

PUBLIC WORKS & ENVIRONMENTAL COMMITTEE MEETING

Tuesday, August 2, 2022, 10:00 a.m.

Town Hall or via Zoom

DIAL: +1 646 558 8656 US & INCLUDE THE MEETING ID: 456-920-3798 & PRESS #.

JOIN ONLINE AT: <https://us02web.zoom.us/j/4569203798>.

Committee responsibilities: Buildings/Grounds/Maintenance, Town Park, Recreation, Parking Lots, Infrastructure, Streets & Street Lighting, Storm/Sanitary Sewer, Recycling Operations, Safety Program, Compost Site and Bloomsburg Municipal Airport.

Committee Members: James Garman (Chair), James Huber and Nick McGaw.

Citizens to be heard:

Jamie Shrawder- SEDA-COG- Discussion regarding Miller Avenue appraisals.*

Delta Airport Consultants- Discussion and review of funding- fencing.**

1. Approval to award appraisal services to Lynwood Real Estate Appraisal Company for a total of \$1,350 to proceed with waiver valuations regarding Miller Avenue.*
2. Approval to move forward on the perimeter fencing for the Bloomsburg Municipal Airport.**
3. Approval of the Public Works & Environmental Committee minutes from the 7/12/2022 meeting.
4. Approval of a quote from Donald E. Kocher, Inc. in the amount of \$3,110 for repairing the damaged masonry wall at the DUI Booking Center. John Fritz confirmed that the County Drug Task Force will remit half.
5. Approval of a quote from Dent Plumbing & Heating, Inc. for A/C Replacement & Gas Furnace Options for the DUI Booking Center/ Drug Task Force structure- John Fritz.
6. Approval of payment to LIVIC Civil in the amount of \$1,327.50 & \$3,500 for 2022 paving.
7. Approval to list the Bloomsburg Municipal Airport jet fuel tank on Municibid.
8. Approval of the invoice from Don E. Bower for the Town Park Improvement project in the amount of \$58,373.22.
9. Approval of change order #1 for Don E. Bower for the Town Park Improvement project in the amount of \$697.55. Also, accepting the unit price of \$39.65 for import material at a maximum cost of \$32,000.
10. Update on the monthly reports (will be presented at the meeting).
 - Airport.
 - Recycling.
 - Compost.

11. Update on the skate park hours- John Fritz.
 12. Update on the Public Works Department.
 13. Update on the Bloomsburg Municipal Airport inspection report.
 14. Discussion of added signs of no parking along Ft. McClure Blvd.
-Garbage outlets.
 15. Discussion of the road diet project.
 16. Discussion of the Recycling Center- James Garman & James Huber.
- Update on the recent PROP conference- PA Env. Steward.
- Old business:**
17. Donor wall for the dog park.
 18. Ordinance revisions for dogs allowed in the Town Park.
 19. Master Site Plan.

Next meeting: September 6, 2022

Lisa Dooley

From: Shrawder, Jamie <jshrawder@seda-cog.org>
Sent: Thursday, July 28, 2022 2:53 PM
To: Lisa Dooley
Subject: Waiver Valuation Proposals
Attachments: Proposal - Appraisal Review Specialists, LLC.pdf; Re_ waiver valuation request woodward.pdf

Lisa,

We received two proposals for the waiver valuations on Miller Avenue. Both are attached. I am recommending that council award to Linda Woodward, Lynwood Real Estate Appraisal Company for a total of \$450 for an update to the three reports she did for this project previously. Linda is knowledgeable about the project/properties and is therefore able to provide the best service. This is under the procurement threshold so we are good to award to her.

Jamie Shrawder
Project Coordinator
Community Development Program
SEDA-Council of Governments
201 Furnace Road
Lewisburg, Pennsylvania 17837
(570) 524-4491 x 7263 phone
(570) 524-9190 fax
www.seda-cog.org | jshrawder@seda-cog.org



SEDA-COG...Building Strong Economies & Strong Communities

1-2

From: [Linda Woodward,SRA](#)
To: [Shrawder, Jamie](#)
Subject: Re: waiver valuation request
Date: Friday, July 22, 2022 12:54:43 PM
Attachments: [image002.png](#)
[image003.png](#)

Thank you. Somehow the file went into another appraisal file, and I could not find. So, in review of the file (s) I think I can do one of the following

1. I can update the original reports
2. I can provide new reports

I believe from what you have indicated, time is of the essence? If so, option one appears the most efficient both in time and cost.

The update requires some discussion/detail so if appropriate for your needs, I can provide an update to each report for a fee of \$450.00 prior to my vacation date of 8/08/2022 through 8/19/2022.

If you need new reports, I will not be able to provide same until after I return, and the fee would be \$350.00 each.

Linda Woodward, SRA, AI-RRS®
Pa Certified General Appraiser

[What is an SRA/AI-RRS?](#)

Lynwood Real Estate Appraisal Co.
249 Grovania Drive, Box 2
Bloomsburg, PA 17815
Ph: 570 854 2181 -- Fax: 570 309 0906

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On Friday, July 22, 2022 at 11:26:12 AM EDT, Shrawder, Jamie <jshrawder@seda-cog.org> wrote:

Attached is the other report you did when we were looking at obtaining easements from them. We now need new reports to value the portion of Miller Ave owned by each adjacent property owner

Jamie Shrawder

Project Coordinator

Community Development Program

SEDA-Council of Governments


201 Furnace Road



Specializing in the Review of Eminent Domain
Real Estate Appraisal and Specialist Reports



July 25, 2022

ATTN: Ms. Jamie Shrawder, Project Coordinator
Community Development Program
SEDA – Council of Governments
201 Furnace Road
Lewisburg, PA 17837
jshrawder@seda-cog.org
(570) 524-4491 x. 7263

FROM: Philip J. Swartz, AI-GRS, AI-RRS 
Managing Partner/Review Appraiser
Appraisal Review Specialists, LLC
2441 Bill Brown Cove
P.O. Box 449
Hiawassee, GA 30546
pswartz@appraisalreviewspecialists.com
www.appraisalreviewspecialists.com

RE: Waiver Valuation Request
Town of Bloomsburg
Miller Avenue Project

Ms. Shrawder,

Thank you for the opportunity to provide a proposal for the above captioned project. I currently hold General state appraisal certifications in Pennsylvania and seven other states. Key personnel for this project would include: Philip J. Swartz, AI-GRS, AI-RRS  (myself); Derek R. Molen, R/W-AC, and Tyler R. Satterfield, SRA .

I have been employed in the appraisal industry since 1992. I have extensive experience in various right-of-way projects, including numerous acquisitions and dispositions by governmental entities. Each of the additional key personnel, as outlined in appended professional qualifications statements, also possess a strong background in real estate valuation with an emphasis on governmental acquisitions and dispositions.

In my day-to-day activities, I am responsible for technical appraisal review assignments, project management, and supervision of additional key personnel. I am currently engaged in right-of-way projects throughout Pennsylvania, West Virginia, Delaware, Georgia, Colorado, Arizona, Vermont, and Virginia. We (Appraisal Review Specialists, LLC) have also consulted and/or performed technical appraisal review services on projects in the states of Washington, Rhode Island, Maryland, Ohio, North Carolina, Florida, Texas, Kansas, Oklahoma, Missouri, Arkansas, Tennessee, and Kentucky.

Fee: \$1,800

Deliverables: Three (3) Completed Waiver Valuation Worksheets (Form LPS – 38)

Tax ID #'s of impacted properties are as follows:

05E0400500 (Owner: Hummel)

05E0400501 (Owner: Kranig)

05E0400800 (Owner: 36 East Main Bloom LLC)

Completion: Within 30 days of formal Notice to Proceed

Thank you for the opportunity to provide this proposal. If any other information can be provided, please feel free to contact me personally at (570) 412-0043 or via e-mail at pswartz@appraisalreviewspecialists.com.

Sincerely,




Philip J. Swartz, AI-GRS, AI-RRS
 Managing Partner/Review Appraiser
 Appraisal Review Specialists, LLC
 PA State Certified General Real Estate Appraiser # GA 001298-L
 VA State Certified General Real Estate Appraiser #4001-012244
 WV State Certified General Real Estate Appraiser #CG371
 DE State Certified General Real Estate Appraiser #X1-0000728
 GA State Certified General Real Estate Appraiser #CG365609
 KY State Certified General Real Estate Appraiser #4786
 MD State Certified General Real Estate Appraiser #40034276
 SC State Certified General Real Estate Appraiser #7266

Philip J. Swartz, AI-GRS, AI-RRS



Review Appraiser ♦ State Certified General Real Estate Appraiser – Pennsylvania, Virginia, West Virginia, Kentucky, South Carolina, Delaware, Maryland & Georgia

Notable Experience

2007 – Present – Review Appraiser/Managing Partner – Appraisal Review Specialists, LLC, Hiawasse, GA

2007 – 2013 – Review Appraiser – ARROW Land Solutions, LLC (formerly Overland, Pacific & Cutler Northeast, LLC), Northumberland & Lewisburg, PA

2002 – 2007 – Real Estate Appraisal Reviewer – Commonwealth of Pennsylvania, Department of Transportation, Harrisburg, PA

2001 – 2002 – Real Estate Appraiser – Commonwealth of Pennsylvania, Department of Transportation, Montoursville, PA

1999 – 2001 – Real Estate Appraisal – Appraisal & Marketing Associates, Inc., Sunbury, PA

1992 – 1999 – Real Estate Sales & Appraisals – Coldwell Banker Penn One Real, Lewisburg, PA
(Partner in Penn One Appraisal Services 94-99)

Full time real estate appraiser performing and reviewing real estate appraisals of varying type in the Commonwealth of Pennsylvania since 1992. Background experience covers full time work in real estate profession since 1992 including sales of real estate and appraising. Property types appraised include residential, commercial, multi-family, industrial, and agricultural as well as valuation of sewer easements, highway easements, conservation easements and the appraisal of numerous properties involved in public acquisition and/or condemnation. Qualified expert witness in Berks, Schuylkill, Tioga, Bradford, Lycoming, Montgomery and Northumberland Counties in PA and Wood, Grant, Tucker and Berkeley Counties in WV.

