

A regular meeting of Bloomsburg Town Council was held Monday, September 13, 2010, beginning at 7:00 p.m. in Council Chambers, Town Hall, 301 East Second Street, Bloomsburg, PA. Present were Mayor Dan Knorr; Council Members Diane Levan, Paul Kinney, Kathy Shepperson, Sylvia Costa, W. Carey Howell and Bill Kreisher; Town Administrator Carol Mas; Finance Specialist Theresa Baylor; Code Enforcement and Zoning /Planning Officer Ed Fegley; Superintendent of Public Works John Barton; Recycling Administrator Charles Fritz; Chief of Police Leo Sokoloski; Fire Chief Bob Rupp; Downtown Manager Megan Hummel and Office Assistant Amy Seamans. Absent was Solicitor Jack Mihalik.

#### SHADE TREE INVENTORY PROJECT PRESENTATION

Bloomsburg University student Josh Prosceno gave a presentation of the Bloomsburg Street Tree Inventory project results. Fifteen planning students from the Department of Geography and Geosciences at Bloomsburg University and three faculty members inventoried 1,312 street trees, located 795 potential planting sites and catalogued useful tree characteristics using i-Tree software and GPS devices. Josh noted the most common species and their conditions. The three condition classifications are good, poor or dead/dying. He also described the benefits trees give to the community and noted that the total annual benefit value to Bloomsburg is \$142,469. It was also noted the information could be used as an overlay on the Columbia County's GIS map so residents could access the information.

#### CITIZEN TO BE HEARD – RICH KISNER, COLUMBIA COUNTY REDEVELOPMENT AUTHORITY

Mr. Kisner explained that the Redevelopment Authority constructs and manages affordable housing projects for low to moderate income families. They are currently looking at constructing 30 townhouses at the former Agway property situated between Ninth and Tenth Streets. The property is currently zoned I-P and they would like it to be R-U. Mr. Kisner wanted to know if Council was interested in such a project before the authority proceeded. The consensus from Council was positive.

#### CITIZENS TO BE HEARD – SCOTT MCCARTY AND BILL JONES

Scott McCarty, 256 West Twelfth Street and Bill Jones of 260 West Twelfth Street were present to discuss the pine trees that were recently planted across the alley from the rear of their homes as part of the new tennis court project. Mr. McCarty stated that he and his neighbors have been against the location of the new tennis courts but now that they are finished he was happy that he could still see the river and mountain through a gap in the existing row of pine trees when he looks out his rear first floor window. But last week new trees were planted within the three gaps which will eventually block his view. Mr. McCarty and Mr. Jones would like the trees replanted elsewhere so they can preserve their view. C. Mas expressed that each tree cost \$500 and moving them void the one-year warranty. Mayor Knorr confirmed with B. Lowthert that the trees were always a part of the project which was explained at numerous public meetings. Council members were under the impression that the neighborhood was concerned about the lighting and noise that would come from the courts. Special lighting and the trees take care of these concerns. Mr. McCarty noted that the existing trees are trimmed from the ground up allowing a view of the former soccer fields. Neither he nor Mr. Jones has been bothered by the noise of the soccer games. Town Park President, Chuck Wagner, stated that the three pine trees were planted to replace trees that had died and the Park Association will be replacing this row of mature trees within the next 10 to 20 years. Council agreed not to make any changes.

## PROCLAMATION – SUICIDE PREVENTION MONTH

Mayor Knorr proclaimed the month of September 2010 as Suicide Prevention Month in the Town of Bloomsburg. He will present the proclamation after a walk being sponsored by the Mental Health Association and Compeer of Central Susquehanna Valley on September 20<sup>th</sup>.

## APPROVAL OF STREATER PARK MASTER SITE PLAN

Landscape architect, Brian Auman of SEDA-COG presented a drawing of the completed Streater Park Master Site Plan. Brian pointed out the area of land on the drawing in which the town has acquired along Ft. McClure Boulevard at the confluence of the Susquehanna River and Fishing Creek. He also pointed out that the old mill and Leiby properties have since been acquired by the town making this project more contiguous. The plan depicts soccer, softball and football fields as well as pavilions. The property not only will serve recreation needs but has scenic qualities and historic significance. Brian expressed that the North Branch Canal Trail on the drawing will eventually connect river towns like Catawissa and Danville with Bloomsburg. The committee, comprised of a diverse group of people, wanted to integrate recreational needs while keeping the agricultural aspects as well as enhance the natural habitats of the land. B. Lowthert reminded Council that they have set aside \$10,000 of its CDBG funds this year for projects at the Streater Park. On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council approved the Streater Park Master Site Plan.

