COUNCIL MEETING MINUTES

CITY OF MONESSEN

CITY OF MONESSEN COUNCIL CHAMBERS

FEBRUARY 8, 2024

6:30PM

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

AN INITIAL PROPOSAL OPENING FOR THE POSITIONS OF CITY ENGINEER, CDBG COORDINATOR, AND GRANT WRITER FOR THE CITY OF MONESSEN WAS HELD ON FEBRUARY 5TH, 2024 IN THE REAR 2ND FLOOR CONFERENCE ROOM AT CITY HALL. FURTHER INTERVIEWS WILL BE CONDUCTED WITH ALL APPLICANTS IN THE NEXT FEW DAYS.

Ron Mozer talked about the opening for the proposals for city engineer, CDBG coordinator, and grant writer.

1. ROLL CALL OF ALL MEMBERS PRESENT. Roll call by Michael Korposh – Anthony Orzechowski present – Lois Thomas present – John Nestor present by speakerphone – Karen Cosner present – Ron Mozer present.

2. OPENING PRAYER OFFERED BY PASTOR JOHN CUSTER, ORCHARD CHRISTIAN FELLOWSHIP. Opening prayer offered by Pastor John Custer.

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

4. APPROVAL OF MINUTES OF PREVIOUS SESSION OF JANUARY 25TH, 2024. Motion to approval of minutes of previous session by John Nestor – seconded by Lois Thomas – vote 5 – 0.

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

Ernie Telegraphis – I'm kind of humbled that after having a confrontation with the mayor on Tuesday, I am placed on the planning commission – I just want you to know I will do my best because I really advocate a true effort to make Monessen right but I am going to tell you this, if I encounter anyone who has a grudge or opinion that negates my efforts then I am going to resign – but right now I accept it.

6. CORRESPONDENCE – Ron Mayor asked if anyone has any correspondence. No response.

OLD BUSINESS N/A

7. REPORT OF THE SOLICITOR OF THE CITY OF MONESSEN. Joseph Dalfonso – on tonight's agenda you will see a motion to adopt the chief of police contract – I worked on that with mayor, council and Chief Yuhasz – you will also see a street opening ordinance amendment – this was done in conjunction with the recommendation from the engineer – there was just some inconsistency that he was seeing with all the utility work that was going on at the end of last year – we got rid of some of the grey areas of the curb restoration – also on the agenda you will see a lease and I believe also hearing from the Community Action Group for the annex building across the corridor here – just as a reminder there are demolition hearing at the next meeting – January 22nd at 5:30 pm – did I say January, it's February.

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 January 2024 – garbage fees revenue – current January $252,163.72 – year-to-date $252,163.72 – 2024 budget $350,000.00 – delinquent January $8,912.80 – year-to-date $8,912.80 – 2024 budget $75,000.00 – amount collected by Portnoff January $3,412.80 – year-to-date $3,412.80 (included in the total above) –

penalty and interest by Portnoff January $150.46 – year-to-date $150.46 – 2024 budget $2,500.00 – garbage collected for next years 2024 January $480.00 – year-to-date $480.00 – 2024 budget $150,000.00 – total garbage January $261,706.98 – year-to-date $261,706.98 – 2024 budget $577,500.00.

city real estate taxes January $0 – year-to-date $0 – 2024 budget 1,600,000.00 – city taxes – prior year collected by city January $22,044.74 – year-to-date $22,044.74 – 2024 budget $7,000.00 – sub-total year-to-date $22,044.74 – delinquent city taxes collected by Westmoreland tax Claim Bureau January $0 – year-to-date $0 – 2024 budget $160,000.00 – total year-to-date taxes $22,044.74 – 2024 budget $1,757,000.00 – city real estate tax distribution as of January 31, 2024 – general fund year-to-date $15,336.53 – 2024 budget $1,112,120.00 – debt service $4,162.05 – 2024 budget $302,08.00 – library year-to-date $445.31 – 2024 budget $32,320.00 – parks year-to-date $2,100.85 – 2024 budget $152,480.00 – total year-to-date $22,044.74 – 2024 budget $1,600,000.00.

real estate transfer tax January $5,133.58 – year-to-date $5,133.58 – 2024 budget $89,333.00 – earned income tax January $23.983.52 – year-to-date $23,983.52 – 2024 budget $682,048.00 – mercantile tax January $79.06 – year-to-date $79.06 – 2024 budget $23,425.00 – local services tax January $3,975.18 – year-to-date $3,975.18 – 2024 budget $71,072.00 – tax certifications January $1,470.00 – year-to-date $1,470.00 – 2024 budget $20,000.00 – municipal lien letters January $900.00 – year-to-date $900.00 – 2024 budget $17,500.00.

line usage account – unsewered payments January $50.00 – year-to-date $50.00 – line usage fee January $86,766.68 – year-to-date $86,766.68 – total year-to-date $86,816.68. Motion to accept

treasurer's report by John Nestor – seconded by Lois Thomas – vote 5 – 0.

9. REPORT OF THE CITY CONTROLLER OF THE CITY OF MONESSEN. Rosalie Nicksich – general fund CFS Bank checking account – bank reconciliation as of January 31, 2024 – beginning bank balance as of December 31, 2023 $367,675.21 – deposits $663,384.80 – expenses $866,676.23 – ending balance as of January 31, 2024 $164,383.78 – outstanding $52,736.25 – outstanding deposits $2,275.51 – reconcile balance to bank statement $113,923.04.

