CITY OF MONESSEN

COUNCIL MEETING WORK SESSION MINUTES

March 12, 2026

City of Monessen Council Chambers

6:30 PM

Call to Order

Mayor Ron Mozer called the March 12, 2026 City Council Work Session to order at approximately 6:30 PM.

Roll Call

Present were Councilperson Karen Cosner, Councilman John Nestor, Councilman Anthony Orzechowski, and Mayor Ron Mozer. Councilperson Lois Thomas was absent. Four members were present, and a quorum was established.

Also present were City Administrator Mike Korpash, City Solicitor Joseph Dalfonso, Police Chief Dave Yuhasz, and members of the public.

Opening Prayer

The agenda anticipated an opening prayer by Pastor John Custer of Orchard Christian Fellowship. Pastor Custer was not present, and Mayor Mozer offered the prayer. Mayor Mozer asked God to bless the City, give Council wisdom in conducting City business, help residents speak clearly about their concerns, and give City officials the willingness and understanding to listen. He concluded the prayer in the name of Jesus.

Pledge of Allegiance

Those in attendance recited the Pledge of Allegiance.

Executive Session Notice

Mayor Mozer announced that an executive session would be held following the work session concerning personnel matters.

Public Comment on Agenda Items

Ernie Telegraphis addressed Council regarding several agenda items. He asked for specific information concerning the Strategic Management Planning Program and the proposed Donner Avenue development work, including whether the planning process would result in concrete plans and realistic development opportunities rather than general concepts.

Mr. Telegraphis also questioned the source of funding for sewer-related expenditures and asked whether the amounts were already accounted for. Mayor Mozer stated that the sewer funding was accounted for and said the matter would be explained further during the meeting.

Mr. Telegraphis asked about the cost of repairing two Public Works trucks. Mayor Mozer stated that one truck had been damaged and was being addressed through insurance, while the second repair was expected to cost only a few thousand dollars and did not involve purchasing a replacement truck. Mr. Telegraphis also raised concerns about deteriorated City roads. Mayor Mozer stated that nine roadway projects had been identified using CDBG and Peoples Natural Gas-related funding.

Old Business

No old business was presented.

Mayor's Discussion Items

Grant Opportunities, Strategic Forecast, and Stormwater Performance

Mayor Mozer reported that grant opportunities identified by RVE had been circulated to Council for review. He noted that a multimodal opportunity potentially applicable to Parente Boulevard did not require immediate action and could be considered further before its July deadline. He also reported that planning for the City strategic forecast initiative was continuing.

Mayor Mozer discussed the significant rainfall event that occurred the previous morning, reporting more than approximately one and one-half inches of rain over a short period. He stated that the event provided an opportunity to observe the performance of recent sewer and stormwater improvements. He reported that the satellite treatment plant operated smoothly and, unlike prior events, was not obstructed by brick and debris. Mayor Mozer attributed the improved performance in part to the extensive cleaning and rehabilitation of the lines.

A concern was raised regarding substantial ponding and debris near the former garage area during the storm. Mayor Mozer acknowledged the severity of the rainfall and stated that unusually intense storm events should be considered in future planning.

Mayor Mozer also reported that he was scheduled to meet with Westmoreland Community Action regarding the City's Neighborhood Partnership Program and efforts to move the program forward.

Swearing-In of Fred Naccarato

At Councilman Nestor's request, Mayor Mozer temporarily advanced the swearing-in ceremony. Judge Vlasic administered the oath of office to Fred Naccarato for service with the Mon Valley Transit Authority. Mr. Naccarato swore to support, obey, and defend the Constitutions of the United States and the Commonwealth of Pennsylvania and to discharge the duties of his office.

Strategic Management Planning Program and Donner Avenue Development

Dennis Martinak presented an update on the Strategic Management Planning Program (STMP). He reported that the financial component of the work was progressing and that additional City information was being gathered and reviewed. The financial analysis was described as a review of historical budgets and trends intended to produce recommendations for the next several years, including possible operational efficiencies and potential revenue opportunities.

