

The Reorganization meeting of Bloomsburg Town Council was held Monday, January 3, 2012, beginning at 7:00 p.m. in Council Chambers, Town Hall, 301 East Second Street, Bloomsburg, PA. Mayor Dan Knorr presided. Present were Council Members Diane Levan, Sylvia Costa, W. Carey Howell, William Kreisher, Fred Trump and Eric Bower; Town Administrator Carol Mas; Director of Finance Heather Jacoby; Code Enforcement/ Zoning Officer Ed Fegley; Superintendent of Public Works John Barton; Environmental Services Administrator Charles Fritz; Fire Chief Bob Rupp and Office Assistant Amy Seamans. Absent were Chief of Police Leo Sokoloski and Solicitor Jack Mihalik.

OATH OF OFFICE FOR NEWLY ELECTED COUNCIL MEMBER

Mayor Knorr gave the oath of office to newly elected Council Members Diane Levan and Eric Bower. Newly elected Council Member Fred Trump received his oath of office at the Columbia County Courthouse.

NOMINATION AND ELECTION OF VICE PRESIDENT OF COUNCIL

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council nominated and elected Diane Levan as Vice President of Council for 2012.

MAYOR'S APPOINTMENTS OF STANDING COMMITTEES

Mayor Knorr named the following Committees and Committee assignments of Council Members:

Administrative/Finance Committee

Dan Knorr, Chair
Diane Levan
Carey Howell
Fred Trump

Community and Economic Development Committee

Diane Levan, Chair
Carey Howell
Bill Kreisher
Eric Bower

Public Safety Committee

Dan Knorr, Chair
Sylvia Costa
Eric Bower

Public Works & Environment Committee

Sylvia Costa, Chair
Bill Kreisher
Fred Trump

Grievance Committee

Dan Knorr, Chair
Diane Levan
Sylvia Costa

Downtown Bloomsburg, Inc. Board

Dan Knorr (Mayoral Appointment)

Columbia County Sanitary Administrative Committee

Sylvia Costa
Fred Trump (Alternate)

Airport Advisory Committee

Douglas Karsner, Term Exp. 12/31/12
Carey Howell, Council Member
Bill Kreisher, Council Member

Columbia County Tax Collection Committee

Eric Bower
Town Administrator (Alternate)

COUNCIL APPOINTMENTS OF BOARDS, COMMISSIONS, SOLICITORS AND GENERAL FUND DEPOSITORY

On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council made the following appointment:

Bloomsburg Public Library Board

Don Pursel Term Exp. 12/31/14

On a motion by D. Levan, seconded by F. Trump and voted on unanimously, Council made the following appointment:

Civil Service Commission

Robert Barton Term Exp. 12/31/14

On a motion by C. Howell, seconded by D. Levan and voted on unanimously, Council made the following appointment:

Historic Architectural Review Board

Ed Fegley Term Exp. 12/31/15

On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council made the following appointment:

Municipal Authority Board

Lawrence Mack Term Exp. 12/31/16

On a motion by C. Howell, seconded by D. Levan and voted on unanimously, Council made the following appointment:

Planning Commission

Barry Thorne Term Exp. 12/31/15

On a motion by S. Costa, seconded by D. Levan and voted on unanimously, Council made the following appointment:

Shade Tree Commission

Virginia Thorne Term Exp. 12/31/16

On a motion by S. Costa, seconded by D. Levan and voted on unanimously, Council made the following appointment:

Zoning Hearing Board

Charles Wagner Term Exp. 12/31/14

On a motion by D. Levan, seconded by C. Howell and voted on unanimously, Council made the following appointment:

Town Solicitor John Mihalik – Hummel & Lewis, PC

On a motion by D. Levan, seconded by C. Howell and voted on unanimously, Council made the following appointment:

Zoning Hearing Board Solicitor William Kim Hill – Harding & Hill, LLP

On a motion by D. Levan, seconded by C. Howell and voted on unanimously, Council made the following appointment:

Sewage Enforcement Columbia County Sanitary Inspection Office

On a motion by F. Trump, seconded by D. Levan and voted on unanimously, Council made the following appointment:

General Fund Depository First Columbia Bank and Trust Company

MAYOR'S UPDATE

Mayor Knorr reported that Sergeant Lenny Rogutski was featured in the FBI Law Enforcement Bulletin publication on the Bulletin Notes page for his efforts in saving a capsized kayaker in Fishing Creek last year.