Advanced and complex technical work involving the independent appraisal and appraisal review of real estate for public use. Responsible for right-of-way appraisal and appraisal review in various locations of PA, DE, GA, WV and VA. Preparing, and reviewing appraisals of all types of real estate, machinery & equipment. Determinations of compensable elements of damage are normally made along with, before and after values, and estimates of damages. Duties involve appraisal and appraisal review assignments ranging from the basic to the most complex. Assignments are received in broad outline and completed work is reviewed in order to ensure the results obtained adhere to established policies and procedures.

Reviews real estate and machinery & equipment appraisals submitted by others in various locations in DE, PA, WV, GA and VA. Provides technical guidance in assuring conformance to accepted appraisal techniques and requirements.

Provide expert advice and assistance to local, state and federal agencies in matters of eminent domain valuation and provides expert valuation support for various financial institutions.

Overview

Review Appraiser with advanced appraisal and appraisal review experience for more than 27 years. More than 18 years in the specialized field of eminent domain appraisal and appraisal review. Highly motivated and willing to assist on valuation issues ranging from simple to the most complex. Knowledge of Federal, State, and Local regulations dealing with public acquisitions and property valuation including the Uniform Act, PA Eminent Domain Code, Uniform Appraisal Standards for Federal Land Acquisitions, USPAP and WVDOT, PennDOT, DelDOT, GA DOT and VADOT Right-of-Way Manuals. Past participation in development and implementation of policy and operational procedure specific to property valuation for PennDOT. Team member in the development of the Appraisal Section of the Right-of-Way Office database currently utilized by PennDOT. Also participated in the update and revision of the PennDOT Appraisal Invitation to Qualify (ITQ) contact and the update and revision to Right-of-Way Appraisal forms. Qualified expert review appraiser for NRCS/USDA Easement Program covering all 50 states in US. Qualified expert witness in litigation cases for eminent domain and tax assessment appeals in various counties in Pennsylvania and West Virginia. Qualified review appraiser for PennDOT, DelDOT, GA DOT, VADOT, WV DOH, USDA/NRCS and West Virginia Appraiser Certification Board and local financial institutions.

Professional Credentials

PA Licensed Real Estate Salesperson #RS 199524-L (Escrowed)
PA Certified General Real Estate Appraiser #GA-00-1298-L
VA Certified General Real Estate Appraiser #4001-012244
WV Certified General Real Estate Appraiser #CG371
KY Certified General Real Estate Appraiser #004786
SC Certified General Real Estate Appraiser #7266
GA Certified General Real Estate Appraiser #365609
DE Certified General Real Estate Appraiser #X1-0000728
MD Certified General Real Estate Appraiser #34276

Education

B.S. Degree, Business Administration, Clarion University of Pennsylvania
Concentration: Real Estate

Professional Associations

Designated Member - Appraisal Institute #35423 (AI-GRS, AI-RRS)
Affiliate - American Society of Farm Managers & Rural Appraisers
International Right-of-Way Association – Member #7954252

Related & Continuing Education

Accounting I & II (Clarion University)
Financial Management (Clarion University)
Legal Environment I & II (Clarion University)
Basic Income Capitalization, Course 310 (Appraisal Institute)
USPAP and PA state Appraisal Law Update (Appraisal Institute)
Appraisal of Non-Conforming Uses (Appraisal Institute)
Residential Design & Functional Utility Seminar (Appraisal Institute)
Land Titles (International Right of Way Association)
Appraisal Procedures, Course 120 (Appraisal Institute)
Appraisal Principles, Course 110 (Appraisal Institute)
Litigation Skills for Appraisers (Appraisal Institute)
Eminent Domain & Condemnation Appraising (Appraisal Institute)
Data Confirmation & Verification Techniques (Appraisal Institute)
Easement Valuation (Appraisal Institute)

(Notable Experience continued)

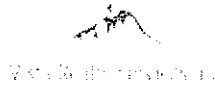
Develops special appraisal techniques when necessary to resolve unusual or difficult appraisal problems. Assists and advises agency and fee appraisers and attorneys on any questions pertaining to appraisals during the course of litigation.

Inspects the subject properties in the field and also the comparable sales utilized by the appraisers, when and where applicable.

Checks local zoning and building codes, spot checks title deed information to assure that information contained in the appraisals is authentic.

(Related & Continuing Education continued)

Valuation of Partial Interests (Appraisal Institute)
 Appraisal Review in Eminent Domain (International Right-of-Way Association)
 Eminent Domain Modules I, II & III (Corporate Educators, Inc. for PennDOT)
 General Applications, Course 320 (Appraisal Institute)
 Eminent Domain Appraisal Principles (Appraisal Institute)
 Avoiding USPAP Violations and PA State Appraisal Law (DPS Real Estate School)
 Appraisal & Appraisal Review for Federal-Aid Highway Projects (PennDOT for The Federal Highway Administration and the National Highway Institute)
 Uniform Appraisal Standards for Federal Land Acquisitions (Appraisal Institute)
 Introduction to Machinery & Equipment Valuation (American Society of Appraisers)
 Avoiding USPAP Violations & Disciplinary Actions (DPS Real Estate School)
 Eminent Domain and Condemnation (Appraisal Institute)
 Business Practice & Ethics (Appraisal Institute)
 Oil & Gas Valuation Seminar (American Society of Farm Managers and Rural Appraisers)
 VDOT Appraisal Workshop & Eminent Domain Trial Tactics (Virginia Department of Transportation)
 Valuation of Conservation Easements (Appraisal Institute, Certificate Program)
 General Appraiser Market Analysis & Highest & Best Use (Appraisal Institute)
 Appraising the Appraisal, Review General (Appraisal Institute)
 Mandatory Delaware Appraisal Meeting (DelDOT)
 The Appraiser as an Expert Witness: Preparation & Testimony (Appraisal Institute)
 Avoiding USPAP Violations and State Disciplinary Actions, PA State Appraiser Law Update (DPS Real Estate School)
 VDOT Appraisal Review Workshop (Virginia Department of Transportation)
 Valuation of Conservation Easements (American Society of Farm Managers and Rural Appraisers)
 Litigation Appraising (Appraisal Institute)
 Review Theory - General (Appraisal Institute)
 Marketability Analysis: A 6-Step Process (Appraisal Institute)
 Review Case Studies - General (Appraisal Institute)
 Appraisal of Self-Storage Facilities (McKissock Education)
 Review Theory - Residential (Appraisal Institute)
 Advanced Residential Case Studies, Part I (Appraisal Institute)
 Review Case Studies - Residential (Appraisal Institute) Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (Appraisal Institute)
 IRWA 409 - Integrating Appraisal Standards (International Right-of-Way Association)
 Real Estate Statistics, Finance and Valuation Modeling (Appraisal Institute)
 Solving Land Puzzles (Appraisal Institute)
 General Appraiser Income Approach, Part I (Appraisal Institute)
 General Appraiser Income Approach, Part II (Appraisal Institute)
 Introduction to Cannabis Operations and Valuation (American Society of Farm Managers & Rural Appraisers)
 Property Rights Why Haven't I Heard This Before (American Society of Farm Managers & Rural Appraisers)
 Foundations of Appraisal Review (A600, American Society of Farm Managers and Rural Appraisers)
 Residential Sales Comparison & Income Approaches (Appraisal Institute)
 Inconsistency: It's Hiding in Plain Sight in Your Appraisal (Appraisal Institute)
 Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (Appraisal Institute)



Professional Qualifications

Derek R. Molen, R/W-AC

Since 2005, Derek R. Molen has been a practicing real estate professional, working within the field of real property valuation since 2014. He has developed and cultivated a specialization in right-of-way related valuation since 2016. Appraisal assignments have included numerous commercial, industrial, and residential property types, including professional and medical offices, retail and shopping center properties, lodging facilities, warehouses, convenience stores, single and multi-unit residential, and a variety of special-use property types. Valuations have been performed for both public and private entities, for total and partial acquisitions, including before & after valuations and complex damage analyses. Appraisal assignments are completed pursuant to the *Uniform Standards of Professional Appraisal Practice (USPAP)*, agency right-of-way manuals, eminent domain codes, etc., *Uniform Standards for Federal Land Acquisitions ("The Yellow Book")* and the *Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs Act ("The Uniform Act")*, as applicable.

Relevant Work History

Vista Realty Services, Inc. Pennsylvania and surrounding multi-state region (2022 – current). Vice President. Responsible for business development, contracting/subcontracting, research, development, and review of real estate appraisals, and appraisal related tasks for regional appraisal company.

Pennsylvania Department of Transportation (PennDOT): Harrisburg, Pennsylvania (2019 – 2021). Staff Appraiser. Responsible for research and development of real estate appraisals and related tasks for property acquisitions and dispositions by Pennsylvania Department of Transportation. Provided real estate, appraisal, and right-of-way related expertise to Office of Chief Counsel, engineers, consultants, administrators, and others involved in the acquisition process.

C.F. Appraisal & Consulting: Carlisle, Pennsylvania (2016 – 2019). Staff Appraiser. Responsible for research and development of real estate appraisals and related tasks for regional appraisal company. Achieved PA General Appraiser certification effective March 4, 2019.

J & J Appraisals: Enola, Pennsylvania (2015 - 2016). Licensed Appraiser Trainee. Responsible for research and development of residential real estate appraisals and related tasks for regional appraisal company.

Independent Real Estate Salesperson: Harrisburg, Pennsylvania, and surrounding areas (November 2005 - December 2016). Geographic coverage included all of South-Central Pennsylvania, with a variety of properties sold in 10 regional counties. Achieved \$50M+ in career sales volume. Received numerous awards for sales performance and excellence in customer service.

Professional Affiliations

Member, International Right-of-Way Association
R/W-AC (Right-of-Way Appraisal Certification)

Candidate for Designation, Appraisal Institute

Litigation Support and Expert Witness Testimony

- Mr. Molen has provided expert witness testimony in a bench trial before Dauphin County Court of Common Pleas. He has consulted with and provided litigation support services to attorneys and legal staff in numerous valuation related matters.