Council and Solicitor Dalfonso questioned how the STMP review would assist the City given the limited flexibility within the General Fund. Mr. Martinak stated that the process was intended to examine the City's budgeting practices, historical trends, expenditures, and available revenue options and that Council and staff would have an opportunity to review and react to recommendations before the work was finalized.

Mr. Martinak also reviewed the Donner Avenue development component. The planning area was identified as the block generally between Fifth and Sixth Streets and between Donner Avenue and Schoonmaker Avenue, including the former Citizens Bank building and the Bialon building. He stated that the project is intended to produce a conceptual redevelopment plan for that specific area, not another citywide comprehensive plan.

Mr. Martinak reported that the project team includes Rosewood Tower, Downstream Strategies, and planning/engineering support. Rosewood Tower is expected to prepare engineering and conceptual drawings. The team also plans to convene a stakeholder meeting of approximately 12 to 15 participants, including representation from City government and local or regional employers, to identify practical development opportunities and potential business interest. He stated that the consulting and planning work is covered within the existing project funding and is not expected to create additional City charges beyond the approved program.

Public Works Truck Repairs

Mayor Mozer reported that two 2016 Ford F-350 dump trucks required repairs. One truck had a transmission-related repair estimate of approximately $2,807.34, including parts and labor. No purchase order had yet been issued for that repair; the estimate was being presented so Council would be aware of the condition of the vehicle before a requisition was processed.

The second truck involved an insurance claim. The initial insurance estimate was approximately $9,000, while the repair estimate had increased to approximately $11,600. Mayor Mozer stated that the City had contacted the insurer regarding the additional amount and expected the repair to proceed through the insurance claim.

Former Citizens Bank and Bialon Buildings

Mayor Mozer reported that the former Citizens Bank building had been reviewed and appeared to be a likely demolition candidate rather than a rehabilitation project. He also discussed the Bialon building and the possibility of the owner conveying it to the City. The potential conveyance was discussed as being conditioned on resolving delinquent City garbage charges and providing reasonable assistance with clearing remaining contents from the building.

Council discussed the appropriateness of forgiving garbage charges and the limits of City involvement in removing private property. Mayor Mozer stated that the property is strategically important to the Donner Avenue

redevelopment area and that obtaining control of the parcel could assist the larger redevelopment and County demolition effort. No formal action was taken at the work session.

Army Corps of Engineers - Herman Mihalich Boat Launch

Mayor Mozer and Solicitor Dalfonso discussed U.S. Army Corps of Engineers Agreement DACW 59-9-26-0030 for improvements to the Herman Mihalich Boat Launch. The funded scope applies to the boat ramp/launch area and does not include the adjacent boat dock.

Solicitor Dalfonso explained that the Corps considered the dock to be a later improvement that was not part of the original lock-and-dam mitigation project. A process existed to seek approval to add the dock, but the Corps advised that approval was uncertain and could significantly delay the project. Council was also advised that the City must obtain Corps approval for work within the project scope and that the project is reimbursement-based, requiring the City to advance certain engineering and construction costs before reimbursement. The overall project estimate discussed was approximately $331,000, including engineering.

Monessen Public Library Repairs

Mayor Mozer discussed needed repairs at the Monessen Public Library, including lighting fixtures and ballasts. He stated that the City owns the building and is responsible for maintaining it and recommended obtaining quotations and moving forward with necessary repairs. He also noted that Library Director Dave Zilka was expected to retire in August.

Refuse Billing and 3D Billing Proposal

Mayor Mozer reviewed the City's current MuniLink refuse-billing arrangement. He explained that MuniLink prints the refuse bills and provides online-payment capability at an annual cost of approximately $13,000. Council had previously authorized moving the existing service to a month-to-month basis rather than allowing another annual renewal.

The Treasurer's Office had obtained a proposal from 3D Billing, the system already used for real-estate billing. The proposal discussed included approximately $4,400 in setup/configuration costs and an annual subscription of approximately $1,750, substantially below the existing annual cost. Council discussed the timing of a transition, the treatment of current unpaid 2026 bills, and whether conversion should occur immediately or nearer to the next annual billing cycle. Mayor Mozer stated that the Treasurer's Office should determine the most efficient transition method while minimizing City cost.

