

MONDAY, JULY 27, 2026

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 Martin presiding.

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

Present--Mrs. Haitos, Mr. Maguire, Mr. Potash, Mr. Wilson, and Mr. Martin, Chairperson.
Absent—none.

Also present were Mayor Sherry L. Capello; Deputy Fire Chief Jeff Campbell; City Solicitor Andrew Francos (via teleconference); Janelle Groh, Director of Administration-Assistant to the Mayor; Eric Sims, Chief of Police; A.J. Sweitzer, Fire Chief; Chad Yeagley, Director of Public Works; 15 persons in the audience; and 2 members of the news media.

The minutes of the June 22 and July 2, 2026, City Council meetings were presented by the City Clerk. There being no corrections, deletions or additions, the minutes were approved as presented.

Chairperson Martin announced that Council received a budget report for the period January 1-June 30, 2026. Mayor Capello reported that 50 percent of the fiscal year is completed; revenues are at 61 percent; and expenditures are at approximately 39 percent. Overall, we are performing better than budget in both categories.

Mayor Capello, on behalf of City Council and the citizens of Lebanon, presented a Certificate of Distinct Achievement to Joshua Aguirre, recognizing and congratulating Joshua for his extraordinary achievements, his outstanding representation of Lebanon City on the national and international stage, and for serving as a shining example of what can be accomplished through hard work, dedication, humility, and faith. Mayor Capello explained that Joshua recently won four national Championships at the AAU Taekwondo National Championship in Florida.

Joshua extended his thanks for the Certificate of Distinct Achievement and encouraged everyone to follow their dream. He also extended his thanks to his family, friends, teammates, and elected officials for their support throughout his journey.

Caitlin Lockard, Lebanon County Housing Development Director, presented an update on the Lebanon County Housing Collaborative. Ms. Lockard explained that the purpose of the Lebanon County Housing Collaborative is to build connections to move from isolated housing efforts toward coordinated, data-informed action. Ms. Lockard distributed handouts summarizing the actions of the Housing Collaborative for the past six months, a summary of the recently enacted federal law, 21st Century Road to Housing Act, and summary of why the Act was created. She announced that the next “Let’s Talk Housing” forum will be held on September 10 at City Hall.

Chairperson Martin announced that the following communications were received by Lebanon City Council:

- a. Mayor Sherry L. Capello, informing Council of the reappointment of Craig Gates, 44 Berwyn Park, Lebanon, to the Zoning Hearing Board for a five-year term, effective July 15, 2026. Mayor Capello reported that Mr. Gates has served on the Zoning Hearing Board for 11 years. He is retired from the banking industry and is a long-tenured member of the Community of Lebanon Association. She added that Mr. Gates has given back to the community for a long time and extended her thanks for his service.
- b. Mayor Sherry L. Capello, informing Council of the reappointment of Chris Fenstermacher, 307 Cumberland Street, Lebanon, to the City of Lebanon Planning Commission for a four-year term, effective July 22, 2026. Mayor Capello reported that Mr. Fenstermacher was first appointed in June 2024 to fill the unexpired term of Joseph Klein. Professionally, Mr. Fenstermacher is a plan designer and is looking forward to working on the update of the Comprehensive Plan for the City of Lebanon.
- c. Mayor Sherry L. Capello, informing Council of the reappointment of Rafael Arvelo Casillo, 422 Park Drive, Lebanon, to the City of Lebanon Planning Commission for a four-year term, effective July 26, 2026. Mayor Capello reported that Mr. Casillo was initially appointed in June 2025 to fill the unexpired term of James Faren. She further reported that he is a technology and telecommunications professional and graduated from the Technological Institute of San Domingo, Dominican Republic. She added that San Domingo is the oldest city in the Dominican Republic with lots of architecture which is a good background for his roll on the Planning Commission.

Councilmember Wilson introduced Resolution No. 8, as follows:

A RESOLUTION CONFIRMING THE REAPPOINTMENT OF CRAIG GATES TO THE CITY OF LEBANON ZONING HEARING BOARD FOR A FIVE-YEAR TERM, EFFECTIVE JULY 15, 2026.

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 reappointment of Craig Gates, 44 Berwyn Park, Lebanon, to the City of Lebanon Zoning Hearing Board for a five-year term, effective July 15, 2026, is hereby confirmed.

