

AGENDA
CITY COUNCIL
THURSDAY, MAY 26, 2022 - 6:30 P.M.

I. OPENING EXERCISES

- A. Pledge of Allegiance and Moment of Silence
- B. Call to Order
- C. Roll Call
- D. Approval of Minutes - 05/12/2022

II. ADOPTION OF AGENDA

- A. Acknowledgment of Prepared Agenda
- B. Consideration of Requests to be Heard and Amendments to Agenda
 - 1. Requests to be Heard
 - 2. Amendments to Agenda
- C. Adoption of Final Agenda

III. PUBLIC COMMENTS AND CORRESPONDENCE

- A. Explanation of Public Comment Procedure
- B. Public Comments
- C. Administration Comments
- D. Receipt of Written Communications - NONE

IV. FISCAL AND CONTRACTUAL TRANSACTIONS

- A. Request Authorization to Bid - NONE
- B. Receipt of Bids :
 - 1. Citywide Summer Cleanup - Contract No. 2022-10.
 - 2. Seal and Striping of parking lot at Sylvan Heights Golf Course - Contract No. 2022-11.
- C. Acceptance of Bids

**V. REPORTS OF OFFICIALS, BUREAUS, COMMISSIONS & CITY COUNCIL
INQUIRY**

A. Regular Reports:

1. City Planning Commission recommending approval of the Land Development Plan of Consolidated Glass Corporation is proposing to construct building additions to expand their existing manufacturing use at 1150 North Cedar Street, Taylor Township. The property is located in both the City of New Castle and Taylor Township.
2. Lawrence County Planning Department regarding the Land Development Plan of Consolidated Glass Corporation is proposing to construct building additions to expand their existing manufacturing use at 1150 North Cedar Street, Taylor Township. The property is located in both the City of New Castle and Taylor Township.
3. City Planning Commission recommending approval of the request of Cray Youth & Family Services for preliminary/final subdivision proposing to subdivide Parcel I.D. No. 01-064600 into two (2) lots. There are currently two houses on said lot - one referred to as 317 N. Jefferson Street and the other as 317 Rear N. Jefferson Street. The proposed lots will be: the rear house on the parcel (Lot 2 - 317 Rear N. Jefferson Street), the front house on Parcel (Lot 1 - 317 N. Jefferson Street.) The property is located in the C-1 General Business District of the First Ward.
4. Lawrence County Planning Department regarding the request of Cray Youth & Family Services for preliminary/final subdivision proposing to subdivide Parcel I.D. No. 01-064600 into two (2) lots. There are currently two houses on said lot - one referred to as 317 N. Jefferson Street and the other as 317 Rear N. Jefferson Street. The proposed lots will be: the rear house on the parcel (Lot 2 - 317 Rear N. Jefferson Street), the front house on Parcel (Lot 1 - 317 N. Jefferson Street.) The property is located in the C-1 General Business District of the First Ward.
5. City Planning Commission recommending approval of the Land Development Plan of New Castle Feed Screws Cold Storage addition at 910 Sampson Street proposed construction of a cold storage building addition to the existing local business. The project is situated in the M-2 Heavy Industrial District of the Sixth Ward.
6. Lawrence County Planning Department regarding the Land Development Plan of New Castle Feed Screws Cold Storage addition at 910 Sampson Street proposed construction of a cold storage building addition to the existing local business. The project is situated in the M-2 Heavy Industrial District of the Sixth Ward.

7. City Planning Commission recommending approval of the Conditional Use Request of Billie Ann Rolle for music recording studio and Pennsylvania Game of Skills at 312 N. Liberty Street located in the C-1 General Business District of the Seventh Ward.

- B. Special Reports - NONE
- C. City Council Reports and Inquiry

VI. RESOLUTIONS

- A. On the Table - NONE
- B. To Be Removed From Table and Acted On - NONE
- C. New Resolutions:

1. R-2022-117 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by Michele Conti in the amount of \$1,000.00 for Repository Property located at E. North Street, and having a Parcel ID No. of 02-046500. (Vacant Lot.)
2. R-2022-118 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by James Constant in the amount of \$800.00 for Repository Property located at E. North Street, and having a Parcel ID No. of 02-046500. (Vacant Lot.)
3. R-2022-119 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by Dennis Flora Jr. in the amount of \$1,000.00 for Repository Property located at Gibson Street, and having a Parcel ID No. of 05-083900. (Vacant Lot.)
4. R-2022-120 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by Dennis Flora Jr. in the amount of \$1,000.00 for Repository Property located at Gibson Street, and having a Parcel ID No. of 05-084000. (Vacant Lot.)
5. R-2022-121 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by Dennis Flora Jr. in the amount of \$500.00 for Repository Property located at Gibson Street, and having a Parcel ID No. of 05-099500. (Vacant Lot.)

