

City Council Meeting January 17, 2022

City Council met in person for a regular session on Monday January 17, 2022, and streamed live over YouTube and Facebook, in Lock Haven, Pennsylvania. The meeting was called to order at 7:00 PM by Mayor Joel Long who opened the meeting with a moment of silence followed by the Pledge of Allegiance.

Roll was called and present were Council Members Douglas Byerly, Richard Conklin, Barbara Masorti, Steve Stevenson, Jeffrey Brinker, Richard Morris, and Mayor Joel Long, with Mr. Byerly and Mr. Morris attending virtually over zoom conference call.

Also, in attendance was City Manager Gregory Wilson, City Planner and Development Coordinator Abigail Roberts, Director of Community Life Kasey Campbell, Director of Public Works Anthony Stopper, and Director of Licenses and Permits Cyndi Walker. Guest in attendance were Laura Jameson with the Lock Haven Express; Dr. Drew Talbot and the Hon. Keith Kibler for the Great Island Adventure Triathlon; Commissioner Angela Harding and Ms. Kira Rosamilia with Downtown Lock Haven; Bobby Maguire, John Gradel, Brady Carnahan, Micah Clausen by Zoom, Sarah Nestor, Cindy Ryan, Jason Stabley, Justin Clarke, Robert Kennedy, Daniel Gales, Christina Frank, Jeff Frank, Robert Fryer, Kyleen Clark, Megan Probst, Christen Probst, Eric Dershem, and Debi Lee.

COUNCIL MINUTES

On a motion made by Mr. Byerly, seconded by Ms. Masorti, and carried unanimously, the minutes from the December 6, 2021 meeting and the January 3, 2022 were approved.

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT

Council held a public hearing on Ordinance No. 2022-03, amending Chapter 410 “Zoning” Article VIII “Central Business District” to extend the boundary of the same. The Director of Licenses and Permits addressed Council, giving statements from the County Planning Commission, as well as the City Planning Commission, and their recommendations. Council was also provided a petition from 32 residents in opposition to the proposed Ordinance. The applicants are requesting to change the zoning of two city blocks on E Main St from residential medium density to Central Business District.

The applicants, Mr. Maguire, Mr. Gradel, Mr. Carnahan, and Mr. Clausen presented to Council the reasoning for the request for rezoning the requested two blocks.

Members of the public addressed Council with their concerns and asked questions to the Director of Licenses and Permits regarding the proposed Ordinance No. 2022-03. Residents that addressed Council were Cindy Ryan, Sarah Nestor, Eric Dershem, Christina Frank, Jeff Frank, Robert Fryer, Debi Lee Glass, and Jason Stabley.

Members of Council asked the Zoning Officer questions regarding Ordinance No. 2022-03. Mr. Morris commented that it is important for Council to remember their role in either accepting or rejecting the recommendations of the respective planning commissions. **Mr. Morris made a motion for the city send the request back to the City and County Planning Commission, with the following questions to be reviewed by the commissions: Whether the owner of individual property have standing to go to the planning commission and ask for a revision to the zoning map, where such a revision would materially affect the property interest of other properties within the area in question, whether an area can legitimately be described as a district if it contains within it more properties that are non-conforming than conforming, and how close can the central business district be to the city limit before it ceases to be central. The motion was seconded by Mr. Conklin, and failed with a vote of 3 to 4 with Mr. Byerly, Mr. Conklin, Ms. Masorti, and Dr. Brinker voting in opposition.**

A motion was made by Mr. Byerly to move the Ordinance as written but failed due to a lack of a second.