Mayor Capello reported that the *City of Lebanon Home Rule Charter* requires that the Mayor appoint members to the various boards and commission, and the *Pennsylvania Municipalities Planning Code* requires that the governing body make appointments to the Zoning Hearing Board; hence, the reason for both the communication from Mayor Capello and the resolution confirming the Mayor's appointment.

Resolution No. 8 was passed finally on motion of Mr. Wilson, seconded by Mr. Maguire. Yeas—Mrs. Haitos, Mr. Maguire, Mr. Potash, Mr. Wilson, and Mr. Martin, Chairperson—5; nays—none.

Mrs. Haitos introduced Resolution No. 9, as follows:

A RESOLUTION AUTHORIZING EXECUTION OF A CABLE FRANCHISE AGREEMENT
BETWEEN THE CITY OF LEBANON AND VERIZON PENNSYLVANIA LLC

WHEREAS, pursuant to the Cable Communications Policy Act of 1984, the Cable Television Consumer Protection and Competition Act of 1992, and the Telecommunications Act of 1996, the regulations of the Federal Communications Commission and Pennsylvania law, the City of Lebanon (hereinafter the “City”) is authorized to grant franchises to construct, operate and maintain a cable system utilizing public rights-of-way and properties within the City’s jurisdiction; and

WHEREAS, Verizon Pennsylvania LLC (“Verizon”) has requested that the City grant Verizon a franchise to maintain, construct, and operate its Cable System over, under and along the aforesaid rights-of-ways for use by the City’s residents; and

WHEREAS, the aforesaid Public Rights-of-Way to be used by Verizon are public properties acquired and maintained by the City on behalf of the citizens of the City, and the right to use said rights-of-way is a valuable property right; and

WHEREAS, the City desires to protect and manage the aforesaid rights-of-way, establish standards of Subscriber service, maintain a technologically advanced Cable System, receive Franchise Fees for Verizon’s use of the City’s public rights-of-ways as provided by federal law, reserve the use of an educational and governmental channel, establish certain reporting requirements, obtain certain community services, provide legal protections for the City, and meet the current and future cable-related needs of its residents; and

WHEREAS, the City has determined that this Agreement and the process for consideration of this Agreement complies with all applicable federal, state and local laws and regulations; and

WHEREAS, the City, after affording the public notice and opportunity for comment, has determined that the public interest would be served by granting Verizon a franchise according to the terms and conditions contained herein;

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

SECTION 1. Lebanon City Council does hereby approve the cable franchise agreement negotiated with Verizon Pennsylvania LLC, including all of the terms and conditions contained therein, and does hereby authorize the execution of such agreement.

SECTION 2. A copy of said agreement is attached to and hereby made part of this resolution.

Mayor Capello reported that the City engaged with Cohen Law Group to negotiate the contract with Verizon to offer cable services in Lebanon City. She reported that studies show that

competition is good and improves customer service and rates are competitive. The contract conditions are the same as the Comcast contract recently approved, with the exception of the length of the term. Comcast allows for a 10-year contract while Verizon allows for 5 years. Mayor Capello acknowledged that during her tenure, the number of folks that subscribe to cable television has decreased dramatically.

Resolution No. 9 was passed finally on motion of Mrs. Haitos, seconded by Mr. Maguire. Yeas—Mrs. Haitos, Mr. Maguire, Mr. Potash, Mr. Wilson, and Mr. Martin, Chairperson—5; nays—none.

Mr. Potash introduced Resolution No. 10, as follows:

A RESOLUTION APPROVING THE FISCAL YEAR 2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the elimination or prevention of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS, the U.S. Department of Housing and Urban Development has estimated the FY 2026 CDBG entitlement grant to be \$706,998.00 and program income in the amount of \$20,000.00 for a total of \$726,998.00.

WHEREAS, the City of Lebanon has prepared a Consolidated Plan for 2025-2029 and an Annual Action Plan for the FY 2026 funding year that assesses the housing needs of extremely low-, low-, and moderate-income households, homeless families and individuals, and others with special needs; and

WHEREAS, the Annual Action Plan for FY 2026 was on public display for 30 days and the City held a series of public hearings on said Annual Action Plan and the comments of various agencies, groups and citizens were taken into consideration in the preparation of the final document.

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 Annual Action Plan for the FY 2026 Community Development Block Grant Program is hereby in all respects approved and the City Clerk is hereby directed to file a copy of said Annual Action Plan with this resolution.

SECTION 2. The Mayor and City Council are cognizant of the conditions that are imposed in the undertaking and carrying out of community development, affordable housing and emergency homeless activities with federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex,

disability, familial status, or national origin and other assurances as set forth under the certifications.