SPECIAL PRESENTATION BY WESTMORELAND COMMUNITY ACTION ON THEIR PLANS AND INTENTIONS FOR A WELCOME CENTER IN THE CITY OF MONESSEN UTILIZING THE ANNEX BUILDING PROPERTY AT 557 DONNER AVENUE. Stan Giovannelli – Westmoreland Community Action – appreciate your time tonight – I want to talk about a plan we may have for the annex across the courtyard here – we are a human service provider – we serve all across Westmoreland County – our office is in Greensburg – for too many years we have said things like we would love to be there and to support you why don't you come to Greensburg – that does not work – right – it hasn't been working of lots of the people we work with so we are working real hard to put offices back in the communities – Monessen being a high priority – for some time now we have been looking for some space – what would be a good fit in Monessen – we walked through – some of our team has been here a few times – I think this is going to be an outstanding opportunity – we want to call this a welcome center – this is a place where some folks that may need some help can come in and meet with our staff – work with our staff – we will be able to provide emergency services – food, hygiene items, warm clothing in the winter – that sort of things but also in some way for more for the long term to work with folks and talk folks – meet them where they are and figure out how we

can help support them for the long term – maybe there is something we can help with or the outstanding community churches you have in town can help with – it is really hard sometimes for folks to walk in the right door – three of the hardest words of the English language is "I need help" too often our neighbors have the greatest need and the most vulnerable – finally you have to say I need help and someone says to them, you came to the wrong place – you have to go and call so and so over there or you got to go to that office over there, you have to drive to Greensburg to do that thing – I'm not saying we are going to get it right on day one – that is what we are looking to fix – too often those of us on this end who are seeking to serve slip between the cracks like some act of God but it is not – it is system that we made and we can work on getting better at – create that place that anyone can walk into – maybe there is something we can do right then, maybe not but we are not going to say no call so and so – we are going to walk with you on that – to help figure out what way we can support folks wherever they are – it can be a variety of things and it will change over time as we get better at what the folks in the community need – we can partner with the churches and the other organizations already here – on the front end what we are talking about is putting staff down here doing emergency food distribution when it is necessary – you have great food bank distributions in town – and that is something we can never have too much of, right – make it as easy as possible for folks to walk in – have supplies on hand, have staff on hand – we work with youth and young adults – in Westmoreland County we are experiencing homelessness – we have a whole bunch of dedicated staff and resources to help – this is teenagers like 16 to 25 year olds – way too many folks in the age range – we are going to put staff to work specifically to these young adults – have a place where a young adult or a teen can stop in after school hours and find some support – find

somebody that will listen and talk with them and care about what they are experiencing – I'm not saying we are going to fix it that right second but having somebody that will talk with you, cares about you and will listen to what you are experiencing is a big step in the right directions – we are hopefully going to find all kinds of cool stuff to do – we have been talking to some of our state fund partners – for folks that are in recovery from substance abuse addiction – some of the research that we are looking at tells us if we build really strong network for folks they are way less likely to start using again – that kind of makes sense right – if people support you – one of the cool ways they are doing this is working with small groups with fitness centers with folks that have experienced similar things as you – we will have resources there and people to talk to – make some friend – folks that are experiencing similar stuff – we are crossing our fingers that the money comes through – maybe it won't but that is one example of who we are – we are really excited to have folks here every day – I live up in Crabtree, I drove down – I don't know a lot about Monessen – I don't know as much as I should – I'm not the face somebody wants to see walking in because I'm not here – that is what we learned and that is what we know – we want folks that are here – we want neighbors – we want folks just walking around town that you are going to run into at the coffee shop – that is what we are looking for as we have staff here and we have an office here – neighbors serving each other – lifting each other up – if this makes sense, I'd love to answer questions – we are really hoping this is a nice fit – the building looks like there a tons of opportunities – we are excited even more of a partnership with Monessen – Monessen has been a great partner for us – we have other projects and programs already running in town and that could be a great place to help anchor as a community resource – us and other organizations and the church community and work together and use

that as a great community resource (Ernie Telegraphis – we are way at the end of Westmoreland County – what happens when these disadvantage people come from Charleroi – are you going to take care of them in Monessen) sometimes there are real weird rules about money and where the money comes from – a lot of our funding we can serve people where they are – so you walk into Monessen and we will for the most part provide services (Ernie Telegrahis – we are going to be using Westmoreland County tax money to pay for people from out of town) sorry, I was unclear – so usually when it is Westmoreland County money that is the exception – most of our funding is not Westmoreland County money – there are state or federal funds that cover the broader region (Ernie Telegrahis – so if 80% of the people that show up are from out of town) there is a boring process and thankfully the folks that we help never have to see but we lose our hair on the back ends – figure out what dollars are allowed to do what – we have funding streams from 55 or 60 different funds at any given time covering loads of different programs – it is tricky but something we sort out in all our programs across the area (Ernie Telegraphis – what if illegals show up – are you going to take care of them) we serve in whatever way is legal for the individual program (Ernie Telegraphis – so if people show up) every level of government and different fundings have different rules – for example no matter who shows up and they say they are hungry – yes we provide food (Ernie Telegraphis – are you going to be paying rent to the city of Monessen) yes sir – I believe the lease we negotiated and we have some things to finalize for $700 per month – our solicitor and the city solicitor have been working on – utilities and everything – insurance on the building (Ted Harhai – you have been doing a great job) thank you sir (Pino Cianflone – what building is that) the annex building right across the courtyard (Pino Cianflone – why not the civic center – people know what it is – we just refurbished the building –

there are office there – why did they not offer you that building) (Ron Mozer – we actually did show them that place – it did not have enough office space) I can't say I looked at them personally – one of our staff, Alex has been looking all over town for a little while and like any tenant we have a wide variety of needs – this is something that seems to fit – we looked at several places and think it is a fit – an outstanding opportunity to build another community anchor like the civic center already is and how nice it will be to have something else next to city hall and more activity in the courtyard – folks coming and going – some more jobs in town and other opportunity to serve our neighbors (Ed Lefevre – will you have a sign and advertise) absolutely – we will run a bunch of advertising all over town helping explain the service and the hours – we already have staff starting to attend meeting but part of it is just getting folks out there – nothing works like going out and talking to people (Lois Thomas – what is your tentative day of moving in) we don't have that right now – there is always the insurance and all of the boring paperwork – we have staff ready and waiting to go - we have furniture and refrigerators ready waiting to go – we have all the normal boring stuff ready to go – move - a little bit a paint - make sure everything is good – soon – certainly this spring (xxxxxxx) we will work with the food bank – we keep emergency supplies at all our sights on hand and we will assess what are needs are – we will work with the food bank to see their numbers, to see if we need to be a distribution – Greensburg for example has a large distribution every month – very sizable – some places it is just emergency supplies – it is quite possible the food banks are going to tell us there is enough distribution going out and there is not a need for that – emergency supplies are always necessary – grow from there based on what the need is (Lois Thomas – normal operation like Monday through Friday) that is the goal – it will vary on staffing – us like everybody else are having our staffing

