COUNCIL MEETING MINUTES

CITY OF MONESSEN

CITY OF MONESSEN COUNCIL CHAMBERS

SEPTEMBER 22, 2022

6:30PM

An Executive Session of the City Council of the City of Monessen has been scheduled for 5:30 pm on September 22, 2022, in the Office of the Mayor, City Hall, Second Floor to discuss personnel matters of the City of Monessen.

Ron Mozer started out with explaining Mike Korposh was taken by ambulance from this building the other day. Pulse rate very low. Doing better. Without Mike our City Solicitor will act as our City Administrator. The executive session was cancelled.

1. ROLL CALL OF ALL MEMBERS PRESENT. Roll called by Joseph Dalfonso – Don Gregor, John Nestor, Anthony Orzechowski, Lois Thomas, and Ron Mozer all present.

2. OPENING PRAYER OFFERED BY REVEREND JOHN CUSTER OF THE ORCHARD CHRISTIAN FELLOWSHIP CHURCH IN MONESSEN, PENNSYLVANIA. Prayer offered by Reverend John Custer.

3. PLEDGE OF ALLEGIANCE. Lead by Mayor Ron Mozer.

4. APPROVAL OF MINUTES OF PREVIOUS SESSION, AUGUST 25, 2022. Motion to approve minutes by Lois Thomas – seconded by John Nestor – Vote 5 - 0

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

Ernie Telegraphis – Approval of last minutes and Old Business, are they the same? (Ron Mozer – do different – there is no old business)

We are losing critical people, Mike, Rosalie, bookkeeper, what are we doing? (Ron Mozer – we are working on it, will talk about it a little later) The City needs to move forward.

6. CORRESPONDENCE

OLD BUSINESS N/A

7. **REPORT OF THE SOLICITOR OF THE CITY OF MONESSEN -** The zoning ordinance is prepared – will be having a meeting on October 13th at 5:30 – before the regular meeting – it will be advertised in the newspaper over the next two weeks – we are sending it to the law library at Westmoreland County. There will be one here and online. Better if you look at it online because it is so long. We require engineering services for the demolition of homes, there is a legal process, we must have a structural engineer to say the structure is uninhabitable and demo is necessary. We will have a hearing and meeting as we usually do when we demo. Tax forgiveness agreement has been established. A meeting next Monday at 6pm – open to the public – first organizational meeting – no applications have been received – finalize it and we will be off and running.

8. **REPORT OF THE CITY TREASURER –** Gerald Saksun – gave report at last meeting – no additional report at this time

9. **REPORT OF THE CITY CONTROLLER –** Rosalie is still out – no report at this time.

10. **NEW BUSINESS**

A Congratulatory Proclamation commemorating the One Year Anniversary of the His Place Coffee Shop in the City of Monessen and

recognizing their commitment and dedication to change the world and the City of Monessen, "One Cup of Coffee at a Time". – Proclamation read by Mayor Ron Mozer.

The Mayor recognizes John and Melody Wheeler for a presentation of their ideas, experience and expertise to be offered within the community of Monessen, by utilizing the Monessen Civic Center to implement programming for children, teens and adults. The Wheeler's will outline their extensive experience within the human services field to promote a healthy environment not only within the Center, but also throughout the community of Monessen. - John Wheeler – resident about a year – we have aggressive ideas ad need the help from council and law enforcement – I have worked with the boys' and girls' clubs. Melody Wheeler – thanks for inviting us – been working with programs for 38 years for human services. John Wheeler – we are from the inner city – Pittsburgh – our grandson is the student advocate – we have people who will help us write grants – each school year there are new transitions – we want to spearhead programing not just sports, physics, experience other areas such as smoking, drinking. I have notice an influx of people from the outside – culture change – provide prevention – not gangs but classes of kids don't get along – ask for law enforcement to be present at their activities to help prevent aggressive behavior – we have several ideas – we want the community to be healthy thinking – with a lack of programing there is too much idle time – there are several rooms at the civic center that we can use – we want to know what is the next step – Melody Wheeler – love to look into programs for single mothers and father – parenting classes – also have classes for the children (Ron Mozer – appreciate you coming – welcome you to Monessen – we can work together – I believe there are possibilities (Lois Thomas – great ideas – Family center as SPHS has

programs similar – maybe we can get everyone together and combine our efforts)

Mayor Ron Mozer, Director of Public Affairs

1. **Discussion on the Deputy Treasurer position –** Ron Mozer – there have been many issues to fill this position, we are coming close to setting with the union. Hope to have this done soon