APPROVAL OF RESOLUTION NO 01-03-12.01 SETTING CERTAIN FEES FOR 2012

On a motion by D. Levan, seconded by C. Howell and voted on unanimously, Council approved Resolution No. 01-03-12.01, as corrected, setting various fees for 2012 as follows:

BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Bloomsburg that the following fee schedule is adopted for 2012:

PURSUANT TO STREET EXCAVATIONS – ORDINANCE NO. 771: in the streets and alleys the Permit Fee including inspection is \$100.00 per cut in addition to \$20.00 per square yard.

THAT the number of square yards used in the computation of fees will be based on the nearest whole square yard figure. Minimum fee to be equal to the rate for 1 square yard.

THAT the "Bond" required is \$5,000;

PURSUANT TO ZONING HEARING BOARD APPLICATIONS – ORDINANCE NO. 687 & 812 the fee is \$300.00 for a variance, special exception and relief from zoning officer's decision.

PURSUANT TO ZONING PERMIT FEES* – ORDINANCE NO. 687:

THAT the Residential permit fees are \$20.00 plus \$5.00 per \$1,000 up to \$20,000; \$1.00 per \$1,000 over \$20,000; AND

THAT the Commercial permit fees are \$40.00 plus \$10.00 per \$1,000 up to \$20,000; \$2.00 per \$1,000 over \$20,000

****ZONING PERMIT FEES ARE IN ADDITION TO ALL OTHER APPLICABLE FEES***

PURSUANT TO ZONING ORDINANCE NO. 687 AS AMENDED – the fee for amending the text or the zoning map is \$500.00 plus actual costs of planning consultant.

PURSUANT TO CODE APPEAL APPLICATIONS – ORDINANCE NO. 694, 766 AND 874: the fee is \$300.00 for relief from building code officials decision, relief from code officer's decision not to issue license [§11-104.1.J.], relief from disciplinary action by the code officer [11-105.5.A.(5)] and all other Town of Bloomsburg Ordinances to include but not limited by the current property maintenance code.

PURSUANT TO FLOODPLAIN APPEAL APPLICATIONS – ORDINANCE NO. 913: the fee is \$300.00.

PURSUANT TO SOLICITATION PERMITS – ORDINANCE NO. 813: the fee is \$100.00 (plus \$50.00 refundable deposit).

PURSUANT TO BUILDING, SIGN, AND DEMOLITION PERMITS – ORDINANCE NO. 874:

THAT Residential permit fees are \$10.00 per \$1,000 up to \$20,000; \$4.00 per \$1,000 over \$20,000; AND

THAT Commercial permit fees are \$12.00 per \$1,000 up to \$20,000; \$4.00 per \$1,000 over \$20,000; AND

THAT the processing of an application of a Certificate of Occupancy for a change of use required by the Code Office, requested by the applicant or any other occurrence not

involving new construction, alterations or repairs to an existing building: the fee is \$50.00 non-refundable plus \$23.00/hour in excess of two (2) hours review time; AND

THAT the fee for a Demolition permit shall be calculated based on the square footage of the structure to be demolished. The rate shall be calculated at .10 cents per square foot and shall not exceed \$500. Square footage shall include the sum of all stories above grade; AND

THAT a \$4.00 fee is added to all building permits issued as per ACT 45 of 1999 (Pennsylvania Construction Code Act) §7210.703 (a). **NOTE: This fee is assessed in accordance with Pennsylvania State law;** AND

THAT a minimum of \$10.00 will be retained for all withdrawn applications. This fee is for administration services. If said application has been partially or completely reviewed, the review fees also will be retained at a rate of \$22.00/hour. (*Note: All requests to withdraw an application must be in writing. Refunds will be issued within 30 days.*)

All fees collected include plan review fees; required initial inspection and one (1) required follow up inspection. If additional follow up inspections are required, an additional fee of \$25.00/inspection will be charged. All past due fees must be paid in advance of scheduling future inspections.

