COUNCIL MEETING MINUTES

CITY OF MONESSEN

CITY OF MONESSEN COUNCIL CHAMBERS

JULY 6TH, 2023

6:30PM

Meeting called to order by Ron Mozer at 6:30 pm

AN EXECUTIVE SESSION OF THE CITY COUNCIL OF THE CITY OF MONESSEN WAS HELD ON TUESDAY JUNE 27TH AT 5:30 PM TO DISCUSS A POLICE GRIEVANCE ISSSUE AND PERSONNEL MATTERS.

Notice on executive session was read by Ron Mozer.

1. ROLL CALL OF ALL MEMBERS PRESENT. Roll Call by Michael Korposh – Lois Thomas present – John Nestor present – Anthony Orzechowski absent – Donald Gregor absent – Ron Mozer present.

2. OPENING PRAYER OFFERED BY COUNCILPERSON LOIS THOMAS, MEMBER OF THE CITY OF MONESSEN COUNCIL, MONESSEN, PENNSYLVANIA. Opening prayer offered by Lois Thomas.

3. PLEDGE OF ALLEGIANCE. Pledge of allegiance led by Ron Mozer.

4. APPROVAL OF MINUTES OF PREVIOUS SESSION OF JUNE 22nd, 2023. Motion to approval previous sessions minutes by John Nestor – seconded by Lois Thomas – vote 3 – 0.

5. OPEN FLOOR FOR PUBLIC COMMENT ON AGENDA ITEMS ONLY. Ernie Telegraphis – what are we going to do about replacing Christina Evans? (Ron Mozer – we are posting the job and advertising) it took you how long to find her, will it be the same with finding someone else (Ron Mozer – it should not be a problems – we don't have union contracts to worry about) the resolution to sensor

the comments made by the public – eliminates our time – it's like when someone threw an eraser in school and the teacher asked who did it – no one would answer – so she punished the entire class – we are not children – if someone in particular is disrupting the meeting – then you remove them – don't restrict everybody – I don't go for that – we need to be more productive about resolving situations – Monessen needs help.

6. CORRESPONDENCE none

OLD BUSINESS N/A

7. **REPORT OF THE SOLICITOR OF THE CITY OF MONESSEN.** Joseph Dalfonso – you will see a motion to transfer four properties on Motheral to the Westmoreland Community Action Program for low-income housing which is contingent on them obtaining a grant – the county demo – we had a public hearing today at 5:30 pm for 10 more properties – no one showed – the property we discussed on May 25th – no one object to their demo so we are going through with the demo on those properties

8. **REPORT OF THE CITY TREASURER OF THE CITY OF MONESSEN.** Gerald Saksun – absent – will give the report at the next meeting.

9. **REPORT OF THE CITY CONTROLLER OF THE CITY OF MONESSEN.** Rosalie Nicksich - will give the report at the next meeting.

10. NEW BUSINESS

Mayor Ron Mozer, Director of Public Affairs

a. Mayor Mozer's Update of Issues for the weeks of June 22, 2023, to July 6th, 2023. Came to our attention that someone was shocked when attempting to plug into one of the two stations at the city park – one was on the ground – hit by a vehicle – the

power was immediately turned off – we also found other concerns with the plugs – we came up with new design – the wires will be enclosed in liquid type conduit per code – keep vehicles from running over it and when we mow – we are using outdoor outlets GCFI – it will have a power lock box – we will install ground rods for protection from lightning – it will be repaired as soon as possible – the property we are giving to Community Action – low income housing is not the same for everyone – will include some of the following program; lead program is pure grant and the whole house repair is more generous – our tax exonerations program – this gives an old home a new chance – through HUD some people can get income based rents ($1.00 per month) – Habitat for Humanity – gets the people involved – having them do some of the work – there are private and non-profit programs – there is a plan on Linden right now with subsidized house based on income – Community Action – same kind of thing – some are not the lowest income people – it is for working people having trouble getting a nice house – they have an income but can't afford a $200,000 home but maybe $40,000 – through the banks there is a new mortgage program to get houses at low interest rates – our next meeting will be on July 20th and it will highlight the audit by Cyper and Cyper.

