CITY OF MONESSEN

COUNCIL WORK SESSION MINUTES

Thursday, August 13, 2026 | 6:30 P.M.
City Council Chambers, 575 Donner Avenue, Monessen, Pennsylvania

1. CALL TO ORDER AND ROLL CALL

Mayor Ron Mozer called the Council Work Session to order at 6:30 P.M. City Administrator Mike Korposh called the roll. All five members of Council were present.

Member	Status
Mayor Ron Mozer	Present
Councilman Anthony Orzechowski	Present
Councilman Bishop William Bass	Present
Councilman John Nestor	Present
Councilwoman Karen Cosner	Present

Also Present: Mike Korposh, City Administrator; Joseph Dalfonso, City Solicitor; Chief Dave Yuhasz; City staff; and members of the public.

Executive Session Notice: Mayor Mozer announced that an executive session would follow the work session for personnel matters.

2. OPENING PRAYER

An opening prayer was offered by Pastor Pipp.

3. PLEDGE OF ALLEGIANCE

Mayor Mozer led the Pledge of Allegiance.

4. PUBLIC COMMENT ON AGENDA ITEMS

Ernest Telegraphis asked for additional information concerning the proposed senior living development associated with relocation of the soccer facility, including the parties involved and anticipated affordability. He also asked for clarification concerning the proposed $232,226.50 payment for permanent street restoration work. Mayor Mozer advised that the matters would be addressed when Council reached the applicable agenda items.

5. OLD BUSINESS

None.

6. MAYOR'S DISCUSSION ITEMS

a. Redevelopment and Infrastructure Update

Mayor Mozer stated that he intends to make redevelopment updates a regular part of Council discussions so that Council and residents can track completed work, projects moving forward, stalled items, required Council action, and new private investment. He reviewed major current and recent initiatives, including the approximately $22.5 million storm sewer project associated with DEP compliance; the Mon Valley Sewage Authority Marian Separation Project, described as an approximately $4 million project funded through the City line-usage charge; paving of five major streets with CDBG funding and additional paving associated with Peoples Natural Gas restoration funding; and demolition of more than 200 blighted properties through County efforts, with continued coordination with the County Land Bank.

Mayor Mozer also referenced the City's LERTA redevelopment incentive, the LSA-supported downtown development effort and anticipated developer outreach, the proposed relocation of the soccer field to help create a potential senior-living redevelopment opportunity, and the need to strengthen the Redevelopment Authority of the City of Monessen as a working redevelopment partner. He emphasized using the RDA to identify and assemble

redevelopment opportunities, work with developers and investors, coordinate with the City, County and Land Bank, and develop an ongoing project pipeline.

Mayor Mozer stated that a CDBG public hearing would be held the following Thursday at the same time and that a separate public meeting concerning the soccer-field relocation and senior-living concept was anticipated for early September, with the final date to be advertised. He also indicated that a new business opening at the Eastgate Fire Department Social Hall could be included in a future redevelopment update.

b. Greenways, Trails and Recreation Project - Grant Match

City Administrator Korposh reported that the grant had previously been approved under the assumption that cash-equivalent contributions could satisfy the required match. Subsequent guidance indicated that a cash commitment would be required. Potential sources discussed included CDBG funds and existing or future Single Application funds. No funds would be expended until the project is finalized, but the funding agency requested an indication that the City would pursue an acceptable cash-match source.

Mayor Mozer and Council discussed the effect of using CDBG funds, including applicable wage and program requirements and the need to avoid reducing planned road work. Councilman Orzechowski emphasized that the funding correspondence clearly required a cash match. Councilwoman Cosner expressed support for preserving the project opportunity and requested an exact deadline. The administration agreed to continue discussions with the funding agency and CDBG representatives, verify the deadline and available eligible funds, and return the matter to Council after further review. No formal funding commitment was made during the work session.

c. Code Enforcement Officer Recruitment

Council discussed the continuing effort to recruit a Code Enforcement Officer. Mayor Mozer stated that the initial applicant pool had limited relevant experience. Solicitor Dalfonso cautioned against discussing individual candidates in detail during the public meeting. City Administrator Korposh reported that additional resumes had been received and that recruiting through Indeed was continuing, with interviews targeted for the following week. He agreed to forward the new resumes to Council for review. The possible use of outside staffing firms was also discussed, subject to cost considerations.

d. Private Industry Council Youth Employment Program Worksite Agreement for 2026

No substantive discussion of this agenda item was captured in the meeting transcript.

