COUNCIL MEETING MINUTES

CITY OF MONESSEN

CITY OF MONESSEN COUNCIL CHAMBERS

AUGUST 10, 2023

6:30PM

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

1. ROLL CALL OF ALL MEMBERS PRESENT. Roll call by Michael Korposh – Anthony Orzechowski present – Lois Thomas present – John Nestor present – Donald Gregor absent – Ron Mozer present. There is a quorum for the meeting.

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 JULY 6TH, 2023. Motion to approve previous session minutes by John Nestor – seconded by Lois Thomas – vote 4 – 0.

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

Ernie Telegraphis – why do we not have clear cut rules on using city property – we keep giving people the use for free (Ron Mozer – they are non-profit) I can get any non-profit to get it free - the city is broke – is it up to a limit – debris left all over when they are done – cost the city money - using city property without a fee is making the city broke – the amount for the payroll is that every two weeks $75,000 (Anthony Orzechowski – I believe it high because we paid longevity – this is based on the years of service) how many people –

how much did this cost (Anthony Orzechowski – this is paid once a year – based on the number of years of service – I believe the payroll is usually $65,000 – so $10,000 for longevity – it cover the police and streets) (Rosalie Nicksich & Lois Thomas – no it is just for ASFCME) – this employee health care is this a yearly cost (Anthony Orzechowski – no it is monthly) if someone dies, do we pay the same or does it go down (Anthony Orzechowski – I did not negotiate the contract but it should go down – it is based the amount of people we have in the insurance) (Ron Mozer – time is up) (Anthony Orzechowski – Ernie did I answer your question – Ron you need to stop the clock when I talk – I took some of his time) yes.

Pino Cianflone – you need to correct the minutes – you paid Ike that invoice right after the meeting – you told me you could not do that – explain what you know that I don't (Ron Mozer – it was paid the next day) the check was given it to him the next day but you guys went through this big spiel about the Sunshine Act and you could not pay that bill – you created the problem (Ron Mozer – we solved the problem) no you did not – you threw him under the bus (Anthony Orzechowski – I should have approved that – I had some questions about it – you can blame me for that – I had questions – valid or not, they were my questions - there was a long misunderstanding – I should not hold up anything) my understanding was you made the check that night (Ron Mozer – we can not print checks at night – the clerk is the only one that prints the check – she was not here that night) all the "BS" you gave me – you made me look bad – I look bad on my own - you spoke, Gregor spoke, (pointing to Lois Thomas) she guaranteed the he would get paid – the procedure needs to be corrected because it was fixed.

6. CORRESPONDENCE – no correspondence

OLD BUSINESS N/A

7. REPORT OF THE SOLICITOR OF THE CITY OF MONESSEN. Joseph Dalfonso – I worked last week on the EQ Tank subdivision with the sewage authority to finalize the subdivision – they sent over a pdf copy today and will deliver the actual map to the city - the planning commission will look over it a first and then it will be here at council – once the subdivision has been recorded the city will deed over the property where the tank will be located per the agreement.

8. REPORT OF THE CITY TREASURER OF THE CITY OF MONESSEN. Gerald Saksun – garbage fees and city real estate taxes collected for the month of July 2023 – current garbage fee – July $3,960 – year-to-date $339,054 – 2023 budget $325,587 – delinquent garbage – July $3,696.60 – year-to-date $42,732.03 – budget $80,780 – amount collected by Portnoff – July $1,956.60 – year-to-date $13,648.84 (included in the total above) penalty and interest Portnoff – July $131.98 – year-to-date $2,516.90 – budget $2,145 – garbage collects for next year 2024 – July $515 – year-to-date $1,500 – budget $1,385 – total garbage collected – July $8,303.58 – year-to-date $385,802.92 – budget $409,897 – city real estate taxes revenue – current city real estate taxes – July $43,876.65 – year-to-date $1,941,638.01 – budget $2,013,724 – prior year city taxes collected by city – year-to-date $7,673.30 – budget $5,503 – subtotal year-to-date $1,950,311.31 – delinquent city taxes collect by Westmoreland tax claim bureau (quarterly) – year-to-date $98,032.63 – budget $167,423 – city real estate distribution as of July 31, 2023 – general year-to-date $1,356,831.58 – budget $1,400,947.79 – debt service year-to-date $368,218.80 – budget $380,191.09 – library year-to-date $40,047.63 – budget $40,677.22 – parks year-to-date $185,213.30 – budget $191,907.90 – total distributed year-to-date $1,950,311.31 – budget $2,013,724 – real estate transfer tax – July $7,518.07 – year-to-date

