CITY OF MONESSEN
COUNCIL MEETING MINUTES

July 23, 2026 - 6:30 p.m.
City of Monessen Council Chambers

1. Call to Order and Roll Call

Mayor Ron Mozer called the regular meeting of Monessen City Council to order at 6:30 p.m. on Thursday, July 23, 2026, in the City of Monessen Council Chambers.

Roll Call: Present were Mayor Ron Mozer, Councilperson Karen Cosner, Councilman John Nestor, Councilman William Bass, and Councilman Anthony Orzechowski. Five members were present and a quorum was established.

Also present were City Administrator Mike Korpash, City Solicitor Joseph DeFonso, City Treasurer Gerald A. Saksun, City Controller John Mandarino, Fire Chief Delmar Hepple, City staff, and members of the public.

2. Opening Prayer and Pledge of Allegiance

Councilman Bishop William Bass offered the opening prayer. The Pledge of Allegiance was then recited.

3. Approval of Previous Minutes

Mayor Mozer reported that the previous meeting minutes had not been completed and distributed. Approval of the prior minutes was deferred to a future meeting.

4. Public Comment on Agenda Items Only

Earnie Telegraphis, 29 Rex Avenue, asked whether the funds listed for payment under the Director of Accounts and Finance were available in the City accounts and requested the remaining balances after payment. Councilman Orzechowski stated that the funds were in the bank and that he would report the account balances during his departmental report. Mr. Telegraphis also asked how the $2,500 Lions Club contribution would be used; Councilperson Cosner stated that she would address it during the Parks report.

Faith Rendon, 205 Parente Boulevard, provided Council with updated information, a site map, and a traffic-pattern map for the proposed August 29 event at the Herman Mihalich Boat Launch. She described the event as a car-audio show, local vendor and food-vendor event, children's activities, and a community resource fair intended to introduce her nonprofit and connect residents with recovery and social-service resources.

5. Correspondence

No correspondence was reported.

6. Solicitor Report

City Solicitor Joseph DeFonso reported that the agenda included first readings and authorization to advertise the proposed LERTA ordinance and amendments to the City solicitation-permitting procedures. He also reported that the Mon Valley Sewage Authority had obtained the permits for the sewer-separation project, work had begun approximately one and one-half weeks earlier, and Insight Pipe was performing the pipe-lining portion of the project. He stated that the project was moving forward.

7. Treasurer Report

City Treasurer Gerald A. Saksun read the following Treasurer's Report dated July 23, 2026, covering garbage fees, City real estate taxes, other tax and fee revenues, and Line Usage Account receipts collected for June 2026. The complete report is incorporated into these minutes.

Mayor & Council	July 23, 2026
575 Donner Avenue	
Monessen, PA 15062	

Ladies and Gentlemen:

Garbage Fees & City Real Estate Taxes collected for month of: June

Garbage Fees Revenue

Item	June	Year to Date	2026 Budget
Garbage Fee - Current	$9,697.60	$491,763.05	$686,924.00
Garbage Fee - Delinquent	$5,888.61	$52,163.64	$75,000.00
Amount collected by Portnoff (included above)	$3,464.61	$10,453.29	
Penalty and Interest - Portnoff	$89.51	$284.66	$2,500.00
Garbage collected for Next Year 2027	$0.00	$2,779.00	$5,000.00
TOTAL	**$15,675.72**	**$546,990.35**	**$769,424.00**

City Real Estate Taxes Revenue

Item	June	Year to Date	2026 Budget
City Real Estate Taxes - Current	$78,790.29	$1,833,539.65	$1,487,000.00
City Taxes - Prior Year collected by City	$0.00	$9,156.04	$10,000.00
SUBTOTAL	**$78,790.29**	**$1,842,695.69**	
City Taxes - Collected by Westmoreland County Tax Claim Bureau (Quarterly)	$74,246.54	$122,505.88	$250,000.00
TOTAL YEAR TO DATE TAXES		**$1,965,201.57**	**$1,747,000.00**

City Real Estate Tax Distribution as of June 30, 2026

Fund	Year to Date	2026 Budget
General Fund	$1,281,965.40	$1,034,505.90
Debt Service	$347,900.95	$280,745.60
Library	$37,222.48	$30,037.40
Parks	$175,606.86	$141,711.10
TOTAL	**$1,842,695.69**	**$1,487,000.00**

Other Revenues

Item	June	Year to Date	2026 Budget
Real Estate Transfer Tax	$6,191.79	$49,612.86	$70,000.00
Earned Income Tax	$80,864.35	$414,875.23	$700,000.00
Mercantile Tax	$2,226.26	$14,120.98	$21,000.00
Local Services Tax	$967.06	$35,220.57	$70,000.00

Item	June	Year to Date	2026 Budget
Tax Certifications	$1,450.00	$11,170.00	$20,000.00
Municipal Lien Letters	$975.00	$6,600.00	$12,000.00

Line Usage Account

Item	June	Year to Date
Unsewered Payments	$648.00	$9,073.00
Line Usage Fee	$77,466.75	$447,246.14
LINE USAGE ACCOUNT TOTAL		**$456,319.14**

Gerald A. Saksun
Treasurer

Acceptance of Treasurer's Report: Council accepted the Treasurer's Report for garbage fees and City real estate taxes collected for June 2026. Moved by Councilman John Nestor; seconded by Councilman William Bass; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

8. Controller Report

City Controller John Mandarino presented the General Fund CFS Bank checking-account reconciliation for June 2026. He reported a beginning balance of $1,067,634.41, deposits of $327,285.64, expenses of $427,847.41, and an ending balance as of June 30, 2026, of $967,072.64. Outstanding checks totaled $542,144.09, outstanding deposits totaled $618,666.63, and the reconciled balance to the bank statement was $1,043,595.18.

9. Old Business

The agenda listed no old business.