SECTION 3. The Mayor on behalf of the City of Lebanon is authorized to file an application for financial assistance with the U.S. Department of Housing and Urban Development, which has indicated its willingness to make available a grant to carry out the CDBG Program in the amount of \$706,998 and is further authorized to act as an authorized representative of the City of Lebanon to sign any and all documents in regard to these programs.

SECTION 4. The Mayor, on behalf of the City of Lebanon, is hereby authorized to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, and also any supplemental or revised data which the U.S. Department of Housing and Urban Development may request in connection with the review of this Application.

Mayor Capello reported that this is the annual budget for the Community Development Block Grant Program. She added that the funding for this grant has dramatically decreased over the last 20 years. However, the entitlement awarded for 2026 increased approximately \$11,000 from 2025. Mayor Capello reviewed the proposed budget for 2026, as follows:

• Public Services	\$100,000
• Street Improvements	276,998
• Housing Rehabilitation and Homebuyer Assistance	80,000
• Code Enforcement	130,000
• General Administration	140,000

Resolution No. 10 was passed finally on motion of Mr. Potash, seconded by Mr. Maguire. Yeas—Mrs. Haitos, Mr. Maguire, Mr. Potash, Mr. Wilson, and Mr. Martin, Chairperson—5; nays—none.

Mr. Martin called up Bill No. 2 on final reading, the title of which is as follows: “AN ORDINANCE RETROACTIVELY APPROVING THE MAYOR OF THE CITY OF LEBANON’S EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF LEBANON AND KRATZENBERG AND ASSOCIATES, INC., D/B/A KEYSTONE COLLECTIONS GROUP, FOR A PORTION OF CITY HALL, 735 CUMBERLAND STREET, LEBANON”. Bill No. 2 was passed finally on motion of Mr. Martin, seconded by Mr. Maguire. Yeas—Mrs. Haitos, Mr. Maguire, Mr. Potash, Mr. Wilson, and Mr. Martin, Chairperson—5; nays—none.

Mr. Maguire introduced Bill No. 3, as follows:

AN ORDINANCE AMENDING SUBSECTION 943.01, “PARK RULES AND REGULATIONS ESTABLISHED”, OF ARTICLE 943, “PARKS”, OF THE CODIFIED ORDINANCES OF THE CITY OF LEBANON, PA, TO PERMIT PADDLEBOARDING AT STOEVEVER’S DAM PARK.

WHEREAS, the City of Lebanon is empowered to enact ordinances directing the uses of land for the protection and protection of the safety, health, and morals of its citizens and visitors; *and*

WHEREAS, the existing language of section 943.01 (l) of the Lebanon Codified Ordinances allows for the usage of boats on the waters of Stoever's Dam Park; *and*

WHEREAS, certain types of boats have been prohibited on the waters based on one reasonable interpretation of the language of that section; *and*

WHEREAS, this City Council wishes to clarify the types of boats allowed.

NOW, THEREFORE, BE IT ORDAINED by the Council for the City of Lebanon, Pennsylvania and it is hereby ordained by the authority of the same, That:

SECTION 1. Paragraph (l) of Subsection 943.01, "Parks Rules and Regulations Established" of Article 943, "Parks", of the Codified Ordinances of the City of Lebanon, Pa., is hereby repealed, rescinded, and deleted in its entirety and shall be replaced by the following new paragraph:

"(l) Boat launch parking area is reserved for vehicles towing and/or carrying boats only. Boating is permitted in designated areas for small craft 17 feet and under, including but not limited to canoes, kayaks, rowboats, stand-up paddleboards, and dinghies. Inflatable boats less than seven feet in length with less than two air chambers and designed primarily as swimming aids are prohibited. Motors, with the exception of electric motors, are prohibited. All craft shall meet U.S. Coast Guard requirements. Children less than 12 years of age and under shall wear a Type I, II, or III personal flotation device (PFD) of proper size in accordance with the Pennsylvania Fish and Boat Commission regulations".

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

Mr. Maguire made a motion to introduce Bill No. 3 and the motion was seconded by Chairperson Martin.

