

Police and Public Safety Report for month ending May 31, 2022.

Councilman Nestor offers the second reading of an Ordinance of the City of Monessen, Westmoreland County, Commonwealth of

Pennsylvania, Amending Chapter 300 of the City Code of Ordinances, The Quality of Life Ordinance.

Councilman Donald S. Gregor, Director of Parks and Public Property

Parks and Public Property Report for the month ending May 31, 2022.

a. Motion to Approve Coverall for Cleaning Services in the City of Monessen at the City Hall and Police Department locations at a rate of \$450.00 for the monthly City Hall cleaning services, and \$405.00 for the monthly cleaning services of the Police Department building. Second Thomas Thomas questions on rates and levels of Cleaning. Korposh answered that all of that information is attached to the contract approval documents.

Ayes 5 Nays 0

b. Discussion of the potential of funding expenditures for the purchase of a batting cage at the Shawnee Park. Procurement Costs, Construction and upkeep will be a part of this discussion.

11. OPEN FLOOR FOR PUBLIC COMMENT ON ANY ITEM.

Telegraphis Need to get moving with the appointment of a Deputy Treasurer prior to the upcoming tax session. We need to continue to move quickly on the issues.

Michael Aldridge: Complaints on using the fill from the demolition sites as a part of the sites. Also looking to see demolition of a site on Motheral Avenue, and to assist him with work on that site. You cannot market the properties with this type of a brick and block program in place.

Linda Lacey questioned the large Dirt Mound near the park.

Fire Chief, Steve Gaydos of Monessen Number 1 Fire Company requesting Tax Forgiveness for the Fire Company for last year. He indicated that he has a letter to exonerate those taxes. He also requested clarification of the fire truck insurance issue to allow the Truck to be repaired. City Administrator Korposh informed him again, as had been done in private discussions, that the matter was being resolved with Bowser Automotive and the Insurance Company and should be finalized prior to the vehicle requiring inspection in the next few weeks.

12.ADJOURNMENT