## MAYOR'S UPDATE

Mayor Knorr announced that an Executive Session would be held on Tuesday, September 21<sup>st</sup> at noon to discuss ongoing police union negotiations.

Mayor Knorr wanted to let Council know that the Shade Tree Commission will be presenting an amendment to the shade tree ordinance at an upcoming meeting this fall; the first budget workshop is scheduled for this Thursday beginning with department leaders capital budget items and that Council will be hosting a public meeting with landlords on September 20<sup>th</sup> from 6:00pm to 9:00pm at the Bloomsburg Fire Hall to discuss the possible implementation of an inspection program for all rental properties in town.

## APPROVAL OF AUGUST 9, 2010 COUNCIL MEETING MINUTES

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved the August 9, 2010 Council meeting minutes with no additions or corrections.

## APPROVAL OF AUGUST 23, 2010 COUNCIL MEETING MINUTES

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved the August 23, 2010 Council meeting minutes with no additions or corrections.

## APPROVAL OF AUGUST 30, 2010 COUNCIL MEETING MINUTES

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved the August 30, 2010 Council meeting minutes with no additions or corrections.

#### APPROVAL OF PAYMENT OF MONTHLY BILLS AND AUGUST PAYROLL AUTHORIZATION

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved payment of the following monthly bills and the August payroll authorization: General Fund, \$105,604.54; Recycling Fund, \$89,394.96; Street Lighting Fund, \$12,132.68; Norris E. Rock Memorial Pool, \$5,769.01; Capital Projects, \$145,878.85; FFY09 CDBG Entitlement Program, \$6,040.20, Day Care Project, \$3,562.00; Airport Expansion Project, \$323,624.36; Liquid Fuels, \$2,574.77 and the August payroll authorization in the amount of \$167,198.70.

#### APPROVAL OF PURCHASE OF CRS PROGRAM BROCHURES

On a motion by D. Levan, seconded by K. Shepperson and voted on unanimously, Council approved the purchase of CRS Program brochures from Conner Printing in the amount of \$923.

#### APPROVAL OF PURCHASE OF UPGRADED CELL PHONE AND USAGE PLAN

On a motion by D. Levan, seconded by K. Shepperson and voted on unanimously, Council approved the purchase of an upgraded cell phone and usage plan for Charles Fritz.

#### APPROVAL OF MIB COMPLETING SUPPLEMENTARY INSPECTION WORK OF TOWN-OWNED BUILDINGS

On a motion by D. Levan, seconded S. Costa and voted on unanimously, Council approved MIB (Mutual Inspection Bureau) to complete supplementary work of town-owned buildings in an amount not to exceed \$600.

#### ADOPTION OF RESOLUTION NO. 09-13-10.01 – INTEGRITY POLICY

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council adopted Resolution No. 09-13-10.01 implementing an integrity policy in accordance with contract provisions as being a recipient of Community Development Block Grant (CDBG) funds through the Pennsylvania Department of Community and Economic Development (PA DCED).

#### RESIGNATION ACCEPTANCE OF RICHARD SHARROW FROM BLOOMSBURG AIRPORT ADVISORY COMMITTEE

On a motion by C. Howell, seconded by P. Kinney and voted on unanimously, Council accepted the resignation of Richard Sharrow from the Bloomsburg Airport Advisory Committee with regret.

#### APPOINTMENT OF EDWARD SABO, JR. TO CODE APPEAL BOARD

On a motion by C. Howell, seconded by P. Kinney and voted on unanimously, Council appointed Edward Sabo, Jr. to the Code Appeal board with a term expiring on December 31, 2013.

#### APPROVAL OF CHANGE ORDER NO. 1 FROM SOKOL, INC. FOR BLOOMSBURG TOWN PARK TENNIS COURT CONSTRUCTION PROJECT

On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council approved change order No. 1 from Sokol, Inc. in the amount of \$2,100 for the Bloomsburg Town Park Tennis Court Construction Project.

