

Sayre Borough Council Minutes – January 22, 2015

Call to Order – Mr. Farley called the meeting to order at 6:00pm and asked anyone who is recording the meeting to indicate that they are doing so.

- Ronald Cole, WATS/WAVR, Councilman James Daly, Borough Resident Jan Scott, and Warren Howeler, The Morning Times indicated that they were audio recording the meeting.
- Mr. Farley announced that the Borough Council met in executive session on January 12, 2015 at 5:00pm to discuss a personnel issue involving the Police Department.
- Mr. Daly offered the meeting prayer and led the Pledge of Allegiance.

Approval of Minutes – A motion was made by Mr. Shaw and seconded by Mr. Daly to approve the minutes of the December Borough Council meeting. Under the question: Mr. Osmun stated that the minutes needed to be corrected to state that the meeting was a Borough Council meeting and not a Committee meeting. Mr. Shaw amended his motion and Mr. Daly amended the second to the motion to approve the minutes with the correction. There were no objections. Motion Carries.

Presentation of Sayre Gardens Project - Stephanie Benson of Edgemere Consulting introduced herself and Edgemere President, Jon Oster, Megan Houppert and Nelson Leenhouts, President of Home Leasing Incorporated. Ms. Benson provided an overview of her company and explained that Edgemere and Home Leasing recently completed renovating the former Muldoon School in Waverly into thirty-one (31) units of senior housing and stated that the two companies have worked together on several other projects in New York State. Ms. Benson stated that the project construction cost is approximately \$10.6 million and that \$8.6 million would be private investment.

Mr. Leenhouts explained that his company develops projects including construction, and stated that the company will own and manage the property once completed. Mr. Leenhouts stated that he is excited about the project and the opportunity to provide affordable housing, and that the project was able to maintain the two tree lines and more importantly the oak tree on the eastern edge of the property.

Ms. Houppert explained that the property is currently under contract for purchase from St. John's Lutheran Church and it is their intention to construct a three story apartment complex with fifty-six (56) mixed income apartments. There will fifty (50) of the apartments that would be one bedroom units and six (6) apartments would be two bedroom units. There will be eighty-nine (89) parking spaces, a library, computer lab, garden area, and an onsite manager who will live in the apartment complex.

David Young, P.E. with JHA of Sayre is the project engineer and explained that the property is 3.6 acres and that a project of this size would require less than half that amount of acreage in accordance with the Borough Zoning Ordinance. Mr. Young stated that utilities are accessible on Chemung Street and Hayden Street.

Citizen Comments - The following citizens addressed the Borough Council;

- ✚ Jeff Fisher, 105 Olive Street asked if the project will be similar to Twin River Apartment complex in Athens Borough, and that he had no problem with senior citizens living there. Ms. Houppert explained that the apartments would be a mix income property and that there would be a wide range of income levels that would include low income and market value rentals. Ms. Houppert explained that the residents would need a key fob to enter the building and that it would be a secure facility with rules and regulations.
- ✚ Bonnie Sine, 112 Olive Street asked how residents could stop the project. Mr. Farley stated that comments opposing the project should be directed to the Zoning Hearing Board.
- ✚ Michael Setzer, 327 Chemung Street asked about tenant income range, the increase in taxes, lighting, and increased traffic. Ms. Benson explained that the area's median income is \$54,800 and that an income of \$8,000 would very low income.

- ✚ Mr. Young explained that a full detail of the lighting would be submitted to the Bradford County Planning Commission for approval. Ms. Benson also stated that three (3) of the units would have a rent of \$213/month, and six (6) of the units would be market rate. Ms. Benson explained that a single person with an income of \$32,640 or less would meet income requirements. Mr. Setzer stated that he did not want the project to be built and that it will ruin his neighborhood.
- ✚ Margaret Barry, 816 North Wilbur Avenue stated that the project is targeting low income individuals with the services that will be provided. Mrs. Barry asked if other sites were considered and that the former Brick Row property in the eastside neighborhood of the Borough would be a good location for the project.
- ✚ Susan Alvino, 307 North Lehigh Avenue stated that the area needs affordable housing for families not senior citizens.
- ✚ Melanie Setzer, 327 Chemung Street stated that she was concerned with lighting, traffic, and dumpsters. Ms. Benson stated that residents would be provided with trash cans that would be collected by a trash hauler.
- ✚ Ms. Houppert explained that an onsite property manager will live in the apartment complex, and that her company has a good reputation with developing and managing affordable housing complexes. All applicants will be subject to credit review and criminal background checks.
- ✚ Carley Haney, 218 South Keystone Avenue stated that she was concerned with the project being built in her neighborhood because the area police departments have responded to 172 calls to the low income housing complexes in 2014.
- ✚ Christopher Kaiden, Sayre Code Enforcement Officer stated that he had one concern with the project and that is that the members of the audience need to be careful with their use of the term "low income" because they are beginning to sound as if they have a bias against low income individuals and families. Mr. Kaiden explained that there are people working at the medical center who have good jobs but would qualify as low income based on federal guidelines.
- ✚ Greg Mitchell, Hayden Street stated that he has lived on Hayden Street for 22 years and asked if the Borough was willing to take a chance on allowing the apartment building to be built so close to the high school.