2. Update on the Blight Removal Project. – Ron Mozer – 5th Street hotel bid closed yesterday – should know my tomorrow who received the bid – should start first week of October – we have a much bigger problem with blight – this is just the beginning – basically looking at 3rd street, 6th street, Donner and Alberts – we are the county's first target of Phase I – it is not easy – there are approximately 70 or 80 properties, both commercial and residential – Monessen is familiar with residential because we have been doing it for years – we know how to do it – the county is going to handle the title searches – this is a large cost – we must clear the properties because if we wait on the county it will take until 2028 – that is why we will be advertising for a structural engineer to generate condemnation letters - you must be in Monessen to understand Monessen – we just had to old Valley Independent building collapse – very dangerous – fell into the basement, called the gas company – they would only shut off the gas to the entire block because they were afraid to get close to the building – we have a church next door that has had no hot water or heat – we are asking to commissioners to accelerate the demo of that building – if anyone can they can

Councilman Anthony Orzechowski, Director of Accounts and Finance

a. Motion to pay the following invoices from the General Fund in the amount of $73,698.98. All invoices are attached to this Agenda as Attachment "A". Motion by Anthony Orzechowski – second by John Nestor – Vote 5 – 0

b. Motion to pay the following invoices from the Recreational Account in the amount of $198.04 All invoices are attached to this Agenda as Attachment "B." Motion by Anthony Orzechowski – second by John Nestor – Vote 5 – 0

c. Motion to pay the following invoices from the Line Usage Fund in the amount of $16,167.00 All invoices are attached to this Agenda as "Attachment C". Motion by Anthony Orzechowski – second by John Nestor – Vote 5 – 0

d. Motion to pay the following invoices from the Parks Board Fund in the amount of $1,715.60. All invoices are attached to this Agenda as "Attachment D". Motion by Anthony Orzechowski – second by John Nestor – Vote 5 – 0

Fund balances – fire escrow $18,410.99 – liquid fuels $248.84 – grant fund $54,868.31 – recreation board $3,449.87 – refuse collection $1,185 – American rescue $420,359.47 – park $41,887.57 – payroll $8,051.70 – debt service $677,638.37 – line usage $589,107.62 – general fund $544,667.95 – healthcare $3,518.60

Councilman Lois Thomas Director of Streets and Public Improvements

Streets and Public Improvement Report for month ending August 31st, 2022. Lois Thomas – emptied garbage downtown twice a week – answered 35 PA One Calls – cold patched several streets – cut city lots and alleys – painted crosswalks downtown –

fixed 3 catch basins – cleaned out several other catch basins – ran sweeper when possible – the arm tractor is down, waiting on a rim and tire – answered complaints – called out for overtime for trees down and sewer issues – helped the parks department when needed

Lois Thomas – Library – in the middle of the Mon Valley Art Exhibit – September 25th from 1 to 4 pm

Councilman John Nestor, Director of Public Safety

Police and Public Safety Report for month ending August 31st, 2022. John Nestor – Police department receipts for the month of August 2022 – parking permits $200 – copies of police accident reports $225 – court receipts from district justice office - vehicle code fines collected $862.47 – crime code fines collected $200.51 – city ordinance collected $10.33 – total receipts from district justice office $1,073.31 – total receipts collected for August 2022 $1,498.31

John Nestor – Mon Valley EMS August 2022 – emergency calls 140 – fire standbys 10 – police standbys 1 – total incidents 151

John Nestor – code activity report July 2022 – habilitation permits 13 – correction letters 18 – animal complaints 12 – misc complaints 22 – citations 6 – health inspections 1 – building permits 4 – office meeting with residents 6 – zoning permits 2 – code activity report August 2022 – habitation permits 11 – correction letters 23 – animal complaints 18 – citations 10 – health inspections 11 – building permits 2 – office meetings with residents 7 – zoning permits 3 – hearings 1

John Nestor – magistrate receipts – vehicle code $646.01 – crimes code $411.90 – city ordinance $18.69 – code enforcement $206.42 – total collected $1283.02 – abandon vehicle $18.69

John Nestor – Monessen Fire Chief Report Station 81 – August 2022 – automatic fire alarm 11 – public service 1 – structure fire 1 – wires down 2 – tree down 1 – natural gas leak 2 – vehicle accident 1 – EMS assist 2 – electrical fire 1 – stove fire 1 – assist police 1 - automatic fire alarms in Charleroi 1 – gas leak Carroll Twp 1 – extrication of a patient from a home 1 – total calls 27 – total responding 526 – average responding per call 19.48 – total man hours 595 – Thank all for their services.

e. Motion to approve advertisement for structural engineering services as it relates to the generation of condemnation letters for blighted property Motion by John Nestor – second by Lois Thomas – Vote 5 – 0

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

f. Motion to issue Request for Proposal or bids on securing the Herman Mihalich Boat Launch Park. Motion by Donald Gregor – second by Lois Thomas – Vote 5 – 0

