



CITY OF BRADFORD BOARD OF HEALTH MEETING AGENDA

June 30, 2026

5 P.M.

BOARD PRESIDENT: GOLL, KRISTOFER

MEMBERS: RIEL, THOMAS
PECORA, TIM
LOPUS, TERRY
YOUNG, MARK

HEALTH DIRECTOR: BRANDON PLOWMAN

HEALTH OFFICER: JOHN PETERSON

HEALTH SECRETARY: MIKE SCHREIBER

CITY SOLICITOR: HOLLENBECK LAW OFFICES: CITY SOLICITOR

SPECIAL COUNSEL: TYLER HANNAH

1. CALL TO ORDER: Board President Goll
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL:
4. APPROVE MINUTES OF REGULAR BOARD OF HEALTH MEETING:
 - (A) Meeting minutes from Nov. 11, 2025, from Continuation Appeal Hearing for **425 E Main St.**, Keystone Real Estate Holdings, LLC/Ms. Kimberly Glenn
5. CORRESPONDENCE:
 - (A) The Department of Health received a request for appeal and related documents on June 12, 2026, from Mr. Mark Pessia of Lewis Run, PA., regarding the public nuisance property he owns at **24 Jerome Ave.** The property recently changed ownership from Mr. Donald A Phillips Jr. of Eldred, PA to Mr. Pessia. The deed change was recorded with McKean County on June 8, 2026. This property had originally been declared a public nuisance by the Board of Health on June 24, 2025, while under the ownership of Mr. Phillips. An appeal hearing in this case is scheduled for Tuesday, July 7, 2026.
6. PETITION AND HEAR VISITORS:
7. OLD BUSINESS:



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8. NEW BUSINESS:

- (A) Appeal hearing for the public nuisance property at **84 Maplewood Ave.**, which is currently owned by Mr. Theron J Simmons, et al, of Bradford, PA. Mr. Simmons is currently incarcerated in the McKean County Jail in Smethport, PA.

*** This property was condemned by the Department of Property Maintenance and Inspections on April 7, 2026. The property was declared a public nuisance by the Board of Health during a meeting of the Board held on April 14, 2026. An appeal was filed in the case by Mr. Simmons on May 13, 2026, and marked received by the Department of Health on May 18, 2026. The original date of the appeal hearing on May 19, 2026, was rescheduled after the appellant requested a continuance in the matter. The continuance was granted by the Board of Health during a meeting held on May 19, 2026. The appeal hearing was rescheduled to be held on June 30, 2026.

- (B) Appeal hearing for the public nuisance property at **382 Congress St.**, which is currently owned by Mr. and Mrs. Timothy and Sue Brown of Bradford, PA.

*** This property was declared a public nuisance by the Board of Health on June 24, 2025, while under the ownership of Ms. Tara Hensley. A deed change was recorded with McKean County on March 27, 2026. At that point, the property changed ownership from Ms. Hensley to the Browns. A Continuation Order was then approved on April 14, 2026, by the Board of Health against the property while under the ownership of the Browns. The Browns then filed an appeal in the case.

- (C) Further (appeal) hearing for the public nuisance property at **49 Oxford St.**, which is currently owned by Crystal and Heaven Dickerson of Bradford, PA.

*** This property was declared a public nuisance by the Board of Health during a regular meeting of the Board held on Oct. 28, 2025. An appeal was filed in the case by the appellants on Nov. 4, 2025. An original appeal hearing was held on Nov. 25, 2025, at which time the Board of Health made a motion to continue the appeal hearing for six months and agreed upon several stipulations between the city and appellants. A Continuation Appeal Hearing was then held on May 19, 2026, during which the Board of Health granted the appellants in the case an additional 30 days to continue rehabilitation work on the property/structure.

Board of Health action needs to be taken against the following nuisance property:

- (D) **61 Hobson Place** – Mr. Leo G Mott of Bradford, PA. This is an owner-occupied property.