$40,200.37 – budget $89,333 – earned income tax – July $21,819.38 – year-to-date $389,093.42 – budget $513,898 – mercantile tax – July $198.13 – year-to-date $17,575.82 – budget $22,579 – local services tax – July $2,221.52 – year-to-date $42,893.73 – budget $53,357 – tax certifications – July $950 – year-to-date $15,070 – budget $21,940 – municipal lien letters – July $825 – year-to-date $10,575 – budget $14,775 – line usage account – unsewered payments – year-to-date $10,593 – line usage fee – July $91,586.93 - year-to-date $533,637.87 – total year-to-date $544,230.87 – motion to accept treasurer's report by John Nestor – seconded by Lois Thomas – vote 4 – 0.

9. REPORT OF THE CITY CONTROLLER OF THE CITY OF MONESSEN. Rosalie Nicksich – general fund CFS Bank checking account – bank reconciliation as of July 31, 2023 – beginning bank balances as of June 30, 2023 - $842,064.42 – deposits $266,803.76 – expenses $336,942.44 – ending balance as of July 31, 2023 - $731,925.74 – outstanding checks $13,806.44 – reconcile balance to bank statement $718,110.30.

10. NEW BUSINESS

Mayor Ron Mozer, Director of Public Affairs

a. Mayor Mozer's Update of Issues for the weeks of July 20, 2023, to August 10, 2023. Ron Mozer – the status meeting for the sewer project – Phase 3A and 3B work will begin September 5th, right after labor day – Phase 4 PennVest will be completed by the end of September – delayed primarily for unforeseen issues of solid rock and terrain they ran into – a view of sewage project Phase 3 has been split into 4 phases – 3A small pipe – 3B large pipe – 3C neighbor lines and 3D crossed railroad tracks – Phase 3A and 3B are scheduled to be completed by September 14, 2024 – financing for this project is funded by everyone paying the

$27/month – that is what we are paying for this with – we have an interim loan with PNC Bank and that is due May 2025 – we must complete the work in May 2025 or work with the USDA to have some sort of extension – I talked with them and that should not be too much of an issue – Phase 3 should well be on its way and should be completed when the project runs out of time – 3C is waiting for specifications and it will be sent out for bid - late September it should be awarded – we have until May 2025 to complete the work – we are under time constraints – I talked with Todd Colley at USDA and we are not the only one in this boat – everyone is – when we got our loan there were a bunch of cities that got money – we were all delayed because of covid – bottom line – no one he was aware of is on target – he thought we could get some consideration for that – we are interested in keeping the contractor under fire – get done as soon as possible – I have been going over 700 pages of document plans for the scope of the project the DEP ordered use to embark upon us getting our sewers fixed – based on the environmental issues - back then they quoted $22 million for the job – this is based on 10 year old data – they were category 5 which is immediate failure and category 4 which is close to that - to manage the project WEC will earn $3.1 million on the course of this project – I will make sure to keep their focus on the project – feet to the fire – they are to watch the contractors and earn that – that is what we are going to keep doing - last year we enacted Ordinance #1259 for the $27/month to pay for the project - $18,243.50 is withheld by the sewage authority for the EQ Tank – you all know it is several years behind – they finally submitted the subdivision plan for the property around 3 pm this afternoon - $39,392.58 goes into debt service to cover the $15.19 million loan with the USDA at 1.125% interest –

we will make a payment twice a year for $236,355.48 for 40 years – so that $39,392.58 we withhold every month goes into the fund - that works out right – we are putting $10,889.50 in the PennVest to cover the $2.76 million loan at 1% for 20 years - $10,889.50 is what is required to pay the loan – we have additional funds in the line usage which qualifies for line usage maintenance on the system – this will cover something that was not addressed in the project or any fails in the system – we have $998,764.77 in debt service fund – that money pays for the bond payment from many years ago and the USDA project – the $689,321 in line usage – we are well funded for the projects – we just have to get it done on time – you notice there is no audit report tonight – the actuaries got the reports earlier this week to the auditors – they did not have enough time to get it in the audit – promised report for next meeting on August 24th - Donald Gregor is not here tonight – I talked with him and he gave me permission to talk about the public places – the electrical issue in the middle of the walking track at city park was inspected and it have some code issues – we were able to use the one – we have hired a licensed electrician to bring it up to code – in a week or two we should be able to use them – the civic center has been give permission to allocate funds to the kitchen if required – other issues are a handicapped ramp and the carpeting – the city administrator has been conducting weekly meeting with Julian on scheduling events with the Westmoreland County Food Bank, The Community that Cares, the Youth Board and the School – we have a monthly schedule of events on the city website – how important the civic center is to the city – Julian has been doing a good job – this is to provide something for our kids to do – appreciate the support from the city and the council on events going on.