Donald Gregor – another issue I have is with Alumisource- they purchased the property on the hill from the Redevelopment Authority – the are moving dirt – they did not have a PA One Call before they started – during their excavation they hit a sewer manhole – they now have a PA One Call dated September 19, 2022 but they started excavating before then – do they have permits for what they are doing (Ron Mozer – I asked Marvin to check – they were notified they would have to get with

the Planning Commission on zoning – very little they can do with the property) I heard they were going to use the area to store fluff (Ron Mozer – they can not do that) No amendment to zoning – no idea what they are planning (Ron Mozer – I have ask Marvin to check into this) Do you attend these meetings for the Redevelopment Authority (Ron Mozer – yes I attend – they sold the property and they are done) Ok so the Redevelopment Authority sold that property for $32,000 and sold the property by the library for $8,000 (Ron Mozer – right) It's my understanding we are mowing their property again (Ron Mozer – not that what I know of) are they mowing the RDA property (Ron Mozer – yes – they are part of the city) We are shorthanded, are going to buy us a tractor? (Ron Mozer – we can ask them; the RDA is going to become a very important part – tool that will move the city forward) We are short manpower and cash – think they should pay for us to mow. They have $40,000. I have some additional research to do, and I will talk about that at another time. (Anthony Orzechowski – who told the city crew to mow – someone had to have told them) Lois did you know they were mowing the grass (Lois Thomas – no but I will talk to Rodney tomorrow) I talk with one of the workers the other day and that was the 25th lot he had cut that day. We don't have time for catch basins. I think they need to reimburse the city or hire someone. Not cost effective for us. (Anthony Orzechowski – what directive – they just don't cut grass) (John Nestor – not aware of this - noticed someone cutting between Donner, Second and Schoonmaker and it was a city worker) Redevelopment Authority, since they do have funding, should cut their own lots and city and parks should take care of ours. They are cutting (Ron Mozer – we will address that) Just curious on what Alumisource plan is – I

have to do more research and bring it to the public – you must have to hold public meetings and hearings (Joseph Dalfonso – I went over the zoning with Marvin – new zoning has this zoned a Zone R1 – single family and R3 – multifamily) I don't understand the logic for selling it to Alumisource. (Ron Mozer – honestly, the city was trying to give property away – he said he will pay the taxes on that - I personally talked with him and he had no intension of doing anything with the property – you would have to change it during the zoning process) moving dirt (Ron Mozer – just moving dirt – need to PA One Call) I want to know his intension, seen this happen before in this town – we need to know what his plans are (Joseph Dalfonso – has anyone notified PA One Call that they struct infrastructure) no I did not call them (Joseph Dalfonso – some from the city should) that would be John– I can send pictures to you of the manhole cover that was knock off (John Nestor – thank you – can you send those to me) Situation seems odd – historically a black community – to see a corporate entity purchase it was a little disturbing – I am done for now.

Parks and Public Property Report for the month ending August 31st, 2022

11. **OPEN FLOOR FOR PUBLIC COMMENT ON ANY ITEM.** Pino Cianflone – start on something – 8/25/2022 – Ron and I had a heated exchange – they said I used inappropriate language – I don't think I did – watch the meeting – on 8/27/2022 mayor sent me an email – basically about the meeting – I don't reply – I don't call him – I guess he was upset – on the 9/8 agenda the mayor made comments on developing policies about meetings – that bother me – you violated by right of free speech – before the meeting you call the Chief of Police over – you are not a king – if I bring something up at the meeting – you are going to throw me

out – you are not a king – I don't know why the newspaper is giving you a free ride – you are in Pennsylvania – you rely on the three stooges – what is going on is wrong – don't call me – I don't want to be on a committee – I don't want a job – only challenge is you – you know nothing – the three stooges are you are Mr. Pinocchio – John you are a decent guy – you deal with the police (John Nestor – I follow the rules of the mayor) you need to call PennDOT about the stop sign at Donner and 5th Avenue – it needs to be moved up – that sign cost me $85 and you can not see where it is (Ron Mozer – I have called – they did not move it) (Donald Gregor – the stop sign sits back too far – must move up to be able to see) dumb sign in the middle of the city – Montraver's one way sign needs to be bigger (Lois Thomas – we can see if we can just order a bigger one) I want the city to move forward – you and the three stooges are bringing it down – I backed that young guy that was mayor - I gave money to you to run – you have been talking about tearing down building for 8 months – you need to do what is right for the city – who handles the flat tires and cars – the police (Anthony Orzechowski – Pidich would be called – police tag) (John Nestor – officer Gray is in charge of the abandoned vehicles) (Ron Mozer – citizens can initiate the process) between Montraver and Parente there are trees growing around the cars – are we ignoring that part of town – property valve is going down – just worried about Alumisource and that end of town – we can't do anything about it (Donald Gregor – yes you can – don't let the zoning change – if I find out anything – if it's true I will inform the city) don't harass me – don't call me – I come to the meeting and tell you to your face