challenges – we won't be at the staffing point we want to be at from the beginning – we have dedicated staff ready to go – we are opening several satellites across the county so the goal is to eventually have several dedicated staff that are the Monessen people – that is the big part of it – it's not a stranger you are walking into – hopefully it is somebody you ran into on the street – we have all kinds of service areas and experts in all kinds of things and what is nice about that is if those folks are needed they can come and help out – we are seeing this kind of need - we have some folks that work normally in Greensburg but we need them down here for whatever – a lot will be driven by once we are here what is needed to the community – we have not had that kind of presence in Monessen since the class room – years ago we had an office down here – we haven't in a number of years and we are excited to have one again – we run volunteer income tax clinics – week one we filed 133 returns which mean nearly $250,000 in federal returns are going back to low income residents – we don't have a clinic in Monessen right now - we didn't have the staffing and the space and all those things – fingers crossed next year we will have a free income tax clinic right there (Ed Lefevre – will you have like a crisis center) at times – it depends on the details – we operate the mental health crisis hot line for Westmoreland County – it dispatches if you dial 911 and describe a mental health emergency they transfer to our folks or you call in directly to our crisis line and talk to somebody 24 hours a day – then when there is a need in crisis we always dispatch a mobile team to help support with metal health crisis – often these folks go out with law enforcement when there is an issue – law enforcement helps handle the security and safety and our folks help support the individuals that might be experiencing the mental crisis – there is that type of crisis – our intervention – all types of services deal with all kinds of the crisis

that life throws at us – we like talking to everybody (Pino Cianflone – I will give you my telephone number) thank you – we appreciate it.

10. NEW BUSINESS

Mayor Ron Mozer, Director of Public Affairs

a. **Mayor Mozer's Update of Issues within the City of Monessen from January 25th, 2024, to February 8th, 2024.** Ron Mozer – we had a busy couple of weeks – one of the things I worked with the solicitor was with the Portnoff office – we turn over the garbage for collection – it is a very powerful group – it is mostly lawyers – their way of going after garbage is pretty brutal – that is what they do – point being we have a lot of garbage bills that are difficult to collect – we have been talking to council about coming up with a plan, somewhat of an amnesty program – we can collect the principle and part of the legal expenses – reduction in the penalties and interest – we have been associated with that – limited to certain years – all the details have to be worked out – we started the process of discussing that – Tuesday of this week I held a meeting with several business people in Monessen including AlumiSource, Cliffs, school system superintendent, restaurants and so forth – the purpose of the vision is to come up with what are we going to do with the lot across the street here – we are talking about maybe coming up with a micro-hospital, something that has 8 to 15 beds – we will be soliciting the local hospitals around, trying to encourage them to invest in Monessen to accomplish that – on the 15th I am going to have one of my infamous town hall meeting – primarily to talk about what the vision was and to talk about who is participating in and so forth – I will also have the state of the city message at that

time too – anybody that wants to come on that day that is what we will be doing then – 6:30 Thursday evening.

b. Motion to approve Sewer Rehabilitation Project Phase 3, Payment Requisition and Certificate No. 15 for work performed by MCSP, Inc. during the month of January 2024 in the amount of $1,429,272.62 The Invoices are attached for approval by the Council to this Agenda and are referenced as "Exhibit 1". Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

c. Motion to approve Sewer Rehabilitation Project Phase 3, Payment Requisition and Certificate No. 15 for work performed by WEC, Inc. during the month of January 2024 in the amount of $46,017.68. The invoices are attached for approval by the Council to this Agenda and are referenced as "Exhibit 2". Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

d. Motion to return a penalty payment paid on real estate taxes due to a billing and mailing error to Ms. Sandra Davis of 1400 Harrison Street, Monessen, PA 15062 in the amount of $200.05. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

e. Motion to accept the resignation of David Doroshkevich from the City of Monessen Police Force effective February 5, 2024. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

f. Motion to provide a conditional offer of employment to Ryan Bartolomew as a Police Officer in the City of Monessen, with employment beginning the first day of scheduled work in the City of Monessen. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

g. Motion to approve a Memorandum of Understanding between the City of Monessen and the Office of the County of

Westmoreland Office of District Attorney relative to the contemporaneous recording of Police interactions with members of the General Public, and an objective and transparent record of the encounter. Attached to this Agenda as "Exhibit 3". Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

h. Motion to permit advertising for the position of City Clerk in the City of Monessen, with the position to be filled on or about April 1, 2024. Motion by Lois Thomas – seconded by John Nestor – (Rosalie Nicksich – I would like to make a comment please) (Ron Mozer – comments will be at the end of the meeting) (Rosalie Nicksich – in regard to this motion) (Ron Mozer – this is a council decision) – vote 5 – 0.

i. Motion to approve the renewal of a Contract of Employment for Police Chief David Yuhasz as Chief of the City of Monessen Police Department. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

j. Motion to appoint Ernest Telegraphis to a 4-year term on the Monessen Planning Commission commencing February 8, 2024. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

k. Motion to appoint Julian Naphier to a two-year term as the Young Adult Representative on the Youth and Young Citizens Board to commence on February 8, 2024. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

l. Motion to appoint Teresa Seh to a two-year term as the Education Representative on the Youth and Young Citizens Board to commence on February 8, 2024. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

m. Motion to appoint Marsha Adams to a two-year term as the Education Representative on the Youth and Young Citizens Board to commence on February 8, 2024. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

n. Motion to appoint Linda Carson to a two-year term as the At Large member of the Youth and Young Citizens Board to commence on February 8, 2024. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