b. Motion to approve Requisition No. 8 in the amount of $24,965.56 for Construction Phase unpaid Invoice No. 1 for the Sewer Rehabilitation Project, Phase 3, Payment Requisition and Certificate No. 8 for WEC Consulting Engineers. Payment Invoices and materials are attached to this Agenda as "Exhibit 1". Motion by Lois Thomas – seconded by John Nestor – vote 4 – 0.

c. Motion to approve Requisition No. 9 in the amount of $21,274.48 for Construction Phase unpaid invoice No. 2 for the Sewer Rehabilitation Project, Phase 3, Payment, and Requisition Certificate No. 9 for WEC Consulting Engineers. Payment Invoices and materials are attached to this Agenda as "Exhibit 2". Motion by Lois Thomas – seconded by John Nestor – vote 4 – 0.

d. Motion to exonerate all City of Monessen taxes on the following properties currently owned by the City of Monessen Redevelopment Authority to permit them to offer the properties for sale, and place them on the active tax rolls of the City of Monessen: 20-02-07-0-066 (506, 508, 510, & 512 6th Street), 20-02-07-0-065 (504 6th Street & 464 Knox Avenue), 20-02-03-0-263 (360 Schoonmaker Avenue), 20-02-03-0-284 (no address, corner of Schoonmaker and 2nd Street), 20-02-03-0-286 (217 2nd Street), 20-02-03-0-266 (vacant lot on Parkway), 20-02-03-0-277 (vacant lot on Schoonmaker), 20-02-03-0-139 (vacant lot on Schoonmaker), 20-02-03-0-282 (218, 220, & 244 Schoonmaker). See Attachment R1. Motion by Lois Thomas – seconded by John Nestor – vote 4 – 0.

e. Motion to transfer property of an adjoining property of 202 Shawnee Avenue in the City of Monessen, with a Property ID

number of 20-02-08-0-384 to the Redevelopment Authority of the City of Monessen, with a recommendation to offer it for Sale to Carol Danilchak at a price not to exceed $500, (Five Hundred Dollars and no cents). Motion by Lois Thomas – seconded by John Nestor – vote 4 – 0.

f. Motion to permit the Gate of Heaven Church located at 644 Reed Avenue in the City of Monessen to hold at no cost a 3 on 3 Basketball Tournament at the Anthony Eric Madison, Sr. Veterans Memorial Park utilizing the Park and Recreation facilities and the 9th Street Pavilion on August 12th, 2023, from Dawn to 9pm. Motion by Lois Thomas – seconded by John Nestor – vote 4 – 0.

g. Motion to accept the Westmoreland Conservation Partnership Agreement but to refuse Addendum A (organizing public meetings) without prior approval by City Council. See Attachment R2. Motion by Lois Thomas – seconded by John Nestor (Anthony Orzechowski – is there a cost to the city) (Ron Mozer – no) (Anthony Orzechowski – I thought there was a cost) (Ron Mozer – that is the addendum we are refusing) (Anthony Orzechowski – are they ok with that) (Ron Mozer – yes) – vote 4 – 0.

Councilman Anthony Orzechowski, Director of Accounts and Finance

a. Motion to pay the following invoices from the General Fund in the amount of $21,842.17. All invoices are attached to this Agenda as Attachment "A". Motion by Anthony Orzechowski – seconded by John Nestor – vote 4 – 0.

b. Motion to pay the following invoices from the Liquid Fuels account in the amount of $3,103.77. All invoices are attached to this agenda as Attachment "B". Motion by Anthony Orzechowski – seconded by John Nestor – vote 4 – 0.

d. Motion to pay the following invoices from the Recreation Board Fund in the amount of $518.75. All invoices are attached to this agenda as Attachment "C". Motion by Anthony Orzechowski – seconded by John Nestor – vote 4 – 0.

e. Motion to pay the following invoices from the Parks Account in the amount of $3,595.13. All invoices are attached to this agenda as Attachment "D". Motion by Anthony Orzechowski – seconded by John Nestor – vote 4 – 0.

f. Motion to pay the following invoices from the Line Usage Fund in the amount of $7, 325.00. All invoices are attached to this agenda as Attachment "E". Motion by Anthony Orzechowski – seconded by John Nestor – vote 4 – 0.

g. Motion to approve the transfer of $74,833.44 from the General Fund to the Payroll Account to cover the payroll expenses. Motion by Anthony Orzechowski – seconded by John Nestor – vote 4 – 0.

h. Motion to pay from the General Account for Health Insurance payments for Retired Employees and Families in the amount of $8, 597.31. Motion by Anthony Orzechowski – seconded by John Nestor – vote 4 – 0.

