

MEADVILLE CITY COUNCIL
Study Session Meeting
March 12, 2024

Call to Order	The in-person study session of the City Council was called to order at 6:00 p.m. by Mayor Jaime Kinder. Councilmembers Gretchen Myers, Jim Roha, and Autumn Vogel answered on the call of the roll. Deputy Mayor McKnight did not answer the call of roll, however, he arrived at 6:05pm. Staff present were City Manager Maryann Menanno, City Planner Peter Grella, Community Development Director Renna Wrubleski, and Recording Secretary Darla Boca.
Public Comment of Agenda Items	None
Approve Minutes	Councilmember Roha moved to approve minutes from the March 5, 2024, Regular Council meeting. Councilmember Myers seconded. The roll call was unanimous.
Old Business Discussion – City Housing Plan	<p>Ms. Menanno stated that Peter and Renna would be reviewing feedback received on the housing plan, including feedback from the Planning Commission. They will ask for any final feedback before having it come before the Council’s regular meeting on March 19th for adoption. Ms. Menanno then turned the discussion over to City Planner Grella. Mr. Grella began that the Housing Commission’s’ feedback was that the plan should be adopted as written following proofreading of the document. They ask that it be a “living’ document and can add additional topics to it in the future. The Commission recommends a move for resolution on March 19th with any final edits done this week.</p> <p>Ms. Wrubleski indicated that the Redevelopment Authority also supported adoption after asking clarifying questions, stating nothing substantive that would change from the drafted form.</p> <p>Councilmember Myers questioned Commission member Courtney Dodge’s comment within the Planning commission housing plan commentary about housing aimed at executive/higher income residents. The City doesn’t need to be involved, maybe a zoning ordinance for all levels of housing. Mr. Grella indicated that the idea is to be attractive for larger businesses to recruit for executive levels to work and live here. That would be up to the steering committee, but it’s not a priority at this time. Ms. Wrubleski added that the funding sources for the City and Redevelopment Authority do not have a lot of monies for higher level housing, so that is why it didn’t come out as a priority.</p> <p>Councilmember Vogel spoke to Commission member Sally Guzik Jones’ statement about the “missing middle”. That the idea of affordable housing at all levels, with those with incomes around \$50,000, would be that missing middle. The goal is to increase home ownership for all. Ms. Wrubleski indicated that the missing middle encompasses affordable housing through HUD with 30% of income going towards housing. Homeownership categories for this area are just above that.</p> <p>Mr. Grella added that the zoning ordinance is meant to move the private market towards creating quality, affordable housing. Affordable for that</p>

	<p>missing middle demographic.</p> <p>Mayor Kinder stated the idea is not just low and affordable, but affordable to everyone and not missing anyone.</p> <p>Councilmember Vogel wanted to know what the City’s demography was within income brackets.</p> <p>Mr. Grella stated that in the housing plan definition of affordable varies based on subsidized, affordable. Middle income brackets, cheaper housing of good quality that doesn’t need direct intervention with the RDA.</p> <p>Councilmember Myers brought up Lee Scandinaro’s comment on the Housing Authority not being mentioned in the plan. Mr. Grella responded that because they weren’t mentioned doesn’t mean that they weren’t given the opportunity for input. The housing Authority did give input, we just can’t have everyone at the table. The best way to intervene at the City Building is to pursue this plan. We acknowledge that the Housing Authority is a player in the plan. Ms. Wrubleski added that the primary focus is rehabilitation, which is more aligned to the RDA. The Housing Authority can act as developers – they aren’t in that space, more compliance and policy – giving out public units versus increasing or expanding. Councilmember Roha said that the City is not mandating, we are creating an environment to have housing at all levels.</p> <p>Councilmember Vogel referred to zoning as to what is allowed or not allowed in the housing plan. When the Housing Authority is ready to step up and expand what they offer. Appreciate the plan is open and inclusive. There is lots to do to get to 50% and increase homeownership.</p>
<p>New Business</p> <p>Resolution – Authorize Submission – Pennsylvania Downtown Center WalkWorks Grant Application</p>	<p>Deputy Mayor McKnight moved to authorize submission of the Pennsylvania Downtown Center WalkWorks Grant application. Councilmember Vogel seconded.</p> <p>Ms. Menanno stated that while the grant is not due until March 22nd, Peter would feel more comfortable if it was submitted early in case there are any additional questions or asks from PDC.</p> <p>Mr. Grella indicated that a copy of the resolution needs to be included in the application packet.</p> <p>Councilmember Vogel referred to the color-coded map that was part of the initial presentation and asked if that was the scope of what we were looking to do. Mr. Grella answered that the map was a placeholder visual for the project. Councilmember Vogel asked the timeframe for notification of the grant award. Mr. Grella responded that notification would happen on June 3rd. Then a draft by April 30th, an RFP for a consultant. While not trying to put the cart before the horse, but there is value in being lined up and ready to be off as soon as we are awarded the funds.</p>

	The roll call was unanimous.
Public Comment on Agenda Items	None
Adjournment	With no further business to come before Council, Councilmember Roha moved to adjourn. Deputy Mayor McKnight seconded, and the roll call was taken to adjourn at 6:27 p.m. The roll call vote was unanimous.

Maryann Menanno, Interim City Clerk

Jaime Kinder, Mayor