o. Motion to approve payment to Urban Design Ventures for basic planning consulting services for the four (4) month period from September 1, 2023, through December 31st, 2023, for technical services provided for the City's CDBG Program to supplement the City's staff in the amount of $19,260.00. This includes providing 128 hours of services during the 4-month period. The specifics of the invoice are attached to this Agenda as "Exhibit "4". Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

p. Motion to approve the movement of the Tax Anticipation Note, TAN note funds into a separate TAN note account under the General Fund Account, and to authorize the first movement of funds into the General Account from the TAN note account in the amount of $75,000.00. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

q. Motion to Approve a Lease between the City of Monessen and Westmoreland County Community Action to lease space in the 557 Annex Building at a monthly rate of $700 per month, contingent on the approval of the Agreement by the Solicitor of the City of Monessen. Attached to this Agenda as "Exhibit 5". Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

r. Motion to approve an Ordinance of the City of Monessen, County of Westmoreland, Commonwealth of Pennsylvania, amending Chapter 340 Streets and Sidewalks by repealing certain provisions of Article 1 Openings and Excavations related to Deposits and Bonds and Resurfacing Requirements. Attached to this Agenda as "Exhibit 6". Motion by Lois Thomas – seconded by John Nestor (John Nestor – so what has changed – it is for the paving from curb to curb) (Joseph Dalfonso – Councilman Nestor – that was the issue – there were some utilities late last year that were questioning the accuracy of the ordinance – Tony Vitale and W.E.C. engineers took a look at it and pointed out a few areas – I agreed with it – it would clarify that – make sure the utilities understand the restoration standards) (John Nestor – ok – thank you) vote 5 – 0.

s. Motion to Award Bid on the Cresent Street Sewer Extension Project (MON-2024-01) to the lowest responsible bidder, Jet Jack, Inc. based upon their unit bid price of $74,015.00. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

t. Discussion and potential motion regarding either reimbursement of the General Fund relative of valid Line Usage expenditures occurring from October 2023 through December 2023, or to utilize the funds of a repayment of Line Usage Borrowing pursuant to Resolution No. 2 of 2023. Discussion by Lois Thomas (Ron Mozer – let me take a moment to explain what is going on here – there is line usage account that we owe money to – I say we as in the city owes money to – this is from prior administrations that incurred debt by borrowing money without properly recording it from the line usage account – we have made payments to that last year when we passes a resolution to the tune of about $18,000 – the resolution says we pay $2,030.72

every quarter – so we have overpaid what we were supposed to be paying to this line usage account according to the resolution to pay back this loan – the point being is that now we have about $13,000 of money that was spent in October, November & December of last year on operating the street sweeper and the vac truck – so that $13,000 came out of the general fund – this is like a Let's Make A Deal with three doors – there are three things we can do – we cannot do the wrong thing – it's a positive thing – door #1 is we can take that $13,000 out of the line usage account and put it into the general account – this helps us reduce the amount of money we are going to be drawing from on our TAN not, just as an example – door #2 says we are going to pay that money into the line usage account – we are just going to prepay it and we will pay it off a little bit earlier – several years earlier because that is another 6 months, excuse me 6 quarters or 2 ½ years of prepayment that would amount to – or door #3 is we don't do anything – we just let it sit there and treat it like a savings account – we will continue to operate the street sweeper, continue operating the vac truck throughout the year and that $13,000 will grow to $70,000 or $80,000 by December of this year – then we have the choice of making the decision of how we want to handle that money – so there are three ways we can do this – I am going to leave it up to council as they would suggest what we do with this – does anyone have something for door #1 (Anthony Orzechowski – door #3 might be the best option) (Ron Mozer – ok) (Anthony Orzechowski – we are ok right now - $13,000 – I say leave it – that is my opinion – until the end of the year – let it ride) (Ron Mozer – it's a savings account – we can draw on it anytime we want to – so) (Anthony Orzechowski – we are getting interest so – exactly) (Ron Mozer – does anybody want to second such a

motion) (Joseph Dalfonso – there does not need to be a motion) (Ron Mozer – do you like option #3) (Anthony Orzechowski – I tend too) (Ron Mozer – I tend too – I want to make a motion to not make a motion and do nothing with this money) (Joseph Dalfonso – that is what I was going to ask – that money is just there) (Ron Mozer – we don't need to do anything – so we will move on then – thank you) (Joseph Dalfonso – no motion)

u. Motion to reimburse the Grant Fund $400.00 from the General Fund for Civil Service testing within the City of Monessen. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

v. Motion to pay Terry Planton from the Grant Fund for services rendered on grant writing activities in the amount of $600.00. Motion by Lois Thomas – seconded by John Nestor – vote 5 – 0.

Councilman Anthony Orzechowski, Director of Accounts and Finance

a. Motion to pay the following invoices from the General Fund in the amount of $43,703.21. All invoices are attached to this Agenda as Attachment "A". Motion by Anthony Orzechowski - seconded by John Nestor – vote 5 – 0.

b. Motion to pay the following invoices from the Recreational Account in the amount of $1,062.38. All invoices are attached to this Agenda as Attachment "B." Motion by Anthony Orzechowski -seconded by John Nestor – vote 5 – 0.

c. Motion to pay the following invoices from the Parks Fund in the amount of $1,445.36. All invoices are attached to this

Agenda as "Attachment "C". Motion by Anthony Orzechowski - seconded by John Nestor – vote 5 – 0.

d. Motion to pay the following invoices from the Line Usage account in the amount of $12,887.80. All invoices are attached to this Agenda as "Attachment "D". Motion by Anthony Orzechowski -seconded by John Nestor – vote 5 – 0.

e. Motion to approve the transfer of $82,292.34 from the General Fund to the Payroll Account to cover the payroll expenses. Motion by Anthony Orzechowski -seconded by John Nestor – vote 5 – 0.

Account balances – ARP $210,240.23 - Park $46,424.16 – healthcare $3,570.45 – debt service $847,287.08 – recreation $5,050.48 – fire escrow $21,317.03 – grant $58,224.96 – payroll $13,029.96 – line usage $777,298.46 – refuse $374,501.26 – liquid fuels $2,233.75 – general $68,380.09 – TAN $425,962.28.

