



City of Bradford

Council Meeting Agenda



AUGUST 12, 2025

6:00 P.M.

MAYOR: TOM RIEL

CITY ADMINISTRATOR: ERIC TAYLOR

CITY SOLICITOR: HOLLENBECK LAW OFFICE

COUNCIL: FRED PROPER
TIM PECORA
TERRY LOPUS
KRIS GOLL

DEPARTMENT HEADS:

Police Chief:
Fire Chief:
Parks Director:
Public Works
OECD Director:

MIKE WARD
BRETT BUTLER
PAT GOFF
PAT SHANNON
KAREN PECHT

1. **CALL TO ORDER:**

2. **PLEDGE OF ALLEGIANCE:**

3. **ROLL CALL:**

4. **MINUTES:** Approve minutes from the June 24th meeting.

5. **DEPARTMENTAL REPORTS:** For the month of June 2025

- Mayor Riel - Police/OECD
- Councilor Goll - Parks/DPMI
- Councilor Lopus - DPW/Refuse
- Councilor Pecora - Accounts and Finance
- Councilor Proper - Fire/Ambulance

6. **CORRESPONDENCE:**

7. **BID OPENING Parks Dept Truck**

8. **PETITION AND HEAR VISITORS:**

9. **OLD BUSINESS:**

A. Ordinance 2945.2 Amend Prohibited Acts

B. Ordinance 3301 Add Vacant Property Ordinance

10. **NEW BUSINESS:**

APPROVE PAYMENT TO SRS BUILDING PRODUCTS: OECD

By _____

CITY COUNCIL CHAMBERS

No. 38039

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that the proper officers hereby approve payment to SRS Building Products in the amount of \$3,492.00 from the Holley Avenue MTC account for roof coating materials at 57 Holley Avenue.

CERTIFICATE OF APPROPRIATENESS TO WILBUR WRIGHT AT 39-43 MECHANIC STREET

By _____

CITY COUNCIL CHAMBERS

No. 38040

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that a Certificate of Appropriateness is hereby issued to the Building Inspector permitting him to issue a Building permit to Wilbur Wright.

BE IT FURTHER RESOLVED WILBUR WRIGHT, located at 39-43 Mechanic Street, will be addressing the following:

Roof Replacement: Raising the portion of the roof line to enclose exposed beams. Change in roofline is partially visible traveling West to East on Washington Street at the Library. It will be blended into the building lines by selecting colors that are cohesive with the other elements of the building, such as brick, coping cap, etc.

Replacing first-floor storefront with a period-correct design for the building with elements of the original building design as interpreted from 1947 renovation drawings by Bradford Architect Earl G. Wheeler

Removing second-floor windows along Mechanic Street. Installing cable railing on the interior of the structure, which is not readily visible from the street level.

Repair & paint existing painted surfaces with Historic colors

Color pallet in review (Sherwin Williams) SW2838 Polished Mahogany, SW2817 Rookwood Amber, SW2834 Birdseye Maple, SW2833 Roycroft Vellum

NOW THEREFORE BE IT FURTHER RESOLVED that the issuance of this has been recommended by the Historical Architectural Board of Review meeting held on July 21, 2025.

CERTIFICATE OF APPROPRIATENESS TO RUBINOV GROUP LLC AT 14 PINE STREET: A/F

By _____

CITY COUNCIL CHAMBERS

No. 38041

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that a Certificate of Appropriateness is hereby issued to the Building Inspector permitting him to issue a demo permit to Rubinov Group LLC.

BE IT FURTHER RESOLVED RUBINOVE GROUP LLC, located at 14 Pine Street, will be updating the location in phases. Phase I - remove the MOOSE letters on the front of the building. Demolition of the addition on the back of the building that is not part of the original structure. The attached building is beyond repair. The mason will properly power wash the front and the back of the building and will replace missing bricks, repoint the front and the back of the building, as necessary. The mason will also cut and cap an old chimney on the roof of the building, which is not visible from the street level. The existing stairs at the back of the building and the electric service coming into the building will be removed during demolition. Phase II - refurbishing/restoring the four windows located in the front to the original style. Phase III will build a restaurant and office space on the first floor, as well as add four to six apartments on the second floor. This phase will have full architectural blueprints, and a new HARB application will be submitted for new windows. The five windows on the second floor of the building will be identical to the ones installed on the first floor.

NOW THEREFORE BE IT FURTHER RESOLVED that the issuance of this has been recommended by the Historical Architectural Board of Review meeting held on July 21, 2025.