#### APPROVAL OF TOWN EMPLOYEES PENSION PLAN MINIMUM MUNICIPAL OBLIGATION FOR 2011

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved the Town Employees Pension Plan Minimum Municipal Obligation requirement for 2011 in the amount of \$35,504.

#### APPROVAL OF POLICE PENSION PLAN MINIMUM MUNICIPAL OBLIGATION FOR 2011

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved the Police Pension Plan Minimum Municipal Obligation requirement for 2011 in the amount of \$44,508.

#### APPROVAL OF CERTIFICATE OF APPROPRIATENESS

On a motion by D. Levan, seconded by D. Knorr and voted on unanimously, and on the recommendation of the Bloomsburg Historical Architectural Review Board, Council approved a certificate of appropriateness for Matt Zoppetti and Sante' D'Ambrosio of Pine Avenue Luxury Apartments to construct a new building at 24 West Pine Avenue.

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, and on the recommendation of the Bloomsburg Historical Architectural Review Board, Council approved a certificate of appropriateness for St. Columba Church to replace a sign and remove a chain link fence at 40-42 East Third Street.

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, and on the recommendation of the Bloomsburg Historical Architectural Review Board, Council approved a certificate of appropriateness for Michael Kaleta to install a metal roof at 229-231 Jefferson Street.

On a motion by C. Howell, seconded by P. Kinney and voted on unanimously, and on the recommendation of the Bloomsburg Historical Architectural Review Board, Council approved a certificate of appropriateness for the Town of Bloomsburg to repair a shingled roof on Town Hall at 301 East Second Street.

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, and on the recommendation of the Bloomsburg Historical Architectural Review Board, Council approved a certificate of appropriateness for Joe Gushen to change the front entry doors and remove the awning at 40 East Main Street.

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, and on the recommendation of the Bloomsburg Historical Architectural Review Board, Council approved a certificate of appropriateness for Joe Gushen to repair the front façade at 53-55 West Main Street.

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, and on the recommendation of the Bloomsburg Historical Architectural Review Board, Council approved a certificate of appropriateness for Joe Gushen to re-point the brick on the rear of 223 Center Street.

#### DENIAL OF WAIVERS – PINE AVENUE LUXURY HOUSING – LAND DEVELOPMENT

On a motion by C. Howell, seconded by P. Kinney and voted on Zero (0) (voting "Yes") to Seven (7) (C. Howell, P. Kinney, D. Knorr, D. Levan, K. Shepperson, S. Costa and B. Kreisher voting "No"), Council unanimously defeated the motion to approve the waivers for Pine Avenue Luxury Housing land development project from providing curbs along Whiteman Avenue [503] and sidewalks along Whiteman Avenue [504].

## DENIAL OF PINE AVENUE LUXURY HOUSING – LAND DEVELOPMENT PLAN

On a motion by K. Shepperson, seconded by D. Levan and voted on Zero (0) (voting “Yes”) to Seven (7) (K. Shepperson, D. Levan, D. Knorr, P. Kinney, S. Costa, C. Howell and B. Kreisher voting “No”), Council unanimously defeated the motion to approve Pine Avenue Luxury Housing land development plan.