City Garage Roof

Mayor Mozer reported that the City Garage on Parente Boulevard continued to experience serious roof problems. Although prior patching had addressed individual leaks, additional areas were deteriorating. He recommended obtaining multiple quotations for a more extensive repair and moving promptly because continued deterioration could jeopardize use of the facility.

Animal Control Services

Mayor Mozer and Police Chief Dave Yuhasz discussed continuing problems with animal-control coverage. Chief Yuhasz distinguished between dog-control services, such as stray dogs, licensing and rabies matters, and humane enforcement involving animal cruelty and more serious animal-welfare conditions. He stated that the Police Department had experienced difficulty obtaining dependable response, particularly during nights and weekends.

Mayor Mozer proposed developing a written scope of services describing what the City expects from an animal-control provider. Officer Schrader, who was described as knowledgeable about animal-welfare resources and area providers, would assist in identifying available services and researching potential providers. The goal would be to return to Council with a professional-service recommendation. Council expressed agreement with proceeding in that manner.

Councilperson Cosner also reported complaints regarding dogs being allowed off leash at the Herman Mihalich Boat Launch. Chief Yuhasz stated that officers could increase attention to the area but encouraged residents to contact Police when incidents occur so officers can respond.

Traffic Speed Ordinances and Posted Speed Limits

Mayor Mozer and Chief Yuhasz discussed inconsistencies between posted speed limits and existing City ordinances. Chief Yuhasz reported, among other examples, that portions of Pennsylvania Boulevard were posted at 15 miles per hour without a matching ordinance, while Grand Boulevard was posted at 25 miles per hour even

though the ordinance listed 35 miles per hour. Other locations discussed included Euclid Drive, Park Manor, Third Street, and school-zone areas.

Chief Yuhasz explained that enforceability depends on properly established speed limits and placement of signs under state law. Solicitor Dalfonso stated that he could prepare an updated ordinance for consideration at the next regular Council meeting. Chief Yuhasz agreed to revise and circulate his list so the ordinance could address the additional locations discussed.

Councilman Anthony Orzechowski, Director of Accounts and Finance

Motion - General Fund Invoices

Motion by Councilman Anthony Orzechowski to pay invoices from the General Fund in the amount of $87,791.58. All invoices were attached to the agenda as Attachment "A".

The motion was seconded by Councilman John Nestor.

Mayor Mozer asked if there were any questions. No questions were raised.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Motion - Recreation Account Invoices

Motion by Councilman Anthony Orzechowski to pay invoices from the Recreation Account in the amount of $168.90. All invoices were attached to the agenda as Attachment "B".

The motion was seconded by Councilman John Nestor.

Mayor Mozer asked if there were any questions. No questions were raised.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Motion - Line Usage Fund Invoices

Motion by Councilman Anthony Orzechowski to pay invoices from the Line Usage Fund in the amount of $867.76. All invoices were attached to the agenda as Attachment "C".

The motion was seconded by Councilman John Nestor.

Mayor Mozer asked if there were any questions. No questions were raised.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Motion - Parks Fund Invoices

Motion by Councilman Anthony Orzechowski to pay invoices from the Parks Fund in the amount of $1,351.37. All invoices were attached to the agenda as Attachment "D".

The motion was seconded by Councilman John Nestor.

Mayor Mozer asked if there were any questions. No questions were raised.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Motion - Grant Fund Invoices

Motion by Councilman Anthony Orzechowski to pay invoices from the Grant Fund in the amount of $1,601.95. All invoices were attached to the agenda as Attachment "E".

The motion was seconded by Councilman John Nestor.

Mayor Mozer asked if there were any questions. No questions were raised.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Motion - Payroll Account Transfer

Motion by Councilman Anthony Orzechowski to approve the transfer of $78,774.56 from the General Fund to the Payroll Account for the March 12, 2026 payroll allocation.

The motion was seconded by Councilman John Nestor.