Education

Thomas Edison State University
Bachelor of Science in Business Administration (General Management) – 2018

Current Appraisal Certifications

| PA: GA004424 | DE: X1-0010757 | MD: 34635 | WV: CG2805 | GA: 423000 |

Appraisal Coursework

- Basic Appraisal Principles / Basic Appraisal Procedures - 2014
- Supervisor-Trainee Course for Pennsylvania – 2014
- Pennsylvania State Mandated Law for Appraisers – Multiple
- National Uniform Standards of Professional Appraisal Practice (USPAP) - Multiple
- Appraisal Institute Business Practices and Ethics – Multiple
- Real Estate Finance, Statistics, and Valuation Modeling - 2016
- Residential Site Valuation and Cost Approach - 2016
- Residential Market Analysis and Highest & Best Use - 2016
- Residential Sales Comparison and Income Approach - 2016
- General Appraiser Sales Comparison Approach - 2018
- General Appraiser Site Valuation and Cost Approach - 2018
- General Appraiser Market Analysis and Highest & Best Use - 2018
- General Appraiser Income Approach Part I & Part II - 2018
- General Appraiser Report Writing and Case Studies - 2018
- Appraising for the AVSO and Other Federal Agencies - 2018
- Introduction to Expert Witness Testimony for Appraisers - 2018
- Supporting Your Adjustments: Methods for Residential Appraisers - 2019
- Marcellus Shale: Effects of Energy Resource Operations on Residential Property Value – 2019
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) – 2019
- The Basics of Expert Witness for Commercial Appraisers – 2019
- Complex Properties: The Odd Side of Appraisal – 2019
- Appraisal of REO and Foreclosure Properties - 2019
- Income Approach Case Studies for Commercial Appraisal – 2019
- How Tenants Create or Destroy Value: Leasehold Valuation and Its Impact on Value – 2019
- Commercial Land Valuation – 2020
- Ignorance Isn't Bliss: Understanding an Investigation by a State...Board or Agency - 2020
- Appraising Small Apartment Properties – 2020
- Appraisal of Owner-Occupied Commercial Properties – 2020
- Intermediate Income Approach Case Studies for Commercial Appraisers – 2020
- Residential Appraisal Review and USPAP Compliance – 2020
- Rural Valuation Basics – 2020
- Easement Valuation – 2021
- Complex Litigation Appraisal Case Studies – 2021
- Litigation Assignments for Residential Appraisers: Doing Expert Work on Atypical Cases – 2022
- Ethics and the Right of Way Profession - 2022
- Excel Applications for Valuation – 2022
- General Demonstration Report Writing - 2022
- Delaware Laws and Regulations – 2022
- West Virginia Appraisal Law - 2022
- Valuation of Partial Acquisitions – 2022
- Reviewing Appraisals in Eminent Domain – 2022
- Valuation of Conservation Easements and Other Partial Interests – 2022
- Advanced Residential Applications and Case Studies – 2022
- Advanced Residential Report Writing, 2022

Appraiser's Qualifications Tyler R. Satterfield, SRA



I am currently a Designated Member of the Appraisal Institute, holding the SRA designation. I started my career in appraising in 2015 as a trainee, and I have since separately achieved both residential and general certifications. Throughout my career I have completed appraisal assignments for a variety of property types such as: outdoor advertising device sites, commercial warehousing, mixed-use, recreational/trophy properties, flood hazard locations, single-unit and multi-unit residential, hobby farms, vacant land, offices, and industrial buildings. Each report was completed in conformance with Uniform Standards of Professional Appraisal Practice (USPAP) and other applicable guidelines and regulations, such as eminent domain codes, agency right-of-way manuals, and the Uniform Act. I have completed various assignments for eminent domain takings in multiple states.

Relevant Work History

Vista Realty Services, Inc. – Partner & Certified General Appraiser

Greater Williamsport, PA area for various appraisal assignments for lending, divorces, estate planning & settlement, and pre-listing. Duties also included managing the daily operations of the business, client recruitment, implementing time and cost saving initiatives, and employee development.

Pennsylvania Department of Transportation – Certified General Real Estate Appraiser

Montoursville, PA. Various assignments related to eminent domain takings within the Commonwealth. I have completed assignments in the rural northern tier of Pennsylvania as well as, the urban/suburban areas of Harrisburg, York, and Lancaster. Some complex assignments include: highest and best use of an outdoor advertising device site with easement interest to erect billboards, partial takes, total takes, and before and after reports.

Reeser Appraisals, LLC. - Certified General Appraiser (Staff Appraiser)

Greater Williamsport, PA area completing various appraisal assignments. I completed my residential and commercial apprenticeship, three years, and obtained my SRA while contracted at Reeser Appraisals. Reeser Appraisals offered appraisal services for mortgage lending, estate planning, estate settlement, and other appraisal services.

States Certifications Held:

| PA: GA00-4445 | DE: XI-0010758 | MD: 34676 | TN: 6226 | GA: 424142 |

Education

Lock Haven University of Pennsylvania

Bachelor of Science, Accounting - 2008

Appraisal Coursework

Basic Appraisal Principles – October 2012
 Basic Appraisal Procedures – October 2012
 15- Hour USPAP – October 2012
 Supervisory Appraiser/Trainee Appraiser Course – February 2015
 Residential Market Analysis and Highest & Best Use – July 2015
 Residential Sales Comparison and Income Approaches – July 2015
 Residential Site Valuation and Cost Approach – July 2015
 Residential Report Writing and Case Studies – July 2015
 Real Estate Finance, Statistics and Valuation Modeling – July 2015
 Advanced Residential Applications & Case Studies Part 1- Sept. 2016
 Advanced Residential Report Writing Part 2 – Sept. 2016
 General Appraiser Sale Comparison Approach – January 2017
 General Appraiser Income Approach Part 1 – July 2017
 General Appraiser Income Approach Part 2 – July 2017
 FHA Appraising – Principles and Procedures – March 2018
 General Appraiser Report Writing – May 2018
 Solving Land Valuation Puzzles – May 2018
 Hybrid Appraisals – July 2018
 General Appraiser Market Analysis and Highest & Best Use – July 2018
 Developments in Green Valuation – September 2018
 General Appraiser Site Valuation & Cost Approach – October 2018
 Introduction to Green Building: Principles & Concepts – October 2018
 Residential & Commercial Valuation of Solar – April 2019
 Valuation Resources and Photovoltaic Systems – April 2019
 The Appraiser as an Expert Witness: Preparation and Testimony – October 2019
 Rural Area Appraisals: Freddie Mac Guidelines and Property Eligibility Requirements
 – March 2020
 Condemnation Appraising: Principles and Applications – July 2021
 Contract of Effective Rent: Finding the Real Rent – November 2021
 Valuation by Comparison: Residential Analysis and Logic – February 2022
 Introduction to Commercial Appraisal Review – June 2022
 Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
 – July 2022
 Valuation of Conservation Easements and other Partial Interest – June 2022
 Introduction to Commercial Appraisal Review – June 2022
 Litigation Appraising: Specialized Topics and Application
 – Scheduled October 2022 (This is the last class required for the
 professional development series from the Appraisal Institute.)

5 Year Capital Improvement Plan (CIP)

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Bloomsburg Municipal Airport - N13					CIP START YEAR: 2022				
2019 Entitlement Balance (Expires FY22) 2020 Entitlement Balance (Expires FY23) \$166,666 2021 Entitlement Balance (Expires FY24) \$150,000 2022 Entitlement (for planning purposes through 2026)					Instructions Show all planned projects (not just AIP funded projects) For AIP-MY, show est. cost in initial year & list project in following year(s) w/ \$0 Submit CIP to the ADO as a PDF file dated with signature.				
Fed FY	Entitlement Available	Funding Source	ODO Project Component/Phase	Estimated Cost	Funding Plan				
					Entitlement	Additional AIP	Other	BOA	Match
2022	\$316,666	AIP	Install Perimeter Fence - Design	\$166,666	\$166,666				
		State	Install 12,000 Gallon Self Serve Fuel Tank (other funds include SEDA-COG and Phillips 66)	\$1,000,000			\$181,682	\$562,500	\$255,818
	\$150,000	Remaining Funds	2022 Annual Subtotals:	\$1,166,666	\$166,666		\$181,682	\$562,500	\$255,818
2023	\$300,000	State	Aquire Equipment	\$350,000				\$262,500	\$87,500
	\$300,000	Remaining Funds	2023 Annual Subtotals:	\$350,000				\$262,500	\$87,500
2024	\$450,000	AIP	Install Perimeter Fence - Construction	\$500,000	\$450,000			\$25,000	\$25,000
		Remaining Funds	2024 Annual Subtotals:	\$500,000	\$450,000			\$25,000	\$25,000
2025	\$150,000	Other	Install PAPI, REIL, and Rotating Beacon - Design & Construction	\$676,666			\$609,000	\$33,833	\$33,833
		AIP	Install PAPI, REIL, and Rotating Beacon - Design & Construction	\$166,667	\$150,000			\$8,333	\$8,333
	\$0	Remaining Funds	2025 Annual Subtotals:	\$843,333	\$150,000		\$609,000	\$42,167	\$42,166
2026	\$150,000	Other	Rehabilitate Based Aircraft Apron - Design (BIL)	\$206,667			\$186,000	\$10,333	\$10,333
		AIP	Rehabilitate Based Aircraft Apron - Design	\$70,000	\$63,000			\$3,500	\$3,500
	\$87,000	Remaining Funds	2026 Annual Subtotals:	\$ 276,667	\$ 63,000		\$ 186,000	\$ 13,833	\$ 13,833
5 Year CIP Totals:				\$3,136,665	\$829,666		\$976,682	\$906,000	\$424,317

5 Year Capital Improvement Plan (CIP)

2-2

Bloomsburg Municipal Airport - N13					CIP START YEAR: 2027				
2024 Entitlement Balance (Expires FY27) 2025 Entitlement Balance (Expires FY28) \$87,000 2026 Entitlement Balance (Expires FY29) \$150,000 2027 Entitlement (for planning purposes through 2031)					Instructions Show all planned projects (not just AIP funded projects) For AIP-MY, show est. cost in initial year & list project in following year(s) w/ \$0 Submit CIP to the ADO as a PDF file dated with signature.				
Fed FY	Entitlement Available	Funding Source	ODO Project Component/Phase	Estimated Cost	Funding Plan				
					Entitlement	Additional AIP	Other	BOA	Match
2027	\$237,000		Carryover NPE						
	\$237,000	Remaining Funds	2027 Annual Subtotals:						
2028	\$387,000	AIP	Rehabilitate Based Aircraft Apron - Construction	\$2,000,000	\$387,000	\$1,413,000		\$100,000	\$100,000
		Remaining Funds	2028 Annual Subtotals:	\$2,000,000	\$387,000	\$1,413,000		\$100,000	\$100,000
2029	\$150,000		Carryover NPE						
	\$150,000	Remaining Funds	2029 Annual Subtotals:						
2030	\$300,000	AIP	Construct Taxiways - Design	\$125,000	\$112,500			\$6,250	\$6,250
		State	Construct Taxiway and 10 Unit T-Hangar - Design	\$100,000				\$50,000	\$50,000
	\$187,500	Remaining Funds	2030 Annual Subtotals:	\$225,000	\$112,500			\$56,250	\$56,250
2031	\$337,500		Carryover NPE						
	\$337,500	Remaining Funds	2031 Annual Subtotals:						
5 Year CIP Totals:				\$2,225,000	\$499,500	\$1,413,000		\$156,250	\$156,250

