

A regular meeting of Bloomsburg Town Council was held Monday, August 8, 2016, beginning at 7:00 p.m. in Council Chambers, Town Hall, 301 East Second Street, Bloomsburg, PA. Present were Mayor Sandy Davis, Council Members W. Carey Howell, Sylvia Costa, William Kreisher arriving at 7:12 p.m., Fred Trump, Eric Bower, and James Huber; Town Manager/Secretary Lauren Martz; Administrative Assistant Amy Seamans; Director of Finance/Treasurer Lisa Dooley; Director of Human Resources/Asst. Secretary Tracy Lanzafame; Director of Governmental Services/Recycling Coordinator Charles Fritz; Chief of Police Roger Van Loan; Fire Chief Bob Rupp, and Solicitor Jack Mihalik. Absent was Superintendent of Public Works John Barton.

FINAL PUBLIC HEARING – FFY 2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION

On a motion by S. Costa, seconded by F. Trump and voted on unanimously, Mayor Davis adjourned the regular meeting at 7:01 p.m. for the final Public Hearing of the Town's FFY 2016 CDBG application.

Tyler Dombroski of SEDA-COG explained that after 30 years of receiving Community Development Block Grant (CDBG) funds from the PA Department of Community and Economic Development, the Town is now applying for CDBG funds directly from the PA Department of Housing and Urban Development. He noted that the Town had to develop a 5-year Consolidated Plan. The plan was open for public comment on July 8, 2016 and tonight concludes the comment period. The Town's funding allocation for FFY 2016 is \$241,797. The following projects were selected for funding: Streater Property Recreation Improvements (Phase II) (\$8,183.21); PA Route 487 Sidewalk Installation (\$193,350.79), and Administration (\$40,263.00).

Hearing no public input, the Public Hearing concluded at 7:06 p.m. and the regular meeting resumed.

ADOPTION OF RESOLUTION NO. 08-08-16.01 – FAIR HOUSING

On a motion by C. Howell, seconded by F. Trump and voted on unanimously, Council adopted Resolution No. 08-08-16.01 regarding Fair Housing as part of the Town's CDBG Program.

ADOPTION OF RESOLUTION NO. 08-08-16.02 – AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FFY 2016 UNDER THE CDBG PROGRAM

On a motion by F. Trump, seconded by S. Costa and voted on unanimously, Council adopted Resolution No. 08-08-16.02 authorizing the submission of an application to U.S. Department of Housing and Urban Development for FFY 2016 under the Community Development Block Grant (CDBG) Program.

ADOPTION OF RESOLUTION NO. 08-08-16.03 – AMENDMENT TO SHANGRILA AT THE MILLS DEVELOPMENT

On a motion by F. Trump, seconded by J. Huber and voted on unanimously, Council adopted Resolution No. 08-08-16.03 that the motion of September 9, 2013 relating to the development known as Shangrila at the Mills is amended to remove Item 8, which relates to the requirement that financial security for the development be posted prior to the signing and recording of the approved plan. The financial security required under the terms of the Developer Agreement, approved by Town Council by Resolution No. 05-23-16.01, shall be posted prior to any permits for improvements being provided to the developer, its successors or assigns.

CITIZEN TO BE HEARD – FRED GAFFNEY, COLUMBIA MONTOUR CHAMBER OF COMMERCE

Fred Gaffney representing the Governmental Affairs Committee of the Columbia Montour Chamber of Commerce read the following statement: On your agenda this evening is consideration to advertise a recommendation forwarded by the Parking Sub-Committee to change metered parking enforcement times to Monday through Saturday from 10 a.m. to 5 p.m. As discussed by Council previously, the reason for changing the times is to deter people from warehousing their vehicles in public parking spaces in the downtown, keeping as much parking

as possible available for customers. While the original proposal discussed by council would have implemented Saturday enforcement from 10 to 2, the Committee members felt consistency of enforcement times was important to reduce confusion over parking regulations.