NOTE: ALL PERMIT FEES MUST BE PAID UPON SUBMITTAL OF APPLICATION

PURSUANT TO THIRD-PARTY INSPECTION SERVICES, the following fees plus a 10% Administrative Fee will apply:

COMMERCIAL INSPECTION FEES: the fee schedule for inspections is based upon the building valuation data report of square foot construction costs published by the ICC valuation service, with a regional modifier applied.

Large projects that require long term multiple inspections (progressive inspections) are calculated as follows:

Projects with a total construction cost of \$0.00 to \$499,999.99*

Total construction cost X .002 = insurance cost
+ Estimated length of project in weeks X \$50. = labor & travel cost
= Total
or no less than \$50. Per trip based on scope and complexity of the project.

Projects with a total construction cost of \$500,000.00 to \$2,000,000.00*

Total construction cost X .002 = insurance cost
+ Estimated length of project in weeks X \$50. = labor & travel cost
= Total
or no less than \$50. Per trip based on scope and complexity of the project.

Projects with a total construction cost of > \$2,000,000.00 to \$6,000,000.00*

\$4000.00 + [(Total construction cost - \$2,000,000) X .0009] = insurance cost
+ Estimated length of project in weeks X \$45. = labor & travel cost
= Total

Projects with a total construction cost of >\$6,000,000.00 to \$10,000,000.00*

\$7600.00 + [(Total construction cost - \$6,000,000) X .0008] = insurance cost
+ Estimated length of project in weeks X \$40. = labor & travel cost
= Total

Projects with a total construction cost of > \$10,000,000.00 to \$30,000,000.00*

\$10800.00 + [(Total construction cost - \$10,000,000) X .00075] = insurance cost
+ Estimated length of project in weeks X \$40. = labor & travel cost
= Total

Projects with a total construction cost of >\$30,000,000.00 to \$50,000,000.00*

\$25800.00 + [(Total construction cost - \$30,000,000) X .0007] = insurance cost
+ Estimated length of project in weeks X \$40. = labor & travel cost
= Total

Projects with a total construction cost of >\$50,000,000.00 to \$100,000,000.00*

$$\begin{array}{rcl} & \$39800.00 + [(Total\ construction\ cost - \$50,000,000) \times .00065] = insurance\ cost & \\ + & Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \& travel\ cost & \\ = & Total & \end{array}$$

Projects with a total construction cost of >\$100,000,000.00 to \$200,000,000.00*

$$\begin{array}{rcl} & \$72300.00 + [(Total\ construction\ cost - \$100,000,000) \times .0006] = insurance\ cost & \\ + & Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \& travel\ cost & \\ = & Total & \end{array}$$

Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00*

$$\begin{array}{rcl} & \$132000.00 + [(Total\ construction\ cost - \$200,000,000) \times .00055] = insurance\ cost & \\ + & Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \& travel\ cost & \\ = & Total & \end{array}$$

Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00*

$$\begin{array}{rcl} & \$214500.00 + [(Total\ construction\ cost - \$350,000,000) \times .0005] = insurance\ cost & \\ + & Estimated\ length\ of\ project\ in\ weeks \times \$40. = labor\ \& travel\ cost & \\ = & Total & \end{array}$$

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility and Fire Protection are computed at 25 percent of the Building inspection fee for each discipline. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of total basis.

* Pricing schedules assume that the project will not cause an increase in our insurance costs.

** Discounts may be given for warehouses, building shells, or repetitive work at the discretion of the plan review and inspection departments

COMMERCIAL PLAN REVIEW: fees are calculated according to the ICC Valuation Service or actual cost of construction as follows:

Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value \times .0015 (\$150 Minimum)

Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 \times construction value over \$1,250,000.)

Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 \times construction value over \$5,000,000.)

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection is computed at 25% of the building plan review fee for each discipline. (\$150 minimum)

Special pricing may be given to buildings such as warehouses due to their relative simplicity or structures with repetitive features such as high rise buildings.

Plan reviews covering the requirements of mechanical and plumbing codes are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for the requirements of the electrical code shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the I (Institutional) use group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

A preliminary plan review is available for a fee of 50% of the full plan review fee cost. Preliminary plan review addresses such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, and fire restrictive construction requirements.