5 Year Capital Improvement Plan (CIP)

2-3

Bloomsburg Municipal Airport - N13					CIP START YEAR: 2022				
2019 Entitlement Balance (Expires FY22) 2020 Entitlement Balance (Expires FY23) \$166,666 2021 Entitlement Balance (Expires FY24) \$150,000 2022 Entitlement (for planning purposes through 2026)					Instructions Show all planned projects (not just AIP funded projects) For AIP-MY, show est. cost in initial year & list project in following year(s) w/ \$0 Submit CIP to the ADO as a PDF file dated with signature.				
Fed FY	Entitlement Available	Funding Source	ODO Project Component/Phase	Estimated Cost	Funding Plan				
					Entitlement	Additional AIP	Other	BOA	Match
2022	\$316,666	AIP	Install Perimeter Fence - Design	\$166,666	\$166,666				
		State	Install 12,000 Gallon Self Serve Fuel Tank (other funds include SEDA-COG and Phillips 66)	\$1,000,000			\$181,682	\$562,500	\$255,818
	\$150,000	Remaining Funds	2022 Annual Subtotals:	\$1,166,666	\$166,666		\$181,682	\$562,500	\$255,818
2023	\$300,000	State	Acquire Equipment	\$350,000				\$262,500	\$87,500
	\$300,000	Remaining Funds	2023 Annual Subtotals:	\$350,000				\$262,500	\$87,500
2024	\$450,000	Other	Construct Taxilane and 10 Unit T-Hangar - Design (BIL)	\$176,667			\$159,000	\$8,833	\$8,833
		AIP	Install Perimeter Fence - Construction	\$500,000	\$450,000			\$25,000	\$25,000
		Remaining Funds	2024 Annual Subtotals:	\$676,667	\$450,000		\$159,000	\$33,833	\$33,833
2025	\$150,000		Carryover NPE						
	\$150,000	Remaining Funds	2025 Annual Subtotals:						
2026	\$300,000	Other	Construct 10 Unit T-Hangar - Construction (BIL)	\$706,667			\$636,000	\$35,333	\$35,333
		State	Construct 10 Unit T-Hangar - Construction (50% BOA funding)	\$793,333				\$396,667	\$396,667
		AIP	Construct Taxilanes - Construction	\$900,000	\$300,000	\$510,000		\$45,000	\$45,000
		Remaining Funds	2026 Annual Subtotals:	\$ 2,400,000	\$ 300,000	\$ 510,000	\$ 636,000	\$ 477,000	\$ 477,000
5 Year CIP Totals:				\$4,593,332	\$916,666	\$510,000	\$976,682	\$1,335,833	\$854,151

5 Year Capital Improvement Plan (CIP)

24

Bloomsburg Municipal Airport - N13					CIP START YEAR: 2027				
2024 Entitlement Balance (Expires FY27) 2025 Entitlement Balance (Expires FY28) 2026 Entitlement Balance (Expires FY29) \$150,000 2027 Entitlement (for planning purposes through 2031)					Instructions Show all planned projects (not just AIP funded projects) For AIP-MY, show est. cost in initial year & list project in following year(s) w/ \$0 Submit CIP to the ADO as a PDF file dated with signature.				
Fed FY	Entitlement Available	Funding Source	ODO Project Component/Phase	Estimated Cost	Funding Plan				
					Entitlement	Additional AIP	Other	BOA	Match
2027	\$150,000		Carryover NPE						
	\$150,000	Remaining Funds	2027 Annual Subtotals:						
2028	\$300,000	AIP	Install PAPI, REIL, and Rotating Beacon - Design	\$100,000	\$90,000			\$5,000	\$5,000
	\$210,000	Remaining Funds	2028 Annual Subtotals:	\$100,000	\$90,000			\$5,000	\$5,000
2029	\$360,000	AIP	Rehabilitate Based Aircraft Apron - Design	\$290,000	\$261,000			\$14,500	\$14,500
	\$99,000	Remaining Funds	2029 Annual Subtotals:	\$290,000	\$261,000			\$14,500	\$14,500
2030	\$249,000	AIP	Install PAPI, REIL and Rotating Beacon - Construction	\$850,000	\$249,000	\$516,000		\$42,500	\$42,500
		Remaining Funds	2030 Annual Subtotals:	\$850,000	\$249,000	\$516,000		\$42,500	\$42,500
2031	\$150,000	AIP	Rehabilitate Based Aircraft Apron - Construction	\$2,100,000	\$150,000	\$1,740,000		\$105,000	\$105,000
		Remaining Funds	2031 Annual Subtotals:	\$ 2,100,000	\$ 150,000	\$ 1,740,000		\$ 105,000	\$ 105,000
5 Year CIP Totals:				\$3,340,000	\$750,000	\$2,256,000		\$167,000	\$167,000

Public Works and Environmental Committee Meeting Minutes
Tuesday, July 12, 2022 10:00 a.m.

Chairperson James Garman called the meeting to order at 10:00 a.m. Present were Council members Nick McGaw, Vince DeMelfi, Town Manager/Secretary/Treasurer Lisa Dooley, Director of Public Works John Fritz, Director of Governmental Services Charles Fritz, Airport Coordinator BJ Teichman and Administrative Assistant Christine Meeker. Also in attendance were Vince DeMelfi, Dawn Moore and MJ Mahon.

Dawn Moore was present to discuss the signage at the Town Park. Dawn addressed that the skate park does not have the hours posted. The geese feeding signs should be placed in clear view of the areas where people are entering the park. It was discussed that the sign needs to go to Council for approval prior to placement.

The Committee mentioned that the park opening and closing times should be posted throughout the park with consistency. It was discussed that Council should decide if dogs should be allowed in the park area now due to the dog park. The Committee would like to see the allowance of dogs in the park area.

On a motion by N. McGaw, seconded by J. Garman, and voted on unanimously, the Committee approved the minutes from the 6/7/2022 meeting with no additions or corrections.

On a motion by J. Huber, seconded by N. McGaw, the Committee recommends Council approve a quote from Harrell Automatic Sprinkler Co., Inc. in the amount of \$2,289 for two sprinkler lines for the Bloomsburg Recycling Center.

On a motion by N. McGaw, seconded by J. Huber, the Committee recommends Council approve a quote from Scott Electric in the amount of \$36,877.50 for 275 LED lights. Council did earmark \$250,000 of American Rescue Funds for this project on 8/23/2021.

Charles Fritz updated the Committee on the Recycling Center projects. P3 Tower is working on the installation of the cell tower, the base has been constructed. Don E. Bower is starting on the install of the pipe and traffic pattern work.

BJ Teichman updated the Committee on the airport. Fuel sales are up by 2,000 gallons compared to last year.

C. Fritz reviewed the recycling reports and the compost site.

The Committee discussed topics for the Airport Task Force agenda. N. McGaw suggested the need for a larger fuel tank. J. Fritz and BJ Teichman stated there is a need for new hangars. J. Huber requested an accounting of the airport expense and income.

On a motion by N. McGaw, seconded by J. Huber, the Committee recommends Council approve the listing of the old street lights on Municibid.

The Committee discussed the hours at the Town Park (6:30 a.m. to 10:00 p.m.) and the need for all signage to be consistent. Dogs need to be on a leash at all times within the park area. Dogs are not allowed at Streater Field due to AYSO policy. The skate park hours will be discussed at the August meeting.

The Committee discussed the development of a donor wall at the Dog park. L. Dooley communicated to Wagner's Trophies of the request and Brad the salesman is looking into options. The Committee confirmed that they are in favor of a donor wall.

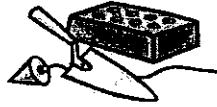
On a motion by N. McGaw, seconded by J. Garman, and voted on unanimously, the Committee recommends Council approve the allocation of \$500 to the Bloomsburg Fire Department from the first Race the North Event.

On a motion by N. McGaw, seconded by J. Huber, and voted on unanimously, the meeting adjourned at 11:37 a.m.

Notes taken by Christine Meeker and reviewed by Lisa Dooley.

Donald E. Kocher, Inc

18 Charmund Road
Orangeville, PA 17859

**Masonry Contractor**

Phone: 570-683-5559
E-mail: dekinc@epix.net

July 26, 2022

Town of Bloomsburg
Attn: John Fritz

Via email to jfritz@bloomsburgpa.org

Re: Estimate to repair damaged masonry wall section at DUI Booking Center:Includes:

Shore and demo collapsing wall section (14'x7')

Remove debris

Install 10" CMU in lieu of brick

Apply cement parge coat to match existing finish (painting NOT included)

Scaffold

Total estimate amount of \$3,110

Notes:

Prevailing wages NOT included due to project size

Painting not included

Winter conditions not included

This estimate is for the identified wall area only. If we find additional damage we will review conditions with you to determine if additional work is required.

5-1

DENT PLUMBING & HEATING, INC.