10. Mayor's Discussion Items

Mayor Mozer reported that he had been working on Community Development Block Grant invoice processing for recently completed paving. He stated that the City engineer had obtained favorable paving prices and that funds may remain for additional streets that meet CDBG eligibility requirements. Any additional work would require Council action.

11. Mayor Ron Mozer, Director of Public Affairs - Action Items

a. Experience Works Youth Employment Program: Council approved the Private Industry Council Experience Works! Youth Employment Program Worksite Agreement for a youth employment position at the Monessen Civic Center for up to eight hours per day and 40 hours per week, at no financial cost to the City other than supervision. Moved by Councilperson Karen Cosner; seconded by Councilman John Nestor; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

b. Housing Consortium Cooperation Agreement: Council approved a resolution authorizing the Housing Consortium Cooperation Agreement with Westmoreland County. Moved by Councilperson Karen Cosner; seconded by Councilman John Nestor; Carried unanimously, 5-0.

Council discussed the benefit of participating through the County, confirmed that there was no City cost, and clarified that the agreement was separate from the CDBG program. Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

c. City Park Walking Track Food Truck and Vendor Events: Councilperson Cosner presented a motion to approve use of the walking-track area by Lilian Hurst and the Greater Monessen Neighborhood Organization on August 15, September 26, and October 24, 2026. Council discussed the requested bleachers and portable toilets, City labor and overtime, electrical use, event size, insurance, vendor permits, food-safety requirements, and the absence of a defined facility-use fee. Councilman John Nestor moved to table the request so that the City could obtain additional information and provide the organizer with the applicable food-truck requirements. The motion to table was seconded and carried unanimously, 5-0.

Council directed that questions be sent regarding the purpose of the bleachers, the anticipated number of vendors and attendees, insurance, permits, inspections, and compliance with the food-truck ordinance. Council also agreed that a fee and application process for use of the walking-track area should be developed.

d. Solicitation-Permitting Amendments: Council approved the first reading and advertising of amendments to the City solicitation-permitting process. The Solicitor clarified that the proposal addressed door-to-door solicitation and was separate from the food-truck ordinance. Moved by Councilperson Karen Cosner; seconded by Councilman John Nestor; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

e. Police Sergeant Promotional Testing: Council approved promotional civil-service testing for the position of Sergeant within the Monessen Police Department. Moved by Councilperson Karen Cosner; seconded by Councilman John Nestor; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

f. Westmoreland County Housing Authority Police Services Agreement: Council approved an extension of the Police Services Agreement with the Westmoreland County Housing Authority, effective June 1, 2026 through June 1, 2027. Moved by Councilperson Karen Cosner; seconded by Councilman John Nestor; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

g. Victory for Jesus PennDOT Permit: Council approved the PennDOT permit process for the Victory for Jesus event on September 12, 2026, beginning at 10:30 a.m. The event was described as a moving procession from Orchard Christian Fellowship toward Third Street and returning by Schoonmaker Avenue, rather than a full street closure. Moved by Councilperson Karen Cosner; the motion was seconded; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

h. Christian Center Church Festival and Street Fair: Council approved closure of Third Street between Donner Avenue and Schoonmaker Avenue on September 26, 2026, from 7:00 a.m. to 4:00 p.m. for the Christian Center Church Festival and Street Fair. Moved by Councilperson Karen Cosner; seconded by Councilman John Nestor; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

i. Fighting Against Inequities Through Healing Community Event: Council approved the community event at the Herman Mihalich Boat Launch and Park on August 29, 2026, from 1:00 p.m. to 5:00 p.m., featuring a car show, children's activities, a community resource component, and up to 16 food and related vendors. Council emphasized that required vendor and food permits must be secured before the event. Moved by Councilperson Karen Cosner; seconded by Councilman John Nestor; Carried unanimously, 5-0.

Record clarification: when the motion was restated to add the event time, the recording briefly stated "September 29." The official agenda and the organizer's presentation consistently identified the event date as August 29, 2026. Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

j. Monessen Lions Club Steak Fry Fee Waiver: The agenda listed a request to waive the fee for the Lions Club to use the Herman Mihalich Boat Launch for its annual Steak Fry on August 19, 2026. No separate motion or vote on this item is reflected in the meeting recording.

k. LERTA Ordinance: Council approved the first reading and advertising of the proposed ordinance repealing and replacing Chapter 350, Article IV, Local Economic Revitalization Tax Assistance (LERTA). This action authorized advertising and did not constitute final adoption. Moved by Councilperson Karen Cosner; seconded by Councilman John Nestor; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes. The proposed ordinance as presented for first reading is appended in its entirety as Attachment A.

l. Payment Requisition No. 45: Council approved Payment Requisition No. 45 in the amount of $185,325.96 for Phase 3 work, consisting of $35,684.28 to W.E.C. Engineers, Inc. for work completed May 30 through June 26, 2026, and two Insight Pipe, Inc. invoices totaling $149,641.68 for work completed May 1 through June 30, 2026. Mayor Mozer stated that the payment was funded through the USDA loan and grant project. Moved by Councilperson Karen Cosner; the motion was seconded; Carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

m. Change Order No. 11: Council approved Change Order No. 11, including final quantity adjustments resulting from fewer required dig-spot repairs identified during pre-lining inspections; removal of First Street and Oneida Street from McKee Avenue to Schoonmaker Avenue from the current work because future PennDOT Highway Occupancy Permit repairs will be required; and a 30-day extension to complete Change Order No. 10 manhole lining. Mayor Mozer stated that the change reduced the project amount. Moved by Councilperson Karen Cosner; the motion was seconded; Carried unanimously, 5-0.