The preliminary plan review fee shall be credited towards the cost of a complete building code plan review conducted by Commonwealth Code Inspection Service, Inc.

RESIDENTIAL INSPECTION FEES: Residential inspection fees are for dwellings 0 to 2500 square feet. Dwellings over 2500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee.

Footings	\$60
Foundations	\$60
Framing	\$75
Plumbing and Mechanical	\$65
Electrical	\$75
Energy	\$65
Wallboard	\$65
<u>Final</u>	<u>\$60</u>
Total Inspection fees:	\$525

All prices include rough and final inspections. Final must be ready within 6 months or additional fee will apply.

Additional inspection fees may be assessed at not less than \$50 per visit as required due to the complexity or execution of the work being done.

Small-scale projects will be priced depending on the complexity of the project. Some examples are:

Mobile Homes (2 trips only) on Piers	\$115
Decks (2 trips) High (over 5 feet)	\$65
Low	\$55
Sheds (1 trip) Stick Built (1 trip)	\$55
Pre-Fab	\$45
Fences	\$35
Daycares	\$55 up to six kids
Daycares	\$85 over six kids up to 24
Foster Homes	\$65
Change of Occupancies	
Under 8000 sq.ft.	\$80
Over 8000 sq. ft.	\$130
Swimming Pools	
Above Ground	\$75
In Ground	\$170
Electrical Service	
Not Over 200Amp	\$60
200 Amp - 400 Amp	\$75
Over 400 Amp Commercial Fee Schedule Applies	
Investigations	\$55
Return Trips	\$55
Duplicate Permit and Occupancy Certificate Issuance	\$25
Plan review is \$35 per hour for residential, with a one hour minimum except for minor projects.	

PURSUANT TO SUBDIVISION AND LAND DEVELOPMENT – ORDINANCE NO. 759: covering general administration the fees are:

<u>General Administration</u>	
Minor Subdivision	\$100.00 Basic Fee + \$5.00 per lot
Major Subdivision	\$200.00 Basic Fee + \$5.00 per lot
Land Development	\$150.00 Basic Fee + \$5.00 per lot or unit

PURSUANT TO SUBDIVISION AND LAND DEVELOPMENT – ORDINANCE NO. 889: covering the costs of professional consultants fees the current schedule is:

<u>Engineering</u>	<u>Per Hour</u>
Principal Engineer	\$103.00
Professional Engineer	\$93.00
Engineer	\$68.00
Expert Witness and Arbitration	\$156.00
<u>Legal</u>	
Solicitor	\$125.00/\$150.00
<u>Planning Consultant</u>	
Planner	\$40.00

PURSUANT TO REGULATED RENTAL UNIT LICENSING – ORDINANCE NO. 829: for student housing dwelling units with two or more unrelated occupants, the fee is \$38.00 per occupant from July 1, 2011 through June 30, 2012.

PURSUANT TO REGULATED RENTAL UNIT OCCUPANCY ORDINANCE REQUIRING PAYMENT OF A RE-INSPECTION FEE – ORDINANCE NO. 834, the following fees will apply:

The licensing fee includes the initial inspection and one (1) follow up inspection. Any further return to re-inspect the violation corrections not completed within the stated time period, the following charges will apply:

Additional required Regulated Rental Unit inspections shall be \$25.00/dwelling unit per inspection.

PURSUANT TO MISSED CODE ENFORCEMENT APPOINTMENTS – ORDINANCE NO. 800: the fee is \$50.00 per dwelling unit per missed visit for regulated rental unit inspections. All other missed appointments the fee is \$50.00 an occurrence.

PURSUANT TO THE PROCEDURE FOR HEARINGS RELATED TO APPLICATIONS FOR THE TRANSFER OF LIQUOR LICENSES AND ECONOMIC DEVELOPMENT LICENSES – ORDINANCE NO. 845: the fee for such applications is \$600.00

PURSUANT TO STREET VENDOR PERMITS – ORDINANCE NO. 938: the non-refundable fee to accompany a permit application shall be \$50.00. The six-month permit fee will be \$450.00 and shall be paid within five days of the issuance of the street vending permit.

