DISTRIBUTED
6-1

Borough Council Workshop Meeting
June 10, 2026

Public Hearing - Mrs. Dekar called the public hearing to order at 5:30pm for Zoning Ordinance Amendment amending Chapter 173 (Zoning) to revise the Zoning Map by changing the zoning designation of all four (4) parcels within the Business Incubator District (BI) to the new Mixed Use District (MU).

Attorney Foster explained that the zoning map amendment effects the following four (4) properties in the Borough and stated that the proposed zoning map change would better reflect the current uses of the properties because there is not a business incubator located on any of the parcels;

Steven Webster	801 South Elmer Avenue	Parcel # 3302017637000000
Kellar Industries LLC (Enterprise Center)	703 South Elmer Avenue	Parcel # 3302017489000000
Michael Shaw	706 South Lehigh Avenue	Parcel # 3302017488001000
Zuggo Metrology	712-716 South Lehigh Avenue	Parcel # 3302017488000000

Mr. Kaiden stated that if only one parcel was changed, it would be spot zoning. Mrs. Dekar asked for public comment and there were no questions or comments from the public. Attorney Foster adjourned the Public Hearing at 5:35pm.

Call to Order - Mrs. Dekar called the June Borough Council Workshop meeting to order at 5:35pm.

Roll Call - The following members of the Borough Council were present; James Bentley, James Daly, Derrick Hall (*excused at 6:15pm*), Dan Wayman, Jessica Meyer, and Jessie Dekar. **Also present**; Henry Farley, Mayor; Gil Crossett, Fire Chief; Christopher Kaiden, Code Enforcement Director; Blane Lathrop, DPW Foreman; Robert Repasky, Assistant Fire Chief; Daniel Reynolds, Police Chief; and David Jarrett, Borough Manager.

Citizens to be Heard – Patrol Officers Derek Watkins and George Nichols addressed the Borough Council to request that Uniformed Officers Pension ordinance be amended to include the Pension Service Credit Provision. Officer Watkins stated that the pension service credit provision would allow officers who qualify the opportunity to purchase military time and full-time and part-time years of service as a police officer. Officer Watkins explained that the provision would allow officers to purchase up to five (5) years of service and that the officer would be required to pay the cost of the buyback. Officer Watkins and Officer Nichols both stated that the provision would attract officers from other Police Departments who may otherwise be discouraged about starting over in the vesting process.

Mrs. Dekar asked how much it would cost to purchase years of service, and Officer Nichols stated that the cost formula is based on the officer's salary during the first three years of service and that the cost could be as much as $10,000.00 for each year of service purchased. Officer Nichols stated that there would be no cost to the Borough if the provision is added to the pension plan. Mayor Farley stated that the provision would be a good recruitment tool for future openings. Mr. Jarrett stated that the Borough Council would need to request a cost study to determine the impact on the pension fund if the proposed provision is added to the ordinance.

Approval of Bills LIst and Supplemental Bills List - May 21 - June 10, 2026 - A motion was made by Mr. Daly and seconded by Miss Meyer to approve the bills list and supplemental bills list for the period of May 21 - June 10, 2026. **Under the question**: There were none. **Roll Call: Mr. Bentley, Mr. Daly, Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

Correspondence Summary - There were no questions or comments.

- Resolution 2026-07 EMS Funding – Mr. Jarrett explained that the Resolution would authorize the allocation of up to a half of mill of real estate tax revenue to fund local EMS services. Mr. Jarrett stated that $45,000.00 has been allocated in the 2026 budget and that the amount provided by the Borough would be matched by Bradford County. The Resolution will be added to the Borough Council meeting agenda for approval.
- Traffic Signal Equipment Upgrade – Mr. Lathrop reported that the video detection card on the traffic signal at the corner of North Keystone Avenue and Pitney/Tuscarora Street must be replaced. Mr. Lathrop explained that the video detection card which detects vehicles at the traffic signal is not properly functioning causing a delay in the change of the traffic signal and that the cost of replacing the device is $5,510.00. Mr. Lathrop stated that South Waverly Borough and Sayre Borough share the cost of traffic signal maintenance at that intersection. The proposal will be added at the June meeting agenda for approval.
- Solar Production Report – Mr. Jarrett reviewed the data collected for the solar panel production for 2025 and year to date for 2026. Mrs. Dekar asked if there were additional opportunities for solar panels within the Borough, and Miss Meyer asked if the streetlights could be converted to solar. Mr. Jarrett stated that he would discuss future options with the company that was used for the first project and contact Penelec about the possibility of converting the streetlights to solar.