1500 Monroe Ave.
Bloomsburg, PA 17815
(570) 784-4115 • Fax: (570) 784-6031
www.dentplumbingandheating.com



Town of Bloomsburg
RE: DUI Booking Center
821 Catherine St. – Bloomsburg
John Fritz: 570-204-9757

July 29, 2022

A/C Replacement & Gas Furnace Options

- **Proposal #1: (A/C Only)** Furnish and install one Amana 1.5-ton, 14 SEER A/C only outside condensing unit with one Amana matched indoor coil. Installation includes refrigeration line set with brown covering, outside unit support legs, condensate piping, duct work adapters, digital thermostat, required electrical and removal and proper disposal of the old A/C equipment. Does **NOT** include any changes to the existing gas furnace, duct work, or grilles. The Amana equipment listed comes with a ten year compressor, ten year parts, and one year labor warranty.....**\$5,407.00**

- **Proposal #2: (A/C & 80% Gas Furnace)** Furnish and install one Amana 1.5-ton, 14 SEER A/C only outside condensing unit with one Amana matched indoor coil and one Amana 80+% efficient, 80,000 BTU natural gas furnace needed to replace the existing gas furnace and A/C equipment. Installation includes refrigeration line set with brown covering, outside unit support legs, connecting to the existing gas line, flue pipe to the existing B-vent chimney, condensate piping, duct work adapters, digital thermostat, required electrical and removal and proper disposal of the old gas furnace and A/C equipment. Does **NOT** include any changes to the existing duct work, or grilles. The Amana A/C equipment listed comes with a ten-year compressor, ten-year parts, and one year labor warranty and the Amana gas furnace comes with a limited lifetime heat exchanger warranty, ten-year parts warranty and a one-year labor warranty.....**\$8,332.00**

5-2

DENT PLUMBING & HEATING, INC.

1500 Monroe Ave.
Bloomsburg, PA 17815
(570) 784-4115 • Fax: (570) 784-6031
www.dentplumbingandheating.com



- **Proposal #3: (A/C & 96% Gas Furnace)** Furnish and install one Amana 1.5-ton, 14 SEER A/C only outside condensing unit with one Amana matched indoor coil and one Amana 96% efficient, 80,000 BTU natural gas furnace needed to replace the existing gas furnace and A/C equipment. Installation includes refrigeration line set with brown covering, outside unit support legs, connecting to the existing gas line, flue pipe to a proper outside location, condensate piping, duct work adapters, digital thermostat, required electrical and removal and proper disposal of the old gas furnace and A/C equipment. Does **NOT** include any changes to the existing duct work, or grilles. The Amana A/C equipment listed comes with a ten-year compressor, ten-year parts, and one year labor warranty and the Amana gas furnace comes with a limited lifetime heat exchanger warranty, ten-year parts warranty and a one-year labor warranty.....**\$9,410.00**

Prices are good for 15 days from the date above. A twenty-five percent down payment is required with signed proposal before start of work. The remaining balance will be billed upon completion. Please sign one copy, indicate proposal chosen, and return with your down payment. Keep a second copy for your records.

Submitted by: Jake Dent  Date: 7/29/2022

Accepted by: _____ Date: _____

**LIVIC Civil**

109 Monroe Street, Suite 70
Selinsgrove, PA 17870, United States
Tel: 570-560-2876
accounting@livicco.com
www.liviccivil.com

6-1

INVOICE

Town of Bloomsburg
301 E. Second Street
Bloomsburg, PA 17815

INVOICE DATE: 6/30/2022
INVOICE NO: 3754
BILLING THROUGH: 6/30/2022

1004-21 2022 Paving Projects

Managed By: Andrew J Barton

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
6/1/2022	Rylie Thomas	1080 Project Management <i>corrections to Paving Area Overview plan</i>	1.00	\$95.00	\$95.00
6/1/2022	Christopher Edmiston	140 Bidding <i>Bid Questions</i>	0.50	\$110.00	\$55.00
6/2/2022	Rylie Thomas	1080 Project Management <i>corrections to Paving Area Overview plan</i>	2.00	\$95.00	\$190.00
6/2/2022	Christopher Edmiston	140 Bidding <i>Quantities/Bid Addendum/Plan Update</i>	2.00	\$110.00	\$220.00
6/13/2022	Andrew J. Barton	12 PROJECT MGMT COMMERCIAL <i>Bid Opening</i>	1.00	\$155.00	\$155.00
6/13/2022	Rylie Thomas	9980 Project Management <i>bid tabs</i>	1.50	\$95.00	\$142.50
6/15/2022	Andrew J. Barton	12 PROJECT MGMT COMMERCIAL <i>budget updates</i>	1.00	\$155.00	\$155.00
6/20/2022	Andrew J. Barton	12 PROJECT MGMT COMMERCIAL <i>bid opening, tabulations review</i>	1.00	\$155.00	\$155.00
6/22/2022	Andrew J. Barton	12 PROJECT MGMT COMMERCIAL <i>budget review</i>	0.50	\$155.00	\$77.50
6/23/2022	Christopher Edmiston	660 Contract Bidding/Award <i>Executed Contract/NTP</i>	0.50	\$110.00	\$55.00
6/30/2022	Christopher Edmiston	710 Pre-Construction Meeting <i>Pre-Con</i>	0.25	\$110.00	\$27.50

FOR PROFESSIONAL SERVICES RENDERED 11.25 \$1,327.50

DIRECT LABOR SUBTOTAL \$1,327.50

SUBTOTAL \$1,327.50

6-2



LIVIC Civil

109 Monroe Street, Suite 70
Selinsgrove, PA 17870, United States
Tel: 570-560-2876
accounting@livicco.com
www.liviccivil.com

Town of Bloomsburg
301 E. Second Street
Bloomsburg, PA 17815

INVOICE

INVOICE DATE: 6/30/2022
INVOICE NO: 3754
BILLING THROUGH: 6/30/2022

AMOUNT DUE THIS INVOICE	\$1,327.50
PREVIOUS BALANCE	\$6,448.75
BALANCE	\$7,776.25

This invoice is due on 7/30/2022

This Statement Contains Charges Through June 30, 2022

We hope you are having a great day! Please find the latest invoice for services completed during the last billing cycle. Thank you for the opportunity to guide you through this project. Any questions or recommendations on how we can meet your accounting needs better can be directed to accounting@livicco.com

6-3



LIVIC Civil

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 Selinsgrove, PA 17870, United States
 Tel: 570-560-2876
 accounting@livicco.com
 www.liviccivil.com

INVOICE

Town of Bloomsburg
 301 E. Second Street
 Bloomsburg, PA 17815

INVOICE DATE: 6/1/2022
 INVOICE NO: 3683
 BILLING THROUGH: 5/31/2022

1004-21 2022 Paving Projects

Managed By: Andrew J Barton

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
5/2/2022	Andrew J. Barton	72 MUNIC DESIGN MUNICIPAL <i>review plans, update cost estimates, correspondence with J. Fritz</i>	4.00	\$155.00	\$620.00
5/2/2022	Christopher Edmiston	80 CONSTR DOCS <i>Curb Ramp Design</i>	2.00	\$110.00	\$220.00
5/4/2022	Barry Wohlschlegel	72 MUNIC DESIGN MUNICIPAL <i>Addressing plan comments. Removed Wood Street and a section of Oak Street from the plans. Updated cover page information. Added in bigger background image and close up image for Iron Street section.</i>	2.25	\$95.00	\$213.75
5/4/2022	Christopher Edmiston	80 CONSTR DOCS <i>Plan Review</i>	0.50	\$110.00	\$55.00
5/5/2022	Barry Wohlschlegel	72 MUNIC DESIGN MUNICIPAL <i>Removing the work to be completed on Oak Street from the Plan set.</i>	0.50	\$95.00	\$47.50
5/6/2022	Christopher Edmiston	80 CONSTR DOCS <i>Contract Update</i>	0.50	\$110.00	\$55.00
5/11/2022	Andrew J. Barton	12 PROJECT MGMT <i>Iron Street</i>	1.00	\$155.00	\$155.00
5/11/2022	Barry Wohlschlegel	72 MUNIC DESIGN MUNICIPAL <i>Added in Iron Street picture to the paving plan sheet.</i>	0.75	\$95.00	\$71.25
5/12/2022	Barry Wohlschlegel	72 MUNIC DESIGN MUNICIPAL <i>Site visit to Bloomsburg Recycling Center to grab picture of gravel area to be paved. Marked up photo and created sheet to add to the 2022 Paving Plans.</i>	2.50	\$95.00	\$237.50
5/13/2022	Barry Wohlschlegel	72 MUNIC DESIGN MUNICIPAL <i>Updated 2022 Stormwater project map to include Recycling center Sheet.</i>	1.00	\$95.00	\$95.00

6-4



LIVIC Civil

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accounting@livicco.com
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INVOICE

Town of Bloomsburg
301 E. Second Street
Bloomsburg, PA 17815

INVOICE DATE: 6/1/2022
INVOICE NO: 3683
BILLING THROUGH: 5/31/2022

5/23/2022	Barry Wohlschlegel	72 MUNIC DESIGN MUNICIPAL	1.50	\$95.00	\$142.50
		<i>Paving Plan edits. Added paving section to main map. Adjusted notes and photos to consolidate plans to two pages. Reviewed and updated plans throughout to reflect all changes and replotted for presentation.</i>			
5/24/2022	Rylie Thomas	1080 Project Management	4.50	\$95.00	\$427.50
		<i>edit plans/sketch</i>			
5/24/2022	Andrew J. Barton	12 PROJECT MGMT COMMERCIAL	1.00	\$155.00	\$155.00
		<i>Project Review</i>			
5/25/2022	Rylie Thomas	1080 Project Management	4.00	\$95.00	\$380.00
		<i>edit plans/sketch</i>			
5/25/2022	Andrew J. Barton	12 PROJECT MGMT COMMERCIAL	1.00	\$155.00	\$155.00
		<i>Project Management/Meetings</i>			
5/25/2022	Christopher Edmiston	120 Project Manual	1.00	\$110.00	\$110.00
		<i>Change Documents to EJCDC</i>			
5/26/2022	Rylie Thomas	1080 Project Management	1.00	\$95.00	\$95.00
		<i>edit plan/sketch</i>			
5/26/2022	Andrew J. Barton	12 PROJECT MGMT COMMERCIAL	1.00	\$155.00	\$155.00
		<i>Project Management/Meetings</i>			
5/31/2022	Christopher Edmiston	80 CONSTR DOCS COMMERCIAL	1.00	\$110.00	\$110.00
		<i>Contract Document Distribution and changes</i>			
FOR PROFESSIONAL SERVICES RENDERED			31.00		\$3,500.00
				DIRECT LABOR SUBTOTAL	\$3,500.00
				SUBTOTAL	\$3,500.00
				AMOUNT DUE THIS INVOICE	\$3,500.00
				PREVIOUS BALANCE	\$2,948.75
				BALANCE	\$6,448.75

