

# COUNCIL MEETING MINUTES

## LYKENS BOROUGH COUNCIL SPECIAL ADVERTISED MEETING

### MINUTES

Lykens Borough Council held an Advertised Special Meeting Thursday, February 4, 2016 at 9:00 a.m. in Council Chambers located at 200 Main Street. Gary Bopp, President of Council presided over the meeting. The Pledge of Allegiance was recited followed by roll call.

#### MEMBERS PRESENT:

Carl Slough Sr.	Gary Bopp
Carole Wertz	Zachary Smeltz
Mike Tiazkun	Delton Kreiser

#### ALSO PRESENT:

Joseph Kerwin, Solicitor  
Judith Musick, Treasurer  
Stephanie Benson, Edgemere. Development  
John Oster, Edgemere Development  
Cindy Brown, Property Owner  
Jeff Shadle, Property Owner  
Charles Brown, Citizen  
Sally Reiner, Authority Member  
Tony Shiffer, Property Owner  
Keith Bingaman, Citizen  
Paul Johns, Authority Member  
Dan Schell, Authority Supervisor of Operations  
Mary Bateman, Citizen & UD School  
Evan Williams, UD School  
Troy Kolva, Citizen  
Robert Schreffler, Authority Chairman  
Jeanette M. Crabb, Secretary

President of Council Gary Bopp at this time stated the purpose of this meeting is to discuss and vote on the Lerta Ordinance (Local Economic Revitalization Tax Act).

#### CITIZENS:

## COUNCIL MEETING MINUTES

At this time Dave Barder addressed Council. Dave, who serves on the UD Area School Board, stated he was not here to speak on behalf of the school board but to get an understanding of the 10 year tax abatement.

Dave said his first question is whether or not this is senior housing or section 8 housing. Dave explained any housing other than senior housing will have an effect on the school. It currently costs around \$10,000 per student per year. Dave said he really would like to see the project go through, but at the same time protect the school and not throw Lykens Borough under the bus. Dave said, with the potential for additional students, he wonders if the school can survive a 10 year tax abatement or could the tax abatement be phased out in less than 10 years. Dave further asked why the original boundaries have been changed to include a more broad area.

Dave then asked will Lykens Residents be given any preference when filling the units and how will this affect the landlords in town.

President of Council Gary Bopp at this time said we plan to discuss downsizing the Lerta district.

At this time Solicitor Kerwin asked Stephanie Benson with Edgemere Development to speak.

Stephanie Benson introduced herself to everyone as a consulting representative with Edgemere Development who assists and works directly with Home Leasing from start to finish. Stephanie explained 10 years ago Dauphin County started looking for developers and it took 5 years for any interest to come to light. Stephanie explained Nelson, the owner of Home Leasing, fell in love with Lykens and wanted to get involved. Stephanie further explained funding was applied for twice and failed. The old school was removed from the plans and funding was finally approved. Stephanie explained if all the conditions are not met funding does not happen and the project will not be awarded.

To answer some of Dave's questions Stephanie said they cannot give preference to Lykens Residents because it would be against the Federal Fair Housing Act. She did say they expect seniors to be attracted to the apartments. The rental units will be maintenance free and all utilities are included in the rent.

Stephanie also explained that the Lerta map was not decided by them but by the County and they need the support of everyone involved.

Councilman Zachary Smeltz asked if anyone knew what the projected taxes will be on year 11. John Olsen (also with Edgemere Development) replied it will depend on the assessor but the valuation in 10 years should be around 1 million.

Stephanie handed out a list of the rental units with the monthly rental fees.

Jeff Shadle commented that he believes it may be hard to fill up the rental units and asked what happens if the units cannot be fill.

## COUNCIL MEETING MINUTES

Stephanie said they have never experienced not being capable of filling the units. However, if that happens, the rent would have to be lowered.

Solicitor Kerwin asked when construction is scheduled to begin?

Stephanie advised they are hoping to close by the first week of March and construction should take 12-14 months.

Mary Bateman at this time asked what is considered income to qualify as a renter?

Stephanie said all applicants are screened through a process and will be required to show proof of income.

Solicitor Kerwin reported the County proposed the Lerta map to get the project moving along but we can narrow our map to only include the properties owned by Home Leasing including the old school.

Stephanie further explained The County, Borough and UD School District will continue to collect tax money at the current rate they are already receiving. However any improvements made or new construction that would take place during the tax abatement period would not be reassessed until the tax abatement period ends.

Keith Bingaman at this time said most residents are worried about the additional cost that may be associated with an additional 28 rental units and how this may impact the Borough.

Solicitor Kerwin advised these are issues that may have to be addressed later.

Troy Kolva asked if our current water and sewer facilities can handle more residents.

Dan Schell said the water and sewer plant can handle it.

Upon a motion by Vice Chairman Carl Slough Sr. and seconded by Mike Tiazkun the Lerta Tax Ordinance was passed to include 580 Main St, 582 Main St, 600 Main St, 601 Main St, 606 Main St and 539 North 2nd Street.

Upon a motion by Carole Wertz and seconded by Mike Tiazkun 2 variances (contingent on approval by Light - Heigel) were approved for the parking area that will be located at 580 & 582 Main Street to be used by the tenants that will rent the apartments scheduled to be built on Main Street.

1st variance is for a 2 foot setback instead of 3 feet from the handicapped ramp built for Ciao's Restaurant.

## COUNCIL MEETING MINUTES

2nd variance is for the length of the parking spaces to be changed. The code requires 20' however they will need 18' approved, due to the handicapped ramp

Upon a motion by Vice Chairman Carl Slough Sr. and seconded by Mike Tiazkun the meeting was adjourned at 10:40 A.M.

Jeanette M. Crabb

Lykens Borough Secretary