Councilman Nestor asked whether the change would resolve the issue at First Street and Schoonmaker Avenue; the response indicated that it would not. Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

12. Councilman Anthony Orzechowski, Director of Accounts and Finance

Councilman Orzechowski presented the following seven payment and transfer motions separately. *The recording reflects a second for each motion, but does not clearly identify the seconder.*

a. General Fund Invoices: Councilman Anthony Orzechowski moved to approve payment of General Fund invoices in the amount of $54,075.99. The motion was seconded and carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

b. Grant Account Invoices: Councilman Anthony Orzechowski moved to approve payment of Grant Account invoices in the amount of $1,340.82. The motion was seconded and carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

c. Parks Fund Invoices: Councilman Anthony Orzechowski moved to approve payment of Parks Fund invoices in the amount of $1,258.68. The motion was seconded and carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

d. Recreation Board Fund Invoices: Councilman Anthony Orzechowski moved to approve payment of Recreation Board Fund invoices in the amount of $267.75. The motion was seconded and carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

e. Liquid Fuels Fund Invoices: Councilman Anthony Orzechowski moved to approve payment of Liquid Fuels Fund invoices in the amount of $14,076.04. The motion was seconded and carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

f. Line Usage Fund Invoices: Councilman Anthony Orzechowski moved to approve payment of Line Usage Fund invoices in the amount of $24,400.00. The motion was seconded and carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

g. Payroll Account Transfer: Councilman Anthony Orzechowski moved to authorize the transfer of $81,326.52 from the General Fund to the Payroll Account for payroll expenses. The motion was seconded and carried unanimously, 5-0.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes.

Councilman Orzechowski then reported the following fund balances:

Fund	Balance
Debt Service Fund	$960,506.08
Fire Escrow Fund	$89,772.49
Grant Fund	$196,176.20

Fund	Balance
Healthcare Fund	$7,908.44
Line Usage Fund	$713,401.01
Liquid Fuels Fund	$163,752.50
Parks Fund	$236,461.10
Paving Escrow Fund	$187,637.09
Recreation Fund	$591.02
Refuse Fund	$249,808.02
General Fund	$587,650.70

13. Councilman William Bass, Director of Streets and Public Improvements

Councilman Bass presented the Streets and Public Improvements report for June 2026. Work included downtown garbage collection, cutting City-owned lots, cold-patching roads, and assisting the Parks Department. He expressed concern that cold patching was not a durable repair and stated that the City should examine more effective methods.

Councilman Bass reported that he had driven through most City streets and found substantial street and alley needs. He proposed a structured review of alleys by Council members, while Council discussed avoiding a quorum and using separate vehicles or small groups. Mayor Mozer noted that some alleys would need to be inspected on foot because they were not passable by ordinary vehicles.

Councilman Bass circulated a draft letter concerning code enforcement. He emphasized consistent enforcement of grass, junk, unsafe-property, and property-maintenance requirements; follow-through on citations at the Magisterial District Judge level; and stronger action when repeated citations do not produce compliance. He stated that enforcement should apply equally to all properties and that the City's appearance affects neighborhood quality and economic-development efforts.

14. Councilman John Nestor, Director of Public Safety

Councilman Nestor presented the Monessen Municipal Fire Chiefs report for June 2026. The department responded to 33 calls, involving 300 firefighter responses and 314 total personnel hours, averaging approximately 9.09 firefighters per call.

Incident Type	Calls
Vehicle accidents	3
Automatic fire alarms	3
Landing zones	2
Wires down	1
Carbon monoxide calls	2
Structure fires	4
EMS assistance	2
Trees down	10
Illegal burn	1
Brush fire	1
Out-of-City: Charleroi structure fires	2
Out-of-City: Rostraver Township rubbish-fire assistance	1
Out-of-City: Jefferson Hills standby	1

Police-related receipts for June included $350.00 for Charleroi prisoners. District Justice receipts were $800.03 in vehicle-code fines, $123.22 in Crimes Code fines, and $41.90 in code-enforcement collections, totaling $965.15. Combined receipts totaled $1,315.15. Police issued 57 citations during June and 312 year to date.

Council discussed recruitment for the Code Enforcement position. City Administrator Korpash reported that two additional resumes had been received. Council agreed to circulate resumes as they arrived, review the applicant pool, and then determine an interview schedule rather than immediately imposing a cutoff date.

Council discussed the upcoming CDBG process and the need for a public hearing. Street paving was identified as a major priority, while other needs included a restroom at Anthony Madison Ninth Street Park and repairs to the Civic Center. Council also discussed use of the asphalt zipper, approximately $80,000 in paving funds, possible work on Evergreen and Crest, and the status of the roller, trailer, and hot box. Mayor Mozer agreed to inquire about the equipment-approval process.

The library air-conditioning unit had been adjusted again, and a pending approximately $70,000 LSA grant was expected to support more extensive repair or replacement. Councilman Nestor stated that the Civic Center had been too hot during a recent event to function reliably as a cooling center and suggested coordinating with EMS for an alternative cooling location.

15. Councilperson Karen Cosner, Director of Parks and Public Property

Councilperson Cosner reported that during June the department cut City Park and the ball field, prepared the field for games, cleaned pavilions for rentals, changed lights in the boat-launch restroom, prepared the park and amphitheater for the concert, and assisted the Streets Department.

Councilperson Cosner urged that CDBG planning include preventive repairs to the Civic Center so that City assets do not deteriorate into future blight. She also reported that Pennsylvania CleanWays may loan the City three cameras to combat illegal dumping, provided the City is prepared to prosecute documented violations. Coordination with the Police Chief and permission from private property owners would be needed for camera placement.

The Monessen Lions Club pledged $2,500 toward filling cracks and resealing the City Park walking track. Councilperson Cosner reported that an additional private donor had expressed interest because family members had valued the track. She proposed soliciting additional donations, obtaining three bids, and attempting to complete the project before winter. She invited residents to report Parks and Public Property concerns directly to her.