b. Motion to offer 453 Motheral Avenue, 20-02-07-0-105, 449 Motheral Avenue, 20-02-07-0-106, 448 Motheral Avenue, 20-02-07-0-143, and 444 Motheral Avenue, 20-02-07-0-144 in the City of Monessen to the Westmoreland Community Action Program contingent on a grant obtaining sufficient funding to construct homes on these properties. This offer expires on December 31st, 2024, if funding has not been obtained on the properties.
Motion by Lois Thomas – seconded by John Nestor - vote 3 – 0.

c. Motion to declare structures located on the following properties as a public nuisance and to authorize demolition of the designated structures:

* **609 Reed Avenue – Parcel ID: 20-02-03-0-323**
* **619 Reed Avenue - Parcel ID:20-02-03-0-321**
* **635 Reed Avenue – Parcel ID: 20-02-02-0-351**
* **659 Reed Avenue – Parcel ID: 20-02-02-0-343**
* **662 Reed Avenue – Parcel ID: 20-02-02-0-364**
* **678 Reed Avenue - Parcel ID: 20-02-07-0-117**
* **697 Reed Avenue – Parcel ID: 20-02-02-0-335**
* **627 McKee Avenue – Parcel ID: 20-02-03-0-197**
* **621 McKee Avenue – Parcel ID: 20-02-03-0-199**
* **608 McKee Avenue – Parcel ID: 20-02-03-0-319**

Motion by Lois Thomas – seconded by John Nestor – vote 3 – 0.

d. Motion to approve Resolution ___ of 2023, A RESOLUTION OF THE COUNCIL OF THE CITY OF MONESSEN, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING RULES AND REGULATIONS FOR PUBLIC PARTICIPATION AT ALL ADVERTISED, REGULAR, AND SPECIAL MEETINGS OF THE COUNCIL OF THE CITY OF MONESSEN. Resolution Attached as Exhibit "1". Motion by Lois Thomas - seconded by John Nestor – vote 3 – 0.

e. Motion to approve the recommendation of WEC Engineering, Inc. for payment for completion of services by Mornak Excavation, Inc. in the amount of $51,367.50 for the installation

of Basketball hoops, Asphalt Paving, Bleachers, and Line Striping, in addition to work completed under Change Order #1 dated February 2nd, 2023. Please see referenced Invoices as Exhibit "2". Motion by Lois Thomas - seconded by John Nestor – vote 3 – 0.

f. Motion to accept the resignation of Christina Evans, Treasurer Clerk, effective, July 11th, 2023. She has done an excellent job and has been a pleasure to work with. She will be difficult to replace. Motion by Lois Thomas - seconded by John Nestor – vote 3 – 0.

g. Motion to post and subsequently advertise the open position of Treasurer Clerk for the City of Monessen in the predominate newspapers serving the area, and to also notify other periodicals and business publications and relevant employment agencies of the open position. Motion by Lois Thomas - seconded by John Nestor – vote 3 – 0.

h. Motion to approve the refund of 2023 Real Estate Taxes granted under the Disabled Veterans Real Property Tax Exemption effective January 15th, 2023, for a resident of Monessen located at 186 Pacific Blvd. Monessen, PA 15062, Map # 20-03-08-0-057 in the amount of $632.87. Motion by Lois Thomas - seconded by John Nestor – vote 3 – 0.

i. Motion to refund the Application Fee of $65.00 for property located at 426 Ridge Avenue, Monessen, PA 15062, as the

Application for Inspection and Habitation permit has already been completed. Motion by Lois Thomas - seconded by John Nestor – vote 3 – 0.

Councilman Anthony Orzechowski, Director of Accounts and Finance

a. Motion to pay the following invoices from the General Fund in the amount of $11,183.46. All invoices are attached to this Agenda as Attachment "A". Motion by Ron Mozer – seconded by John Nestor – vote 3 – 0.

b. Motion to pay the following invoices from the Liquid Fuels account in the amount of $2,961.32. All invoices are attached to this agenda as Attachment "B". Motion by Ron Mozer – seconded by John Nestor – vote 3 – 0.

d. Motion to pay the following invoices from the Recreation Board Fund in the amount of $266.14. All invoices are attached to this agenda as Attachment "C". Motion by Ron Mozer – seconded by John Nestor – vote 3 – 0.