PURSUANT TO RECYCLING FEE – ORDINANCE NO. 823: an annual fee per unit shall be \$45.00. If paid within 60 days of the invoice date, the property owner of the unit shall receive a \$10.00 discount and shall pay \$35.00. If the Annual Fee is paid between 60 days and 90 days from the invoice date, the property owner shall pay \$45.00. If the Annual Fee is paid between 90 days and 120 days of the invoice date, a \$10.00 penalty shall be added and the property owner shall pay \$55.00.

PURSUANT TO PAPER SHREDDING – the following fees will apply:

Under 500 lbs. \$50.00

500-1000 lbs. \$75.00

1000-2000 lbs. \$150.00

Over 2000 lbs. Base fee of \$150.00 + \$50.00 for next 500 lbs.

+ \$75.00 for 2500-3000 lbs.

+ \$150.00 for 3001-4000 lbs.

PURSUANT TO DUMPSTER FEES – ORDINANCE NO. 722: when a dumpster is placed on any right-of-way or portion thereof, the fee will be \$15.00 per week. If placed before permission is granted, the fee will be \$50.00.

PURSUANT TO BYOB ESTABLISHMENTS – ORDINANCE NO. 855: an annual application fee shall be \$25.00.

PURSUANT TO OUTDOOR SOCIAL GATHERINGS – ORDINANCE NO. 928: the fee to accompany a permit application is \$25.00; the cash bond to cover the projected costs for police response to the premises where the regulated social gathering is to be held is \$500.00; and the cash bond to cover the cost of cleaning up the premises if the cleanup is not completed by 10:00am on the day following the regulated social gathering is \$500.00.

PURSUANT TO ANTIQUE DEALERS AND SECOND HAND GOODS DEALER LICENSE – ORDINANCE NO. 888: an annual application fee shall be \$25.00.

PURSUANT TO ROAD CLOSING, the fee will be \$25.00 per week.

PURSUANT TO RENTAL OF METERED SPACE, the fee will be \$10.00 per day.

PURSUANT TO RETURNED CHECKS, the fee will be \$20.00 per check.

PURSUANT TO OFFENSE/INCIDENT REPORTS, the fee will be \$20.00.

PURSUANT TO ACCIDENT REPORTS, the fee will be \$15.00.

PURSUANT TO ACCIDENT DIAGRAM/RECONSTRUCTION REPORTS, the fee will be \$10.00 plus actual cost of diagram.

PURSUANT TO FINGERPRINTING, the fee for Non-Criminal will be \$10.00 per card.

PURSUANT TO REMOVAL AND IMPOUNDMENT OF ILLEGALLY PARKED VEHICLES – ORDINANCE NO. 785: the storage of vehicles at the Town's impoundment facility, the fee will be \$10.00 per day.

PURSUANT TO THE ISSUANCE OF RESIDENT PERMIT PARKING DECALS – ORDINANCE NO. 920: the annual nonrefundable fee for the owner or such owner's lawfully authorized designee of each residential dwelling unit shall be \$10.00 each at a maximum of two (2).

PURSUANT TO THE ISSUANCE OF GUEST PERMIT PARKING DECAL – ORDINANCE NO. 920: the annual nonrefundable fee for the owner or such owner's lawfully authorized designee of each residential dwelling unit shall be \$20.00 at a maximum of one (1).

PURSUANT TO PURCHASE OF PERMIT PLACARDS FOR UNMETERED PARKING ZONES – ORDINANCE NO. 940: the six-month fee for permit placards for unmetered parking zones shall be as follows: ZONE B: Lightstreet Road/ North Street (\$100.00 per permit); ZONE C: Triangle Lot (\$160 per permit); ZONE D: East Lot (\$160); ZONE E: Pine Avenue Lot (\$160 per permit); ZONE F: Employee Lot (\$100 per permit); ZONE G: Library Lot (\$160 per permit); ZONE H: North Market Street (excluding Market Square) (\$125 per permit); ZONE I: West Lot (\$125); ZONE J: Hoppes Lot (\$100).

PURSUANT TO PURCHASE OF STUDENT SUMMER PARKING PERMIT PLACARDS: the fee will be \$60.00 from May 11, 2012 to August 17, 2012.