16. Public Comment on City Business

Earnie Telegraphis commented that the City needed additional industrial and business revenue rather than relying primarily on grants and residential enforcement. He questioned the City's economic-development approach, Cleveland-Cliffs property and street conditions, and the separation of grant funds from tax-supported funds. Mayor Mozer responded that the LERTA initiative was intended as an economic-development incentive. Councilman Orzechowski and the Solicitor noted that individual fund balances were reported at each meeting, and the General Fund balance was stated as $587,650.70.

Brett LaPresti, 28 Montrever Drive, asked about financing two fire-department pickup trucks and the reimbursement process. City officials explained that the vehicles were not yet fully ready for delivery and that financial documentation and other work remained. Mr. LaPresti also asked about an approximately $29,000 2024 LSA grant, the City fire sirens, the availability of a weather-warning siren, demolition equipment traveling on City streets, unfinished structures, and equal code enforcement.

Fire Chief Delmar Hepple explained that one siren had storm damage and discussed the value of separate fire and weather-warning signals. He outlined a potential lower-cost approach involving a donated or installed West Penn Power pole at the current fire station, removal of the existing approximately 95-pound siren from the former fire station with assistance from a ladder truck, and rewiring at the new location. Councilman Nestor asked that the City begin pursuing the pole and relocation process. Council also discussed the Hilltop communications tower and public education concerning siren meanings.

Jewel Crawley described a severely deteriorated neighboring property that she said had been cited repeatedly but continued to present falling-stone, debris, broken-window, and access hazards. She requested stronger enforcement or demolition action. Councilman Bass stated that he and Councilperson Cosner had inspected the

area and agreed that repeated citations without effective follow-through were insufficient. City officials indicated that Code Enforcement had been pursuing the matter.

Linda Lacy, 1624 Maple Avenue, discussed long-standing street, alley, and illegal-dumping problems on the Westgate side. She specifically requested paving or repair near Knox and Tenth Street and better access to Anthony Madison Park. She also asked about an unpaid Civic Center rental associated with a youth basketball league. City officials stated that the $1,000 rental charge remained unpaid, demand letters had been sent, collection efforts had not succeeded, and the party would not be permitted to rent the facility again.

17. Adjournment

Councilman John Nestor moved to adjourn. Councilman Anthony Orzechowski seconded the motion. The motion carried by voice vote, with all members voting aye. The meeting adjourned at 8:02 p.m.

Attest: _____

City Clerk, Terry Taylor

Signed: _____

Ron Mozer

Approved by the Council of the City of Monessen on _____, 2026.

_____ _____

Ron Mozer, Mayor Terry Taylor, City Clerk

ATTEST

ATTACHMENT A

PROPOSED LERTA ORDINANCE

Proposed ordinance repealing and replacing Chapter 350 - Taxation, Article IV - Local Economic Revitalization Tax Assistance (LERTA), as presented for first reading and authorization to advertise on July 23, 2026.

The following eight pages reproduce the proposed ordinance in its entirety.

CITY OF MONESSEN

WESTMORELAND COUNTY, PENNSYLVANIA

ORDINANCE NO. ____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MONESSEN, WESTMORELAND COUNTY, PENNSYLVANIA, REPEALING AND REPLACING CHAPTER 350 – TAXATION, ARTICLE IV – LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (LERTA).

WHEREAS, the Local Economic Revitalization Tax Assistance Act of December 1, 1977, P.L 236, No. 76, as amended , 72 P.S. §§ 4722 et seq. (the "Act"), authorizes local taxing authorities to exempt from real property taxation the assessed value of improvements to deteriorated industrial, commercial, and other business properties; and

WHEREAS, the City of Monessen is a Third Class City organized and operating under the laws of the Commonwealth of Pennsylvania and is authorized to enact ordinances for the protection of public health, safety, welfare, and economic vitality; and

WHEREAS, City Council finds that portions of the City contain deteriorated or underutilized properties whose rehabilitation or redevelopment would promote economic revitalization, expand the tax base, and improve neighborhood conditions; and

WHEREAS, the City has previously adopted a LERTA plan, by enacting Ordinance No. 3 of 1982, that was later codified as Article IV of Chapter 350 of the City's Code of Ordinances; and

WHEREAS, City Council has determined that it is necessary to restate its LERTA plan, by repealing and replacing Article IV of Chapter 350 of the City's Code of Ordinances.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Council of the City of Monessen, Westmoreland County, Pennsylvania, as follows:

Section 1. Definitions.

ASSESSED VALUATION - The value of a parcel of real property as established by the Westmoreland County Tax Assessment Office or the Court of Common Pleas of Westmoreland County pursuant to the provisions of the applicable laws or ordinance, for the purpose of the assessment and levy of real property taxes. The term "assessed valuation" shall not include the value of the parcel of real property upon which a building is located for determining the validity of a valuation of real estate for the assessment and levy of real estate taxes in Westmoreland County.

CITY – The City of Monessen.

COMMERCIAL PROPERTY – Any property, the use of which is or will be devoted to commonly recognized commercial activities, and which said property is located within the City of Monessen as defined within the City of Monessen's Zoning Ordinance

CONSTRUCTION - The construction of any of the following improvements for industrial, commercial, or other business purpose:

1. The erection of a building or buildings on previously unoccupied land;
2. The new construction of a building, or addition to said building upon land on which a building currently exists; or
3. The new construction of buildings upon land where existing buildings have been demolished or razed.

ELIGIBLE PROPERTY – Any residential, industrial, or commercial property owned by an individual, association or corporation located in the City of Monessen, as hereinafter provided, or any such above-described property which is located within the deteriorated area as herein provided, or any such property which has been the subject of any order by a government agency requiring the unit to be vacated, condemned or demolished by reason of noncompliance with laws, ordinances or regulations.

IMPROVEMENT – Repair, construction or reconstruction, including alterations and additions, having the effect of rehabilitating a deteriorated property so that it becomes usable or attains higher standards of safety, health, and economic use of amenity or is brought into compliance with laws,

ordinances, or regulations governing such standards. Ordinary upkeep and maintenance shall not be deemed an "improvement."

