

**COUDERSPORT BOROUGH COUNCIL  
SPECIAL MEETING  
NOVEMBER 4, 2015  
6:30PM**

The Coudersport Borough Council held a special meeting on Wednesday November 4, 2015 at the Coudersport Borough Maintenance Facility on Damascus Street.

Council President George Hults called the meeting to order at 6:30 pm and led all present in the Pledge of Allegiance.

**ROLL CALL**

Present were Council members George Hults, Richard Neefe IV, Todd Husson, Eugene Neefe, and Wayne Wentzel.

Also present were Manager Beverly Morris, Mayor Whitman, Solicitor Glassmire, Holly Hyde, Chief McClain, Richard Buchanan, Brian Welsh, Brian Wahlers, Allen Hathaway, Janet Barber, John Bober, Jason Holmberg, Mike Kallenborn, Tom Majot, Kathy Majot, Kathy Kinard, Connie Brown, Cathy Bowers, Ted Parcell, Gary Gunzburger, Brian Ruane, Marty Fry, Kim Kudrick, and Don Kudrick.

**PROPOSAL PRESENTATION**

Council President handed the meeting over to Solicitor Glassmire.

Proposal made by Marty Fry is to have the investor (Tom Majot) purchase 201 South Main St the BP Service center owned by Don and Kim Kudrick. This would be a swap for the .35 acres of land where the Arboretum and caboose sits on West Chestnut St. This would allow Sheetz to continue with their placement of a new store and provide more jobs to the area. Fournes excavating would remove the building and dispose materials properly, in addition to filling in land so that the caboose, trees, and shrubs could be transplanted. It would be transplanted and completed by Pine Valley. On the proposed conceptual picture you would have full view of the honor wall and Borough Building from West Chestnut St. To accept this proposal would open up the view to the Depot and would create a better view of the arboretum. Sheetz provided pictures of the current and new Sheetz building to better help the public and Council to understand what the proposed plan would look like.

There was a five minute recess for all the public present to look over the pictures and proposal.

A question was raised by Mayor Whitman about the area being clean due to gas tanks being in the ground prior. Mr. Fry states there was a clean report produced at closing in 2004 from an outfit from Bradford that deemed the land to be clean. A copy of the report will be given to the Borough office and Council. The Mayor stated that was 10 years ago, and it was asked if there

could be another test done. Marty Fry stated that they will look into the cost and see if it would be cost effective. Mr. Fry thanked Council for taking time to listen to the proposal.

The second proposal was presented two and half months prior by Todd Brown and Jason Holmberg partners of Potter Lands LLC. Todd stated we do not want to have a vacant property and feels that Sheetz is a vital part of Coudersport. The proposal that was presented has not changed since the original proposed presentation. It was proposed to purchase 107 South Main St, the Marsh property, the size of property is .22 acres. It will be torn down and the caboose, trees, shrubs and a walking path moved to this location. By doing this it would allow Sheetz to expand to the .35 acres where the Arboretum is currently. Pine Valley would be the company to do the transplants and landscaping for the Arboretum. Although this would be disconnected and across the street there would be parking and have full road frontage. Some benefit would allow the residents at Cole Manor. Potter Lands LLC would handle all expenses up to \$20,000. Todd Brown stated the tax assessment would be less for 107 South Main St, verse 201 South Main St tax assessment.

There was a five minute recess to have the public and council look over the pictures and the 3D virtual walk through.

It was opened up for questions from the Council, from employees of the Borough and then opened up to the public.

There was a discussion and several questions asked.

Mr. Parcel stated there are still 800 signatures that need to be considered, from the signed petition to leave the Arboretum as it is.

It was motioned by Councilman W. Wentzel, seconded by Councilman T. Husson to table all the proposals under advisement from the Solicitor. Roll call taken: Councilman W. Wentzel Yes, Councilman G. Hults Yes, Councilman E. Neefe Yes, Councilman T. Husson Yes, and Councilman R. Neefe IV Yes. 5 Yes and 0 No.

## **PROPERTY & EQUIPMENT**

Police car specs

It was motioned by Councilman E. Neefe, seconded by Councilman W. Wentzel to authorize the signing of the quote from Millham.com for the 2016 Ford Explorer police car. Total equaling \$37,735.50, this includes the custom graphics. . Roll call taken: Councilman W. Wentzel Yes, Councilman G. Hults Yes, Councilman E. Neefe Yes, Councilman T. Husson Yes, and Councilman R. Neefe IV Yes. 5 Yes and 0 No.

## **FINANCE/ORDINANCE**

2016 Fireman Contract

Requested again a budget from the fire company, for the next month's meeting.

Employee Insurance

Employee Insurance has increased 9.4% due to everyone age increase.

It was motioned by Councilman E. Neefe, seconded by Councilman T. Husson to adjourn at 8:37pm. Motion passed by voice vote.

Respectfully submitted,

Holly Hyde