PURSUANT TO TAX COLLECTOR PROVIDING INFORMATION RELATING TO TAX CERTIFICATIONS AND DUPLICATE BILLINGS – ORDINANCE NO. 832: the fee will be \$5.00 per bill.

PURSUANT TO MILEAGE, the reimbursement is 55.5 cents per mile.

APPROVAL OF RESOLUTION NO. 01-03-12.02 POLICE EDUCATION AND TRAINING FOR 2012

On a motion by F. Trump, seconded by S. Costa and voted on unanimously, Council approved Resolution No. 01-03-12.02 Police Education and Training for 2012.

APPROVAL OF RESOLUTION NO. 01-03-12.03 DRUG TASK FORCE AGREEMENT

On a motion by C. Howell, seconded by D. Levan and voted on unanimously, Council approved Resolution No. 01-03-12.03 authorizing the Town of Bloomsburg to participate in the Columbia County Drug Task Force.

APPROVAL OF RESOLUTION NO. 01-03-12.04 POLICE PENSION CONTRIBUTION DETERMINATION

On a motion by S. Costa, seconded by D. Levan and voted on unanimously, Council approved Resolution No. 01-03-12.04 stating that effective December 29, 2008, the Town of Bloomsburg hereby institutes an annual contribution in the amount of 3% to the Bloomsburg Police Pension Fund as determined by the actuary in accordance with Act 600.

ADOPTION OF ORDINANCE NO. 945 – AMENDING CERTAIN SECTION OF CHAPTER 15 OF THE CODE OF ORDINANCES

On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council adopted Ordinance No. 945 amending certain sections of the motor vehicle and traffic regulations in force as set forth in Chapter 15 of the Code of Ordinances.

APPROVAL OF DECEMBER 21, 2011 COUNCIL MEETING MINUTES

On a motion by S. Costa seconded by D. Levan and voted on unanimously, Council approved the December 21, 2011 Council meeting minutes with no additions or corrections.

APPROVAL OF DECEMBER 28, 2011 COUNCIL MEETING MINUTES

On a motion by C. Howell seconded by D. Levan and voted on unanimously, Council approved the December 28, 2011 Council meeting minutes with no additions or corrections.

APPROVAL OF PAYMENT OF MONTHLY BILLS AND DECEMBER PAYROLL AUTHORIZATION

On a motion by D. Levan, seconded by F. Trump and voted on unanimously, Council approved payment of the following monthly bills and the December payroll authorization: General Fund, \$162,294.01; Debt Service Fund, \$5,986.69; Recycling Fund, \$32,430.06; Library Fund, \$5,000.00; Street Lighting Fund, \$27,033.39; Norris E. Rock Memorial Swimming Pool Fund, \$17.42; FFY 10 CDBG Entitlement Program, \$6,714.85; Day Care Project, \$2,737.40; Liquid Fuels Fund, \$504.96 and the December payroll authorization in the amount of \$224,332.61.

APPROVAL OF HIRING RONALD MULL AS TOWN ADMINISTRATOR/SECRETARY-TREASURER

On a motion by B. Kreisher, seconded by D. Levan and voted on Five (5) (B. Kreisher, D. Levan, D. Knorr, S. Costa and C. Howell voting "Yes") to Two (2) Abstentions (F. Trump and E. Bower "Abstaining"), Council approved hiring Ronald Mull as Town Administrator/Secretary-Treasurer at a salary of \$75,000 with 15 days vacation and \$300 per month in lieu of health insurance coverage contingent upon a successful background check.

APPROVAL OF BID FROM RHONE'S ELECTRICAL SERVICES FOR TOWN PARK ELECTRICAL EQUIPMENT REPLACEMENT

On a motion by S. Costa, seconded by F. Trump and voted on unanimously, Council accepted the bid from Rhone's Electrical Services in the amount of \$20,751.00 for the Town Park Electrical Equipment Replacement.

APPROVAL OF AGREEMENT OF RELEASE FOR THE TRANSMITTAL AND USE OF ELECTRONIC FILES PREPARED BY HERBERT, ROWLAND AND GRUBIC, INC.