e. 324 Rostraver Street - Potential City Acceptance of Title

Council discussed the potential acceptance of title to the property at 324 Rostraver Street, Tax Map No. 20-02-03-0-422. Discussion indicated that the property was associated with an estate and that outstanding lien matters were being addressed so the estate could be finalized. Council members discussed the limited development potential of the hillside parcel and the continuing maintenance obligation. Mayor Mozer stated that he preferred City ownership where the City would otherwise be responsible for maintenance and indicated that a formal motion would be placed on a future meeting agenda.

f. CDBG Public Hearing and 2026 CDBG Project Development

Mayor Mozer reviewed issues raised following the August 6, 2026 CDBG public hearing. He identified the intersection of Oneida Street and Schoonmaker Avenue as a significant safety concern because of limited visibility and stated that he was seeking PennDOT guidance regarding a possible traffic signal. Later in the meeting, Chief Yuhasz suggested asking PennDOT to evaluate a four-way stop as a potentially less costly alternative.

Mayor Mozer also discussed the lack of functioning streetlights along Schoonmaker Avenue between Parente Boulevard and Tyrol Boulevard after a pole failure and related wiring shutdown. He stated that the City is responsible for those lights and that the City engineer had been asked to develop a cost estimate so the work could be considered as a potential CDBG project. Councilman Nestor identified additional nonfunctioning streetlights in several areas and asked about continued reporting to West Penn Power. Mayor Mozer stated that the Police Department remains the point of contact for reporting poles and obtaining work-order numbers for follow-up through the utility liaison.

Council also discussed relocating an existing handicapped parking space on Schoonmaker Avenue approximately 20 feet closer to the Oneida Street intersection because of falling-brick concerns from an adjacent building. Mayor Mozer stated that formal Council action would be placed on the next meeting agenda.

g. Soccer Facility Relocation / Senior Living Development Discussion

Mayor Mozer stated that the City intends to schedule and advertise a public meeting in early September to discuss the possible relocation of the soccer facility at Columbus Park/City Park. The concept is intended to permit continued discussions with the Pennsylvania Department of Conservation and Natural Resources concerning recreational restrictions and to create an opportunity for a potential senior-living development at the existing site. No final decision was made during the work session.

7. COUNCILMAN ANTHONY ORZECHOWSKI - ACCOUNTS AND FINANCE

The following financial actions were taken during the work session:

a. Refuse Fund Invoices

Motion: To pay invoices from the Refuse Fund in the amount of $57,243.66.

Moved by: Councilman Anthony Orzechowski

Seconded by: [Not clearly identified in transcript]

Roll Call Vote:

Councilwoman Karen Cosner: Yes
Councilman John Nestor: Yes
Councilman Bishop William Bass: Yes
Councilman Anthony Orzechowski: Yes
Mayor Ron Mozer: Yes

Motion Passed 5-0.

b. July 30 Payroll Transfer

Motion: To approve the transfer of $78,911.81 from the General Fund to the Payroll Account for the July 30 payroll.

Moved by: Councilman Anthony Orzechowski

Seconded by: [Not clearly identified in transcript]

Roll Call Vote:

Councilwoman Karen Cosner: Yes
Councilman John Nestor: Yes
Councilman Bishop William Bass: Yes
Councilman Anthony Orzechowski: Yes
Mayor Ron Mozer: Yes

Motion Passed 5-0.

c. August 13 Payroll Transfer

Motion: To approve the transfer of $81,485.09 from the General Fund to the Payroll Account for the August 13, 2026 payroll.

Moved by: Councilman Anthony Orzechowski

Seconded by: [Not clearly identified in transcript]

Roll Call Vote:

Councilwoman Karen Cosner: Yes
Councilman John Nestor: Yes
Councilman Bishop William Bass: Yes
Councilman Anthony Orzechowski: Yes
Mayor Ron Mozer: Yes

Motion Passed 5-0.

d. Peoples Natural Gas Permanent Street Restoration

Motion: To approve payment of $232,226.50 for permanent restoration work on City streets as set forth in Exhibit A of the Permanent Restoration Work Agreement between the City of Monessen and Peoples Natural Gas Company.

Moved by: Councilman Anthony Orzechowski

Seconded by: Councilman John Nestor

Roll Call Vote:

Councilwoman Karen Cosner: Yes
Councilman John Nestor: Yes
Councilman Bishop William Bass: Yes
Councilman Anthony Orzechowski: Yes
Mayor Ron Mozer: Yes

Motion Passed 5-0.

e. Healthcare Account Transfer

Motion: To transfer $9,000 from the General Fund to the Healthcare Account.

Moved by: Councilman Anthony Orzechowski

Seconded by: Councilman John Nestor

Roll Call Vote:

Councilwoman Karen Cosner: Yes
Councilman John Nestor: Yes
Councilman Bishop William Bass: Yes
Councilman Anthony Orzechowski: Yes
Mayor Ron Mozer: Yes

Motion Passed 5-0.