The recommendation from the Parking Sub-Committee was not unanimous, and I was one of the members who voted against making any changes at this time. The parking study conducted by students and faculty at Bloomsburg University in the fall of 2014 does show an increase in parking utilization in the downtown on Saturday. Average utilization Sunday through Thursday was 46.2%, and average Saturday utilization was 56%. However, the study did not examine the cause of this increased utilization, which could be shoppers coming to the downtown. Adding Saturday enforcement could deter those customers and actually be a negative for those businesses this change is intending to help.

The Chamber's Governmental Affairs Committee discussed the proposed changes this past Friday, and the majority agreed that further study is warranted. Further, the Downtown Bloomsburg Revitalization Plan is being finalized, and DBI expects to receive the report in the coming days. Therefore, we respectfully request that you table making changes to metered parking enforcement times pending a targeted study of weekend parking utilization, as well as review of the Downtown Revitalization Plan report. The Chamber would be glad to work with DBI and the University to conduct this study as soon as possible, preferably this fall.

I would also say that we appreciate the opportunity to be a part of the Parking Sub-Committee. We've discussed many issues and are making progress.

CITIZEN TO BE HEARD – DAN KNORR, BLOOMSBURG UNIVERSITY

Dan Knorr, Bloomsburg University, referencing 9-B listed on tonight's agenda questioned Town Council on why the Town is looking to remove fraternal organizations as a permitted use in the Commercial and Commercial Residential zoning districts? R. Magill stated that this was overlooked when the last zoning ordinance cleanup was done. D. Knorr requests that Council not approve advertising the amendment tonight. If there are concerns about fraternal organizations being in these districts, the University would like to discuss it.

Dave Decoteau, Danville, stated that a few years ago he had looked into purchasing a property to house a fraternity and after working with Ralph, it was found that with all of the other zoning regulations that are in place, it wasn't allowed anyway. He expressed that he was in a fraternity when he attended Bloomsburg University 25 years ago and they have to answer to the University. Now, there are a lot of clubs and they do not have to answer to the University so he is wondering how the Town is going to address this. Matt Zoppetti agrees that fraternal organizations shouldn't be in the Commercial District and feels it should be discussed more before it's advertised.

APPROVAL OF JULY 25, 2016 COUNCIL MEETING MINUTES

On a motion by F. Trump, seconded by J. Huber and voted on unanimously, Council approved the July 25, 2016 Council meeting minutes with no additions or corrections.

APPROVAL OF PAYMENT OF MONTHLY BILLS AND JULY PAYROLL AUTHORIZATION

On a motion by C. Howell, seconded by E. Bower and voted on unanimously, Council approved payment of the following monthly bills and the July payroll authorization: General Fund, \$167,370.64; Recycling Fund, \$17,750.70; Street Lighting Fund, \$4,668.55; Fire Fund, \$8,776.08; Norris E. Rock Memorial Swimming Pool, \$10,602.18; Liquid Fuels Fund, \$17,188.61; Debt Service Fund, \$10,845.00; HOME Fund, \$15,322.00, 2012 CDBG-DR Annual Entitlement, \$213,184.06, and the July payroll authorization in the amount of \$223,156.17.

APPROVAL OF PAYMENT OF 2016 REAL ESTATE SCHOOL TAXES

On a motion by C. Howell, seconded by B. Kreisher and voted on unanimously, Council approved payment of the 2016 real estate school taxes for the property located at 119 East Seventh Street in the amount of \$1,952.96.

APPROVAL OF THE PURCHASE OF RECYCLING BINS FROM BUSCH SYSTEMS INTERNATIONAL, INC.

On a motion by F. Trump, seconded by S. Costa and voted on unanimously, Council approved the purchase of 501 recycling bins in the amount of \$5,200.38 from Busch Systems International, Inc. (grant funded).

APPROVAL OF A QUOTE FROM AMOS MFG., INC. FOR REPAIRS TO THE PAPER SHREDDER

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council approved a quote from Amos Mfg., Inc. in the amount of \$4,068.55 for repairs to the paper shredder at the Recycling Center.

