

MONDAY, NOVEMBER 27, 2023

The regular monthly meeting of the Council of the City of Lebanon, Pa., was held in Dixon Council Chamber of City Hall, Lebanon, Pa., this evening, Chairperson Morales presiding.

The meeting was called to order at 6:30 p.m.

Present--Mrs. Haitos, Mr. Martin, Mr. Miller, Mr. Wertz, and Mr. Morales, Chairperson.
Absent--none.

Also present were Mayor Sherry L. Capello; Assistant Fire Chief Jeff Campbell; Chief of Police Bret Fisher; Janelle Mendoff, Community Development Administrator; Melissa Quinones, Director of Administration-Assistant to the Mayor; Director of Public Works Chad Yeagley; four persons in the audience; and two members of the news media.

The minutes of the October 23 and November 16, 2023, City Council meetings were presented by the City Clerk. There being no corrections, deletions or additions, the minutes were approved as presented.

Chairperson Morales announced that Council received a budget report for the period January 1 through October 31, 2023. Mayor Capello reported that 83 percent of the fiscal year is completed; revenues are at 103 percent; and expenditures are at less than 72 percent. Overall, performance is better than budgeted in both categories.

Chairperson Morales announced that Council received the following communications:

- a. Barbacane Thornton and Company, transmitting the audit of the City of Lebanon Financial Statements for the year ended December 31, 2022. Mayor Capello reported that there were no material weaknesses or deficiencies noted during the audit. In summary, there were no findings.
- b. Mayor Sherry Capello, informing Council of the appointment of Wayne Tarvin to the City of Lebanon Zoning Hearing Board as an alternate member to fill the unexpired term of Brian Martin, effective November 16, 2023. Mayor Capello reported that Mr. Tarvin is a registered architect with SAA Architects in York, Pennsylvania. In accordance with the *Pa. Municipalities Planning Code*, the governing body is required to make appointments to the Zoning Hearing Board by resolution. The *City of Lebanon Home Rule Charter* requires the Mayor to make appointments to Boards and, thus, the need for the communication and resolution.

Mr. Martin introduced Resolution No. 41, as follows:

A RESOLUTION CONFIRMING THE APPOINTMENT OF WAYNE TARVIN TO THE CITY OF LEBANON ZONING HEARING BOARD AS AN ALTERNATE MEMBER TO FILL THE UNEXPIRED TERM OF BRIAN MARTIN, EFFECTIVE NOVEMBER 16, 2023.

Be It Resolved by the Council of the City of Lebanon, Pa., and it is hereby resolved by the authority of the same, That:

SECTION 1. The Mayor's appointment of Wayne Tarvin, 1125 Nowlen Street, Lebanon, to the City of Lebanon Zoning Hearing Board as an alternate member to fill the unexpired term of Brian Martin, effective November 16, 2023, is hereby confirmed. Said term will expire on April 13, 2024.

Resolution No. 41 was passed finally on motion of Mr. Martin, seconded by Mr. Morales. Yeas--Mrs. Haitos, Mr. Martin, Mr. Miller, Mr. Wertz, and Mr. Morales, Chairperson. Absent--none.

Mr. Wertz introduced Resolution No. 42, as follows:

A RESOLUTION AUTHORIZING THE PROPER OFFICIALS OF THE CITY OF LEBANON TO FILE A GRANT APPLICATION WITH THE COMMONWEALTH FINANCING AUTHORITY FOR RENOVATIONS TO FIRE STATION 1, 700 SOUTH EIGHTH STREET, LEBANON.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Lebanon, and it is hereby resolved by the authority of the same, That:

SECTION 1. The City of Lebanon, Lebanon County, hereby requests a Statewide Local Share Assessment grant in the amount of One Million Dollars (\$1,000,000.00) from the Commonwealth Financing Authority to be used for renovations to Fire Station 1, 700 South Eighth Street, Lebanon, Pennsylvania.

SECTION 2. Mayor Sherry L. Capello and City Clerk Cheryl J. Gibson are hereby designated and authorized to execute all documents and agreements between the City of Lebanon and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

Mayor Capello reported that this is part of the Pa. Race Horse and Gaming Act which provides for distribution of gaming revenue. Municipalities must apply for the grant and while a match is not required it is beneficial to show a match when submitting the grant application. She explained that the funding would be used for renovations to Fire Station 1, 700 South Eighth Street, Lebanon, to include improvements to bathroom facilities, to create overnight accommodations for female firefighters, and to address plumbing issues. Additionally, the architecture fees and building permit fees are eligible costs to be included in the cost estimate submitted with the application. The City is applying for the maximum of \$1,000,000 and the project cannot begin until the award of the grant.

