

A Public Hearing of Bloomsburg Town Council was held Monday, November 10, 2014, beginning at 6:30 p.m. in Council Chambers, Town Hall, 301 E. Second Street, Bloomsburg, PA to discuss a proposed amendment to the Zoning Ordinance. Present were Mayor Sandy Davis; Council Members W. Carey Howell, Sylvia Costa, Fred Trump, William Kreisher, and Diane Levan; Town Administrator William Lowthert; Assistant Town Administrator Lauren Martz. Absent was Council Member Eric Bower.

Mayor Davis asked Council if they had any questions or concerns regarding the proposed changes to the Zoning Ordinance. Steve Coladonato asked if Susan McGarry's lot questions were addressed. Council indicated yes. Hearing no further comments, the hearing concluded at 6:36 p.m.

A regular meeting of Bloomsburg Town Council was held Monday, November 10, 2014, 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, Diane Levan, Sylvia Costa, Fred Trump, William Kreisher, and Eric Bower; Town Administrator William Lowthert; Assistant Town Administrator Lauren Martz; Director of Finance Lisa Laboskie; Code Enforcement & Zoning Administrator Ed Fegley; Chief of Police Roger Van Loan Fire Chief Bob Rupp; Superintendent of Public Works John Barton; and Solicitor Jack Mihalik. Absent was Environmental Services Coordinator Charles Fritz.

CITIZEN TO BE HEARD

Craig Young of the Bloomsburg University LGBTQA Commission asked to speak regarding the proposed Ant-Discrimination Ordinance. Mayor Davis said that there would be no comment received regarding this topic at this meeting. A Special Council Meeting is scheduled for December 15th at 6:00 p.m. at the Bloomsburg Fire Department Social Hall.

ADOPTION OF ORDINANCE NO. 959 ELIMINATING THE REQUIREMENT FOR SIDE YARD SETBACKS FOR INTERIOR LOTS IN THE BUSINESS CAMPUS DISTRICT

On a motion by B. Kreisher, seconded by F. Trump and voted on Six (6) (F. Trump, S. Costa, B. Kreisher, S. Davis, C. Howell and E. Bower voting "Yes") to One (1) (D. Levan voting "No"), Council adopted Ordinance No. 959 amending Chapter 27, of the Zoning Ordinance, of the Code of Ordinances of the Town of Bloomsburg, by eliminating the requirement for side yard setbacks for interior lots in the Business Campus District; by permitting the following special exceptions in the Business Campus District: churches and similar places of worship, mortuaries, municipal buildings, commercial communications antennas and commercial communications towers; by permitting conditional uses in the Business Campus District for schools and colleges; and by permitting parking not located on the same lot as the principal use in the Business Campus District, so long as the parking spaces are located within the Business Campus District.

ADOPTION OF ORDINANCE NO. 960 AMENDING EXEMPTIONS WITHIN THE AMUSEMENT TAX ORDINANCE

On a motion by D. Levan, seconded by B. Kreisher and voted on Six (6) (D. Levan, S. Costa, B. Kreisher, S. Davis, C. Howell and E. Bower voting "Yes") to One (1) (F. Trump voting "No"), Council adopted Ordinance No. 960 amended Chapter 24, Part 1 of the Code of Ordinances of the Town of Bloomsburg relating to exemptions from the Amusement Tax Ordinance for active participation.

ADOPTION OF ORDINANCE NO. 961 INCREASING THE INDEBTEDNESS OF THE TOWN

On a motion by C. Howell, seconded by D. Levan and voted on unanimously, Council adopted Ordinance No. 961 increasing the indebtedness of the Town of Bloomsburg, Columbia County, Pennsylvania, by the issue of a General Obligation Note in the amount of \$400,000.00 for sundry purposes; fixing the form, number, date, interest, and maturity thereof; making a covenant for the payment of the debt service on the note; providing for the filing of the required document; providing for the appointment of a sinking fund depository for the note; and authorizing execution, sale, and delivery thereof.