Linda Lacey – I would like to make a comment about Alumisource – was sold to a company from Australia in February 2021 –

technically Mr. Hudack does not own it – he may be on the board for the next 5 years – I thought is was a sewer line that was being installed not a road – it was not in the paper – just because the redevelopment has authority behind their name does not mean that can do whatever they feel like they want – they must answer to us – we are the public – the Sewage Authority is obnoxious – the Water Authority in Charleroi is obnoxious – now Alumisource taking this in their own hands – Morgan Avenue was destroyed – we later found out it was an historical street – should have not been destroyed – my parent and grandparents did not know that – Schoonmaker, McKee and Motheral were not destroyed - they displaced black and white families from Morgan Avenue – I have heard stories and now that have done research – the truth is coming out – I was under the understanding that that property or some of that property was to be given to Latrina Hall – she asked for the property and she was told she would get it – now Alumisource has it – it will not become an industrial park – what are they going to do - we now have to deal with this company in Australia (Ron Mozer – we can hold them to the law – hold them to the zoning ordinance that is very specific to what they can do with the property – we are updating the laws but not changing that) I remember a sink hole on Alaska. This pipe that goes through 9th street park (Joseph Dalfonso – Knox – reroute down 9th street – not through the park) 10 to 15 years ago there was a sink hole inside 9th street park. What are they going to do with that pipe under the park? (Joseph Dalfonso – abandoned the line under 9th street park and re-route it down 9th street) (Donald Gregor – they will cut of the line and should grout it) (Ron Mozer – add a new line to bypass the park) I hope they will do the work properly. A few years ago, there was a geyser up there with water

shooting up in the air. (Donald Gregor – that will be up the engineers) Lincoln school on Highland – historical building to deteriorate, do nothing with it – then have to tear down. The redevelopment authority – I never see their meeting advertised. (Anthony Orzechowski – past practice is to advertise the first of the year only) (Donald Gregor – is it not posted here for the entire year) (Ron Mozer – I will get the meetings for all the boards and committees and put them on the website) (Donald Gregor – is there a vacancy on the zoning board – is there a list on line with whoever is on all the boards) (John Nestor – may need to be updated) (Joseph Dalfonso – Zoning hearing board – their on their own – they only meet when needed & they do advertise when they are meeting) They can make decisions and do what ever they want (Donald Gregor – that is why you need to send concerned people to the meetings – some is intentional and some is unintentional – redevelopment authority meeting every 3rd Tuesday) (Anthony Orzechowski – zoning hearing on website – only 3 people – 1 has expired – does not list alternate – the alternate should take the open slot – we need to get someone else on the board – they can not vote until we fill the space)

Diana Kerestes – the sewer project – I was sent an easement to sign – I have questions – this is 10 feet on each side of the sewer line (Joseph Dalfonso – yes – I sent that letter - I will answer all of your questions) We are responsible for damages. (Joseph Dalfonso – we are lining the pipe now but if we can not line it the city will pay) My shed is attached to the house and my garage – I want assurance if there is damage to anything – putting an easement, if I go to sell property – devalue property – the blight around the area is bad enough at devaluing my property (Joseph Dalfonso – the city will address your concerns) I'm not difficult –

they saw this method is new – has it been used in our area (Joseph Dalfonso – new technology) I am concerned fumes will come back into my house. They are only giving a 1 year guarantee – we will be contacting our attorney (Joseph Dalfonso – the city engineer, myself, you, your husband and your attorney – we will work through this all) My entire property was build with permits. Everything that has been built has been done legally with permits.

Ernie Telegraphis – Alumisource – what kind of tax revenue will be generated for the city – all these companies are getting reduced taxes – you have no control – just for the citizens – how much money are we spending – all these properties – where is the money coming from to pay all these bills – hit the little people – raise their taxes – the past 4 administrations (Anthony Orzechowski – let's take this piece by piece – Blight – the cost is whatever has been pledge from the county – we are handcuffed on this project – it is determined by the county – Sewage project – 10 – 15 million going through the USDA and PennVest) big companies are taking advantage of our tax payers – you need to have more of a grip on what is going on

Linda Lacey – can we stop what they are doing – if they broke a manhole they must pay for it – Marvin must get permits

12. ADJOURNMENT - Motion by John Nestor at 8:20 pm – seconded by Donald Gregor – in favor vote 5 – 0