Mayor Mozer asked if there were any questions. No questions were raised.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Motion - Sewer Rehabilitation Project Phase 3 - Payment Requisition No. 41

Motion by Councilman Anthony Orzechowski to approve Sewer Rehabilitation Project Phase 3 Payment Requisition and Certificate No. 41 in the amount of $206,826.75. The requisition included $52,131.70 for work performed by W.E.C. Engineers, Inc. from February 1 through February 28, 2026; $5,025.44 for work performed by Insight Pipe Contracting, LLC from February 1 through February 23, 2026; and $195,676.25 for work performed by MCSP, Inc. from February 1 through February 13, 2026. Those items totaled $252,833.39. The requisition then applied a $46,006.64 correction relating to MCSP Invoice No. 8, which had previously been listed at $315,985.62 but was correctly paid at $269,978.98, resulting in the requested amount of $206,826.75.

The motion was seconded by Councilman John Nestor.

After the motion was seconded, Mayor Mozer explained that the work was being funded through the USDA loan/project funding structure and that the $46,006.64 adjustment corrected the earlier overstatement. He emphasized that $206,826.75 was the amount being approved under Requisition No. 41. No additional questions were raised before the roll call vote.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Motion - Healthcare Account Transfer

Motion by Councilman Anthony Orzechowski to approve the transfer of $3,500.00 from the General Fund to the Healthcare Account.

The motion was seconded by Councilman John Nestor.

Mayor Mozer asked if there were any questions. No questions were raised.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Motion - Tax Anticipation Note Transfer

Motion by Councilman Anthony Orzechowski to transfer $100,000.00 from the Tax Anticipation Note account to the General Fund Account.

The motion was seconded by Councilman John Nestor.

Mayor Mozer asked if there were any questions. No questions were raised.

Roll Call Vote

Karen Cosner	Yes
John Nestor	Aye
Anthony Orzechowski	Yes
Ron Mozer	Yes

Motion Passed 4-0

Accounts and Finance Report

Following the motions, Councilman Orzechowski reported selected current fund balances. The Fire Escrow Account was reported at $112,303.02; General Fund at $230,600.90; Grant Fund at $206,416.80; Healthcare Fund at $4,688.89; Paving Escrow at $193,206.60; Payroll Fund at $40,422.55; Refuse Fund at $429,491.50; and the Tax Anticipation Note account at approximately $302,880.70. The reported balances were presented verbally during the meeting.

Councilperson Lois Thomas, Director of Streets and Public Improvements

Councilperson Lois Thomas was absent, and no Streets and Public Improvements report was presented.

Councilman John Nestor, Director of Public Safety

Councilman Nestor deferred his departmental report to the next meeting.

Councilperson Karen Cosner, Director of Parks and Public Property

Park Benches

Councilperson Cosner discussed deteriorated benches in City parks and other public areas. She reported that she had previously inventoried benches and evaluated their condition. She proposed contacting families associated with memorial benches and providing a period of time for them to repair, replace, or otherwise address deteriorated benches before the City removes unsafe structures. Mayor Mozer suggested that 30 days could be used as a response period while allowing additional time when a family contacts the City with a repair plan.

Playground Equipment and Grant Opportunity

Councilperson Cosner discussed deteriorated swing-set frames and the possibility of improving playground equipment, particularly at the upper level of City Park. She reported contacting individuals familiar with playground inspections and grant opportunities and identified a DCED grant program that could potentially support new equipment. She expressed interest in pursuing equipment that would be usable by a broader range of residents, including accessible or inclusive equipment, and asked for assistance navigating the grant process. Mayor Mozer

encouraged her to pursue the opportunity and stated that the City could assist with legislative outreach where appropriate.

Community Announcements

Councilperson Cosner announced an Easter celebration at the Civic Center scheduled for Saturday, March 21, from 10:00 AM to noon. She also announced a community event scheduled for March 26 from 5:00 PM to 7:00 PM concerning access to preventive cancer screenings at no out-of-pocket cost. She further announced that the Police Department was sponsoring the Mike Kellerman Memorial Cornhole Tournament on Saturday, June 20, with additional information available through City communications.

Adjournment

There being no further business, a motion was made and seconded to adjourn. The motion carried by voice vote, and the meeting was adjourned at approximately 7:42 PM.

Attest: _____

City Clerk

Signed: _____

Mayor, Ron Mozer