Resolution No. 42 was passed finally on motion of Mr. Wertz, seconded by Mr. Miller. Yeas--Mrs. Haitos, Mr. Maritn, Mr. Miller, Mr. Wertz, and Mr. Morales, Chairperson--5; nays--none.

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Mr. Morales called up Bill No. 13 on final reading, the title of which is as follows: “AN ORDINANCE AMENDING SUBSECTION 513.03, “HOURS OF OPERATION”, OF ARTICLE 513, “PARKING METERS”, FOR THE PURPOSE OF DESIGNATING JUNETEENTH AS A PARKING METER HOLIDAY”.

Mayor Capello reported that President Biden declared Juneteenth as a federal holiday. Since the City of Lebanon follows the federal holiday schedule for parking meter holidays, the ordinance is being amended to add Juneteenth.

Bill No. 13 was passed finally on motion of Mr. Morales, seconded by Mrs. Haitos. Yeas--Mrs. Haitos, Mr. Martin, Mr. Miller, Mr. Wertz, and Mr. Morales, Chairperson--5; nays--none.

Mr. Morales called up Bill No. 14 on final reading, the title of which is as follows: “AN ORDINANCE MAKING APPROPRIATIONS OF THE CITY OF LEBANON, PA., FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024”.

Mayor Capello reported that in comparison to the 2023 budget, overall, revenues increased \$685,870, or 5.31 percent; and expenditures increased \$832,051, or 5.32 percent. Salaries and benefits account for 82 percent of the budget which is the lowest during her tenure as Mayor. She further reported that the carryover fund balance will be utilized to balance the budget for 2024.

Matthew Toth, *Lebanon Daily News*, asked if a small increases in the tax rate was considered to keep up with expenses. Mayor Capello stated that when more of the carryover must be used than in the past, an increase will be considered. She stressed that her team works very hard to stick to the budget and strives to perform better than budget. She cautioned that with skyrocketing prices it has been a struggle to maintain the current tax rate and an increase may need to be considered in the future.

Bill No. 14 was passed finally on motion of Mr. Morales, seconded by Mr. Martin. Yeas--Mrs. Haitos, Mr. Martin, Mr. Miller, Mr. Wertz, and Mr. Morales, Chairperson--5; nays--none.

Mr. Miller introduced Bill No. 15, as follows:

AN ORDINANCE PROVIDING FOR THE TAX LEVY OF THE CITY OF LEBANON, PA., FOR THE YEAR 2024.

Be It Ordained by the Council of the City of Lebanon, Pa., and it is hereby ordained by the authority of the same, That:

SECTION 1. The rate of taxation of the City of Lebanon, Pa., for the fiscal year 2024 and for general revenue purposes shall be Four and Five Hundred Eighty-One Thousandths (4.581) mills upon the dollar of the assessed valuation of all the real, personal and mixed property within the limits of said City, taxable for City purposes; such rate of taxation being at

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the rate of Forty-Five and Eighty-One Hundredths Cents (\$.4581) on each One Hundred Dollars (\$100.00) of the assessed valuation of such taxable property, which assessed valuation is the sum of Eight Hundred Sixty-Seven Million Seven Hundred Sixty-Nine Thousand Two Hundred Dollars (\$867,769,200.00).

SECTION 2. Any ordinance or part of ordinance conflicting with the provisions of this ordinance be and the same is hereby repealed so far as the same affects this ordinance.

Mayor Capello reported that 2024 is the ninth straight year that the real estate tax rate is 4.581 mills. The average assessed value for a home in the city is \$103,660 and the average tax bill is \$474.86.

Bill No. 15 was introduced and will be considered on final reading at the City Council meeting of December 18, 2023, on motion of Mr. Miller, seconded by Mr. Morales. Yeas--Mrs. Haitos, Mr. Martin, Mr. Miller, Mr. Wertz, and Mr. Morales, Chairperson--5; nays--none.

Craig Gates, 47 Berwyn Park, Lebanon, on behalf of the Community of Lebanon Association, extended thanks to the City of Lebanon officials and employees for their assistance with the recent Tree Lighting Ceremony and Holiday Parade.

The meeting was adjourned at 6:51 p.m.

CHERYL J. GIBSON, Clerk