On a motion by S. Costa, seconded by D. Levan and voted on unanimously, Council approved the agreement of release for the transmittal and use of electronic files prepared by Herbert, Rowland and Grubic, Inc. for the Streater Recreation Complex Improvements and Town Park Restroom Reconstruction Projects.

WAIVERS – LEROY AND MARY JO YOCUM – NINTH STREET TOWNHOUSES – SUBDIVISION AND LAND DEVELOPMENT

On a motion by S. Costa, seconded by F. Trump and voted on Three (3) (S. Costa, F. Trump and D. Levan voting "Yes") to Four (4) (D. Knorr, C. Howell, B. Kreisher and E. Bower voting "No"), the motion was defeated to approve waivers from curbing along the south side of Canal Street [503 and 705] and sidewalks along the south side of Canal Street [504, 604 and 706].

Mr. and Mrs. Yocum's surveyor, Ted Oman, noted that sidewalks are constructed in the right-of-way which would reduce the width of the cartway on Canal Street. He suggested that the Yocum's construct the sidewalk on their property and then dedicate that portion to the Town. Ted Oman will develop new plans with curbing and sidewalks included for the January 23, 2012 Council meeting.

WAIVERS AND TIME EXTENSION – MATT ZOPPETTI AND SANTE D'AMBROSIO – THIRD STREET LUXURY HOUSING – LAND DEVELOPMENT

Matt Zoppetti informed Council that this project is a sister building to the one built last year at the corner of West Pine and Whiteman Avenues. The plan is simple and identical. He has been working with Carbon Engineering on items that need to be addressed which are normal requirements. He feels the Planning Commission at their December 22, 2011 meeting should have recommended conditional approval. Mr. Zoppetti and his surveyor, Ted Oman, are still waiting on the review of the town's land user planner, Bob Aungst. Mr. Zoppetti feels Mr. Aungst has had a sufficient amount of time to complete his review which Mr. Zoppetti received a bill for dated November 15, 2011. Mr. Zoppetti feels that Mr. Aungst, for whatever reason, is purposely delaying this project. Mayor Knorr expressed that he and E. Fegley will look into the delay matter but Council does not feel comfortable taking action without having a recommendation from the Planning Commission.

On a motion by F. Trump, seconded by B. Kreisher and voted on unanimously, Council tabled the waiver and time extension recommendations of the Planning Commission until the January 23, 2012 Council meeting. E. Fegley was directed to contact the Planning Commission members to try and schedule a special meeting prior to the January 23rd Council meeting.

APPROVAL OF WAIVERS – PETER AND MARGARET KASSAB/ROBERT AND SANDRA RUPP – BARTON AND ZEHNER STREETS – SUBDIVISION AND LAND DEVELOPMENT

On a motion by D. Levan, seconded by F. Trump and voted on unanimously, and on the recommendation of the Planning Commission, Council approved waivers from preliminary plan requirements [403.2] and stormwater management requirements [802.3.A] for Peter and Margaret Kassab/Robert and Sandra Rupp's Barton and Zehner Street subdivision and land development plan.

APPROVAL OF PETER AND MARGARET KASSAB/ROBERT AND SANDRA RUPP – BARTON AND ZEHNER STREETS – SUBDIVISION AND LAND DEVELOPMENT PLAN

On a motion by D. Levan, seconded by C. Howell and voted on unanimously, and on the recommendation of the Planning Commission, Council approved Peter and Margaret Kassab/Robert and Sandra Rupp's Barton and Zehner Streets subdivision and land development plan contingent upon the following Conditional items being met:

Subdivision and Land Development Ordinance:

1. Certification of Ownership and Dedicatory Statement shall be signed. [403.1.A.2.s]
2. Proof of acceptance from the source providing potable water shall be provided. [403.1.a.2.aa]
3. All provisions concerning "driveway access" contained within the Town of Bloomsburg Subdivision and Land Development Ordinance, Chapter 22, Section 502.7, 502.10.D2, 502.10.E.2, 502.10.H, and 502.10.J shall be noted on the cover sheet of the plan. The note shall also indicate that the developer is responsible for installing any driveway in accordance with the previously mentioned provisions.

Being no further business, the meeting adjourned at 9:12 p.m.

CAROL L. MAS
Town Administrator & Secretary