- ✚ Jennifer Joyce, Board President of St. John’s Lutheran Church stated that the Church Board is in favor of the project because the developer will maintain the tree lines including the old oak tree, provide onsite management and programs for residents. Mrs. Joyce stated that she was offended by the “those people” comment and that poverty is an issue in every neighborhood.
- ✚ Michelle Souva, 412 Oneida Street stated that her family had a difficult time finding quality housing in the Borough that was affordable, and that she was amazed with the bigotry of the speakers who are against the project.
- ✚ Mr. Farley thanked the public for their comments and thanked Ms. Benson, Ms. Houppert, Mr. Oster, and Mr. Leenhouts for their presentation.

Citizens To Be Heard – The following individuals addressed the Borough Council;

- ✚ Susan White-Alvino, 307 North Lehigh Avenue asked the Borough Council to reject the request submitted by the Endless Mountains Pregnancy Care Center which is a religious organization and that she did not feel that the Borough should support the organization by allowing the 5K/10K.
- ✚ Sarah Deforest, a volunteer with the First Look Pregnancy Center, 209 West Lockhart Street stated that the event attract 300 runners and raised \$7,000 in 2014. Ms. Deforest stated that the funds raised by the event benefit women.

Approval of Bills List – A motion was made by Mr. Shaw and seconded by Mr. Flick to approve the bills list. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	NO	NO	YES	YES	YES

Correspondence Report – Ms. Sabatura asked that the agreement with Mansfield University be referred to the Public Safety Committee and reviewed by the Borough Solicitor.

Finance Report – Mr. Cerutti commented on the report and that several of the department budgets finished the year under budget. Mr. Cerutti asked if an increase in recycling contributed to a reduction in landfill fees.

Committee Reports – The following reports were discussed;

- ✚ Administration – Mr. Cerutti reviewed the issues discussed by the Committee at their January meeting and reviewed the Committee’s Goals & Objectives for 2015.
- ✚ Public Works Committee – Mr. Flick reviewed the issues discussed by the Committee at their January meeting.
- ✚ Public Safety Committee – Mr. Daly reviewed the issues discussed by the Committee at their January meeting and that he will be meeting with Chief Reynolds to review possible changes to the residential parking program.

- ✚ Code Enforcement Agency – Mr. Cerutti reviewed the issues discussed by the Agency Board at their January meeting and reviewed the Agency’s Goals & Objectives for the year.
- ✚ Planning Commission – Mr. Daly stated that the Planning Commission will meet on January 27th to discuss parking issues.
- ✚ Library Board – Borough Board Representative Maureen Howland informed the Borough Council that the Library received a \$1,400 book grant from the Valley Kiwanis Club. Mrs. Howland also reported that the annual fundraising event will be held on April 23rd.

Elected & Appointed Official’s Report – The following reports were discussed;

- ✚ Police Chief – Chief Reynolds reported that the Department experienced an increase of 14% in calls for service in 2014 compared to 2013 and that the Department is continuing an aggressive effort to combat drug activity. Ms. Sabatura commended Chief Reynolds and the Department for their hard work.
- ✚ Borough Manager – Mr. Jarrett reported that the Borough collected more than 214,500 pounds of materials at the South Thomas Avenue drop off center and over 240,600 pounds of materials through the curbside recycling program in 2014. Mr. Jarrett explained that the Borough has collected over 1.2 million pounds of materials between 2009 and 2014.

✚ Code Officer’s Report – There were no comments.

✚ Fire Chief – Chief Repasky reported that the Department responded to 143 emergency calls in 2014 which is an increase of 20 calls from 2013 and the Department manpower totaled 1,110 hours. Chief Repasky explained that his tenure as Fire Chief will end on January 31st and that William Wood will be the new Fire Chief, Gil Crossett will serve as 1st Assistant Chief, and Tracy Stroup will serve as 2nd Assistant Chief effective February 1st. Mr. Farley presented a Certificate of Appreciation to Chief Repasky on behalf of the Borough Council in recognition of his 15 years of service.

A motion was made by Mr. Osmun and seconded by Mr. Shaw to approve the Departments Officer List. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	NO	NO	YES	YES	YES

A motion was made by Mr. Flick and seconded by Mr. Osmun to support the Department’s Junior Firefighter Program. **Under the question:** Mr. Jarrett was asked to check on insurance requirements.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	NO	NO	YES	YES	YES

✚ Valley Joint Sewer Authority – Mr. Farley reported that the plant is online and that there are some loose ends with the project punch list which is delaying the final payments.