e. Motion to pay the following invoices from the Grant Fund in the amount of $461.86. All invoices are attached to this agenda as Attachment "D". Motion by Ron Mozer – seconded by John Nestor – vote 3 – 0.

f. Motion to pay the following invoices from the Parks Account in the amount of $1,712.41. All invoices are attached to this agenda as Attachment "E". Motion by Ron Mozer – seconded by John Nestor – vote 3 – 0.

g. Motion to approve the transfer of $67,490.74 from the General Fund to the Payroll Account to cover the payroll expenses. Motion by Ron Mozer – seconded by John Nestor – vote 3 – 0.

h. Motion to move $2,000.00 from the General Fund to the Healthcare fund. Motion by Ron Mozer – seconded by John Nestor – vote 3 – 0.

Account balances – fire escrow $20,715.19 – line usage $645,313,60 – grant $44,654.17 – park $74,468.93 – American Rescue $247,241.85 – refuse $243,405.34 – healthcare $3,573.51 – payroll $12,795.84 – debt service $963,312.36 – general $755,611.92 – liquid fuels $202,745.69 – many of these fund can only be used for certain things – the account you want to look at is the general account – I did a profit and loss from 2022 and 2023 and we have received $2,000 more in Real Estate Taxes so far this year – this may have to do with the county tearing down houses – if you don't pay your taxes – there are consequences.

Councilman Lois Thomas Director of Streets and Public Improvements

Streets and Public Improvement Report for month ending June 30th, 2023. Lois Thomas – defer to the next meeting.

Councilman John Nestor, Director of Public Safety

Police and Public Safety Report for month ending June 30th, 2023. John Nestor – defer to the next meeting. Do you have an ETA on the repairs at the walking track? (Ron Mozer – we are looking at the first of the month)

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

Parks and Public Property Report for the month ending June 30th, 2023. Donald Gregor – absent – will defer to the next meeting.

11. OPEN FLOOR FOR PUBLIC COMMENT ON ANY ITEM.

Ernie Telegraphis – can we use ARP money to help pave potholes in the town (Joseph Dalfonso – we can use the money for lost revenue up to $10 million – we did not get that much – but the answer is yes) the roads are in terrible shape but we are fixing the walkways (Ron Mozer – we have a plan) you aren't doing anything but planning (Ron Mozer - we just spent $6,000 – we started on Nash – we found it that was not the most economical way to address the potholes – we are looking at hot patch instead of cold patch – looking to do new roads) that was a test run – when are we going to move through the process and get something done – this is a safety problem (Ron Mozer – we all agree) (Lois Thomas – we just met this week on getting new equipment for hot patch – it takes time) we had an economic summit – another meeting last month – we need to step up to the plate and bat – when are you going to invite the private sector – this town was founded with the steel mill – 5,600 people were working at the mill – individuals rose to help the people – this is totally wrong – get the private sector to step up and help – who did the banks help (Ron Mozer – I don't know the names – your time is up – thank you.

(Lois Thomas – if you stay on task – if you are making good points – we are not going to hinder your comments)

Adriana Ottaviani – some of the problems with the potholes is the gas company and the water company – when they dig to make repairs – the job is not inspected after the job is done – someone is not doing their job – the put gravel where blacktop was – they may put a patch on it but don't seal the job – they took cement out and replace it with blacktop – I worked heavy highway for many years and you must seal the blacktop properly for it to last –

people are dumping on other's property – I call the police twice – the first time nothing happened – the guy in the yard today says he owns my property and I'm going to die soon anyway – my yard was trashed in November again – the police officer gave me her name and she contacted code (Ron Mozer – call me – I will do whatever I can) I cleaned up my yard and half of someone else's (Ron Mozer – thank you for your help making your area look nice) something has to be done – someone should have dealt with them the first time I called (Joseph Dalfonso – do you know who they are) I don't know their names but I know what house they live in – across 14th Street on Maple – behind my house – there are too many steps on the front side of his house so he throws it in my yard - I killed 15 snakes – he said you are giving him time to clean up but that was a month ago (Ron Mozer – some people refuse to do anything even if they are sited or not) there is a tree and brush pushing on my fence on my property – can I remove it (Joseph Dalfonso – my answer is not gospel – that is between you and your neighbor) it is an abandoned house (Joseph Dalfonso – I believe you will be safe cutting them down)