INDUSTRIAL PROPERTY – Any property, the entire use of which is or will be devoted to commonly recognized industrial activities, and which said property is located within the City of Monessen as defined within the City of Monessen's Zoning Ordinance.

LOCAL GOVERNING BODY – City of Monessen.

LOCAL TAXING AUTHORITY – City of Monessen, Monessen City School District, and Westmoreland County.

PROPERTY OWNER - Any natural person, partnership, unincorporated association, limited liability company, or corporation, nonprofit or otherwise. Whenever used in any provision of this article, the word "property owner" as applied to partnerships shall mean and include all members thereof; as applied to corporations, it shall mean and include all officials or officers thereof. The term "property owner" used in this article is synonymous with "taxpayer."

RECONSTRUCTION - The rebuilding of a building or buildings previously erected for the purpose of changing the economic use or amenity of such structure or to obtain higher standards of safety or health.

RESIDENTIAL PROPERTY – Any property located in the applicable zoned district according to the City of Monessen Zoning Ordinance, other than Industrial, Commercial, or Business Property used solely as a dwelling for residential purposes that includes, but is not limited to: Single Family Dwelling, Two Family Dwelling, and Multi-Family Dwelling.

TAX DELINQUENCY - All City, School District, and County taxes, charges, fees, rents or claims due and unpaid by the owner of the deteriorated property or with respect to the deteriorated property as of the time of the application for an exemption or at any time thereafter during the term of the exemption. The term includes all penalties, additions, interest, attorney's fees and costs due on such delinquent taxes, charges, rents or claims.

TAX YEAR – The twelve-month period from January 1 to December 31 annually.

Section 2. Exemption area.

The City Council has designated the entirety of the City of Monessen, Westmoreland County, Pennsylvania, to be eligible for tax exemption under the Act. All legally existing residential, commercial, industrial, or business properties located in the City are eligible properties

Section 3. Exemption.

Any property owner undertaking a project which is qualified as a construction or reconstruction project may apply for and receive from the City an exemption from City real property taxes due to the increased or additional assessed valuation attributable to construction or reconstruction, in the amounts and in accordance with the provisions and limitations set forth in this article.

A. The exemption from taxes created hereunder shall be limited to additional assessment valuation attributable to 100% of the actual cost of improvements to the eligible property. The nine-year exemption period will commence the year after completion of the improvements. The exemption from taxes granted under this article shall be upon the property and shall not terminate upon the sale or exchange of the property.

B. If an eligible property is granted tax exemption pursuant to this article, the improvement shall not, during the exemption period, be considered a factor in assessing other comparable structures on properties in the immediate vicinity of the improved or new structure.

C. Schedule. The schedule of real property taxes to be exempted shall be in accordance with the following percentage of the assessed valuation of new construction or improvements to the eligible property:

Years	Abatement Level	Tax Paid on Improvement Value
1	100%	0%
2	87.5%	12.5%
3	75%	25%
4	62.5%	37.5%
5	50%	50%
6	37.5%	62.5
7	25%	75%
8	12.5%	87.5%
9	0.00%	100%

Section 4. Maximum exemption and Restrictions.

A. The exemption from real property taxes shall be limited to:

(1) That portion of the additional assessment attributable to the actual cost of improvements to the eligible property; or

(2) The assessment valuation is attributable to the cost of construction or reconstruction of an existing structure on the eligible property.

B. In all cases, the exemption from taxes shall be limited to that portion of the additional assessment attributable to the improvement or new construction, as the case may be, and for which a separate assessment has been made by the County Board of Assessment Appeals upon each exemption separately requested. No tax exemption shall be granted if the property owner does not secure the necessary and proper building permit issued by the City of Monessen prior to improving the property. No tax exemption shall be granted if the improvement or new construction, as completed, does not comply with all applicable standards of the City Code at the time of such application for exemption under this section.

C. There is no exemption granted on the assessed valuation attributable to land. There is no exemption granted if the improvements are not completed by the end of the third calendar year following the year the initial building permit was issued.

D. There is no exemption granted, and any existing exemption shall be revoked, if and for so long as there exists any tax delinquency with respect to the property or any other property owned in the City by the property owner.

Section 5. Procedure for obtaining exemption.

A. Any person desiring tax exemption pursuant to this article must apply, in writing, to the City on the form furnished by the City at the same time a building permit is issued by the City for the construction of the improvement or new construction, as the case may be. The application must be in writing upon the form(s) specified by the City, setting for the following information:

(1) The name and address of the property owner;

(2) The date the construction permit was issued for said improvements;

(3) The address of the property for which an exemption is being requested;

(4) The nature of the property to be improved;

(5) The type or nature of the improvements, construction, or reconstruction;

(6) Summary of the plan of improvements;

(7) The cost of the improvements;

(8) An indication whether the property has been condemned by any governmental body for noncompliance with laws or ordinances;

(9) That the property has been inspected and verified by the Code Enforcement Officer or other agent of the City of Monessen; and

(10) Such additional information as the City of Monessen may require.

B. A copy of the exemption request shall be forwarded to the Westmoreland County Board of Assessment Office by the City. Council shall, upon completion of the improvements and notification from the City's Code Enforcement Department that the improvements comply with all applicable provisions of the Code of Monessen, assess separately the improvements and calculate the amount of the assessment eligible for tax exemption in accordance with the limits established by this article and shall further notify the taxpayer and the local taxing authorities of the reassessment and amount of the assessment eligible for exemption. In the case of new construction, Council shall assess separately the structure(s) and the land upon which the new construction stands and shall otherwise perform its duties as above provided for the construction of improvements to properties.

C. The cost of improvements to properties to be exempted and the schedule of taxes exempted existing at the time of the application for tax exemption shall be applicable to that exemption application, and any amendment to this article shall not apply to any application filed prior to the effective date of any such amendment to this article.