6. R-2022-122 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by Sonya Stanley in the amount of \$500.00 for Repository Property located at Gibson Street, and having a Parcel ID No. of 05-107900. (Vacant Lot.)
7. R-2022-123 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by Calvin Altemus in the amount of \$550.00 for Repository Property located at Smithfield Street, and having a Parcel ID No. of 06-046900. (Vacant Lot.)
8. R-2022-124 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by Matthew Mangino in the amount of \$500.00 for Repository Property located at Lacock Street, and having a Parcel ID No. of 07-067701. (Vacant Lot.)
9. R-2022-125 Authorizing the individuals designated by the City Charter to execute the Bid Acceptance Form accepting the bid made by Gavin Pagley in the amount of \$500.00 for Repository Property located at 800 S. Mill Street, and having a Parcel ID No. of 08-050200. (Vacant Lot.)
10. R-2022-126 Approving the Preliminary/Final Land Development Plan submitted by Consolidated Glass Corporation to construct building additions to expand their existing manufacturing use at 1150 North Cedar Street, Taylor Township. The property is located in both the City of New Castle and Taylor Township, and authorizing the President of City Council to affix her signature to the said Preliminary/Final Land Development Plat signifying approval of said plat.
11. R-2022-127 Approving the Preliminary/Final Land Development Plan submitted by New Castle Feed Screws Cold Storage for an addition at 910 Sampson Street proposed construction of a cold storage building addition to the existing local business. The project is situated in the M-2 Heavy Industrial District of the Sixth Ward, and authorizing the President of City Council to affix her signature to the said Preliminary/Final Land Development Plat signifying approval of said plat.

- 12.** R-2022-128 Authorizing the individuals designated by the City Charter to enter into an agreement with the Commonwealth of Pennsylvania Department of Transportation for the Green Light-Go Program Grant.
- 13.** R-2022-129 Authorizing the Administration to submit a grant application through the Pennsylvania Department of Community and Economic Development for \$850,000.00 for Local Share Account Grant funds for downtown improvements to include a splash pad/ice rink.
- 14.** R-2022-130 Authorizing individuals designated by the City Charter to execute an MS-339 (Application for County Aid) for \$76,758.60 in Lawrence County Transportation Improvement Program funding.
- 15.** R-2022-131 Authorizing the Citywide Development Corporation of New Castle to perform a feasibility study on the current Zambelli Park parking lot area at no expense to the City to determine if the space meets the land use requirements of a future splash pad/ice rink.
- 16.** R-2022-132 Approving a letter of support for the County's GIS system.
- 17.** R-2022-133 Rescinding Resolution No. R-2022-115 - authorizing the individuals designated by the City Charter to execute an agreement, approved by the Solicitor, with New Castle Softball Association for a three-year lease of Gaston Park Field and Progressive Fields.
- 18.** R-2022-134 Authorizing the individuals designated by the City Charter to execute an agreement with New Castle Softball Association for a three-year lease of the Gaston Park Field, Progressive Field, and Liberty Field.
- 19.** R-2022-135 Conditional Use Request of Justin Frank - Managing Member of Terra Investment Group, LLC requesting permission to make this building into a residential 4 unit at 1004 Butler Avenue, located in the R-2 Medium Density Residential District of the Fourth Ward. This property will be managed by a professional property management company. The goal is to offer quality living and affordable housing to resident's of New Castle.

20. R-2022-136 Conditional Use Request of Allre Enterprises LLC and Ashley K. Allgyer for mixed use. Commercial occupants and apartment house at 125 E. North Street, located in the C-2 Central Business District of the Second Ward. Maintain floor 1 as retail-oriented commercial tenants, floors 2 and 3 as commercial office space, floors 4 and 5 to be redeveloped to 14, primarily 2 bedroom apartments.
21. R-2022-137 Conditional Use Request of Eric Fulkerson Neshannock Creek Brewing Co. proposes to open a brewery at 20 South Mercer Street to brew, store, and sell beer and other licensed beverages to the public, located in the C-2 Central Business District of the First Ward.