## APPROVAL OF PRESBYTERIAN HOMES, INC. – BLOOMSBURG SENIOR LIVING – PHASE I – LAND DEVELOPMENT REVISED PLAN

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, and on the recommendation of the Planning Commission, Council approved Presbyterian Homes, Inc. Bloomsburg Senior Living Phase I land development plan contingent upon the following conditional items being completed: Subdivision and Land Development Ordinance: the ‘Tract Map’ provided on sheet C1 shall have a minimum scale of 1” = 100’. [404.B.1.a and 404.D.1.a], drainage easements must be provided. Drainage easement locations shall be shown on the plan. [404.D.1.a.20.k, 505 and 802.3.K], copies of any protective covenants shall be provided. [404.D.1.a.7], the proposed drainage easements shall have a minimum width of twenty (20) feet. Several of the drainage easements for proposed channels do not meet the width requirement. Drainage easements shall also be provided for the proposed stone trenches east of the building. [404.D.1.a.20.k, 505.1, 505.1.A and 802.3.K], the applicant shall certify that the street right-of-way as depicted on the plan is unencumbered of any liens or other obligations and that no prior rights-of-way have been granted. [502.1.N], twenty-five (25) mile per hour speed limit signs shall be provided for Hospital Drive and Village View Drive. [502.7 and 708], the concrete walk detail on sheet C13 shall show Penn DOT Type 2B Aggregate instead of 2A subbase, to correspond to the ‘Concrete Curb and walk’ detail on that sheet. [706.B], the applicant shall either provide for the dedication of the proposed drainage facilities within the street right-of-way, or provide an agreement stating the ownership maintenance of these facilities. [805], a profile of the entire water main shall be provided on the plans. [404.B.2.d, 404.D.1.a.20.c and 704.2], additional street lighting shall be provided. There are many areas along the streets which will have little or no light with the currently proposed lighting plan. [709.2], Financial security must be provided for all proposed site improvements and a construction cost estimate must be submitted. [404.C] and evidence of the execution of a financial improvements agreement must be provided. [404.C.1 thru 16]. General: the plans that are to be recorded should be indicated on the cover sheet, It should be stated on the plan that Hospital Drive is a private street, whose right-of-way are is owned and maintained by Bloomsburg Hospital, and that the proposed Village View Drive and Village Way are private streets, whose right-of-way areas are to be owned and maintained by PHI Bloomsburg Senior Care, Inc. It should also be stated on the plan that PHI has the right to utilize Hospital Drive to access its property, approval of the proposed improvements for Hospital Drive should be provided from Bloomsburg hospital and in consideration of Building Code requirements an emergency vehicle turn around shall be provided in accordance with code standards.

## CAMPLESE/GERRISH/HILL REZONING REQUESTS DISCUSSION

Council discussed a recommendation from the planning commission that the Town prepare and advertise at their cost a Request For Proposals (RFP) for an engineering study to determine the cost of the reconstruction and/or upgrading of Franklin Avenue from the area surrounding the intersection of Glen Avenue north to its terminus with the study area and scope of work to be defined by the Town and with the cost to carry out the actual study being born by the three applicants if they so chose to participate. The commission feels that before the issue of re-zoning is considered, the condition of Franklin Avenue must be addressed. Franklin Avenue and the adjoining intersection at Glen Avenue cannot handle the additional traffic that 480 students would generate.

After a lengthy discussion, Council directed J. Barton and E. Fegley to work together to gather the pertinent information needed for an RFP with B. Lowthert providing a model RFP. E. Fegley expressed to Mr. and Mrs. Camplese that it's up to them when they want to request a hearing before Council on their re-zoning request. Mayor Knorr expressed his concerns regarding unanswered questions about the area and their appearance before Council at this point may be premature. K. Shepperson feels the town needs to continue to grow and it takes money to make money. Mrs. Camplese said she and her husband will continue to work with the planning commission.

#### APPROVAL OF PROCEEDING WITH BIO FUEL FURNACE PROJECT

Professor Ned Green gave a brief overview and update of the project. On a motion by P. Kinney, seconded by S. Costa and voted on unanimously, Council approved proceeding with the Bio Fuel Furnace Project at the Recycling Center by approving the purchase of the furnace and duct work in the amount of \$11,050.

#### APPROVAL OF SUBMITTING USDA GRANT FOR A SOLAR PHOTOVOLTAIC SYSTEM THROUGH ENDLESS MOUNTAINS SOLAR SERVICES, LLC

On a motion by S. Costa, seconded by D. Levan and voted on unanimously, Council approved submitting a USDA grant through Endless Mountains Solar Services, LLC for a solar photovoltaic system at the Recycling Center.

#### APPROVAL OF SALE OF 1985 INTERNATIONAL BOX TRUCK BY PUBLIC AUCTION

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved the sale of a 1985 International box truck by public auction.

#### APPROVAL OF REJECTING ALL BIDS RECEIVED FOR PHASE IV MAIN STREET LIGHTING PROJECT

On a motion by P. Kinney, seconded by S. Costa and voted on unanimously, Council approved rejecting all of the bids that were received for the Phase IV Main Street Lighting Project.

#### APPROVAL OF RE-ADVERTISING FOR BIDS FOR PHASE IV MAIN STREET LIGHTING PROJECT

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved re-advertising for bids for the Phase IV Main Street Lighting Project.