D. Appeals from any reassessment and the amount eligible for the tax exemption under this article may be taken by the City or by the taxpayer, as provided by law.

Section 6. Authorized agent.

City Council, Mayor, City Administrator or the City Clerk is hereby designated as the authorized agent to sign any and all necessary forms, permits, or other written documents to implement any and all provisions of this article.

Section 7. Effective Date.

The effective date of this article is _____.

Section 8. Termination date.

This article shall automatically expire and terminate _____, which is _____ years following the effective date of this article; provided, however, that any taxpayer who has received or applied for the exemption granted by this article prior to the expiration date herein shall, if said exemption is granted, be entitled to the exemption for the full ____ year term authorized herein.

Section 9. Repealer.

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

Section 10. Severability.

In the event any provisions, sections, sentences, clause, or part of this Ordinance Amendment shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance Amendment, it being the intent of the City of Monessen that the remainder of the Ordinance Amendment shall remain in full force and effect.

ORDAINED AND ENACTED by the City Council of the City of Monessen, Westmoreland County, Pennsylvania, this __ day of _____ _____.

ATTEST:

_____
Terry Taylor, City Clerk

CITY OF MONESSEN

By: _____
Ron Mozer, Mayor

CITY OF MONESSEN
COUNCIL MEETING MINUTES

June 25, 2026 - 6:30 p.m.
City of Monessen Council Chambers

1. Call to Order and Roll Call

Mayor Ron Mozer called the regular meeting of Monessen City Council to order at 6:30 p.m. on Thursday, June 25, 2026, in the City of Monessen Council Chambers.

Roll Call: Present were Mayor Ron Mozer, Councilperson Karen Cosner, Councilman John Nestor, Councilman Bishop William Bass, and Councilman Anthony Orzechowski. Five members were present and a quorum was established.

Also Present: City Administrator Mike Korpash, City Solicitor Joseph DeFonso, City Treasurer Gerald A. Saksun, City Controller John Mandarino, and members of the public.

2. Prayer and Pledge of Allegiance

In the absence of Pastor Mike Fisher, Mayor Mozer offered the opening prayer. The Pledge of Allegiance was then recited.

3. Approval of Prior Minutes

A motion was made by Councilman Nestor and seconded by Councilperson Cosner to approve the minutes of previous City of Monessen Council sessions as provided by Mayor Mozer.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes. Motion carried unanimously.

4. Public Comment on Agenda Items Only

Earnie Telegraphis, 29 Rex Avenue, asked questions regarding the Travelers insurance item, the Grant Account invoice item, and the proposed public bike repair station at the Herman Mihalich Boat Launch. Mayor Mozer and City officials responded that the insurance item reflected a decrease rather than an increase, that the Grant Account item related to police grant activity, and that the bike repair station is part of a broader bicycle and trail-related program.

5. Correspondence

No correspondence was reported.

6. Solicitor Report

City Solicitor Joseph DeFonso reported that he reviewed the EHD liability policies and that the policies were generally consistent with the prior year, excluding special coverage items associated with railroad crossings and the Cleveland-Cliffs sewage project. He reported that the Parente Boulevard multimodal resolution had been prepared and that the agenda language should include a contingency based on the City receiving a match waiver. He also reported that the Comcast agreement was ready for Council consideration, including a 38-month contract and new equipment. He reminded Council that a LERTA public hearing was scheduled for July 9, 2026, at 6:00 p.m. before the Council work session at City Hall.

7. Treasurer Report

City Treasurer Gerald A. Saksun read the following Treasurer's Report dated June 25, 2026, covering garbage fees, City real estate taxes, other tax and fee revenues, and Line Usage Account receipts collected for May 2026. The complete report is incorporated into these minutes:

Mayor & Council

June 25, 2026

575 Donner Avenue

Monessen, PA 15062

Ladies and Gentlemen:

Garbage Fees & City RE Taxes collected for month of: May

GARBAGE FEES REVENUE

Item	May	Year to Date	2026 Budget
Garbage Fee - Current	$9,125.00	$482,065.45	$686,924.00
Garbage Fee - Delinquent	$6,709.91	$46,275.03	$75,000.00
Amount collected by Portnoff	$3,408.41	$6,988.68	Included in total above
Penalty and Interest-Portnoff	$149.66	$195.15	$2,500.00
Garbage collected for Next Year 2027	$20.00	$2,799.00	$5,000.00
TOTAL:	**$16,004.57**	**$531,334.63**	**$769,424.00**

CITY REAL ESTATE TAXES REVENUE

Item	May	Year to Date	2026 Budget
City Real Estate Taxes - Current	$347,509.63	$1,754,749.36	$1,487,000.00
City Taxes - Prior Year collected by City	$-	$9,156.04	$10,000.00
Sub Total:	**$347,509.63**	**$1,763,905.40**	
City Taxes - Collected by Westmoreland Tax Claim Bureau (Quarterly)	$-	$48,259.34	$250,000.00
Total Year to Date Taxes:		**$1,812,164.74**	**$1,747,000.00**

CITY REAL ESTATE TAX DISTRIBUTION AS OF MAY 31, 2026

Fund	Year to Date	2026 Budget
General Fund	$1,227,150.99	$1,034,505.90
Debt Service	$333,025.34	$280,745.60
Library	$35,630.91	$30,037.40
Parks	$168,098.16	$141,711.10
TOTAL	**$1,763,905.40**	**$1,487,000.00**

OTHER REVENUES

Item	May	Year to Date	2026 Budget
Real Estate Transfer Tax	$5,801.20	$43,421.07	$70,000.00
Earned Income Tax	$86,937.44	$334,010.88	$700,000.00
Merchantile Tax	$1,272.36	$11,894.72	$21,000.00
Local Services Tax	$13,665.16	$34,253.51	$70,000.00
Tax Certifications	$2,980.00	$9,720.00	$20,000.00
Municipal Lien Letters	$1,275.00	$5,625.00	$12,000.00

LINE USAGE ACCOUNT

Item	May	Year to Date
Unsewered Payments	$599.00	$8,425.00
Line Usage Fee	$64,007.90	$369,779.39
LINE USAGE ACCOUNT TOTAL		**$378,204.39**

Gerald A. Saksun
Treasurer

Upon completion of the report, Councilman John Nestor moved to accept the Treasurer's Report regarding garbage fees and City real estate taxes collected for the month of May 2026. Councilperson Karen Cosner seconded the motion.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes. Motion carried unanimously, 5-0.

