

**WARREN CITY COUNCIL  
REGULAR MEETING**

**JUNE 19, 2023 – 7:00 PM** *Corrected July 17, 2023*

---

**OPENING OF MEETING**

Mayor David Wortman presided over the June 19, 2023, regular meeting of Warren City Council in Council Chambers of the Municipal Building and opened the meeting with the Pledge of Allegiance.

**EXECUTIVE SESSION ANNOUNCEMENT**

Mayor Wortman announced that Council met in executive session immediately prior to this meeting to discuss legal matters pertaining to the lease of City oil and gas interests and the Northwest Bank tax appeal settlement.

**ROLL CALL**

Members present and responding to roll call were: Mayor David Wortman, Maurice Cashman, Danielle Flasher, Philip Gilbert, Wendy McCain, Jared Villella, John Wortman, and Junior Council Member Lydia Balas. Members of City Staff present were Michael Holtz, City Manager; Jessicca Byler, Finance Officer; David Krogler, Fire Chief; Randall Rossey, Codes and Planning Director; Joseph Sproveri, Chief of Police; Darren Pike, City Engineer; and Andrea Stapleford, City Solicitor.

**RECOGNITION OF VISITORS**

Mayor Wortman welcomed all visitors. Present were:

- Kelley Coey: The Hudson Companies
- Ronald McCall: The Hudson Companies
- Piper VanOrd: re Hudson Companies
- Ian Finn: JMI Consultants
- Jennifer Phillips: Observing
- Kim Mong: re Pickleball
- Doug James: re Pickleball
- David Winans: re Hudson Companies
- Frances Means: Observing
- Ken Means: Observing
- Ila Wilson: Observing
- Judy Champlin: Observing
- Wm. F. Champlin: Observing
- Melinda Bohn: re Hudson Companies
- Kelly Morris: re Hudson Companies
- Michelle Belleau: re Junior Council & Hudson Companies
- Ron Peterson: re Hudson Companies
- Shad Smith: re Hudson Companies
- Dick Balas: Observing
- Pat Evans: re Eagles Crest (Hudson)
- Denise Caudill: re Eagles Crest (Hudson)
- Phil Caudill: re Eagles Crest (Hudson)
- Barbara T. Scott: re Eagles Crest (Hudson)
- Kevin Sheldon: Observing
- Josh Cotton: Times Observer Reporter
- Andy Close: YourDailyLocal Reporter

**APPROVAL OF THE AGENDA**

Upon motion by Mr. Cashman and second by Miss Flasher, Council members voted unanimously to approve the agenda as presented.

### **APPROVAL OF MINUTES**

Upon motion by Mr. J. Wortman and second by Mr. Villella, the minutes of the May 15, 2023, regular meeting were unanimously approved.

Upon motion by Mr. J. Wortman and second by Mr. Villella, the minutes of the May 22, 2023, special meeting were unanimously approved.

### **CORRESPONDENCE**

There was no correspondence to come before Council.

### **AGREEMENT: WARREN PICKLEBALL LEASE EXTENSION**

Mr. Holtz stated that in 2022, the City entered into an agreement with Warren Pickleball, Inc. for the lease of a portion of Betts Park for the purpose of constructing pickleball courts. At the conclusion of construction, the pickleball courts will become City property.

According to the terms of the 2022 agreement, it will expire on June 20, 2023; however, with the late season opening of the asphalt plant the project experienced some delays. Therefore, Warren Pickleball requested that the lease term be extended to August 31, 2023.

Upon motion by Miss Flasher and second by Mr. J. Wortman, Council members voted unanimously to approve the agreement extending the lease to August 31, 2023.

### **PUBLIC HEARING DATE: PROPOSED WIRELESS COMMUNICATIONS FACILITIES ORDINANCE**

Mr. Rossey stated that the proposed ordinance to amend the City's Zoning Ordinance as it pertains to Wireless Communications Facilities was first presented to Council at its April 18, 2022, regular meeting and has since been revised multiple times.

At its May 17 regular meeting, the City Planning Commission voted to recommend Council's approval of the ordinance in its current form. The Warren County Planning Commission also reviewed the ordinance and recommends its adoption.

It is required that a public hearing be held prior to the adoption of an amendment to the City Zoning Ordinance; therefore, it was recommended that a public hearing be scheduled immediately prior to the July 17 regular Council meeting. Council may then act on the ordinance during the regular meeting.

