

SPECIAL MEETING  
HUNTINGDON BOROUGH COUNCIL  
JUNE 26, 2017  
7:30 P.M.

A Special Meeting of Huntingdon Borough Council was held on Monday, June 26, 2017, at 7:30 p.m. in the Borough Council Chambers, 530 Washington Street, Huntingdon, PA 16652.

Sign in Sheet is attached.

The following members were present for the meeting: President David Quarry, Vice President Jim Bair, James Decker, Sr; Donna Isenberg, Nicole Houck, John Gradwell, Mayor Dee Dee Brown, Solicitor Richard Wilson, Assistant Borough Secretary Melody J. Parsons, and Borough Manager William W. Wheeler.

The invocation was given by Councilperson Gradwell followed by the Pledge of Allegiance.

President Quarry welcomed visitors for public comment. He asked all to sign the list provided by the door.

Motion was made by Councilperson Houck, seconded by Councilperson Gradwell recommending the approval of the Agreement of Sale for the purchase of DuBois property located at 10<sup>th</sup> and Moore for the amount of \$425,000.00. The basic terms of the agreement are as follows: 1) The Borough shall pay a down payment in the amount of \$5000.00 payable to the Ody & Wilson Client Trust Account at the time of signing. 2) There is a due diligence period of 30 days after the signing of the agreement, during which time the borough can terminate the contract for any reason. 3) Closing shall be on or before October 1, 2017. And 4) the litigation with DuBois is to be terminated and DuBois is to be released from any further liability.

**Motion carried.** Councilperson Decker casting a no vote.

Ron Kauffman, 1902 Washington Street, asked if the Borough doesn't buy this building what are the consequences and do you know what the yearly up keep is for the building. Solicitor Wilson stated \$43,000 of public funds was used to repair the gym, flooring, and some lighting. Then the Borough sold the building without approval of DCNR. If the borough does not purchase the property and open the gym, they will have to pay \$43,000.00 plus interest which totals approximately \$827,000.00. Councilperson Gradwell stated he remembers a new roof, new

plumbing, and new electric going in. He is not sure when that work was completed. John Shuck stated Council has no choice. It doesn't really matter how much it costs. Dean Harris asked how long the Borough is responsible for this. Scott Shaffer asked how much the purchase of the Dubois Building is going to cost the tax payers. Councilperson Decker disagreed with the Solicitor's comments. He has been advocating that we look into other options. There has not been any discussion of other options. Councilperson Houck asked Solicitor Wilson if he did his due diligence before he came back to Council with this recommendation. He responded that he did. Councilperson Decker asks that council look into other options before purchasing the Dubois Building.

Motion was made by Councilperson Houck, seconded by Councilperson Gradwell recommending the approval to Discontinue and End the litigation against DuBois Business College and authorizing the Solicitor to take all necessary action thereto. **Motion carried.**

Motion was made by Councilperson Isenberg, seconded by Councilperson Gradwell recommending to have the Borough Secretary schedule a special meeting on Thursday, July 11, 2017, after the Administrative Committee Meeting for the purposes of enacting the General Obligation Note Series 2017a (Federally Taxable) in the amount of \$455,000.00 to finance the purchase of the Dubois building. The Bond Counsel and the Financial Advisor shall be in attendance and will provide a full report to council. Details and terms will not be finalized until proposals are received from the Bond Council on July 10, 2017. This note shall be federally taxable to allow the Borough to lease the office space and develop and/or sell the vacant lots. **Motion carried.**

Motion was made by Councilperson Bair, seconded by Councilperson Houck recommending the approval to authorize Engineer Ann Reynolds, Manager Bill Wheeler, and any other necessary borough officials to inspect the DuBois property within the next 14 days and provide a report of the condition of the property to council no later than the July administrative committee meeting. **Motion carried.**

Motion was made by Councilperson Gradwell, seconded by Councilperson Houck recommending the approval to have the Borough Secretary request that Ted Aurand of the Huntingdon Community Center attend an upcoming meeting of the Recreation and Public Property Committee, July 6, 2017 to discuss the opening and management of the gymnasium after closing on the DuBois building. **Motion carried.**

Motion was made by Councilperson Houck, seconded by Councilperson Bair recommending the Borough Secretary contact an appraiser to get a complete commercial appraisal on the Dubois Building. **Motion carried.**

Motion was made by Councilperson Decker, seconded by Councilperson Gradwell recommending Council consider contacting our State Public Officials to assist us with problems regarding the DuBois Building and to see if there could be any leniency allowed.

**ADJOURNMENT**

Motion was made by Councilperson Bair, seconded by Councilperson Houck to adjourn.

BY: Melody J. Parsons  
Assistant Borough Secretary