8. Controller Report

City Controller John Mandarino presented the Controller report for May 2026 for the General Fund CFS Bank checking account reconciliation.

- Ending balance as of April 30, 2026: $1,586,916.73.
- Deposits: $526,245.71.
- Expenses: $944,966.26.
- Ending balance as of May 31, 2026: $1,168,196.18.
- Outstanding checks: $62,040.01; outstanding deposits: $15,377.17.
- Reconciled balance to bank statement: $1,121,533.34.

9. EHD Insurance Presentation and Travelers Insurance Binder

Representatives of EHD Insurance presented information regarding the City insurance renewal for the policy period beginning July 1, 2026. EHD reported that Travelers Insurance remained the recommended carrier, that the City had positive claims performance, and that the renewal reflected an overall premium decrease. EHD also discussed risk control services, claims advocacy, workers compensation experience modification, volunteer coverage, and the ability to assist with event-specific coverage when needed.

A motion was made and seconded to accept the insurance coverage and binder of Travelers Insurance Company as recommended by EHD Insurance for the City of Monessen for the period of July 1, 2026, to July 1, 2027, with an approximately 8% decrease in coverage cost for fiscal year 2026-2027, at a stated premium of $266,168.00.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes. Motion carried unanimously.

10. Mayor's Discussion Items and Motions

Mayor Mozer read the following proclamation in full:

PROCLAMATION

Honoring Jack Bergstein

City of Monessen, Pennsylvania

WHEREAS, the City of Monessen has been shaped by generations of public servants who gave their time, judgment, and leadership to protect the welfare of the community; and

WHEREAS, Jack Bergstein served the City of Monessen as a member of City Council during an important period in the City's history, including service in Accounts and Finance, Streets and Public Improvements, and as Acting President and Acting Mayor when called upon; and

WHEREAS, the official records of the City show that Mr. Bergstein was not merely a passive member of Council, but an active and diligent public servant who worked on matters involving budgets, pensions, employee negotiations, public safety, infrastructure, sanitation, blight enforcement, and the protection of the City's tax base; and

WHEREAS, Mr. Bergstein demonstrated fiscal responsibility through his work on City budgets, pension oversight, purchase order controls, tax anticipation financing, and careful review of expenditures at a time when sound financial judgment was essential to municipal government; and

WHEREAS, he supported important public safety and operational needs, including police communications, equipment purchases, worker protection issues, hazardous property concerns, and the enforcement of procedures designed to protect both the public and City employees; and

WHEREAS, Mr. Bergstein showed practical leadership in addressing neighborhood and infrastructure concerns, including street reconstruction, sewer problems, public works operations, salt purchasing, right-of-way matters, and dangerous or deteriorated properties; and

WHEREAS, his record reflects a consistent commitment to legal procedure, accountability, cooperation among members of government, and careful attention to the responsibilities entrusted to him by the citizens of Monessen; and

WHEREAS, the City of Monessen recognizes that public service is often measured not by one single act, but by years of steady, responsible, and faithful attention to the everyday work of local government;

NOW, THEREFORE, I, Ron Mozer, Mayor of the City of Monessen and Director of Public Affairs, do hereby recognize and honor

Jack Bergstein

for his dedicated service to the City of Monessen, his commitment to fiscal responsibility, public safety, infrastructure, and accountable government, and his lasting contribution to the civic life of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Monessen to be affixed this ___ day of _____, 2026.

_____

Ron Mozer
Mayor, City of Monessen
Director of Public Affairs

11. Action Items Under Mayor's Report

Police Department Resignation: A motion was made by Councilperson Cosner and seconded to accept the resignation of Employee 414 from the City of Monessen Police Department effective immediately. Roll call vote: all members present voted yes. Motion carried unanimously, 5-0.

Refuse Collection Proposal: A motion was made by Councilperson Cosner and seconded to approve the 3D Refuse Collection proposal for the 2026-2027 calendar year at a first-year cost savings of $9,930.84 in the new service application. The Treasurer reported that the department favored the change based on projected savings and customer portal improvements. Roll call vote: all members present voted yes. Motion carried unanimously, 5-0.

Redevelopment Authority Appointment: A motion was made by Councilperson Cosner and seconded by Councilman Bass to appoint Jo Ann Rone to the City of Monessen Redevelopment Authority effective immediately. Roll call vote: all members present voted yes. Motion carried unanimously, 5-0.

Multimodal Transportation Grant: A motion was made by Councilperson Cosner and seconded to approve a 2026 resolution authorizing the City of Monessen to apply for a Multimodal Transportation grant in the amount of $3,000,000 for the Parente Boulevard Road to Trail Conversion Project, to authorize RVE Engineering to proceed with the application at no cost to the City, and, as clarified before vote, contingent upon the City receiving a waiver of the match requirement. Council discussed project scope, possible design changes, maintenance concerns, road configuration, utility impacts, and the need for Council involvement in final design. Roll call vote: all members present voted yes. Motion carried unanimously, 5-0.