APPROVAL OF A LEASE AGREEMENT WITH FIRST COLUMBIA BANK AND TRUST CO. FOR THE PURCHASE OF THREE POLICE DEPARTMENT VEHICLES

On a motion by E. Bower, seconded by S. Costa and voted on unanimously, Council approved a 3-year lease at a rate of 1.82% with First Columbia Bank and Trust Co. in the amount of \$120,717.75 for the purchase of three police department vehicles.

APPOINTMENT OF RICHARD BOGAR TO THE PLANNING COMMISSION

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council appointed Richard Bogar to the Planning Commission with a term expiring on 12/31/16.

APPROVAL OF BASE BID #1 FROM GRAY BUILDERS FOR THE POLICE DEPARTMENT BUILDING PROJECT

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council approved base bid #1 from Gray Builders in the amount of \$561,000 as general contractor for the Police Department Building Project.

APPROVAL OF A BID FROM SPOTTS BROTHERS FOR THE POLICE DEPARTMENT BUILDING PROJECT

On a motion by B. Kreisher, seconded by C. Howell and voted on unanimously, Council approved a bid from Spotts Brothers in the amount of \$104,880 as mechanical contractor for the Police Department Building Project.

APPROVAL OF A BID FROM SILVERTIP, INC. FOR THE POLICE DEPARTMENT BUILDING PROJECT

On a motion by B. Kreisher, seconded by S. Costa and voted on unanimously, Council approved a bid from Silvertip, Inc. in the amount of \$122,000 as plumbing contractor for the Police Department Building Project.

APPROVAL OF A BID FROM HOWARD ORGANIZATION, INC. FOR THE POLICE DEPARTMENT BUILDING PROJECT

On a motion by C. Howell, seconded by B. Kreisher and voted on unanimously, Council approved a bid from Howard Organization, Inc. in the amount of \$190,285 as electrical contractor for the Police Department Building Project.

APPROVAL OF PAYMENT TO STROSSER ARCHITECTURE & CONSERVATION

On a motion by B. Kreisher, seconded by C. Howell and voted on unanimously, Council approved payment to Strosser Architecture & Conservation in the amount of \$2,280 for architectural services for the police department.

APPROVAL OF CERTIFICATE OF APPROPRIATENESS

On a motion by F. Trump, seconded by C. Howell and voted on unanimously, and on the recommendation of the Historic Architectural Review Board, Council approved a Certificate of Appropriateness for St. Paul's Episcopal Church to repair the chimney with like material at 125

East Main Street.

On a motion by B. Kreisher, seconded by C. Howell and voted on Five (5) (B. Kreisher, C. Howell, S. Davis, S. Costa and E. Bower voting “Yes”) to Two (2) (F. Trump and J. Huber voting “No”) and on the recommendation of the Historic Architectural Review Board, Council approved a Certificate of Appropriateness for Joe Gushen to demolish the garage at the rear of 249 Center Street and to construction a new three-story building with commercial on the first floor and student housing on the second and third floors.

On a motion by S. Costa, seconded by B. Kreisher and voted on unanimously and on the recommendation of the Historic Architectural Review Board, Council approved a Certificate of Appropriateness for Matt Zoppetti to demolish the garages at the rear of 342 and 345 East Second Street and to construct a new three story residential structure along Lightstreet Road.

On a motion by F. Trump, seconded by J. Huber and voted on unanimously and on the recommendation of the Historic Architectural Review Board, Council approved a Certificate of Appropriateness for Jay Prieto to install replacement windows in the openings that are centered with six over six double hung windows using an infill around the new windows consisting of framing out the entire large window area, installing plywood, wire mesh, and a stucco finish at 50 East First Street.