8. COUNCILMAN BISHOP WILLIAM BASS - STREETS AND PUBLIC IMPROVEMENTS

Councilman Bass discussed the recurring use of cold patch for pothole repair and questioned whether greater use of hot asphalt patching would provide better long-term value. He noted instances where cold patch had failed shortly after placement. Council discussed the additional equipment and operating requirements for hot patching.

Mayor Mozer asked for an update on the LSA-funded hot-patch trailer/equipment project. City Administrator Korposh stated that the contract had been approved and that implementation remained to be completed. Mayor Mozer requested that implementation move forward as quickly as possible. Discussion noted that the trailer would allow hot material to be maintained at temperature, provide tack application capability and support more durable pothole repairs, including later in the season.

Councilman Bass also requested a focused meeting concerning stronger follow-through on code-enforcement citations and problem properties. He cited continuing concerns about properties where owners do not respond to citations. Solicitor Dalfonso suggested reconvening a meeting involving Councilman Bass, Councilman Nestor, the magistrate, Mr. Aldrich and appropriate City representatives to review available enforcement procedures. Council agreed that such a meeting should be scheduled.

9. COUNCILMAN JOHN NESTOR - PUBLIC SAFETY

a. Police Staffing - Officer Brian Mickens

Chief Yuhasz discussed a request involving former full-time Sergeant Brian Mickens, who had previously requested a change from full-time status to active part-time status. Chief Yuhasz reported that he reviewed the matter with the Solicitor and Civil Service Board and found no Civil Service rule prohibiting the proposed status change. He stated that the Police Department needs additional officers and that an active part-time officer could supplement staffing, including Housing Authority assignments, vacations, personal leave and extended absences. Mayor Mozer stated that the matter would be placed on the next agenda for formal Council consideration.

b. Proposed LSA Application - Police Station Improvements

Chief Yuhasz thanked Council and the administration for prior grant support for police vehicles and requested consideration of an LSA application for Police Station improvements. Potential improvements discussed included network/connectivity upgrades, replacement or improvement of the side security door, sealing or rehabilitation of station flooring, and replacement or upgrade of approximately nine computer workstations to maintain compatibility with future Microsoft operating-system requirements. The proposal was discussed as a grant-funded capital improvement rather than a request for current General Fund expenditures.

c. Oneida Street / Schoonmaker Avenue Traffic Control

Chief Yuhasz suggested that PennDOT be asked to consider a four-way stop at the Oneida Street/Schoonmaker Avenue intersection as an alternative to a traffic signal. Councilman Nestor discussed possible pedestrian, sidewalk and bus-stop implications. The matter will require further evaluation by PennDOT and the City.

Councilman Nestor deferred his remaining departmental report until the next stated Council meeting.

11. COUNCILWOMAN KAREN COSNER - PARKS AND PUBLIC PROPERTY

a. Mon Yough Rotary Electronics Recycling Event

Councilwoman Cosner reported that Mon Yough Rotary requested use of the Herman Mihalich Boat Launch for another electronics recycling event on October 17, 2026, following the successful April event. The Rotary requested a waiver of the boat-launch fee. No objections were voiced during the discussion.

b. City Park Walking Track Repairs

Councilwoman Cosner reported that she was moving forward with proposed crack repair and sealing of the City Park walking track. She stated that the Monessen Lions Club had pledged $2,500 and that an additional private memorial donation had been offered, with any remaining eligible cost proposed from the Parks budget. Solicitor Dalfonso stated that the project was below the bidding threshold and noted that additional contractor pricing was being sought. Mayor Mozer directed that the normal requisition and purchase-order process be followed. Councilwoman Cosner stated that she hoped to complete the work before winter and that the track would likely need to remain closed briefly while the work cures.

c. Community and Park Announcements

Councilwoman Cosner announced an upcoming Highmark drive-through food distribution, requested volunteers for an upcoming Praise in the Park event, and advised that the final Music in the Park concert featuring Sky Pilot would be held September 12 from 5:00 P.M. to 7:00 P.M. because of earlier sunset.

d. Ninth Street Park Memorial Banner

A resident requested permission to purchase a replacement memorial banner recognizing Specialist Anthony Eric Madison at Ninth Street Park because the existing banner had become weathered. The resident stated that members of the Madison family had reviewed and supported the proposed replacement. Mayor Mozer expressed support for the request, with the City to assist in hanging the replacement banner.

12. ADJOURNMENT

A motion to adjourn was made and seconded. All members present voted in favor by voice vote. The work session was adjourned at 7:28 P.M.

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City Administrator, Mike Korposh

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Mayor Ron Mozer