

**Waterford Borough Council**  
**Special Meeting Minutes – June 8, 2021**  
**RE: Country Fair Liquor License Transfer**

**Board Members Present:**

Tim E. LaFlamme, Tim (TJ) LaFlamme, Joe Wanson, Judy Cline, Holly Noble, Beth Weldon, Mayor Chad French and Solicitor Ed Betza.

**Others in Attendance**

Paul Rankin, VP Retail Marketing Country Fair.

**Opening Remarks by President LaFlamme**

Purpose of this special meeting is to consider the request made by Country Fair to transfer a liquor license into the Waterford Borough Municipality. He then read the following from the letter submitted by Country Fair: "Please accept this letter as Country Fair, Inc's formal request for consideration of a liquor license transfer from the City of Erie to Waterford Borough. We have contracted for the purchase of a restaurant license, currently titled to Lage Café, Inc. Our intent is to transfer the license into Country Fair's ownership and to utilize the license at our retail facility located at 430 High Street, Waterford, PA."

**Opening remarks by Country Fair**

Paul Rankin shared drawings and possible new store layout. He reviewed

- Next step if this board approves the request is another public hearing with the PLCB
- the regulation to have a separate section within the facility designated for in store consumption of purchases (food and liquor). They plan to build a thirty-seat area for this purpose
- They can offer over 300 varieties of beer as well as wine and even locally owned wines.
- Changes in retailing requires this change in their business model to remain competitive. One specific example – prior to Covid – 60% of their daily business occurred before 10 am.

- Spoke of a desire to change the traffic flow around their fuel pumps, just not sure of options

### **Public Hearing**

Note: there was nobody present to participate except as noted above. Topics covered during this open discussion amongst all present:

- No change in “foot print” in reference to the building size or street setbacks. Paul did share that they plan to invest nearly half a million dollars by gutting the building, bring it up to current ADA standards and establish the thirty-seat restaurant area.
- No increase in traffic volume is expected but rather an increase in average ticket sale of current patrons.
- Country Fair will be the only place in the municipality selling bottles of wine to go.
- In other areas where they have instituted this new model, they have not seen any nearby restaurants, bars or beer distributors closing. Paul had no information in relation to sales impact of those establishments.
- PLCB has a 25 oz limit on any alcohol consumed on premise and the sale of that alcohol must have a food item as well.
- There will be no ‘waitress staff’ – it is a self-serve style restaurant model

### **Council Decision**

President LaFlamme reminded council that a decision can be anything from declining the request, to an action to do more research to approving the request.

Judy Cline moved to approve Country Fair’s inter-municipal transfer request of a liquor license from the City of Erie to Waterford Borough. Motion was seconded by Beth Weldon. No further discussion. Motion passed with Joe Wanson being the only ‘no’ vote.

**Meeting adjourned at 7:45 pm.**