Mrs. McCain made the motion to set July 17, 2023, at 7:00 PM as the time for a public hearing in regard to the proposed Wireless Communications Facility ordinance. The motion was seconded by Mr. Villella and carried unanimously.

### **ELECTRIC PROCUREMENT UPDATE**

Mr. Holtz stated that at the February 20, 2023, regular meeting, Council voted unanimously to adopt Resolution No. 3222 which authorized an agreement with JMI Consultants to act on the City's behalf in locking in an electric supply rate with Dynegy Energy Services East, LLC. The JMI agreement specified that the rate is to be below \$0.04/kWh for the energy component of cost. Since that meeting, the energy market has continued to trend downward but has not yet reached the target price.

If the market reaches the approved \$0.04/ kWh then the City's all-in cost would be approximately \$0.061/kWh. The current fixed options for energy are:

July 2023 Start					
4 mo.	8 mo.	12 mo.	18 mo.	24 mo.	36 mo.
\$0.06581	\$0.07474	\$0.07139	\$0.07157	\$0.07287	\$0.07436

Mr. Holtz stated that a new agreement would start in July; therefore, it is necessary to determine whether to commit to one of the available fixed rates going forward or to "float" the energy portion of cost. Each month that there is not a fixed rate the cost for energy is based on the rates throughout the month. Mayor Wortman and Ian Finn (JMI Consultants) further explained the rates and strategy to maximize the City's energy cost savings.

Mr. Cashman made the motion to enter into a four-month contract at the base rate of .044/ kWh and to amend the target base rate to .045/ kWh. The motion was seconded by Mrs. McCain and carried unanimously.

**DISCUSSION: JUNIOR COUNCIL MEMBER CRITERIA**

Council members reviewed Resolution No. 2556 which established the Junior Council Member Program. It was determined that there is no need to amend the criteria for participation in the program.

**DISCUSSION: HUDSON COMPANIES STAGING AREA LEASE AGREEMENT**

Phil Caudill of Bent Run Brewing, Piper Van Ord of Allegheny Outfitters, and David Winans participated in the discussion regarding the lease agreement between the City and The Hudson Companies and stated their concerns pertaining to The Hudson Companies' use of City-owned parcels during construction of the Eagles Crest project. Mr. Caudill stated that he and fellow business owners in the HIY Building are concerned that they will suffer a loss of business if Parcel No. WN-576-7882 is utilized as a construction staging area.

Kelley Coey, representing The Hudson Companies, indicated that the projected conclusion of the PennDOT Roundabout Project in August will likely occur in advance of PA Senior Housing Associates closing on the Eagles Crest financing. In that event, Hudson will be able to mobilize on the site being utilized by the roundabout contractor and will not require the interim use of Parcel No. WN-576-7882.

Mrs. McCain made the motion to rescind the lease agreement (with Hudson) tonight in honor of businesses. ~~There was no second to the motion.~~ *Mr. J. Wortman asked for a point of parliamentary inquiry regarding the appropriateness of a motion to rescind. The Council Parliamentarian ruled the motion was not appropriate. Corrected July 17, 2023.*

In addition, Mr. Caudill presented a petition to Council which is captioned "I am in strong opposition to the 'Eagles Crest' project as it is currently being proposed. I am against demolition of a historic property and constructing a residential apartment building, in its place, on the main street of downtown.

**MARKETING COMMITTEE UPDATE**

Mr. Villella reported that the Committee had not met in the prior month and provided data regarding social media engagement and the posted recording of the May 15 Council meeting.

Mr. Villella noted that the Comprehensive Plan Task Force held its initial meeting on Wednesday, June 14 and will again meet on June 27.

**TRESTLE TO TRESTLE UPDATE**

Mrs. McCain reported that the group did not meet in the past month; however, there is forward progress regarding the riverfront.

**DEPARTMENT REPORTS – MAY, 2023**

The following reports were provided for Council’s review:

- Police Department
- Fire Department
- Department of Public Works
- Codes and Planning Department

**APPROVED MINUTES OF BOARDS AND COMMISSIONS**

Council acknowledged receipt of the following approved minutes:

Blighted Property Review Committee	– April 20, 2023	Regular Meeting
Parks, Recreation & Landscape Commission	– April 25, 2023	Regular Meeting
Planning Commission	– April 19, 2023	Regular Meeting
Redevelopment Authority	– April 26, 2023	Regular Meeting

**ADJOURNMENT**

There being no further business to come before Council, Mayor Wortman declared the meeting adjourned.