

February 23, 2012

A continuation of the February 9<sup>th</sup>, 2012 meeting was held Thursday, February 23, 2012 at 7:00 PM in the Town Hall for general purposes with Robert Helterbran presiding.

Members present: Robert Helterbran, Kim Shaffer, James McDonnell, Judy Hoffer, Robert Bell, Tom Freeman, and Sam St. Clair.

Others present: Secretary-Treasurer Paul Fry, Solicitor George Welty.

## **UNFINISHED BUSINESS**

### **Land Swap: Ranger Investments / Town Hall Property**

Solicitor Welty conducted the procedure for the land swap. Council engaged licensed real estate broker / appraiser Donald Kramer to look at the situation. Mr. Kramer's report stated that he has inspected the property for the purpose of establishing a fair market value. Kramer certifies that to the best of his knowledge and belief the statements of fact contained in the report are true and correct. Kramer states that he feels the properties would be a fairly equal trade. It is Mr. Kramer's opinion that the overall value of the property being conveyed by each party to the contemplated transaction is \$1,250 which is less than the \$1,500 called for under the Borough Code.

The property in question is located at 120 E. Main Street for the Borough and 136/138 E. Main Street for Ranger Investment Co.

A motion was made by Robert Bell and seconded by Sam St. Clair to accept Realtor Don Kramer's appraisal. The motion carried with James McDonnell abstaining due to his employer owns the building and Robert Helterbran also abstaining due to being the contractor for Ranger Investments. (At this time vice president Kim Shaffer presided over the meeting.)

Solicitor Welty suggested a motion to approve the transfer of lot number #1 in the Ranger Investment Plan dated February 13, 2012 here in after called plan to Ranger Investment Company here in after called Ranger and to accept the transfer of lot #2 on the plan along with the proposed easement set forth on the plan from Ranger along with the proposed concrete work to be completed at Ranger's expense. Ranger shall also pay all expenses in this matter including but not limited to survey and subdivision expense and fees, preparation of deeds and documents by the borough's attorney, recording fees and transfer taxes if any.

A motion was made by Sam St. Clair and seconded by Tom Freeman to make the motion as read by Solicitor Welty above. The motion carried unanimously with two abstaining; James McDonnell and Robert Helterbran for the same reason as above.

Solicitor Welty explained that the matter must now go before the planning commission for its recommendation and approval for the sub-division which meets Monday 2/26/2012.

A motion was made by Sam St. Clair and seconded by Tom Freeman to approve the sub-division subject to the planning commission's approval and authorize Vice President Kim Shaffer and Secretary Paul Fry to sign once approved. The motion carried unanimously with James McDonnell and Robert Helterbran abstaining again due to the same reason mentioned above.

## **NEW BUSINESS**

Town Hall Committee Chairman Sam St. Clair reported the town hall roof is leaking and a proposal has been received from Tuscano-Maher Roofing Inc.

A motion was made by Sam St. Clair and seconded by Robert Bell to accept the bid of \$18,250 from Tuscano-Maher Roofing for emergency repair of Town Hall roof. The motion carried with all in favor.

Councilman James McDonnell discussed that the YMCA is planning on finishing their curb cut on West Church Street.

After discussion council stated that the YMCA will need to start the process again with as their permit and or permission has expired.

Councilman McDonnell called for an executive session for personnel and legal issues with no action to be taken.

**MOTION TO ADJOURN**

A motion was made by Robert Bell and seconded by Kim Shaffer to adjourn the meeting into executive session with no action to be taken. All were in favor. The meeting was adjourned at 7:28 pm.

Respectfully submitted,

Paul A Fry  
Secretary-Treasurer  
Office Manager