Councilman Lois Thomas Director of Streets and Public Improvements

Streets and Public Improvement Report for month ending January 31st, 2023. Lois Thomas – I will defer my report until the meeting on 2/22/2024.

Councilman John Nestor, Director of Public Safety

Police and Public Safety Report for month ending January 31st, 2023. John Nestor – I will defer my report until the meeting on 2/22/2024.

Councilperson Karen Cosner, Director of Parks, and Public Property

Parks and Public Property Report for the month ending January 31st, 2023. Karen Cosner – I have nothing to report – I have one announcement – it's a good one – I was asked by the senior center to let everybody know they are going to have assistance to complete the property tax rebate applications at the center on March 26th and April 3rd from 10am to 2pm – there have been some good changes – so I have a few flier if you would like to have one before you leave – I'll post one here – we are hoping to have those rent rebates here and will also be at the library.

11. OPEN THE FLOOR FOR PUBLIC COMMENT ON ANY ITEM RELATING TO THE BUSINESS, ORDINANCES, STATUTES, RESOLUTIONS OR DAILY WORK PRODUCT AND ATTENTION OF THE CITY OF MONESSEN. Ted Harhai – I have a relatively quickie – the heath center has been vacant for 7 years – I actually dug up the paper – this was a scam – 7 years later it's still a scam – he has done nothing – there is one women that goes in there at 9am and goes out of 12 and goes back in there a 1pm and leaves at 3pm – he said he is going to put manufacturing in there – that is not a manufacturing building – can we do anything – unfortunately Young Dalfonso was involved in reducing their taxes from $177,000 to $5,400 after they fought to get it on the tax rolls – that made absolutely no sense at the time and convinced the school board to do the same – they went to court – you were there – is there something we can do - tax this guy or re-tax this guy or get him off his butt – he did the same thing at Brownsville General Hospital – Mavrakis was well aware of it at the time – council was well aware of it at the time – it cause Lucille Dalfonso

to resign, move out of Monessen and out of the state – we have lost a ton of money tax wise – the biggest chunk of money goes to the school, second is us and third is the county – you preach trustworthiness – you preach truthfulness - you preach transparency – you are 0 for 3 - I think you need to take a page out of the Charleroi borough book now and Donora that are really transparent now and exposing a lot of things that I would term underhanded – can we do anything to him – all you have to do is goggle him – he was tried by the grant jury in Canada lost and appealed that – owes $113 million in Belgium for toxic nuclear medical waste which he got a petition to try and put it down in those garage or whatever you want to term them by the health center – we got to do something – it's a four story building – I know the big thing was 27% was owned by the state – that is why they wanted me to get out of there – I would have never approved that – to drop the 27% ownership – it's terrible – it's a double standard – same thing happened when you bid on the city building at Third and Donner – nothing happened because Marty Dudas got the bid – people wanted to go in and Dalfonso's boss put a condemned sticker on it – I talked with Pastor Tim and he called the state – that building was never condemned – we all knew that building was never condemned – but why is it good for some and not good for others – what made me come to the meeting which I wasn't – you would probably would have been happy – it's the crap the paper put in here – not the visionary side – I am glad that they are hope to move ahead – let's tell the truth – you can't lie and have them swear by it and that is what is happening – it is terrible for all the people of Monessen – they need to know what is going on – can I get an answer on the health center – seven years and nothing is being done (Ron Mozer – I'll

let the solicitor address that – to the best of my knowledge he is paying the taxes – it is private property) $5,400 – that is ridiculous (Ron Mozer - he is still paying it – it is what it is) (Joseph Dalfonso – how that happened – there was a tax appeal in court – the school district hired an appraiser – that number from what I recall – the school district set the value of the appraisal) appraisal on the building was $1 million (Joseph Dalfonso – that is not what the school district's was) I don't care what the school district said – I know we did it in the city (Joseph Dalfonso – if you are talking about the CBRE appraisal that was outdated) it wasn't outdated – it was $1 million up front (Joseph Dalfonso – I'm telling you what happened in the court room) this was set up beforehand – before it was sold – to stop (Ron Mozer – if you want an answer to the question let him talk) (Joseph Dalfonso – the school) but you have to tell the truth (Joseph Dalfonso – I am telling the truth – go look at the docket – the school district hired an appraiser – they set the number – the owners agreed to it – that is what happened) what owners agreed to it (Joseph Dalfonso – the owners of the building agreed to what the school district's numbers said) why would he not agree – it reduced his taxes $177,000 to $5,400 (Joseph Dalfonso – the court reduced it) you guys in the city went after it and the school district was conned into doing it and Tuey was the solicitor (Joseph Dalfonso – Tuey was the solicitor) I know the people in the court (Joseph Dalfonso – he had an appraisal – the school district spent money on the appraisal) it was appraised done in Monongahela for $200,000 – is that a correct assumption (Joseph Dalfonso – I don't know who the appraiser was – if you are saying an appraiser and independent body) you got the appraisal (Joseph Dalfonso – the city did not get the appraisal – the school district did) the initial appraisal was $200,000 (Joseph

Dalfonso – correct) sight unseen I'll never forget it – he did the same thing to Brownsville Hospital (Joseph Dalfonso – that has nothing to do with the tax appeal – you ask about the tax appeal and you are wrong) I'm not wrong (Joseph Dalfonso – I will show you the documents) show it to me (Joseph Dalfonso – I will – I will bring it to the next meeting) (Anthony Orzechowski – Mr. Harhai – I agree with you – we have to do something with that building – you are 100% right there) I appreciate it – the thing is what he got away with – he gets away with it every other place he goes and he was recruited to put up - I don't even know if he put the money up himself to buy the building.