Pino Cianflone – went to the meeting changing the Alpine Restaurant – zoning meeting – the mayor showed up – unfortunately Fire #1 go the shaft – if you didn't change the zoning they were going to move out – so they rezoned it – now they are able to sell – you and the administration before was to help give the Fire #1 a tax break – neither one of you did anything so they got the shaft – that had no choice other than to take that route – Fire #1 had to sell – it is going to happen again – you need to do your job – the firemen need to remember that at voting time – the city administrator gets a $10,000 raise – motion passed – street worker and ladies wait 1 ½ years to get $1 raise – you

have a disbarred attorney – are you an attorney, do you have a license (Michael Korposh – yes – when did I get a raise – I never got a raise) (Ron Mozer – he is being paid the same amount as he was when he was hired) where did the $10,000 go – how much do you make (Michael Korposh - $60,000) you are still overpaid (Ron Mozer – back on point) the firemen got the shaft (Ron Mozer – you said that twice – move on) the young man who runs the civic center got the shaft – he is under paid and overworked – why are you harassing him (Ron Mozer – we don't harass him) you may put a time limit on speaking – if I don't finish I'll be back again - you are a lousy mayor – you need to go back to New Mexico where they don't have unions – City of Monessen – have you looked at Alaska Street – you need to hire new city workers (Ron Mozer – we are worried about making it to the end of the year) you have a so-called attorney – one real attorney and others.

Ed Lefever – mayor about the programs you mentioned on housing – will that be published so people know about it – will you run an article in the paper explaining them (Ron Mozer – the Neomyia Group will do that) the public needs to see it in black and white – they need more information so they can make better decisions (Ron Mozer – I will put it on our website) – Mornak for the basketball hoops and blacktop, where is that at (Lois Thomas – that is at 9th Street park – where we just put the murals) that should have been listed so we knew – I wrote a letter to the editor – the coke works is bad for the neighborhood of Monessen – I believe they are violating the air quality act – if I was a developer looking to put up a business, restaurant, tailor – neither Schoonmaker or Donner - I would not want to step outside my front door and smell the ugliest odor – if Monessen is going to rise

from the ashes – we can not do it looking at the mess – Monessen won't move forward

Linda Lacey – you are to hear everyone's report except Rosalie – did you ask her (Ron Mozer – yes I did) (Lois Thomas – I heard him from over here – yes he did) (Rosale Nicksich – yes he did) I'm sorry I did not hear him ask – who tore down the four houses on 6th Street (Ron Mozer – Brian Lawrence's program) they were owned by the redevelopment authority (Ron Mozer – they have the authority to tear down any house with permission) have you driven around Monessen – those four house were fine compared to other in Monessen (Ron Mozer – the one house was falling over, there are more on 6th Street) (Joseph Dalfonso – it was easier and faster to demo the houses owned by the redevelopment authority because they were able to give them permission – the other home we have to go through a long process to get them on the approved list) there are a lot of house with a green tag – aren't those house approved already (Lois Thomas – I believe the green tag was put on by the code enforcement – marking it unhabitual.

Ernie Telegraphis – how about the two buildings that burnt (Ron Mozer – they are scheduled using the county ARP money) you told us they were scheduled last meeting – it looks terrible.

Adriana Ottaviani – the vacant house next to me – they owe back taxes – how can it be put on the tear down list – I'll buy the property (Joseph Dalfonso – what address) either 1112 or 1114 Reservoir.

Pino Cianflone – to the city solicitor – don't they have to follow the 700 page book on meetings – short definition (Joseph Dalfonso – they can call for an executive session – the sunshine

act allow for eight reasons to call an executive session – they don't have to answer any questions – they can adjourn the regular meeting and go into the executive session – they can not vote in the executive session – not sure what you are asking) the Redevelopment Authority meeting (Joseph Dalfonso – I don't know what all was going on – I can not say if they were doing anything wrong or not – they have their own solicitor).

12. ADJOURNMENT Motion to adjourn meeting by John Nestor at 7:28 pm – seconded by Lois Thomas – vote 3 – 0.