

## **Borough Council Meeting Minutes – October 22, 2025**

**Public Hearing** - Mrs. Dekar called the Public Hearing to order at 5:30pm and explained that the purpose of the Public Hearing is to receive public comments regarding an Ordinance under consideration by the Borough Council amending Chapter 173 (ZONING). Mrs. Dekar stated that the intent of the Ordinance is to revise the zoning map by changing the zoning designation of nineteen (19) parcels including all parcels in the block bordered by Hospital Place (ON TWO SIDES), West Lockhart Street, and South Wilbur Avenue as well as three parcels along South Wilbur Avenue in the block bordered by South Wilbur Avenue, West Lockhart Street, South Elmer Ave and West Packer Avenue, from a SINGLE/DOUBLE FAMILY RESIDENTIAL (RT DISTRICT) zoning designation to a MEDICAL CAMPUS (MCC DISTRICT) zoning designation.

- George Bizilia, 106 South Wilbur Avenue asked for a clarification of the minimum lot coverage in the Medical Campus zoning district which he believes is 50%, but is concerned that the general zoning regulation stipulates a different percentage.
- Mrs. Dekar stated that all zoning regulations will apply to the properties included in the zoning district and that any changes would go to the Zoning Hearing Board for review and approval.
- Mr. Bizilia asked if any Councilmembers at the Public Hearing currently work or previously worked for Guthrie. Mr. Bizilia also asked if eminent domain rules would be applied if property owners refused to sell their homes to Guthrie.
- Attorney Foster explained that the purpose of the Public Hearing is to provide residents with the opportunity to offer testimony in favor or against the proposed Ordinance and it is not intended to be a question and answer format.
- Mrs. Dekar explained to Mr. Bizilia that the other properties are owned by a private corporation and therefore eminent domain procedures could not be applied. Attorney Foster stated that that the Borough has no intention of implementing eminent domain on behalf of Guthrie.
- Barbara Ault, 332 West Lockhart Street addressed the Borough Council and explained that she is a member of the Borough's Planning Commission but did not attend the Planning Commission meeting when the proposed zoning change request was discussed.

Mrs. Ault asked that the properties on the eastside of South Wilbur Avenue be exempt from the proposed zoning change because it would be spot zoning and she expressed her concern that if the zoning designation is changed, the Borough would have no direct control on what the property would be used for in the future and that the parcels could be removed from the tax rolls if they are owned by Robert Packer Hospital.

- Mrs. Dekar explained that she reviewed the tax revenue generated by the properties, and that redevelopment of the properties would grow the local tax base.

Mrs. Dekar closed the Public Hearing at 5:44pm.

**Call to Order** – Mrs. Dekar called the regular Borough Council meeting to order at 5:44pm and Miss Meyer led the Pledge of Allegiance and offered the meeting prayer.

**Roll Call** – The following members of the Borough Council were present; Derrick Hall, Dan Wayman, Jessica Meyer, and Jessie Dekar. **Excused;** Cori Belles and James Daly. **Also present;** Henry Farley, Mayor; Jonathan Foster, Jr., Borough Solicitor; Chris Kaiden, Code Enforcement Director; Taylor Landis, Borough Treasurer; Gil Crossett, Fire Chief; Blane Lathrop, DPW Foreman; and David Jarrett, Borough Manager.

**Citizens To Be Heard** – There were none.

**Approval of Minutes** – A motion was made by Mr. Hall and seconded by Mr. Wayman to approve the minutes of the September Regular Meeting held on September 24, 2025, September Special Borough Council Meeting held on September 29, 2025, and October Workshop Meeting held on October 8, 2025 as presented. **Under the question:** There were none. **AYES - 4**

**Approval of Bills List & Supplemental Bills List – October 9 – October 22, 2025** – A motion was made by Miss Meyer and seconded by Mr. Wayman to approve the Bills List and Supplemental Bills List. **Under the question:** There were none. **Roll Call: Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

**Workshop Correspondence Summary** – There were no questions or comments.

**Finance Report – September 30, 2025** – There were no questions or comments.

**Elected & Appointed Officials Questions & Comments** – Mayor Farley commented on how nice the School District’s Homecoming Parade was last Saturday and that it was a great small town event. Mr. Wayman thanked the Borough for all of the cooperation that was provided to make the event a success.