Account balances – ARP $242,810.89 – debt service $990,480.85 – fire escrow $20,842.28 – grant $31,698 – line usage $689,321 – liquid fuels $192,918.2 – park $42,572.72 – payroll $3,826.38 –

recreation $2,677.20 – refuse $202,855 – general $701,183.39 – healthcare $3,292.10.

Councilman Lois Thomas Director of Streets and Public Improvements

Streets and Public Improvement Report for month ending July 31st, 2023. Lois Thomas – defer until next meeting.

Councilman John Nestor, Director of Public Safety

Police and Public Safety Report for month ending July 31st, 2023. John Nestor – abstain until next meeting.

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

Parks and Public Property Report for the month ending July 31st, 2023. Donald Gregor – absent.

11. OPEN FLOOR FOR PUBLIC COMMENT ON ANY ITEM.

Ernie Telegraphis – taxpayers should not be treated like little kids – time limit – taxpayers should pay based on how much you get done – the guy from Baltimore that was supposed to come – he probably wanted money to come here – we don't need people with plans, we need people to bring industry here – that was a big bust on July 29th – if you had a red China parade you would have government vehicles, police and military – where were all the citizens – it was a dishonor to the people – primary citizen were not included – you did not include the mill, the people that started this city - you didn't honor any union – you picked a select group of people to participate that were in your group – no middle class or upper class – it was a bust – we are worried about

the walking track – 92% of the people use cars, the roads are in bad shape – you are sitting on $290,000 in ARP money – use that money for potholes – the sewage project was from the last two administrations - you act like you had something to do with it.

Pino Cianflone - Chief how many people to do have working for the police department – (David Yuhasz – 12 full time and 5 part time) what happened to the ones we hired earlier (David Yuhasz – we lost one to Charleroi and another one left – we have 12 full time including me and 5 part time) we have 5 police cars – code is driving a piece of garbage – it won't even pass inspection – why did we not offer him a police car to drive (Ron Mozer – we offered him a car) when (Ron Mozer – when his truck was in the shop) I talked with the code officer and he said you never offered him a police car – I talked with him about cutting the grass in the Montraver Plan – you are just full of "BS" - Mike is the Neomya Group a corporation (Michael Korposh – yes they will be – filing papers in Harrisburg) are you on the board (Michael Korposh – no - I helped them with operations and some of the things they are doing) how much did they pay you (Michael Korposh – zero, nothing , you should believe that, I received nothing) not on that board - the police car should go to the code - ok I would not drive a car that looks like that – I would not have that car in front of my house – don't want him near my house (Ron Mozer – he has his truck back now) talked to him about them not cutting the grass for almost 2 years, 2 year, front and back – guess who lives in the back - I live in the back – you want me to get it done – no leadership – he is nothing only here passing time (Ron Mozer – time is up)

Madeline Dudas – on the unity pavilion – I read about it in the paper – I hope you did not sign a contract or budget for it – we

already have a great place at city park – we have an amphitheater, there are pavilions, vendor space for products and food, parking, bus transportation to the park – I don't agree that summer is almost over – we use the park all year round – there could be better use for the money – better way to help the city – every penny counts – I just wanted to go on record - I have been looking for the transfer of property from the city to the redevelopment authority – never found it in the minutes for the property by the library (Anthony Orzechowski – you mean the property where the new garage is) yes (Anthony Orzechowski – that always belonged to the redevelopment authority – it was when I was on the authority)

Linda Lacey – since 9th Street has been torn up for 3 weeks – I have been going up 6th Street – there has been three garbage bags sitting there since the cleanup you had on 6th Street (Lois Thomas – we went back and cleaned up again – we are doing it again because someone keeps throwing McDonald's bags out – they took the first set of bags – that is another set – I live there too) I just want to make sure someone is picking them up – the police sit right there and look at the trash bags – someone should leave the meeting right now and go pick them up – the line usage money $27 – we have been paying into the fund for years – there should be more money in there than that – before you got in office I thought there was $1 million in there (Anthony Orzechowski – I allocate money out of that fund to pay bills – let me get this straight - the audits found that $300,000 was taken from the account and used for something else and not paid back – this council addressed that at the beginning of the year – no it was $400,000 – it was not all Mavarakis – over $323,000 the auditor's found it last year – it was removed with no record of city