Councilmember Maguire stated that he is introducing this ordinance to correct a misunderstanding of the language in the current ordinance regulating paddleboarding. Paddleboarding is recognized as a boat and would be permitted under the current language of the ordinance. Currently, the interpretation by the Administration Department is that paddleboarding is not permitted because the ordinance does not allow wading or swimming at Stoever's Dam Park. Mr. Maguire added that paddleboarding is not being permitted because of a fear of paddleboarders falling into the water, a fear of paddleboarders becoming entangled in underwater vegetation; and a fear of water quality. He asked Council to approve the ordinance on introduction at tonight's

meeting and make a final decision at the August meeting after all the information has been presented by Mayor Capello.

Councilmember Wilson responded that he would be in agreement to tabling the ordinance until Council has received the information from the City's insurance carrier.

Chairperson Martin stated the decision is not based on fear; however, he would like another month to gather information before making a decision.

Mayor Capello stated that the issue isn't whether paddleboarding is a worthwhile activity, but is Stoevers Dam an appropriate place for the activity. She reported that there is a large wildlife population at the park and agriculture runoff into the dam which affects the water quality; when the dam was established in the 1960's, the water quality was not conducive to swimming and, thus, swimming was prohibited; and water testing conducted on July 21, 22, and 23 showed the water quality is not fit for full human contact. Secondary activities like boating and canoeing may continue and folks may consume fish from the dam, providing that it is fully cooked. She added that water testing was not required in the past because swimming was not permitted. She stated that prohibiting paddleboarding is not about fear but about protecting public health. She reported that there is a dense underwater vegetation that persists which increases the risk of entanglement to paddleboarders. Further, she is still waiting for underwriting to issue a decision on the impact of allowing this activity. Mayor Capello stated that she has no objection to amending the ordinance to specifically state that paddleboarding is not permitted to avoid confusion.

Jessica Maguire, 615 Smith Avenue, Lebanon, told Council that she is hearing the main concern is bacteria in the water. She added that she and her family frequently go paddleboarding and paddleboarding does not equate to swimming. She added that boaters enter the water into their knees to launch the boat into the water. She further stated that if underwater vegetation is a concern, it would also get tangled into the boat motors which is dangerous. She suggested that if the main concern is dirty water, then that issue should be addressed. She explained that unless someone intentionally gets wet, a paddleboarder would need to get off the paddleboard to get wet.

Joe Morales, 102 Paddle Place, Lebanon, stated that he regularly uses a kayak and canoe and he had the opportunity to use a paddleboard on an open lake. He found the paddleboard to be sturdy and did not get wet during the activity.

Madylyn Yohn, 1309 Elm Street, Lebanon, reported that she goes paddleboarding and the paddleboards are very stable.

Chairperson Martin made a motion and Mr. Potash seconded the motion to table Bill No. 3.

Councilmember Maguire stated that the ordinance takes two readings before being passed finally. If the ordinance is introduced at tonight's meeting, it does not mean the concerns raised at the meeting cannot be addressed. He suggested that if the information is not received before the August meeting, the ordinance could be tabled at that time.

Councilman Wilson stated that he wants all the information before making a decision and voting on the ordinance.

Councilman Maguire stated that by leaving this ordinance unclarified, Council is leaving itself open to litigation and the ordinance is not being interpreted correctly.

On motion of Mr. Martin, seconded by Mr. Potash, Bill No. 3 was tabled. Yeas—Mrs. Haitos, Mr. Potash, Mr. Wilson, and Mr. Martin, Chairperson—4; nays—Mr. Maguire—1.

Councilmember Wilson reported that the Back-to-School Festival is scheduled for August 1, 2026, from 9:00 a.m. to 1:00 p.m. at the Lebanon Valley Family YMCA with various activities for the kids. He reported that 42 organizations participated to stuff 950 bookbags to give away. He added that no school-aged child residing in Lebanon County attending the event will be left without a book bag.

Mayor Capello reported that the July 4 fireworks have been rescheduled to Saturday, September 5 at 9:00 p.m. at the Lebanon Valley Fairgrounds and Expo Center; the rain date is September 6. The 250th Anniversary Committee is planning the event which will include food trucks and music.

Craig Gates, 44 Berwyn Park, Lebanon, reported that the Community of Lebanon's Annual Car Show is scheduled for August 16 at 11:00 a.m. in Downtown Lebanon. Registration will begin at 8:00 a.m.

Laurie Funk, 609 Chestnut Street, Lebanon, reported that the Lebanon County Coalition for Homelessness will be conducting the Summer PIT Count on August 6. The group will meet at St. Andrew's Presbyterian Church at 6:00 p.m.

The meeting was adjourned at 8:06 p.m.

CHERYL J. GIBSON, Clerk