Comcast Contract: A motion was made by Councilperson Cosner and seconded to accept the updated contract for services with Comcast, including a net 30 billing period, 15-day grace period, $250 credit for past late fees prior to acceptance of the new plan, consolidation of all bills from the General Fund account, a cost reduction of approximately $50 per month compared with prior plans, a 38-month price lock, and updated cyber security measures in addition to traditional connectivity upgrades. Council discussed Comcast service and the relationship between Comcast and the City's IT/firewall support provider. Roll call vote: all members present voted yes. Motion carried unanimously, 5-0.

12. Director of Accounts and Finance - Councilman Anthony Orzechowski

Councilman Orzechowski presented motions to approve payment of invoices and transfers as listed below. Each motion was seconded and passed by unanimous roll call vote of all members present, unless otherwise noted.

Motion	Amount	Discussion/Notes	Disposition
General Fund invoices	$71,257.14	Council discussed street light outages and continuing issues with repairs.	Carried unanimously, 5-0.
Grant Account invoices	$7,044.60		Carried unanimously, 5-0.
Parks Fund invoices	$1,400.75		Carried unanimously, 5-0.
Recreation Board Fund invoices	$38.13		Carried unanimously, 5-0.

Liquid Fuels Fund invoices	$11,844.37		Carried unanimously, 5-0.
Line Usage Fund invoices	$3,825.00		Carried unanimously, 5-0.
Refuse Fund invoices	$236.00		Carried unanimously, 5-0.
Transfer from General Fund to Payroll Account for June 18, 2026 payroll expenses	$79,165.77		Carried unanimously, 5-0.
Transfer from General Fund to CFS Bank for payment on TAN Note obligation	$100,000.00		Carried unanimously, 5-0.

13. Director of Streets and Public Improvements - Councilman Bishop William Bass

Councilman Bass reported that the Streets Department worked hard during May with limited manpower. Reported work included downtown garbage pickup, cutting City lots, planting flowers for Memorial Day, cold patching, use of the asphalt zipper, work on Evergreen, cutting fallen trees from storms, trimming bushes downtown, and assisting the Parks Department as needed.

Councilman Bass also reported that he and Councilperson Cosner walked an alley between Reed Avenue and McKee Avenue and observed overgrowth, garbage, abandoned vehicles, and garages filled with junk. He discussed concerns raised by a resident regarding access to her garage and surrounding blight, and stated that the City should continue working toward solutions.

14. Director of Public Safety - Councilman John Nestor

Councilman Nestor presented the Public Safety report for May 2026. Police Department receipts included parking fines and forfeitures of $225.00, police report copies of $345.00, district justice office receipts totaling $1,133.07, and total receipts of $1,723.07. Current citations for May totaled 78, with 255 year to date.

Councilman Nestor reported code activity including five habitation permits, two habitation reinspections, 38 correction letters, one animal/vermin complaint, five miscellaneous complaints, six health inspections, one hearing, five building permits, and three zoning permits. He also thanked the Monessen Police Department and both fire houses for their work at the high school event.

15. Director of Parks and Public Property - Councilperson Karen Cosner

Councilperson Cosner presented the Parks Department report for May 2026. Reported work included cutting City parks and ball fields, cleaning pavilions for rentals, preparing parks and memorials for the holiday weekend, changing lights in the police station, repairing Columbus Park ball field lights with assistance from the Mayor, adding salary help, and assisting the Streets Department as needed.

Councilperson Cosner thanked the Police Chief for his work with the recent school event and recognized a Parks/Streets Department employee for repairing a seesaw component at Madison Park in-house, saving the City approximately $750.00. She also discussed the need for repair and sealing of the walking track and reported that residents had contacted her regarding possible donations.

A motion was made by Councilperson Cosner and seconded by Councilman Orzechowski to approve the Mon Valley Trainers Club to install and maintain a public bike repair station at the Herman Mihalich Boat Launch.

Roll Call Vote: Cosner - yes; Nestor - aye; Bass - yes; Orzechowski - yes; Mozer - yes. Motion carried unanimously.

Councilperson Cosner announced the upcoming Billy Price/Broom concert scheduled for Saturday, June 27, 2026, from 5:00 p.m. to 8:00 p.m., and noted the recent police department cornhole tournament at Herman Mihalich Park.

Mayor Mozer raised concerns about lights and plumbing issues at the library and recommended that the City obtain a quote for Council consideration. Council also discussed Parks budget availability and obtaining quotes for repairs at Columbus Park.

16. Public Comment on Any Item Relating to City Business

Earnie Telegraphis commented regarding multiple City projects, including the Parente Boulevard proposal, Donner Avenue, Community Gate, Motheral Street, sidewalks, project accountability, and the need to consider a center area or lane in the Parente Boulevard design for disabled vehicles or passing needs.

Brett LaPresti, 28 Montrever, asked about the asphalt zipper and the use of the zipper on cemetery road. He also asked about a payment to Purdy, Wade, and YoYo for emergency snow removal and raised concerns regarding approval, insurance, reimbursement, and possible conflict issues. Councilman Orzechowski stated that he would seek background information before signing related checks.

John Poprosky, 1440 Meadow Avenue, asked whether residents on Meadow Avenue would be able to tap into the stormwater system after separation of sanitary and stormwater lines. Mayor Mozer and Solicitor DeFonso stated that the City would confer with the engineer, and Mayor Mozer explained that the new project involves installing a new sanitary line while the existing combined line would become the stormwater system, subject to engineering and MS4 review. Mr. Poprosky also raised concerns regarding high grass at 1426 Grand Boulevard. Mayor Mozer and Councilman Bass discussed code enforcement and the need to address high grass and related property maintenance concerns.

17. Adjournment

There being no further business, Councilman Nestor moved to adjourn. The motion carried by voice vote. Mayor Mozer adjourned the meeting at approximately 7:49 p.m.

Respectfully submitted,

Ron Mozer, Mayor
City of Monessen

Terry Taylor, City Clerk
ATTEST

City Seal: _____