Ernie Telegraphis – I just want to add a couple of things – the city's council gave the deed of the building to the Indian guy when he didn't even pay the whole price – he paid the deposit and you guys gave him deed (Ron Mozer – that was a prior administration – we have nothing to say about that) what do you mean you got nothing to say – it's a crime and you got nothing to say about it (Ted Harhai – moving forward let's not do the same thing) (Ron Mozer – exactly – I agree with that 100% - let's not do the same thing as they did in the past) forward now to the present – this dream team you got – it's in the paper like visionaries – 2/3 of them don't got a brain – it's a click and all those people that are in there are give me, give me – what do you expect to get from Pastor Tim – what do you expect to get from Douglas School (Ron Mozer – all those people are successful in Monessen) how successful - they got the buildings for a dime a dozen (Ron Mozer – they are successful people – they employ well over 300 people) where is 300 people – where at (Ron Mozer – there is 175 across the river here, people at Alumisource, people) 175 across the river, this is Monessen (Ron Mozer – across the railroad tracks

excuse me) the big thing is this – you don't – what are you going to do with the building over there – it's a secret until (Ron Mozer – I want to build a micro hotel, hospital) the hospital's 6th floor has been closed for 2 years and they were so much in the red that the other corporation bought them out – it's no longer the Mon Valley Hospital – they were bought out – so you are going to put a micro – they have all kinds of different satellites like the emergency clinics, Rostraver emergency med – you are going to put a micro – to do what – micro-manage (Ron Mozer – first off we have two economic zones right here in downtown Monessen that have an extremely high poverty rate) so we are going to live to spend all of our money on the low class people who don't produce nothing and the people that bust their ass, the middle class, we are going to jump on their backs to pay for this and pay for that (Ron Mozer – people in the middle class are aging in this town – they also need) you guys aren't bringing anybody new here except poverty people (Ron Mozer – thank you) what do you mean thank you – you guys don't want to – you just gave me a label – how is that going to function and how is that going to bring money to Monessen (Ron Mozer – it is a long way from being there – we got to develop) it's long way before you guys – you will spring it on the public – you endorse it and you guys say second motion, third motion – that is how you guys do it – you run the city (Ron Mozer – ok – so let's do things your way and just sit there an argue about it and stifle any development we do here in Monessen) you know what I propose – bring something in here that will bring families from all over – but you guys are carrying baggage from the click – I want to say one more thing – can you tell me what the total is that you ended up – you guys give these fragmentated numbers – add them up – where does Monessen

stand as of January 31st – how much money do we have – just give me an estimate (Anthony Orzechowski – in all the accounts) yes in all the accounts – where do we stand (Anthony Orzechowski - $2.8 million) now I am going to ask you Mr. Saksun – you are the treasurer – how much money passed through your hands in January – did you come up with $2.8 million – because if we got an imbalance then we have something wrong – (Ron Mozer – that was not money that came in this month – that was money that we accumulated over years) I'm just asking what he got (Ron Mozer – we accumulated that over years) how much did he go through (Ron Mozer – every penny of that went through the treasury department) the thing is you guys don't balance (Ron Mozer – we balance – there is an audit that came through today – they spent the last three days gathering information – they will be back after tax season – the last week of April) Ernie rambles on (Ron Mozer – let me finish talking – it will be completed towards the end of April and that will be presented to everybody and you will see exactly where all the money is and how it came to be) the audit is going to be by the same cronies Cypher (Ron Mozer – they are CPAs) yeah – ok – so what can you tell us Jerry – I'm not putting the heat on you – I'm just trying to see the wisdom of this council (Gerald Saksun – the real estate taxes for 2023 are $2,285,874.71) for what month (Gerald Saksun – for the year) for the year – how about for the month of January (Gerald Saksun – this past January – I just gave you that) you just gave us bits and pieces (Joseph Dalfonso – you realize tax bills did not go out for this year yet – they go out in March for 2024) (Gerald Saksun – real estate tax for January was $22,044.74) that was prior year (Gerald Saksun – no that was for January – that is what we brought in – garbage for January we brought in $261,706.98) this is not accumulative –

that is for January (Gerald Saksun – that is for January) so do they balance (Anthony Orzechowski – how in God's name would you get them to balance – some of this stuff – where did you go to school for math) they don't balance – I ask a simple question (Anthony Orzechowski – you ask a simple question – I'm going to give you a simple answer) they don't balance – that's all I know (Anthony Orzechowski – no kidding Sherlock - $210,000 that is part of that $2.8 million is from ARP money which we have had for a couple of years – Jerry would not have seen it – he has nothing to do with it – debt services) your figures don't have that (Gerald Saksun – I don't have those figures) we don't know that because you guys don't make it clear – the two of you need to get together – all I want to know is – are you going to be able to make it through the whole year – what good is bringing these figures – we don't know where we stand (Anthony Orzechowski – did we make it through last year) by the skin of your teeth (Anthony Orzechowski - $300,000 is by the skin of our teeth) in November you said you were $290,000 in the red – in December I guess Santa Claus came by and gave you $200,000 plus (Anthony Orzechowski – Ernie) why (Anthony Orzechowski – surprise) so there was Santa Claus (Anthony Orzechowski – yes – there were things that came in).

Pino Cianflone – I got a couple of questions – I'm trying to understand this – whenever the sewage – you know the project we are doing here – when they do the billing – it goes from engineering company – to the city (Ron Mozer – no – that money is collected by our sewage authority – monthly they take the $27 and accumulate that – they take out a percentage that they keep) how does the bill work – where does it go and hide – the process (Ron Mozer – they give us a check – this month it was $87,000

according to what we – the sewage authority gives the city a check for $87,000) we have a $15 million line from the bank (Ron Mozer – let me finish – so that $87,000 is the money they collected for January – it averages about $1 million per year - they give us over the course of the year – that goes into the line usage fee – line usage money account – some of that money is distributed to the debt service account for the USDA loan, some of it is goes to PennVest to pay the PennVest loan – in the end we are collecting roughly twice as much money as is required to pay all the loans – roughly – that is used for doing project like we did for) I don't want to hear you mouth (Ron Mozer – you ask questions, I give you an answer) listen to what I've got to say and then I'm asking Tony this question – I don't ask you – if I ask you then you will answer – if I don't ask you then shut up (Ron Mozer – be civil) at the end of the day – Westmoreland Engineering where does it go (Anthony Orzechowski – are you talking – you are confusing me – are you talking about the fee or are you talking about the big overall project that is going on in the city – that is two different things) the big project (Anthony Orzechowski – they have engineering that they have to do – I can show you – right here – here is their billing – here is their layout – what they have done) where does that bill go (Anthony Orzechowski – the bill comes to us) where does it go after that (Anthony Orzechowski – we write a check) (Ron Mozer – we approve it – it goes to USDA) (Anthony Orzechowski – USDA has to approve it) I thought it went to PennDOT (Ron Mozer – PennDOT was phase 4 and we are finished with that, PennVest excuse me) (Anthony Orzechowski – this has nothing to do with PennDOT) so let's go your route – I am just trying to understand how it goes – so it goes from the city to who (Anthony Orzechowski – USDA – they sign off