This invoice is due on 7/1/2022

This Statement Contains Charges Through May 31, 2022

We hope you are having a great day! Please find the latest invoice for services completed during the last billing cycle. Thank you for the opportunity to guide you through this project. Any questions or recommendations on how we can meet your accounting needs better can be directed to accounting@livicco.com

8-1

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: TOWN OF BLOOMSBURG VIA: MCTISH, KUNKLE & ASSOCIATES Estimate: 1
 301 E. SECOND STREET 1500 SYCAMORE ROAD, SUITE 320
 BLOOMSBURG, PA 17815 MONTOURSVILLE, PA 17754 Period To: 15-Jul-22

FROM: DON E. BOWER, INC.
 1206 SALEM BLVD.
 BERWICK, PA 18603

Job: 22C021

CONTRACT FOR: TOWN PARK RESTORATION IMPROVEMENTS

Item #	Description	U/M	Contract			**	Units			Amount			%	\$
			Units	Unit \$	Total		Current	Previous	Total	Current	Previous	Total	Complete	Remaining
0608-0001	MOBILIZATION	LS	1	\$56,763.35	\$56,763.35		0.50		0.50	\$28,381.68	\$0.00	\$28,381.68	50.00%	(\$28,381.67)
0901-0001	MPT	LS	1	\$9,000.00	\$9,000.00		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$9,000.00)
0201-0001-001	CLEARING & GRUBBING	AC	8	\$1,292.70	\$10,341.60		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$10,341.60)
0849-0010	ROCK CONSTRUCTION ENTRANCE	EA	1	\$2,500.00	\$2,500.00		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$2,500.00)
0867-0012	12" SILT SOCK	LF	1572	\$6.10	\$9,589.20		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$9,589.20)
0860-0000	FILTER BAG INLET PROTECTION	EACH	10	\$76.70	\$767.00		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$767.00)
0806-0130	ECB (3:1) SLOPE (EXCEL SS-2)	SY	2741	\$3.10	\$8,497.10		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$8,497.10)
0201-0001-002	SELECTIVE TREE AND STUMP REMOVAL	EACH	3	\$1,458.60	\$4,375.80		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$4,375.80)
0203-0004	DEMOLITION OF EXISTING PAVEMENT	SY	723	\$6.00	\$4,338.00		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$4,338.00)
0805-0002-001	RIPRAP APRON	EACH	4	\$651.90	\$2,607.60		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$2,607.60)
0616-9999	PLASTIC FLARED END SECTION	EACH	2	\$345.40	\$690.80		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$690.80)
0605-2850	TYPE M INLET (RISERS & CONVEYANCE INLETS)	EACH	13	\$3,378.20	\$43,916.60	6.50			6.50	\$21,958.30	\$0.00	\$21,958.30	50.00%	(\$21,958.30)
0610-7002-001	6" PERFORATED DRAIN PIPE WITH STONE TRENCH	LF	207	\$25.75	\$5,330.25	25.00			25.00	\$643.75	\$0.00	\$643.75	12.08%	(\$4,686.50)
0601-9999-001	15" PERFORATED DRAIN PIPE WITH STONE TRENCH	LF	293	\$44.05	\$12,906.65	83.00			83.00	\$3,656.15	\$0.00	\$3,656.15	28.33%	(\$9,250.50)
0601-9999-002	15" SLCPP	LF	815	\$49.85	\$40,627.75	205.00			205.00	\$10,219.25	\$0.00	\$10,219.25	25.15%	(\$30,408.50)
0605-2600	D-E HEADWALL	EACH	2	\$1,989.30	\$3,978.60		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$3,978.60)
0204-0001	STORM WATER SWALE	LF	1072	\$14.95	\$16,026.40		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$16,026.40)
1110-9999-001	8' HEIGHT FENCE	LF	374	\$96.80	\$36,203.20		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$36,203.20)
1110-9999-002	INSTALL 4' HEIGHT FENCE (LABOR ONLY & POST MATL)	LF	721	\$45.65	\$32,913.65		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$32,913.65)
1110-9999-003	12' SWING GATE	EACH	1	\$2,000.00	\$2,000.00		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$2,000.00)
1110-9999-004	4' MAN GATE	EACH	4	\$1,597.50	\$6,390.00		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$6,390.00)
1110-9999-005	30' HEIGHT BACKSTOP	LF	124	\$842.60	\$104,482.40		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$104,482.40)
1110-9999-006	20' H FOUL POLE W/MESH WING	EACH	2	\$4,100.00	\$8,200.00		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$8,200.00)
9000-9992	MISC. FIELD EQUIPMENT	LS	1	\$2,064.50	\$2,064.50		-		-	\$0.00	\$0.00	\$0.00	0.00%	(\$2,064.50)

8-2

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: TOWN OF BLOOMSBURG VIA: MCTISH, KUNKLE & ASSOCIATES Estimate: 1
 301 E. SECOND STREET 1500 SYCAMORE ROAD, SUITE 320
 BLOOMSBURG, PA 17815 MONTOURSVILLE, PA 17754
 Period To: 15-Jul-22

FROM: DON E. BOWER, INC.
 1206 SALEM BLVD.
 BERWICK, PA 18603

Job: 22C021

CONTRACT FOR: TOWN PARK RESTORATION IMPROVEMENTS

Item #	Description	U/M	Contract			** Material	Units			Amount			%	\$
			Units	Unit \$	Total		Current	Previous	Total	Current	Previous	Total	Complete	Remaining
0203-0001	EXCAVATION	LS	1	\$48,130.90	\$48,130.90				-	\$0.00	\$0.00	\$0.00	0.00%	(\$48,130.90)
0205-0001	PLACEMENT & COMPACTION ON SITE FILL	CY	3724	\$12.45	\$46,363.80				-	\$0.00	\$0.00	\$0.00	0.00%	(\$46,363.80)
0201-0001-003	TOPSOIL STOCKPILE	CY	4449	\$2.50	\$11,122.50				-	\$0.00	\$0.00	\$0.00	0.00%	(\$11,122.50)
0350-0120	2A SUBBASE AGGREGATE (6")	CY	60	\$56.90	\$4,552.00				-	\$0.00	\$0.00	\$0.00	0.00%	(\$4,552.00)
0313-0337	BASE COURSE (3")	TON	79	\$110.00	\$8,690.00				-	\$0.00	\$0.00	\$0.00	0.00%	(\$8,690.00)
0413-0205	WEARING COURSE (1")	TON	26	\$164.15	\$4,267.90				-	\$0.00	\$0.00	\$0.00	0.00%	(\$4,267.90)
0413-9999-001	BITUMINOUS ASPHALT SIDEWALK	SY	550	\$45.75	\$25,162.50				-	\$0.00	\$0.00	\$0.00	0.00%	(\$25,162.50)
0630-0001	PLAIN CEMENT CONCRETE CURB	LF	10	\$155.30	\$1,553.00				-	\$0.00	\$0.00	\$0.00	0.00%	(\$1,553.00)
0350-0106	GRAVEL PAD AREA (6")	SY	167	\$12.75	\$2,129.25				-	\$0.00	\$0.00	\$0.00	0.00%	(\$2,129.25)
0941-0001-001	TRAFFIC & ADA SIGNS	EACH	4	\$232.65	\$930.60				-	\$0.00	\$0.00	\$0.00	0.00%	(\$930.60)
0962-9999-001	LINE PAINTING	LS	1	\$972.40	\$972.40				-	\$0.00	\$0.00	\$0.00	0.00%	(\$972.40)
0941-0001-002	FUNDING ACKNOWLEDGEMENT SIGN	EACH	1	\$346.70	\$346.70				-	\$0.00	\$0.00	\$0.00	0.00%	(\$346.70)
0804-9999-001	SURFACE RESTORATION/SEEDING	SY	21489	\$2.85	\$61,243.65				-	\$0.00	\$0.00	\$0.00	0.00%	(\$61,243.65)
0804-9999-002	ATHLETIC FIELD SEEDING/STABILIZATION	SY	11546	\$3.30	\$38,101.80				-	\$0.00	\$0.00	\$0.00	0.00%	(\$38,101.80)
9000-9993	INFIELD SURFACING (5" DEPTH)	SY	1952	\$29.80	\$58,169.60				-	\$0.00	\$0.00	\$0.00	0.00%	(\$58,169.60)
9000-9994	BUMPER BLOCKS	EACH	27	\$94.55	\$2,552.85				-	\$0.00	\$0.00	\$0.00	0.00%	(\$2,552.85)
9000-9995	PROTECTIVE BOLLARDS	EACH	6	\$850.00	\$5,100.00				-	\$0.00	\$0.00	\$0.00	0.00%	(\$5,100.00)
0501-0200	RECYCLING BIN AREA CONCRETE PAD	SY	26	\$126.30	\$3,283.80				-	\$0.00	\$0.00	\$0.00	0.00%	(\$3,283.80)
9000-9996	DEWATERING	DOLL	10000	\$1.00	\$10,000.00				-	\$0.00	\$0.00	\$0.00	0.00%	(\$10,000.00)
0676-0001	CONCRETE SIDEWALK	SY	778	\$97.30	\$75,699.40				-	\$0.00	\$0.00	\$0.00	0.00%	(\$75,699.40)
1110-9999-021	4" H CHAINLINK FENCE (SMALL FIELD)	LF	709	\$53.80	\$38,144.20				-	\$0.00	\$0.00	\$0.00	0.00%	(\$38,144.20)
1110-9999-031	12' SWING GATE (SMALL FIELD)	EA	1	\$1,890.00	\$1,890.00				-	\$0.00	\$0.00	\$0.00	0.00%	(\$1,890.00)
1110-9999-041	4' MAN GATE (SMALL FIELD)	EA	4	\$932.50	\$3,730.00				-	\$0.00	\$0.00	\$0.00	0.00%	(\$3,730.00)
CO #1					\$0.00				-	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
CO #2					\$0.00				-	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
					\$0.00				-	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: TOWN OF BLOOMSBURG
301 E. SECOND STREET
BLOOMSBURG, PA 17815

VIA: MCTISH, KUNKLE & ASSOCIATES
1500 SYCAMORE ROAD, SUITE 320
MONTGOMERY, PA 17754

Estimate: 1

Period To: 15-Jul-22

FROM: DON E. BOWER, INC.
1206 SALEM BLVD.
BERWICK, PA 18603

Job: 22C021

CONTRACT FOR: TOWN PARK RESTORATION IMPROVEMENTS

Item #	Description	U/M	Contract			**	Units			Amount			%	\$
			Units	Unit \$	Total	Material	Current	Previous	Total	Current	Previous	Total	Complete	Remaining
CO #3					\$0.00					\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	Original Contract Amt.:				\$876,647.30					\$64,859.13	\$0.00	\$64,859.13	7.40%	(\$811,788.17)
	Change Orders to Date:				\$0.00					Retainage 10.00% (\$6,485.91)	\$0.00	(\$6,485.91)		
	Contract To Date:				\$876,647.30					Current Payment Due: \$58,373.22	\$0.00	\$58,373.22		

*** The QTY's in this column represent the approximate value of material delivered to the site and not yet installed.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

State of Pennsylvania, County of Luzerne
Subscribed and sworn to before me this 15th Day of July 2022
Notary Public: James A. McPherson

My Commission Expires: 07.24.2025

CONTRACTOR ☒ Don E. Bower, Inc.