**Consent Agenda** – Mrs. Dekar explained that items of business and matters listed for approval under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one roll call vote and that there will be no separate discussion of these items. If discussion is desired by a Council Member, that item is to be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

- a. Vote to approve Resolution 2025-08 PA-DCED Local Share Account Program – Borough Hall
- b. Vote to approve Resolution 2025-09 PA-DCED Local Share Account Program – Playground Project
- c. Vote to approve Resolution 2025-10 PA-DCED Local Share Account Program - Valley Art Center
- d. Vote to approve Memorandum of Understanding with Greater Valley EMS
- e. Vote to approve deed transfer from First Citizens Community Bank to Sayre Borough
- f. Vote to approve Memorandum of Understanding with First Citizens Community Bank
- g. Vote to advertise the Downtown Streetscape Project - Phase III for bids

A motion was made by Miss Meyer and seconded by Mr. Wayman to approve the Consent Agenda. **Under the question:** Mr. Hall explained that Item D is continuation of existing arrangement between the Borough and Greater Valley EMS. **Roll Call: Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

**Vote to Adopt Ordinance 979 Amending Chapter 173 to revise the zoning map changing the designation of nineteen (19) parcels including all parcels in the block bordered by Hospital Place, West Lockhart Street, and South Wilbur Avenue as well as three (3) parcels along South Wilbur Avenue in the block bordered by South Wilbur Avenue, West Lockhart Street, South Elmer Avenue from Single/Double Family Residential (RT) District) Zoning Designation to Medical Campus (MCC District) Zoning Designation.** A motion was made by Miss Meyer and seconded by Mr. Hall to adopt Ordinance 979 Amending Chapter 173. **Under the question:** Mr. Wayman explained that he had concerns with how fast the process moved forward without knowing what the future use of the properties will be. **Roll Call: Mr. Hall, Miss Meyer, and Mrs. Dekar; YES. Mr. Wayman; NO.**

**Vote to approve the purchase of a 2026 Ford F600 Dump Truck from Bradco Supply Company in the amount of \$130,758.50 through the PA COSTARS program** A motion was made by Miss Meyer and seconded by Mr. Wayman to approve the purchase of a 2026 Ford F600 Dump Truck from Bradco Supply Company in the amount of \$130,758.50 through the PA COSTARS program. **Under the question:** Mr. Jarrett clarified that the purchase price includes snow plow equipment. **Roll Call: Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

**Vote to approve the purchase and install of a new Curbtender® hydraulic packer from Bradco Supply Company in the amount of \$117,700.00 through the PA COSTARS program.** A motion was made by Miss Meyer and seconded by Mr. Wayman to approve the purchase and install of a new Curbtender® hydraulic packer from Bradco Supply Company in the amount of \$117,700.00 through the PA COSTARS program. **Under the question:** There were none. **Roll Call: Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

**Vote to approve the purchase of a 2026 International® Cab & Chassis from Ascendance Truck Centers in the amount of \$93,425.00 through the PA COSTARS program.** A motion was made by Mr. Wayman and seconded by Miss Meyer to approve the purchase of a 2026 International® Cab & Chassis from Ascendance Truck Centers in the amount of \$93,425.00 through the PA COSTARS program. **Under the question:** Mr. Jarrett clarified that the new cab and chassis will be up-fitted with a recycling compartment body that the Borough already owns. **Roll Call: Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

**Vote to approve the proposal from Bradco Supply Company in the amount of \$6,819.75 to remove a recycling compartment body on a Borough owned cab & chassis and re-mount the same body on a 2026 International® cab & chassis.** A motion was made by Mr. Hall and seconded by Mr. Wayman to approve the proposal from Bradco Supply Company in the amount of \$6,819.75 to remove a recycling compartment body on a Borough owned cab & chassis and re-mount the same body on a 2026 International® a new cab & chassis. **Under the question:** There were none. **Roll Call: Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

**Vote to approve the purchase of a 2026 Chevrolet Colorado Pick-Up Truck in the amount of \$35,989.00 from Bonner Chevrolet through the PA COSTARS program.** Mrs. Dekar explained that the item has been pulled from the agenda to provide additional time to review the price quotes that were submitted.

**Vote to extend an offer of employment to Glenn Brown for the position of Operator Class B – Probationary at a rate of \$21.00 per hour.** A motion was made by Miss Meyer and seconded by Mr. Wayman to extend an offer of employment to Glenn Brown for the position of Operator Class B – Probationary at a rate of \$21.00 per hour. **Under the question:** There were none. **Roll Call: Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

**Vote to approve the proposed Non-Uniformed Employee Collective Bargaining Agreement.** A motion was made by Mr. Wayman and seconded by Miss Meyer to approve the proposed Non-Uniformed Employee Collective Bargaining Agreement. **Under the question:** There were none. **Roll Call: Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

**Adjourn** – A motion was made by Miss Meyer and seconded by Mr. Wayman to adjourn the meeting at 5:52pm. There were no objections

Respectfully Submitted;



David M. Jarrett  
Borough Manager/Secretary