On a motion by F. Trump, seconded by C. Howell and voted on Six (6) (F. Trump, C. Howell, S. Davis, S. Costa, E. Bower and J. Huber voting “Yes”) to One (1) Abstention (B. Kreisher “Abstaining”) and on the recommendation of the Historic Architectural Review Board, Council approved a Certificate of Appropriateness for William and Donna Kreisher to reduce the widow on the front façade of the “garage” portion of the building, remove a small awning type roof at the rear of building and move a door at the rear of the structure approximately five feet to the right and reinstall the roof over the door, and install 12 inch letting on the front of the building above the row of windows for identification purposes at 401-409 Market Street.

CERTIFICATE OF APPROPRIATENESS APPLICATION – BLOOMSBURG LUXURY HOUSING – 245 EAST STREET – WINDOW REPLACEMENT

Council Members questioned Mr. Zoppetti on the condition of the building located at 245 East Street. Town Council approved a Certificate of Appropriateness on March 25, 2015 for the demolition of the building because the owner stated previously that the structure was in poor condition and uninhabitable. Mr. Zoppetti stated that he has made repairs and plans to rent the house to students at the end of this month. One of the items for it to pass inspection by the Code Office are working windows, he needs to repair the existing windows but would like to install new. Mr. Zoppetti stated that the building is structurally sound.

APPROVAL OF CERTIFICATE OF APPROPRIATENESS

On a motion by B. Kreisher, seconded by J. Huber and voted on Five (5) (B. Kreisher, J. Huber, C. Howell, S. Costa and E. Bower voting “Yes”) to Two (2) (S. Davis and F. Trump voting “No”), Council approved a Certificate of Appropriateness for Matt Zoppetti, Bloomsburg Luxury Properties, to replace the windows in the structure located at 245 East Street as presented at the HARB meeting.

APPROVAL OF A NINETY (90) DAY TIME EXTENSION – JOHN O. COATES – LAND DEVELOPMENT – 602 HONEYSUCKLE LANE

On a motion by F. Trump, seconded by J. Huber and voted on unanimously, Council approved an additional ninety (90) day time extension for John O. Coates land development plan at 602 Honeysuckle Lane.

APPROVAL OF FINAL PAYMENT TO T-ROSS BROTHERS, INC. FOR THE AIRPORT TERMINAL BUILDING PROJECT PENDING BUREAU OF AVIATION APPROVAL

On a motion by C. Howell, seconded by S. Costa and voted on unanimously, Council approved Final payment to T-Ross Brothers, Inc. in the amount of \$40,276.22 for the Airport Terminal Building Project (GC) through 06/30/16 pending Bureau of Aviation approval.

APPROVAL OF FINAL PAYMENT TO HOWARD ORGANIZATION, INC. FOR THE AIRPORT TERMINAL BUILDING PROJECT PENDING BUREAU OF AVIATION APPROVAL

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council approved final payment to Howard Organization, Inc. in the amount of \$4,513.62 for the Airport Terminal Building Project (Electrical) through 07/31/16 pending Bureau of Aviation approval.

APPROVAL OF FINAL PAYMENT TO HOSLER CORPORATION, INC. FOR THE AIRPORT TERMINAL BUILDING PROJECT PENDING BUREAU OF AVIATION APPROVAL

On a motion by C. Howell, seconded by S. Costa and voted on unanimously, Council approved final payment to Hosler Corporation, Inc. in the amount of \$2,952.50 for the Airport Terminal Building Project (Mechanical) through 05/31/16 pending Bureau of Aviation approval.

APPROVAL OF FINAL PAYMENT TO BOGNET, INC. FOR THE AIRPORT TERMINAL BUILDING PROJECT PENDING BUREAU OF AVIATION APPROVAL

On a motion by S. Costa, seconded by B. Kreisher and voted on unanimously, Council approved final payment to Bognet, Inc. in the amount of \$1,275 for the Airport Terminal Building Project (Plumbing) through 07/29/16 pending Bureau of Aviation approval.