on it and then – we go ahead and pay it from there) you say we go ahead and pay it – does the bank pay it or you guys pay it (Anthony Orzechowski – the bank pays it – we authorize it) it comes out of the line of credit right (Ron Mozer – we have an interim loan with PNC) I'm asking him – I'll ask you a questions if I want to (Anthony Orzechowski – he is going to have more day to day – let him talk on that seriously) I want to know from you Tony because you handle the money – I'm not trying to catch you in some kind of (Anthony Orzechowski – it goes to USDA and from their we sign if off and pay what they authorize) I'm going to take that as an answer to you – are we behind on any bills like the construction guy – we haven't paid them in a month or two months or three months (Anthony Orzechowski – we should not be behind on anything else something was overlooked – which happened last month – that was the one bill that we missed – it was something on the project but I can not remember what it was – it was $13,000 wasn't it – I'm trying to remember) (Michael Korposh – it was the number 14 invoice) (Anthony Orzechowski – that was it – one of the invoices that we missed) do you have any (Anthony Orzechowski – we should be current on everything – I mean everything) do you oversee – see anything over 30 days – late on paying (Anthony Orzechowski – all our bills) they are all paid (Anthony Orzechowski – yes) how do we get a copy of that paperwork) (Anthony Orzechowski – I can provide that - that is public knowledge) I know it is – I would like to have that – that goes from the guys from Burgettstown to W.E.C. and anybody else that works there – see if we owe them any money or if they have not been paid for over 30 days (Michael Korposh – Councilman Orzechowski – would you authorize for him to have my copy) (Anthony Orzechowski – yes – no problem at all) (Michael

Korposh gives Pino his copy) I appreciate it – I have – I'll come back to that sometime once I read this – the other thing that I find was interesting to me, by the way I do like your presentation that you make, I just hope you won't be corrupted with these people that's all I'll tell you – here is the next thing I want to ask – I would like to see you guys to make a motion for the city of Monessen for the fireman to get a tax free – at least $500 to $1,000 for fireman so we can recruit some people – I brought it out last month – I'm bringing it again - #1 - #2 – we just had a policeman retire – correct – we got more cars than we have cops – we need to hire policeman (Anthony Orzechowski – we just hired one tonight) but one just quit – all I'm saying - #3 – city hall needs people to work in these buildings and the city workers – they need to hire some people to fulfill their job – you guys aren't doing it – but you give tax free to other people for doing not a damn thing – that's wrong – but you have to wait to put up $500 for each fireman that signs up – last time you said we got to talk about it – you had three weeks to talk about it – have you come up with anything (Ron Mozer – not yet – I don't know how many of the fireman actually have property tax to pay – how many are renting and so forth – I don't know – most of them are young) we give everybody else tax free (Ron Mozer – who do we give tax free – tell me – tell me – name one) people that pay no taxes and the places they knock down and they still owe $20,000 or $30,000 worth of taxes – those are the people that get a free ride (Ron Mozer – those people are typically dead – out of this country) that what you said – I think you are dead (Ron Mozer – not all of them) all that I am asking is real simple – I watched a city worker the other day, last week, bust their ass on the 9th Street Park cutting trees down – the whole crew – while everything else was getting neglected –

you only have so many – when are you going to hire somebody – that's the three items – I brought them up and I will bring them up every month (Ron Mozer – thank you) I'm not done – I know the newspaper, the fake paper, you had a write up right before the meeting – that's fake news – I don't read it – I get called on it – it get calls, did you read that – no – to me it's trash – to you – they put your mug I there – you think you are good – I think my dog looks better than you and I got a Yorkie – let me say something – out of those people you put in – your new committee – this about the 10th committee you have already – you got the Nehemiah group , you got a whole bunch of committees – you went to Carnegie Mellon – you went everywhere – this new group that you got – I just want you to know that I know – you got the guy from Cleveland Cliff, AlumiSource, superintendent of Monessen – he should dedicate his time to the school because the school needs help – they need books – they need computers – they need food (Ron Mozer – and students) the three people I know are not from town – they are from out of town – you got Cleveland Cliff that pays $10,000, $13,000 a year so they can pollute us – is that a good thing – then you have AlumiSource, I don't know where that guys if from, I don't have an idea – he can't be from Monessen – then you got the superintendent of Monessen – then of course you got your preacher because he is almost like God to you – he needs to tell you to tell the truth and be transparent and you are not – you do things behind people's back – every time – you can't be trusted (Ron Mozer – that is why I put it in the newspaper and put this on Facebook) you can't be trusted – that is all I am telling you – you only have two people there from Monessen that's on our board – the one is Jeff Imbrosia from Douglas School and the other is Russel Johnson

who owns the Steel Plate – the only two people from Monessen – he gets all these meeting going but he can't deliver nothing because he lies – he comes to a redevelopment meeting (Ron Mozer - let's not get into insults) he comes to the redevelopment meeting that I play a part in – he pretends nothing is going on – mean time he does not – that is why I told you – he does not run the city – he is like a stooge – they tell him what to do – you have to know the people he appointed (Ron Mozer – so get back to) let me speak (Ron Mozer – no you have spoken now for 10 minutes) you speak for 20 and say nothing – so what the hell is that (Ron Mozer – they elected me – you want to take this seat) I don't have no kids that work for the city of Monessen – I don't have no kids at all – the newspaper tells him what a great guy he is because they run the show – the people that work for the city, including the firemen, the girls, the police, the whole bit get the shaft every damn time (Ron Mozer – ok – let's wrap this up) how about you wrapping it up (Ron Mozer – wrap it up) pack your bag and get the hell out of here – that is what I can tell you – so you got two people from Monessen that sits on the board (Ron Mozer – you have made that point several times) so what – you say a whole bunch of crap that don't mean nothing for hour – for hours – you come here at 7 am – I know what you are doing – it isn't nice and I can't say – go to your newspaper and get you editors to put your name – that is a fake newspaper – I would not advertise in it.