AUTHORIZE TO ENTER INTO A TERMINATION AGREEMENT AND RELEASE BETWEEN CENTRAL SQUARE TECHNOLOGIES, LLC. AND THE CITY OF BRADFORD POLICE DEPARTMENT: POLICE

By _____

CITY COUNCIL CHAMBERS

No. 38042

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that the proper officers are hereby authorized to enter into a Termination Agreement and Release between CentralSquare Technologies, LLC., and the City of Bradford Police Department.

PERMISSION TO ADVERTISE FOR AN INVESTMENT MANAGEMENT RFP FOR THE DEFINED BENEFIT PENSION PLANS FOR POLICE, FIRE, AND NON-UNIFORMED: A/F

By _____

CITY COUNCIL CHAMBERS

No. 38043

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that the proper officers authorize permission to advertise for an Investment Management RFP (Request For Proposal) for the Benefit Pension plans for Police, Fire, and Non-Uniformed Employee Plans.

AUTHORIZE THE PROPER OFFICERS OF THE CITY OF BRADFORD TO ENTER INTO A CONTRIBUTION AGREEMENT WITH THE COMMONWEALTH OF PENNSYLVANIA FOR THE SR 346 IMPROVEMENT PROJECT: OECD

By _____

CITY COUNCIL CHAMBERS

No. 38044

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, McKean County, that the proper officers of the City of Bradford authorize the Mayor of the City of Bradford to sign and submit the attached Contribution Agreement for the inclusion of additional sidewalk replacement and decorative traffic signals at SR 346 (West Washington Street) and Mechanic Street intersection into the SR 346 Section 538 project to the Pennsylvania Department of Transportation.

BE IT FURTHER RESOLVED that the contribution for the additional sidewalk replacement and the decorative traffic signals will be paid for from the City's 2024 CDBG Program.

APPROVE PAYMENT TO HIGHLAND TREE SERVICE: OECD

By _____

CITY COUNCIL CHAMBERS

No. 38045

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that the proper officers hereby approve payment of \$1,775.00 for trees removed behind 10 and 12 State Street (Rental Property), \$1,700.00 for a tree removed on 160 Elm Street (Rental Property), \$500.00 for tree removal at 12 Fisher Avenue (Rental Property) and \$1,150.00 for trees removed at 20 Russell Blvd (Habgood Center).

AUTHORIZE THE PROPER OFFICERS OF THE CITY OF BRADFORD TO DONATE TO NO FELINE LEFT BEHIND: A/F

By _____

CITY COUNCIL CHAMBERS

No. 38046

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that the proper officers hereby authorize a donation to No Feline Left Behind in the amount of \$3,000.00, to assist in the stray and feral feline problems within the city of Bradford.

APPROVE PAYMENT TO TOTAL EQUIPMENT SOLUTIONS: REFUSE

By_____

CITY COUNCIL CHAMBERS

No. 38047

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that the proper officers hereby approve payment of \$1,150.00 from General Fund (01) Account to Total Equipment Solutions for a new camera system.

APPROVE PAYMENT TO RINK SYSTEMS INC.: PARKS

By_____

CITY COUNCIL CHAMBERS

No. 38048

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that the proper officers now approve payment of \$1,925.03 from General Fund Account (454.250) to Rink Systems LLC. for ice rink paint.

APPROVE THE SALE OF CERTAIN CITY OF BRADFORD TAX PARCELS FROM THE MCKEAN COUNTY TAX CLAIM REPOSITORY: A/F

By_____

CITY COUNCIL CHAMBERS

No. 38049

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, upon recommendation of the Code Enforcement Department and the Property Maintenance Department, the proper officers hereby approve the sale of certain Tax Parcels, located in the City of Bradford, which are currently in the McKean County Tax Claim Repository as listed below:

06-008-215-1 7 Boyer Street

Kenneth J. Rate

BE IT FURTHER RESOLVED that the sale of property in the repository is controlled by 72 P.S. §5860.627, and according to 72 P.S. §5860.627 (a.), written consent of the taxing district where the property is located must be provided before the Tax Claim Bureau can accept any offer to purchase property from the repository.

BE IT FURTHER RESOLVED THAT the sale of property in the repository is pending approval of the Bradford Area School District and McKean County Commissioners.

ACCEPT QUOTE AND APPROVE PAYMENT TO FIRST DUE: FIRE

By_____

CITY COUNCIL CHAMBERS

No. 38050

Bradford, Pa. August 12, 2025

RESOLVED, By the City Council of the City of Bradford, that the proper officers accept quote and approve payment in the amount of, \$4,492.00 from the General Fund (01) Account to First Due, this will replace our expiring software in September, part of this cost will cover the implementation costs.

BE IT FURTHER RESOLVED this cost will cover the remainder of 2025.