- ✚ Emergency Management – Mr. Daly stated that Governor Wolf appointed a new Director at PEMA and that he will be attending the quarterly PEMA training program in Williamsport on February 4th and 5th.
- ✚ Solicitor – There were no questions or comments.
- ✚ Council President – Mr. Farley announced that the Borough received a sub-division request from the Sayre Christian Church and that the application was forwarded to the Bradford County Planning Office for review and comment.

Vote to adopt Resolution 2015-01 supporting the Sayre Gardens Apartment Project as recommended by the Administration Committee. A motion was made by Mr. Daly and seconded by Mr. Flick to adopt Resolution 2015-01. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	NO	YES	YES	YES

Vote to approve the 2015 Island Pond management plan submitted by Aquatic Environmental Services. A motion was made by Mr. Flick and seconded by Mr. Daly to approve the management plan. **Under the question:** Mr. Osmun stated that he was concerned with treating the pond with chemicals.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	NO	YES	YES	YES	YES

Vote to approve the purchase of fourteen (14) new TASERS® from TASER International Inc. of Scottsdale, Arizona in the amount of \$16,701.50. A motion was made by Mr. Shaw and seconded by Mr. Cerutti to approve the purchase. **Under the question:** Ms. Sabatura asked if funds were included in the budget, and Mr. Jarrett stated that funds were budgeted. Chief Reynolds suggested that the Borough consider selling the used TASERS to another Law Enforcement Agency or Law Enforcement Officer, and explained that the TASERS could not be sold to a private citizen.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	YES	YES	YES	YES

Vote to approve the 2015 Borough Council meeting schedule as recommended by the Administration Committee. A motion was made by Mr. Shaw and seconded by Mr. Flick to approve the meeting schedule. **Under the question:** Ms. Sabatura asked why the June, July, and August meeting will be held at 10:00am. Mr. Farley explained that the change was made to accommodate the work schedule of a councilmember. Mr. Flick stated that he favored the change so that council members had the remainder of the day for personal obligations.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	NO	YES	YES	YES

Vote to approve the request from the Endless Mountains Pregnancy Care Center for the organization's 2nd Annual Pound the Ground for Ultrasound on May 23, 2015. A motion was made by Mr. Shaw and seconded by Mr. Daly to approve the organization's request. **Under the question:** The 5K and 10K race will be following the same route as the Guthrie Gallop.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	YES	YES	YES	YES

Vote to approve the request from Animal Care Sanctuary to host the organization's 5th Annual Mutt Strut in Riverfront Park on May 16, 2015. A motion was made by Ms. Sabatura and seconded by Mr. Osmun to approve the organization's request. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	YES	YES	YES	YES

Vote to approve the request from Beth Herbst on behalf of the Bradford County Medical Association to host the 9th Annual Turkey Trot on November 26, 2015. A motion was made by Mr. Shaw and seconded by Mr. Daly to approve the request. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	YES	YES	YES	YES

Vote on appointment to the Zoning Hearing Board – Mr. Farley explained that the Borough received a letter of interest from Karen Cooley and Margaret Barry for the one appointment to the Zoning Hearing Board.

A motion was made by Ms. Sabatura and seconded by Mr. Osmun to re-appoint Karen Cooley the Zoning Hearing Board. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	YES	YES	YES	YES

Vote to appoint a Zoning Hearing Board Alternate Member. A motion was made by Ms. Sabatura and seconded by Mr. Daly to appoint Margaret Barry as an Zoning Hearing Board Alternate Member. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	YES	YES	YES	YES

Vote on appointments to the Planning Commission – Mr. Farley explained that the Borough received three (3) letters of interest for the two (2) appointments to the Planning Commission. Mr. Farley stated that letters were received from Barbara Ault, James Bentley, and Susan White-Alvino.

A motion was made by Ms. Sabatura and seconded by Mr. Daly to re-appoint Barbara Ault to the Planning Commission. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	YES	NO	YES	NO

A motion was made by Mr. Flick and seconded by Mr. Daly to re-appoint James Bentley to the Planning Commission. **Under the question:** There were none.

Mr. Daly	Mr. Flick	Mr. Osmun	Ms. Sabatura	Mr. Shaw	Mr. Cerutti	Mr. Farley
YES	YES	YES	NO	YES	YES	YES

Citizens to be Heard – Margaret Barry, 816 North Wilbur Avenue commended that Public Works Department for their snow plowing efforts and recycling program.

Adjourn – A motion was made by Mr. Flick and seconded by Mr. Daly at 7:42pm. There were no objections.

Respectfully submitted,

David M. Jarrett
Borough Manager/Secretary