By: [Signature] Date: 7-15-22

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT CERTIFIED**.

AMOUNT CERTIFIED..... \$58,373.22
(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER: MCTISH, KUNKLE & ASSOCIATES

BY: Andrew D. Keister

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

Commonwealth of Pennsylvania - Notary Seal
June L. Mensinger, Notary Public
Luzerne County
My commission expires October 24, 2025
Commission number 1322304
Member, Pennsylvania Association of Notaries

Q-1

Date _____

9-2

ASPHALT PAVING & EXCAVATING

DON E. BOWER, INC.

"FOR A JOB WELL DONE"

1206 SALEM BLVD.
BERWICK, PA 18603

PHONE: (570) 759-1362
FAX: (570) 759-2412

Friday, July 15, 2022

Mr. Andrew D. Keister, PE, PLS
McTish, Kunkle & Associates
1500 Sycamore Road, Suite 320
Montoursville, PA 17754
Ph: (570) 368-3040
Fax: (570) 368-3166

Re: Town of Bloomsburg Park Restoration Project
Contractor's Request For Change Order No. 1

Dear Andy:

In accordance with your recent requests, below please find our request for change order to the Contract for various items of work:

1. Foreign Borrow Material: For all supervision, labor, equipment and materials to provide, place and compact additional foreign borrow material, as required, to achieve design plan grading, please review, consider and accept our unit price of \$39.65/CY.
2. Funding Acknowledgement Sign: In lieu of providing the 24" x 18" Funding Acknowledgement Sign in accordance with the plans issued for bidding, please accept our pricing of \$462.25/Each for a 24" x 24" Funding Acknowledgement Sign in accordance with information provided to Don E. Bower, Inc. on Wednesday, July 13, 2022. The above sign will replace the contract item Funding Acknowledgement Sign having a unit cost of \$364.40 resulting in a net addition to the contract of \$97.55. Please note, once this project is approved, our vendor will need the art files for the logos contained on this sign (especially Bloomsburg's).
3. Stump Removal: For the removal of two (2) stumps remaining from trees removed by the Town of Bloomsburg Public Works Department, namely an 18" Poplar Tree and a 36" Oak Tree, please consider and accept the lump sum price of \$600.00/LS

In the event that you should have any questions or request any clarifications, please do not hesitate to contact myself.

Thank you.

Respectfully yours,

Don E. Bower, Inc.

Eric D. Haines

Eric D. Haines
Senior Estimator/Project Manager

05/2012 (1)



July 25, 2022

Ms. BJ Teichman
 Bloomsburg Municipal Airport
 301 Airport Road
 Bloomsburg, PA 17815

Re: Bloomsburg Municipal Airport (N13) Annual Safety Inspection

Dear Ms. Teichman:

On July 13, 2022, an airport safety inspection and Airport Master Record (5010) update were conducted at the Bloomsburg Municipal Airport. This letter outlines the findings by our regional Aviation Safety Specialist, Mr. David Lawson, and includes a copy of the updated Airport Master Record (Form 5010-1) for your review.

A. Inspection Findings. The airport was found to be generally well maintained, with the following items noted, some not in conformance with Pennsylvania Aviation Regulations:

1. Approach Surface – Regulations Relating to Pennsylvania Avn 471.7(a), Criteria A (d): The following objects penetrate the 20:1 approach surface for the runway indicated and **should be removed, lowered, or action taken to mitigate the FAR Part 77 approach hazards:**

Runway 9

- a. Public Road 386' out, across centerline, 12' high (15' vehicle accommodation added; 15:1 slope).
- b. Trees 1,370' out, 98' left, 64' high (18:1 slope).
- c. Trees 871' out, 88' left, 40' high (16:1 slope).
- d. Trees 1,447' out, 177' left, 68' high (18:1 slope).
- e. Trees 868' out, 137' left, 48' high (14:1 slope).*

Runway 27

No obstructions noted.

NOTE: *Left* and *right* are as viewed by a pilot on final approach. *Out* and *back* are measured from the runway end, and height is above runway end elevation. Listed obstructions represent the highest objects in an area and may not be the only objects requiring attention.

NOTE: **The asterisked item above also penetrates the threshold siting surface** (20:1 to the runway end), as per FAA AC 150/5300-13B. The safety of a night approach is predicated on the 20:1 threshold siting surface being clear of obstructions.

If you are unable to remove or lower the obstructions, a displaced threshold in excess of **82'** would be necessary to provide a clear 20:1 approach slope over current obstructions (not considering future growth).

Please contact this office if you intend to establish a displaced threshold. **Please detail your plans in your response letter.**

2. Transitional Surface – Regulations Relating to Pa Avn 471.7(a), Criteria A (f):
The following objects penetrate the 7:1 transitional surface of the runway and should be removed, lowered, or reviewed by the FAA for acceptability:

Runway 9

Utility pole 540' out, 225' right, 31' high (5:1 slope).

Runway 27

- a. Trees 799' out, 275' right, 58' high (3:1 slope).
- b. Shrubs 260' out, 137' left, 17' high (1:1 slope).
- c. Shrubs 116' out, 216' left, 22' high (4:1 slope).
- d. Shrubs 47' out, 235' left, 31' high (3:1 slope).

NOTE: The above transitional surface obstructions are considered by the FAA to be **hazards to the runway's navigable airspace** and should be mitigated at the earliest opportunity. If you are unable to remove or lower the transitional trees, recommend completing an FAA Form 7460-1 for a formal assessment by the FAA on their acceptability. The completed form should be forwarded to the Bureau for review and subsequent forwarding to the FAA. Feel free to contact your regional specialist if you need assistance.

3. Waivers – Regulations Relating to Pa Aviation 471.3 (d):

There are currently no waivers on file for the Bloomsburg Airport.

4. Runway Markings – Regulations Relating to Pa Aviation 471.7(a), Criteria A (h):
A paved runway shall be marked IAW current FAA Advisory Circulars.

Please note that FAA standards for runway markings include a 6" black outline around all runway markings to enhance contrast and visibility. Enhanced markings should be added during your next repainting project. *Reference FAA Advisory Circular 150/5340-1M.*

5. Fuel System – Regulations Relating to Pa Aviation 471.7(a), Criteria A (t):

Each emergency shutoff station shall be placarded “EMERGENCY FUEL SHUTOFF” in letters at least 2 inches high. Method of operation shall be indicated by an arrow or by the word “PUSH” or “PULL” as appropriate. Letters shall be on a background of a contrasting color for ready visibility. Reference NFPA 407, Standard for Aircraft Fuel Servicing.

B. The following non-regulatory items are noted for your reference:

1. Based Aircraft Reporting – The FAA requires the non-Primary NPIAS airports to report the aircraft that are based at their facility in the National Based Aircraft Inventory Program database. The FAA requests that updates to this database be included as part of this annual Airport Master Record review. The Bureau recognizes and commends your meticulous attention to keeping this database updated.
2. UAS Activity – Recommend establishing a UAS outreach plan to forewarn drone operators of the precautions and coordination expectations of operating near the airport. Airport personnel should be trained on how to coordinate UAS activities that may conflict with flight operations.
3. Emergency Preparedness/Safety Training – The Bureau is in receipt of your AEP and would like to commend you on your efforts to produce one.
4. Airport Hazard Zoning – Pa Laws Relating to Aviation, Act No. 164, October 1984. Bureau records indicate that the Townships of Catawissa, Hemlock, and Main have **not** adopted an Airport Zoning Ordinance in accordance with Pennsylvania law. Without this protective measure, your airfield is vulnerable to conflicting land development and the uncontrolled growth of neighboring vegetation. The Bureau of Aviation understands you are coordinating with Township officials to steer appropriate zoning efforts. Our staff is available to assist you with this endeavor.

Subparagraphs A. 1. through A. 5., as noted above, include deficiencies of the criteria established for licensure of the airport and, unless under waiver by the Bureau, should be corrected or evaluated by the FAA for acceptability. We urge dedicated and timely attention in addressing the above listed concerns. In many cases several options may be available to mitigate a potential hazard. **Please acknowledge receipt of this letter within 30 days of its delivery with your plan to address the above issues**, and notify your aviation specialist when issues are corrected.

Photographic images are attached to aid in identifying the approach obstructions noted during the inspection. Electronic copies of these photos can be made available upon request.

Ms. BJ Teichman
Page 4 of 4
July 25, 2022

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Information pertaining to licensing guidelines, Regulations Relating to Pennsylvania Aviation, and waiver procedures can be found at PennDOT's website at www.penndot.pa.gov. Click on the 'Doing Business' tab to access the Aviation webpage.

Thank you for your diligence in maintaining a safe flight environment and for the courtesies extended to our inspector during his visit. If you have any questions or need assistance, please feel free to contact me or your regional Aviation Specialist, Mr. David Lawson, at (717) 409-3127 or at dalawson@pa.gov.