VII. ORDINANCES

A. On the Table:

1. CB2022-14 The request of Denise Fuller for preliminary/final subdivision reverse subdivision consolidation of two lots (Parcel I.D. No's. 02-054200, 02-054600) to be combined into one lot with one Parcel I.D. Number, the reverse subdivision will allow the owner to disregard the interior property line, located generally in the area of 314 E. Wallace Avenue in the R-2 Medium Density Residential District of the Second Ward and authorizing the signature of the Council President to be affixed to the said preliminary/final subdivision plat. (Introduced by Mr. Cameron at the 04/28/2022 Council Meeting.)
2. CB2022-15 The request of Albert Scott Fair Jr. for preliminary/final subdivision three (3) lot consolidation plan Lot #359 (Parcel ID # 04-116800), Lot #360 (Parcel ID # 04-116600), Lot #412 (Parcel ID # 04-116700) will be consolidated to form one lot, Lot "A", located generally in the area of 411 Florence Avenue in the R-2 Medium Density Residential District of the Fourth Ward and authorizing the signature of the Council President to be affixed to the said preliminary/final subdivision plat. (Introduced by Mr. Cioppa at the 04/28/2022 Council Meeting.)

3. CB2022-16 The request of Joshua Lee Bable for preliminary/final subdivision two (2) lot consolidation plan Lot #116 (Parcel ID# 03-116600), Lot #117 (Parcel ID # 03-037800) will be consolidated to form one lot, Lot “A”, located generally in the area of 206 North Crawford Avenue in the R-2 Medium Density Residential District of the Third Ward and authorizing the signature of the Council President to be affixed to the said preliminary/final subdivision plat. (Introduced by Mr. Ritter at the 04/28/2022 Council Meeting.)

4. CB2022-17 The request of New Castle Area Transit Authority for preliminary/final subdivision consisting of subdividing Parcel I.D. No. 07-081901 into two (2) lots, (Lot A & Lot B) - Lot A is proposed to be made a side lot addition to Parcel I.D. No. 07-150600, owned by RWERT, LLC and Lot B (which is currently utilized as a fueling station for the NCATA), will be the residual tract and will be reduced to 1.15 acres, located generally in the area of 311 Mahoning Avenue in the Seventh Ward and authorizing the signature of the Council President to be affixed to the said preliminary/final subdivision plat. (Introduced by Mr. Cameron at the 04/28/2022 Council Meeting.)

B. For Final Action:

1. CB2022-14 The request of Denise Fuller for preliminary/final subdivision reverse subdivision consolidation of two lots (Parcel I.D. No’s. 02-054200, 02-054600) to be combined into one lot with one Parcel I.D. Number, the reverse subdivision will allow the owner to disregard the interior property line, located generally in the area of 314 E. Wallace Avenue in the R-2 Medium Density Residential District of the Second Ward and authorizing the signature of the Council President to be affixed to the said preliminary/final subdivision plat. (Introduced by Mr. Cameron at the 04/28/2022 Council Meeting.)

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C. For Introduction:

1. CB2022-20 Amending and supplementing ARTICLE 1761 - International Property Maintenance Code, Chapter 10 Annual Registration of Vacant Buildings, Section 1002.1 – Applicability, of the Codified Ordinances of the City of New Castle, Pa.

2. CB2022-21 The request of Cray Youth & Family Services for preliminary/final subdivision proposing to subdivide Parcel I.D. No. 01-064600 into two (2) lots. There are currently two houses on said lot - one referred to as 317 N. Jefferson Street and the other as 317 Rear N. Jefferson Street. The proposed lots will be: the rear house on the parcel (Lot 2 - 317 Rear N. Jefferson Street), the front house on Parcel (Lot 1 - 317 N. Jefferson Street.) The property is located in the C-1 General Business District of the First Ward and authorizing the signature of the Council President to be affixed to the said preliminary/final subdivision plat.

VIII. NEW BUSINESS

IX. ADJOURNMENT