APPROVAL OF OCTOBER 27, 2014 COUNCIL MEETING AND OCTOBER 30, 2014 SPECIAL COUNCIL MEETING MINUTES

On a motion by F. Trump, seconded by S. Costa and voted on unanimously, Council approved the October 27, 2014 Council meeting and October 30, 2014 Special Council meeting minutes with no additions or corrections.

APPROVAL OF PAYMENT OF MONTHLY BILLS AND OCTOBER PAYROLL AUTHORIZATION

On a motion by D. Levan, seconded by C. Howell and voted on unanimously, Council approved payment of the following monthly bills and the October payroll authorization: General Fund, \$195,323.47; Debt Service Fund, \$5,724.39; Recycling Fund, \$14,134.66; Street Lighting Fund, \$12,219.44; Norris E. Rock Memorial Swimming Pool Fund, \$3,525.38; Fire Fund, \$4,537.76; CDBG-DR Program, \$11,334.06; Day Care Project, \$2,617.63; Airport Expansion Project, \$66,011.85; Liquid Fuels, \$43,985.74, and the October payroll authorization in the amount of \$256,090.52.

APPROVAL OF PROPOSAL FROM DENT PLUMBING & HEATING, INC.

On a motion by F. Trump, seconded by S. Costa and voted on unanimously, Council approved a proposal from Dent Plumbing & Heating, Inc. in the amount of \$6,230 for the installation of two ductless heat pump systems at the Columbia Child Development Program building.

APPROVAL OF PROPOSAL FROM LIGHTNING AUDIO PRODUCTIONS

On a motion by C. Howell, seconded by B. Kreisher and voted on unanimously, Council approved a proposal from Lightning Audio Productions in the amount of \$1,600 for the audio component of the 2015 Fourth of July celebration.

APPROVAL OF PAYMENT TO GANNETT FLEMING, INC.

On a motion by D. Levan, seconded by C. Howell and voted on unanimously, Council approved payment to Gannett Fleming, Inc. in the amount of \$1,080 for professional services associated with the Business Campus Zoning District.

APPROVAL OF DILLON CENTER SUBDIVISION AND LAND DEVELOPMENT PLAN WITH CONTINGENCIES

On a motion by C. Howell, seconded by D. Levan and voted on unanimously, Council approved the Dillon Center subdivision and land development plan contingent upon the following items being met and a letter of acceptance of these conditions must be received by the Code Enforcement Office within fifteen (15) days of the date of this letter or the application will automatically be denied: the 'Stormwater Management Plan Acknowledgement' statement provided on the title sheet shall be signed. [Sec. 22-404.B.(1)(a)7), Sec. 22-404.B.(1)(a)8) and Sec. 22-404.D.(1)(a)5)], a 'Transportation (Traffic) Impact Study' shall be provided that estimates the proposed volume of vehicular traffic, movements into and out of the site, and the adequacy of surrounding streets. If the study deems the existing entrance and access drive insufficient, coordination with PADOT and revised plans showing improvements to rectify these issues must be submitted. [Sec. 22-404.B.(2)(j) and Sec. 22-603.1.], and financial security shall be provided for all proposed site improvements. [Sec. 22-404.C.] An 'Improvement Cost Opinion' prepared by the Applicant's Engineer, revised on September 26, 2014, has been provided and is satisfactory. Financial security shall be provided for the amount of \$1,171,348.29.

APPROVAL OF MODIFICATION – AAA STUDENT HOUSING – LAND DEVELOPMENT

On a motion by B. Kreisher, seconded by S. Costa and voted on unanimously, Council approved a modification to allow for a combination curb/sidewalk detail and construction instead of the required expansion joint separation. [Sec. 22-705. and Sec. 22-706.]