Sincerely,

Justin Palmer

Justin O. Palmer
Aviation Specialist and Licensing Supervisor

Enclosures

Cc: Ms. Lisa Dooley
Town Manager
301 East 2nd Street
Bloomsburg, PA 17815-1870

Ms. BJ Teichman
Page 5 of 4
July 25, 2022

13-5

810/JOP/dcl

S:\BOA\Specialists\Region3\Public Airports\Bloomsburg\2022\5010 Insp Ltr – Jul 2022

Bcc: T. McCloskey (e-copy)
J. Palmer (e-copy)
D. Lawson (e-copy)
M. Matlock (e-copy)
T. Tomeczyk (e-copy)
M. Johnson (e-copy)

Bloomsburg Airport E-File

BLOOMSBURG MUNICIPAL AIRPORT – Jul 2022
Runway 9 Approach (20:1 Slope)

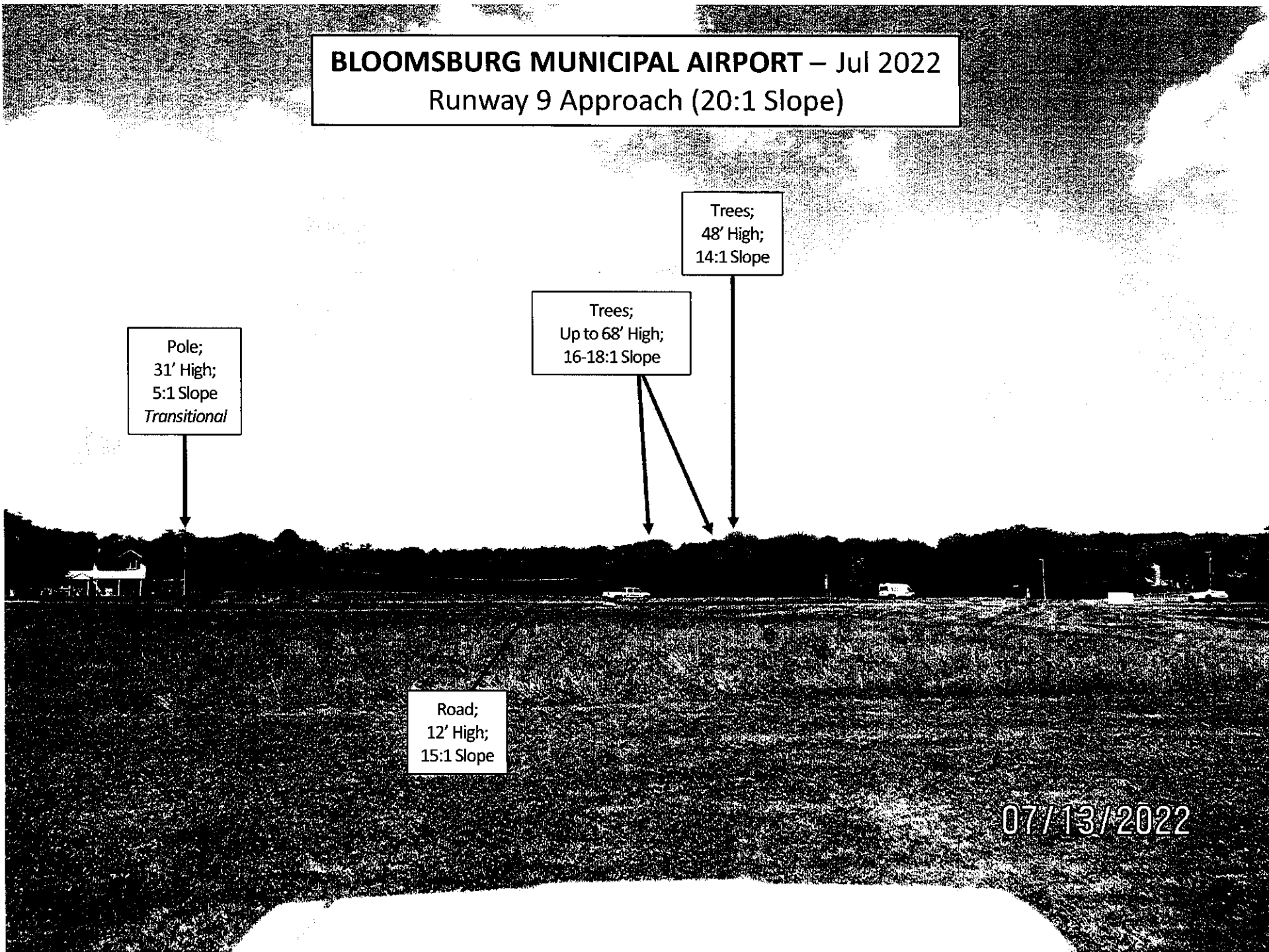
Pole;
31' High;
5:1 Slope
Transitional

Trees;
Up to 68' High;
16-18:1 Slope

Trees;
48' High;
14:1 Slope

Road;
12' High;
15:1 Slope

07/13/2022



BLOOMSBURG MUNICIPAL AIRPORT – Jul 2022
Runway 27 Approach (20:1 Slope)

No Approach Obstructions Noted

Trees;
58' High;
3:1 Slope
Transitional

Shrubs;
17' High;
1:1 Slope
Transitional

07/13/2022



U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

AIRPORT MASTER RECORD

PRINT DATE: 6/30/2022
AFD EFF 06/16/2022
FORM APPROVED OMB 2120-0015

> 1 ASSOC CITY: BLOOMSBURG 4 STATE: PA LOC ID: N13
> 2 AIRPORT NAME: BLOOMSBURG MUNI 5 COUNTY: COLUMBIA PA
3 CBD TO AIRPORT (NM): 00 E 6 REGION/ADO: AEA/HAR 7 SECT AERO CHT: NEW YORK

FAA SITE NR: 19883.*A

GENERAL

10 OWNERSHIP: PUBLIC
> 11 OWNER: TOWN OF BLOOMSBURG
> 12 ADDRESS: BLOOMSBURG TOWN HALL, 301 E 2ND ST
BLOOMSBURG, PA 17815-9588
> 13 PHONE NR: (570) 784-7123
> 14 MANAGER: BJ TEICHMAN
> 15 ADDRESS: 301 AIRPORT ROAD
BLOOMSBURG, PA 17815-9588
> 16 PHONE NR: (570) 317-2481
> 17 ATTENDANCE SCHEDULE:
ALL MON-FRI 0830-1630
ALL SAT-SUN IRREGULAR

SERVICES

> 70 FUEL: 100LL
> 71 AIRFRAME RPRS: MAJOR
> 72 PWR PLANT RPRS: MAJOR
> 73 BOTTLE OXYGEN: NONE
> 74 BULK OXYGEN: NONE
75 TSNT STORAGE: TIE
76 OTHER SERVICES:

BASED AIRCRAFT

90 SINGLE ENG: 21
91 MULTI ENG: 2
92 JET: 1
93 HELICOPTERS: 1
TOTAL: 25
94 GLIDERS: 0
95 MILITARY: 0
96 ULTRA-LIGHT: 0

FACILITIES

> 80 ARPT BCN: CG
> 81 ARPT LGT SKED: SEE RMK
BCN LGT SKED: SS-SR
> 82 UNICOM: 122.800
> 83 WIND INDICATOR: YES
84 SEGMENTED CIRCLE: NONE
85 CONTROL TWR: NO
86 FSS: WILLIAMSPORT
87 FSS ON ARPT: NO
88 FSS PHONE NR:
89 TOLL FREE NR: 1-800-WX-BRIEF

OPERATIONS

100 AIR CARRIER: 0
102 AIR TAXI: 50
103 G A LOCAL: 7,500
104 G A ITNRNT: 3,000
105 MILITARY: 50
TOTAL: 10,600
OPERATIONS FOR
12 MONTHS
ENDING: 06/16/2021
7/12/2022

18 AIRPORT USE: PUBLIC
19 ARPT LAT: 40-59-51.5420N ESTIMATED
20 ARPT LONG: 076-26-06.8869W
21 ARPT ELEV: 481.3 SURVEYED
22 ACREAGE: 69
> 23 RIGHT TRAFFIC: NO
> 24 NON-COMM LANDING: NO

25 NPIAS/FED AGREEMENTS: NGY

> 26 FAR 139 INDEX:

RUNWAY DATA

> 30 RUNWAY INDENT:
> 31 LENGTH:
> 32 WIDTH:
> 33 SURF TYPE-COND:
> 34 SURF TREATMENT:
35 GROSS WT: S
36 (IN THSDS) D
37 2D
38 2D/2D2
> 39 PCN:

09/27
3,200
60
ASPH-G
12.5

7/15/22 ADIP UPDATE

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:
> 42 RWY MARK TYPE-COND:
> 43 VGS:
44 THR COSSING HGT.:
45 VISUAL GLIDE ANGLE:
> 46 CNTRLN-TDZ:
> 47 RVR-RVV:
> 48 REIL:
> 49 APCH LIGHTS:

NPI (WAS ALREADY IN ADIP)

MED

~~800~~ - F / ~~800~~ - F

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OBSTRUCTION DATA

50 FAR 77 CATEGORY
> 51 DISPLACED THR:
> 52 CTLG OBSTN:
> 53 OBSTN MARKED/LGTD:
> 54 HGT ABOVE RWY END:
> 55 DIST FROM RWY END:
> 56 CNTRLN OFFSET:
57 OBSTN CLNC SLOPE:
58 CLOSE-IN OBSTN:

A(V) / A(V)
/
Trees ROAD /
NL /
48 42 /
868 307 /
137L 1260 /
14:1 45.4 / 20:1
N / N

DECLARED DISTANCES

> 60 TAKE OFF RUN AVBL (TORA):
> 61 TAKE OFF DIST AVBL (TODA):
> 62 ACLT STOP DIST AVBL (ASDA):
> 63 LNDG DIST AVBL (LDA):

/

/

/

/

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS

A 017 FOR SVC AFT HRS CALL 570-317-1966.
A 075 AIRCRAFT MUST BRING OWN TIEDOWNS
A 081 ACTVT MRL RWY 09/27- CTAF.
A 110-001 DEER AND GEESE INVOF RWY. AFT DUSK, RWY 9 PREF DUE TO DEER ACT EAST END OF ARPT
A 110-002 FOR CD CTC WILKES-BARRE APCH AT 570-655-2084.

111 INSPECTOR: (S) David Lawson

112 LAST INSP: 06/16/2021
07/12/2022

113 LAST INFO REQ: 06/15/1983