APPROVAL OF PAYMENT TO ARCH CENTRAL ARCHITECTS, INC. FOR THE AIRPORT TERMINAL BUILDING PROJECT PENDING BUREAU OF AVIATION APPROVAL

On a motion by F. Trump, seconded by B. Kreisher and voted on unanimously, Council approved payment to Arch Central Architects, Inc. in the amount of \$3,676 for architectural services of the Airport Terminal Building project through 07/31/16 pending Bureau of Aviation approval.

APPROVAL OF THE PURCHASE OF OFFICE FURNITURE FROM WANDELL'S OFFICE FURNITURE, INC. FOR THE AIRPORT TERMINAL BUILDING PROJECT

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council approved the purchase of office furniture from Wandell's Office Furniture, Inc. in the amount of \$8,572 for the Airport Terminal Building Project.

APPROVAL OF SENDING NOTICE TO A+ STUDENT HOUSING, LLC

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council approved sending notice to A+ Student Housing, LLC advising them to replace a portion of sidewalk and curbing on the Penn Street side of their property located at 358-360 Fair Street.

APPROVAL OF DRAFTING AN ORDINANCE AMENDING CHAPTER 15, PART 304

On a motion by F. Trump, seconded by J. Huber and voted on unanimously, Council approve drafting an ordinance amending Chapter 15, Part 304 to remove the words "April through November" from the street sweeping signs to accommodate street maintenance year around and weekly beginning January 1, 2017.

APPROVAL OF ADVERTISING AN ORDINANCE AMENDING CHAPTER 27, PART 5

On a motion by B. Kreisher, seconded by F. Trump and voted on Five (5) (B. Kreisher, F. Trump, S. Davis, C. Howell and S. Costa voting "Yes") to Two (2) (J. Huber and E. Bower voting "No"), Council approved advertising an ordinance amending Chapter 27, Part 5, District Regulations, of the Code of Ordinances relating to permitted uses in the Commercial and Commercial-Residential Zoning Districts. It was noted that a Public Hearing will need to be scheduled prior to possible enactment.

APPROVAL OF ADVERTISING AN ORDINANCE AMENDMENT TO CHANGE METERED PARKING ENFORCEMENT TIMES

On a motion by S. Costa, seconded by B. Kreisher and voted on Six (6) (S. Costa, B. Kreisher, S. Davis, F. Trump, E. Bower and J. Huber voting “Yes”) to One (1) (C. Howell voting “No”), Council approved advertising an ordinance amendment to change the metered parking enforcement times to Monday through Saturday from 10:00 a.m. to 5:00 p.m.

APPROVAL OF PAYMENT TO SEDA-COG FOR PROFESSIONAL ADMINISTRATIVE SERVICES OF THE OWNER-OCCUPIED HOUSING REHABILITATION/FLOOD RESILIENCY PROGRAM

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council approved payment to SEDA-COG in the amount of \$8,113 for professional administrative services of the Owner-Occupied Housing Rehabilitation/Flood Resiliency Program.

APPROVAL OF A PROFESSIONAL AND ADMINISTRATIVE SERVICES AGREEMENT WITH SEDA-COG FOR THE FFY 2016 CDBG PROGRAM

On a motion by F. Trump, seconded by B. Kreisher and voted on unanimously, Council approved a Professional and Administrative Services Agreement with SEDA-COG for the Town’s FFY 2016 CDBG Program in the amount of \$40,263.00.

APPROVAL OF FINAL PAYMENT TO SQUARE ONE CONSTRUCTION FOR HOME PROGRAM APPLICATION TB-T-6

On a motion by B. Kreisher, seconded by C. Howell and voted on unanimously, Council approved final payment to Square One Construction in the amount of \$18,193 for HOME Program application TB-T-6.

EXECUTIVE SESSION

Mayor Davis adjourned the meeting into Executive Session at 8:48 p.m. to discuss legal and personnel matters and reconvened the meeting at 9:14 p.m.

Being no further business, the meeting adjourned in Executive Session at 9:14 p.m. and did not reconvene.

Lauren Martz
Town Manager/Secretary