- Statement of Work – PA DCED Community Technical Assistance Program – Mr. Jarrett explained that a meeting was held in May with representatives from PA-DCED and that the agency will provide up to 400 hours of technical assistance to revise the Borough's comprehensive plan. Mr. Jarrett stated that PA-DCED is currently working on a similar project for Towanda Borough.
- 2027 Valley Arts4All Park Use Request – Mr. Jarrett stated that request for the 2027 event will be added to the June agenda for approval.

Elected & Appointed Officials Questions & Comments - Mrs. Dekar asked about the upcoming arrival of the Union Pacific Railroad Big Boy steam locomotive that is scheduled to arrive in Sayre Thursday evening. Mr. Lathrop explained the train is expected to arrive Thursday evening at approximately 8:00pm and depart Friday morning at 9:00am.

Department Head Reports - The following reports were presented to the Borough Council;

Fire Department - There were no questions or comments.

Police Department - There were no questions or comments

Borough Manager - Mr. Jarrett reviewed the items listed including the summer events program that will begin on June 17 and includes numerous musical performances, fireworks displays, and downtown block parties. Mr. Jarrett stated that approximately $35,000 has been donated from the community for this year's events program. Mr. Jarrett also reported that North Elmer Avenue between West Lockhart Street and Cross Street will be paved later this month and the cost of the project will be covered with grant funding.

Code Enforcement – Mr. Kaiden provided an update on the downtown streetscape project and explained that the contractor will move onto Desmond Street next week and he stated that sidewalks and curbing portion of the project may be completed by July 4th weather permitting. Mr. Kaiden also provided an update on the Bradford County Landbank program.

Borough Solicitor – Attorney Foster explained that the Borough's current bicycle ordinance has been revised to include E-bikes and scooters and that the ordinance amendment will be advertised next week for adoption on June 24th. .

Public Works Department – Mr. Lathrop reported that DPW staff are completing repairs to two drainage structures on Cayuta Street.

Emergency Management – Mr. Daly stated that there was nothing to report.

Planning Commission – Mr. Daly reported that the Planning Commission reviewed the Borough's current sidewalk ordinance in response to concerns recently raised by a citizen. Mr. Daly explained that current ordinance only requires sidewalks in conjunction with new construction or if it can be proven that sidewalk previously existed on the property.

Miss Meyer suggested that letters be sent to the property owners requesting that they consider painting lines across their property designating a walking route for pedestrians. Mrs. Dekar asked if there was still grant money available from the Borough for sidewalks, and Mr. Kaiden stated there is funding but that it is only available to residential owner occupied properties.

Vote to adopt Ordinance #980 Zoning Ordinance Amendment to Chapter 173 – Mixed Use District. A motion was made by Mr. Daly and seconded by Mr. Wayman to adopt Ordinance #980 Zoning Ordinance Amendment to Chapter 173 – Mixed Use District. **Under the question**: There were none. **Roll Call: Mr. Bentley, Mr. Daly, Mr. Hall, Mr. Wayman, Miss Meyer, and Mrs. Dekar; YES.**

Recess – Mrs. Dekar recessed the meeting at 6:20pm.

Executive Session – The Borough Council went into executive session at 6:25pm to discuss the negotiation of the police contract and potential litigation. The session ended at 7:30pm.

Adjourn – A motion was made by Mr. Daly and seconded by Miss Meyer to adjourn the meeting at 7:30pm. There were no objections.

Respectfully Submitted,

David M. Jarrett
Borough Manager/Secretary