council approving – there is $600,000 – that where that money is) who did that (Anthony Orzechowski – the prior administration) (Ernie Telegraphis – Matt Sharrow) (Anthony Orzechowski – remember we are back charging the amount down – we owe you that money back - by the debt for working on the basins – we are taking those charges to widdle the amount down) under the understanding that the $27 was for the sewage infrastructure (Anthony Orzechowski – some was used for something else not what it was designed for – I'm being honest with you) I'm worried about my $27 – we deserve to see what is going in and coming out - we deserve to know that (Ernie Telegraphis xxxxxx) stay out of my 3 minutes (Ron Mozer – keep it down) the vacant property on Parkway – is that where the house caught fire (Ron Mozer – no) the Henry Donner house (Ron Mozer - no) why are you selling property on Parkway when you won't open the hill on 4th Street by the Eisenburg Building – when there was a fire – the fireman had to drag that heavy equipment up those steps (Ron Mozer – that is a lot that is a wedge – too small to build on – the house right next to it wants that property to add to their yard) it does not say that – why didn't it say that – you are not being transparent – I would have not brought it up if you said that (Ron Mozer – I answered your question now) wait I may have something else – can you have someone pick up that trash please.

Ed Lefevre – quote in July 28th article – refuse collection – getting that program back – currently almost no collection of delinquent funds (Ron Mozer – we turn over our delinquent bills to Portnoff – we are looking at an amnesty program – decrease their payment within a short window so we can get them to pay that back) you said you had to get Portnoff to buy into it (Ron Mozer – I talked with them today – it is getting better – we are looking at October

and November) I was surprised about this insert about delinquent taxes – 3.1 acres and building Monessen Fire Relief Association 1295 Grande Blvd tax rolls $35,0000 (Ron Mozer – they did not pay their taxes – the property was sold and the taxes were paid – that should be current) (Joseph Dalfonso – how old is that paper – about a week – was it in the Tribune Review – I saw one in there) no the Mon Valley Independent – I looked into the act for when the city gets into debt – that document has a extremely difficult formula (Joseph Dalfonso – extremely difficult)does someone in the city focus on that number – is the formula used by the year to see if the city is doing well (Joseph Dalfonso – when a municipality goes to borrow money – they go through the formula to tell the state if we can borrow the money) did they go through this formula for the sewage project (Joseph Dalfonso – yes – the city puts money in the debt service account to cover the debt – I don't have that number – they calculate things like the municipal funds) (Ron Mozer – the audit will show that to you – it will show what our debt is)(Joseph Dalfonso – the cap does not work that way – it is an ongoing thing - if the city was to borrow any more money – the DCED would not let you borrow the money until you fill out the application – if the numbers are not right they will not let you borrow the money – the debt limit can never be surpassed)

Ernie Telegraphis – from now until December what private firm or private developer are you going to bring into the city to plant a seed – I don't want to hear non-profit groups – no tax money is coming in (Ron Mozer – we are working very hard – thanks – you time is up) everyone else had 12 minutes I was checking the time – I was under 3 minutes – that is not right

Norm Madison – what do you pay the recreation board (Ron Mozer – nothing) what do you do with that money (Ron Mozer –

what money – rent goes into the recreation fund) what is the recreation board doing – why have one (Ron Mozer – that could be an argument – come to the meeting and see what they are doing) they come to a meeting and do nothing (Ron Mozer – when was the last time you were at a meeting) why come to a meeting when they aren't doing anything (Ron Mozer – you are not there to see if they are doing anything) give me a break – kids run around here with nothing to do – you may as well burn the recreation center down (Ron Mozer – there are things going on every day) I'm down there every day – you are lying (Ron Mozer – talk to Julian – he is down there) I watched them put up ping pong tables (Ron Mozer – we are doing alot – we bought tables for them – talk to Julian) I ran that place myself – little bit of money he makes, he has to give it back to you – it should be put back into the center – I ran it myself and it was open every day for the kids – I did everything myself (Ron Mozer – it is put back into the recreation center) give the center to the kids – give it to someone who will run it (Ron Mozer – thanks – your time is up) give it to someone who will keep it going – you can take the clock and shove it up your ass – I don't come down here very often (Ron Mozer – anyone else on another subject – your time is up – we spend $1 million on the police every year – money well spent – can I get someone to make a motion to adjourn)

12. ADJOURNMENT - Motion to adjourn meeting at 7:40pm by Anthony Orzechowski – seconded by John Nestor – vote 4 – 0.