CORRESPONDENCE

Ms. Rosamilia addressed Council regarding requests from Downtown Lock Haven for the following street closures and events:

- May 6, 2022 at the E Main St parking lot for a “Seis de Mayo” event
- Pop up events at Triangle Park for snow activities, January through March
- June 17-18 for the Best of Clinton County Festival on E Main St
- June 24-25, July 29-30, August 26-27, September 30-October 1 for the Downtown Pedestrian Mall on E Main Street
- November 26 for the Holiday parade
- Decorations on Main Street for Halloween from October 1 through November 5, 2022
- Decorations on Main Street for Haven Holidays November 5, 2022 through January 7, 2023

Mr. Morris requested that Ms. Rosamilia come back with more information for a few events before Council approvals all the requests. **On a motion made by Ms. Masorti, seconded by Mr. Byerly, and carried unanimously, the events were approved.**

Dr. Talbot made a request to Council for the use of the levee and for the closure of E Water St for the Great Island Adventure Triathlon on June 24 and 25, 2022. The organizers will work with city crews and City Police to ensure the safety of all participants. **On a motion made by Mr. Byerly, seconded by Mr. Conklin, and carried unanimously, the request was approved.**

The City Manager presented a request from Big Wood Bible Church for the installation of a sign in the public right-of-way. The City Manager recommended to Council that a letter should be sent to Big Woods Bible Church directing them to instead seek permission from the property owner and apply to the Zoning Hearing Board to place the sign outside of the right-of-way at their desired location. **On a motion made by Mr. Byerly, seconded by Mr. Conklin, and carried unanimously, Council voted to take the recommendation of the City Manager.**

UNFINISHED BUSINESS

W. Scott Loercher from Buchart Horn Architects presented Council with the City Hall Feasibility Study. The study presented two options with renovating the existing City Hall, or a new construction of City Hall at another location. The estimated cost of renovating the existing building would be \$6,010,356 and the estimated cost of new construction would be \$6,784,600. The City Manager informed Council that continued discussion on the subject will be placed on the February 21 agenda so that Council has time to digest the presentation and the information in the accompanying feasibility study.

Council considered the second reading of Ordinance 2022-01 amending the Ross Library Bylaws. **On a motion made by Mr. Morris, seconded by Mr. Conklin, and carried unanimously, the ordinance was adopted on second reading.**

Council considered Ordinance No. 2022-02 repealing Chapter 307 “Property Maintenance” of the City Code and replacing it with the 2018 International Property Maintenance Code as modified in the ordinance. **On a motion made by Mr. Stevenson, seconded by Mr. Conklin, and carried unanimously, the ordinance passed on first reading.** The ordinance will be placed on the agenda of the February 21 regular meeting of Council for a public hearing followed by second reading.

Council was presented with the liaison positions to which it may appoint its own members to the authorities, boards, and commissions as well as the 2022 Authorities, Boards, and Commissions Guidebook, as requested at the January 3, 2022, meeting. **On a motion made by Mr. Conklin, seconded by Ms. Masorti, and carried unanimously, Council Members were reappointed to their current liaison positions and Council Member Brinker was appointed to the open liaison seats for authorities, boards, and commissions.**

NEW BUSINESS

On a motion made by Mr. Conklin, seconded by Ms. Masorti, and carried unanimously, Council approved Request for Proposals be sent out for the agricultural lease of land in the area of Ohl Reservoir.

The City Manager presented the 2021 USACE (US Army Corps of Engineers) levee inspection report. Questions can be directed to the Director of Public Works regarding the report.

Council considered the engagement of Baker Tilly to perform the audit of the 2021 Fiscal Year. **On a motion made by Mr. Stevenson, seconded by Ms. Masorti, and carried unanimously, the request was approved.**

The City Planner and Development Coordinator notified Council of the approval of the city’s \$175,000 DCNR grant for Taggart Park.

Council considered Resolution No. 2022-02 to make an application to and commit to repay PennVEST if awarded the loan for the Ohl dam and reservoir Phase 1 improvement work required

by and permitted by DEP. **On a motion made by Ms. Masorti, seconded by Dr. Brinker, and carried unanimously, the resolution was adopted.**

OTHER MATTERS

The City Manager announced that with the sale of Susqueview by the County, and having it return to the tax rolls, it increases the real estate assessment income for the city by an additional \$41,000 prorated for this year will be between \$27-28,000 for the year.

ADJOURNMENT

Upon motion by Mr. Morris, at 9:29 p.m., the meeting was adjourned.