Donald Gregor – page 3 "h" motion to permit advertising for the position of city clerk for the city of Monessen for the position to be filled on or about April 1, 2024 – that is a terrible slap in the face to an individual that came into this city and straightened out the mess that was created – I took office in 2020 – insurance for the employees had been moved to a self-insured policy that was

going to cost the citizen of Monessen over $300,000 extra over the course of that contract – this woman went and she looked into all this – she got different quotes – different prices and we straightened the mess out – this is a terrible injustice – you don't have to pay any attention to me – what was done here – basically stabbing the woman in the back (Ron Mozer – she can apply again) that's not the issue and you know it (Ron Mozer – it is) no it's not (Ron Mozer - council has the ability to) council can do whatever they are going to do (Ron Mozer – they can – we) I understand that – I'm not (Ron Mozer – we looked at our CDBG) done – what you did was wrong – what you are planning to do is wrong – this woman has fought for the city of Monessen for three years plus – she straightened the mess out (Ron Mozer – and I thank her for it) yeah right – and the way you thank her is by what you are going to do – I know what is going to happen – anybody with a brain is going to know what is going to happen – you'll sit there and you will have your vote – you will do as you are told because (Ernie mumbles) excuse me, don't interrupt me, I'm not done – you are going to do as you are told – you are going to vote as you are told – because of a certain individual and we all know who he is – the last two years this has been nothing but a hostile work environment towards this woman – has she made mistakes – absolutely – who doesn't when you are trying to do things – this is despicable – especially for the women to have voted for this – I've never seen an organization like this city that treat women employees the way you folks do – the way you talk to them – the way you tell them things – if councilman Orzechowski tells you to jump – ask how high – that has been said – trust me (Ron Mozer – ok) I didn't like to come down here and say this – this should not be necessary – you are despicable – now I am done with that-

why are we letting people dump garbage up (Ron Mozer – hopefully we are not) we are (Ron Mozer – I am not aware of it) you should be (Ron Mozer – and I should be but I'm not – I don't go up to Columbus Park everyday) well – no – somebody does – somebody should be up there – I took Karen for a ride the other day and we went up to the soccer fields – there is a junk yard up there – where is our code department (Ron Mozer – he has been cited several times – it's in the court system as we speak) why is he dumping his stuff at Columbus Park – I'm not going to mention any names (Ron Mozer – I was unaware he was dumping stuff at Columbus Park – asking Karen – have you been to Columbus Park recently – is there a dump and stuff there) (Karen Cosner – yes and it says no dumping) there is a sign up there that says no dumping and there is all kinds of dumping going on (Ron Mozer – we need to get that addressed) (Michael Korposh – clippings Don) no garbage – buildings – oil filters – automotive parts – guy drives right up the road – someone stops and says hey what are you doing (Ron Mozer – it is coming from that place by Shawnee) yes (Ron Mozer – we need to look into that – absolutely) (Linda Lacey – maybe we should get the media to look into that) (Ron Mozer – absolutely) people I here just to let you know when I see stuff like that, I will have chats with you (Ron Mozer – please do) it should not be tolerated – what you have done here by posting this position you should be ashamed of yourself – looking at Tony and saying you should be ashamed of yourself (Anthony Orzechowski – you don't want to go there) I will go there (Anthony Orzechowski – you are hypocritical) I am not hypocritical – I know exactly what you are going to say and we straightened that mess up – I'm not going to mention names (Anthony Orzechowski – he mentioned my name – please) I'm not going to mention names

(Anthony Orzechowski – back it up) I'm not going to say that individual's name and I'm not – yes I did fire people and we had a mess to straighten up - I fired that guy right there (pointing to Jospeh Dalfonso) he knows why I did it and I'll be honest with you the last two years has proven to me that he is a superb lawyer (Anthony Orzechowski – that's why we ask him back) before that he made some mistakes that I felt could not be allowed to stand (Anthony Orzechowski – you are entitles to your opinion) it wasn't my opinion- it was facts (Joseph Dalfonso – there is a difference of opinion) we will let it go Joe – I have changed my opinion about you – before that I had my difference with you and your law firm (Jospeh Dalfonso – I understand) what this woman has done in the last 3 ½ years – to do this – shame on all of you – have a good evening.

Rosalie Nicksich – mayor may I continue with this conversation (Ron Mozer – you can go there (pointing to podium) and speak to us) (Audience – leave her sit there) (Ron Mozer – you can sit there) (Ernie Telegraphis – see he tells you about how you treat women) the first thing I want to say – this is regards to advertisement for city clerk – I have a list of all the job duties she has – I'm not going to read them all – this is basically what she does – plus whatever the council asks her to do – in the meantime if anyone wants to see this list – the other thing I wanted to say in her defense – she has enhanced the finances of the city – her suggestions to council on changing health insurance saved the city $500,000 – her assistance to council with negotiations with the police and the AFSCME union helped give our employees a competitive wage and still saved the city money – the city's future obligations to our retirees dropped $16 million because of her suggestions to change the health care and union contracts

without making any changes to our existing retirees – she uncovered mistakes that saved the city $250,000 – my question is – does this sound like a person that we should be replacing (Audience – no) (Linda Lacey – that is not right – I would like to know what was said to her to make her quit) (Ron Mozer – she has not quit) (Linda Lacey – well then leave her alone) (Ernie Telegraphis – why are you putting an ad in the paper).

12. ADJOURNMENT - Motion to adjourn meeting at 8:04 pm by John Nestor – seconded by Lois Thomas – vote 5 – 0.