#### APPROVAL OF ESTIMATE FROM SHAFFER ROOFING AND SEAMLESS GUTTING FOR REPLACEMENT OF A SHINGLED ROOF ON TOWN HALL

On a motion by C. Howell, seconded by P. Kinney and voted on unanimously, Council approved an estimate from Shaffer Roofing and Seamless Guttering in the amount of \$8,963 for the replacement of a shingled roof on Town Hall.

#### APPROVAL OF A MAINTENANCE AND OPERATION AGREEMENT BETWEEN THE TOWN OF BLOOMSBURG, TOWN PARK IMPROVEMENT ASSOCIATION, INC. AND THE SPECIAL OLYMPICS PENNSYLVANIA, INC., COLUMBIA/MONTOUR PROGRAM FOR THE BOCCE BALL COURTS

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved a Maintenance and Operation Agreement between the Town of Bloomsburg, Town Park Improvement Association, Inc. and the Special Olympics Pennsylvania, Inc., Columbia/Montour Program for the bocce ball courts.

APPROVAL OF AWARDING FORMER LEIBY AND KRAUSE/MUELLER PROPERTIES  
DEMOLITION PROJECT TO MADONNA ENTERPRISES, INC.

On a motion by P. Kinney, seconded by K. Shepperson and voted on unanimously, Council approved awarding the former Leiby and Krause/Mueller Properties Demolition Project to Madonna Enterprises, Inc. in the bid amount of \$17,699.

APPROVAL OF CONSTRUCTION OF NEW SOCCER FIELDS AT STREATER PARK BY PUBLIC  
WORKS DEPARTMENT

On a motion by S. Costa, seconded by D. Levan and voted on unanimously, Council approved the construction of new soccer fields at Streater Park by the Public Works Department with grant funds.

APPROVAL OF STORM WATER DRAINAGE REPAIR AT SUNVIEW TERRACE BY PUBLIC  
WORKS DEPARTMENT

On a motion by P. Kinney, seconded by S. Costa and voted on unanimously, Council approved storm water drainage repair at Sunview Terrace by the Public Works Department contingent upon receiving all easement agreements.

APPROVAL OF REPLACING RUBBER ROOF ABOVE APARTMENT AT THE AIRPORT

On a motion by P. Kinney, seconded by S. Costa and voted on unanimously, Council approved replacing the rubber roof over the apartment at the airport in the amount of \$4,700.

APPROVAL OF PAYMENT OF INVOICE NO. 3 TO SOKOL, INC FOR TOWN PARK TENNIS  
COURT CONSTRUCTION PROJECT

On a motion by P. Kinney, seconded by S. Costa and voted on unanimously, Council approved payment of invoice No. 3 to Sokol, Inc. in the amount of \$79,133.91 for the Town Park Tennis Court Construction Project.

APPROVAL OF AMENDING CHAPTER 15, PART 8, PERMIT PARKING, TO ALLOW ISSUING  
BUSINESSES, NON-PROFITS AND CHURCHES WITHIN RESIDENTIAL PERMIT PARKING  
ZONES UP TO THREE VISITOR PARKING PERMITS

On a motion by B. Kreisher, seconded by P. Kinney and voted on unanimously, Council approved amending Chapter 15, Part 8, Permit Parking, to allow the issuance of up to three visitor parking permits to businesses, non-profits and churches located within residential permit parking zones.

APPROVAL OF NO PARKING ON EAST SIDE OF KNAPP AVENUE FROM EAST FIRST STREET  
TO THE DEAD END AND ON THE WEST SIDE OF KNAPP AVENUE FROM EAST FIRST  
STREET TO LOCKARD STREET

On a motion by P. Kinney, seconded by D. Levan and voted on unanimously, Council approved no parking on the east side of Knapp Avenue from East First Street to the dead end and no parking on the west side of Knapp Avenue from East First Street to Lockard Street.

AIRPORT ADVISORY COMMITTEE

Shirley Brobst reported that the annual Community Day Fly-In this past Saturday was very successful. The weather was perfect and there were 67 aircraft that participated. She thanked the Council members who came to visit.

DOWNTOWN BLOOMSBURG

Megan Hummel reported that Oktoberfest will be held on October 16, 2010 inside the Moose Exchange. Tickets are \$10 per person which can be purchased at various downtown locations.

With no further business, the meeting adjourned at 10:03 p.m.

CAROL L. MAS  
Town Administrator & Secretary