APPROVAL OF AAA STUDENT HOUSING LAND DEVELOPMENT PLAN WITH CONTINGENCIES

On a motion by B. Kreisher, seconded by Sylvia Costa and voted on unanimously, Council approved AAA Student Housing's land development plan contingent upon the following items being met and a letter of acceptance of these conditions must be received by the Code Enforcement Office within fifteen (15) days of the date of this letter or the application will automatically be denied: financial security shall be provided for all proposed site improvements. A construction cost estimate shall be submitted. [Sec. 22-403.1.A. and Sec. 22-404.C.], the 'Certificate of Ownership, Offer of Dedication and Acknowledgement of Incorporation/Land Development Plans' shall be signed by the Owner and notarized. [Sec. 22-403.1.A.(2)(s) and Sec. 22-403.1.A.(2)(t)], Note # 2 under the 'Certificate of Ownership, Offer of Dedication and Acknowledgement of Incorporation/Land Development Plans' states that the portion of the proposed storm sewer system within the Glen Avenue right-of-way is to be dedicated to the Town. An amount to provide for sufficient interest income per year to cover the annual cost of maintenance of the facilities shall be provided by the Applicant. Please note, however, that for this project, the facilities are only seven (7) linear feet of 15" pipe. [Sec. 22-805.A.], and details for the proposed retaining wall shall be provided on the plan. Also, although the proposed retaining wall is only four (4) feet in height, it is subject to live loads due to its location being adjacent to the parking area. The Designer shall provide information that demonstrates the type of proposed wall is adequate for the proposed site conditions.

APPROVAL OF FIVE PERMANENT EASEMENTS FOR THE COLUMBIA COUNTY FLOOD PROTECTION PROJECT

On a motion by S. Costa, seconded by C. Howell and voted on unanimously, Council approved the following five permanent easements for the Columbia County Flood Protection Project: West Sixth Street, West Fifth Street and Magee Avenue, Scott Avenue, West Eleventh Street, and West Fifth Street.

APPROVAL OF PAYMENT TO L & L BOILER MAINTENANCE, INC.

On a motion by F. Trump, seconded by S. Costa and voted on unanimously, Council approved payment to L & L Boiler Maintenance, Inc. in the amount of \$928 for the replacement of boiler tubes at the Bloomsburg Municipal Airport.

APPROVAL OF PAYMENT TO ARCH CENTRAL ARCHITECTS, INC.

On a motion by D. Levan, seconded by B. Kreisher and voted on unanimously, Council approved payment to Arch Central Architects, Inc. in the amount of \$11,551.86 for architectural services of the Bloomsburg Municipal Airport Terminal Building Project.

APPROVAL OF PAYMENT TO KME KOVATCH

On a motion by F. Trump, seconded by D. Levan and voted on unanimously, Council approved payment to KME Kovatch in the amount of \$5,116.78 for the purchase and installation of equipment for the new fire engine with the Bloomsburg Fire Department, Inc. reimbursing the Town for half the cost in the amount of \$2,558.39.

APPROVAL OF SOLICITOR MIHALIK DRAFTING AN ORDINANCE TO CHANGE COMMERCIAL BOUNDARY LINE IN THE EAST STREET AREA

On a motion by D. Levan, seconded by S. Costa and voted on unanimously, Council approved Solicitor Mihalik to draft an ordinance changing the Commercial District boundary line in the area of East Street.

DOWNTOWN MANAGER REPORT

Adrienne Mael gave the Downtown Bloomsburg, Inc. quarterly report and presented a copy of a new map of the Downtown which highlights restaurants, businesses, and includes holiday information. She also highlighted that there will be small business Saturday's beginning on November 29th to kick off holiday shopping and to help support local businesses.

CITIZEN TO BE HEARD

Matt Zoppetti addressed Council regarding concerns with his property located at the former Bloomsburg Mills site by Sixth and Market Streets, specifically in reference to potential business development endeavors. He stated that he still has not received a developer's agreement and is at a standstill with making any improvements. He stated that he would also like to be included in discussions pertaining to the Business Campus District where his property is located and potential sign ordinance changes which may occur in the district. Solicitor Mihalik said he will meet with Mr. Zoppetti to determine the status of the developer's agreement and to discuss the sign ordinance changes status. Mayor Davis mentioned that the sign ordinance changes for the Business Campus District were under discussion amongst the Town and the firm, Gannett Fleming, who was hired to suggest appropriate changes and corrections to the ordinance. The Town has not received their draft yet at this time.

EXECUTIVE SESSION

Mayor Davis adjourned the meeting into Executive Session at 8:16 p.m. to discuss Police personnel matters.

Being no further business, the meeting adjourned at 8:45 p.m.

William Lowthert
Town Administrator/Secretary