

The Bloomsburg Town Council held their regular meeting on Monday, March 25, 2024 beginning at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> Floor, Town Hall and via teleconference. The public joined by dialing: +1 646 558 8656 U.S. and included the meeting ID: 456-920-3798. The public could also join online at: <https://us02web.zoom.us/j/4569203798>.

Mayor Justin Hummel called the meeting to order at 7:00 p.m., present were Council Members Toni Bell (Zoom), James Garman, Bonnie Crawford, Jaclyn Kressler, Nick McGaw and Jessica Jordan. Town Manager / Secretary/ Treasurer Lisa Dooley, Town Solicitor Matt Turowski, Chief of Police Scott Price, Public Works Director John Fritz, Code Officer Kyle Bauman, Director of Governmental Services/ Recycling Coordinator Charles Fritz, Fire Chief Scott McBride, Airport Coordinator BJ Teichman (Zoom), Director of Finance Kim Pogash (Zoom) and Administrative Assistant Christine Meeker (Zoom). Also present were MJ Mahon, Steve & Barbara Coladonato, David Hill (Zoom), Dennis (Zoom), Vince DeMelfi, Stacy Wagner (Zoom), Liz Clammer (Zoom), Jared Harris, Myron Kindig, Dawn Moore, Michael Williams, Todd Anderson (Zoom), Eileen Chapman, Carolyn Yagle, Rose, Corey Johnson, Jamie Harding, Matt Zoppetti, William Stewart, Ben Stover, two representatives from Agape, Sue O'Donnel (Zoom), Laurie (Zoom), T (Zoom), and five citizens.

#### **COUNCIL REMARKS.**

An executive session was held on March 11, 2024 from 8:05 p.m. until 8:37 p.m. regarding a Code personnel matter.

#### **Citizens to be heard.**

Alex Dubil was present to discuss his concerns with the condition of the sidewalks throughout Town. Mr. Dubil stated on March 19<sup>th</sup> he tripped and turned his ankle in the area of 35-37 E. Main Street. Kyle Bauman stated the Code Office will contact the property owner.

Jamie Harding provided a written statement and photos outlining several areas along the BART where problems exist. Sign locations, crosswalk locations, potholes and the design of the curve at Fishing Creek are a few. The prepared statement will be included as part of the minutes.

Myron Kindig was present to express his concern with the TNR program and the possibility of his cats being trapped and/or hurt. Mr. Kindig stated the people that are trapping these cats should have a chip reader and if a cat is chipped it should be released immediately.

Dawn Moore stated that all TNR organizations have chip readers and that trapped cats are in a carrier or cage three days at most. She thanked Chief Price of the bollards at the Pine Avenue lot but questioned why they come and go.

Jared Harris was present to question the need for an additional code officer. The declining enrollment at the university has lowered the total number of student housing units that are inspected on a yearly basis. Mr. Harris suggested changing the inspection criteria to once every two years and use the funds to hire additional police. The prepared statement will be included as part of the minutes.

#### **APPROVAL OF THE COUNCIL MINUTES FROM THE MARCH 11, 2024 MEETING.**

On a motion by J. Garman, seconded by T. Bell, and voted on 6-0-1 (N. McGaw abstaining as he listed he was not present to validate the meeting minutes), Council approved the minutes from March 11, 2024 with the addition of the changes outlined in an e-mail from Tom Person.

**LSA RESOLUTION 3.25.2024.01.**

On a motion by N. McGaw, seconded by J. Kressler, and voted on unanimously, Council approved Resolution 3.25.2024.1.

**INFLATION REDUCTION ACT URBAN AND COMMUNITY FORESTRY RESOLUTION 3.25.2024.02.**

On a motion by N. McGaw, seconded by J. Kressler, and voted on unanimously, Council approved the Inflation Reduction Act Urban and Community Forest Resolution 3.25.2024.2.

**APPROVAL TO AWARD THE RECYCLING WIRE MESH CONTAINER BID TO ZERBE MANUFACTURING IN THE AMOUNT OF \$32,800.**

On a motion by N. McGaw, seconded by J. Kressler, and voted on unanimously, Council approved to award the recycling wire mesh container bid to Zerbe Manufacturing in the amount of \$32,800.

**APPROVAL OF AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE TOWN OF BLOOMSBURG AND DELTA AIRPORT CONSULTANTS, INC. NOTE: COUNCIL PREVIOUSLY APPROVED THE AWARD ON 11/13/2023.**

On a motion by T. Bell, seconded by N. McGaw, and voted on unanimously, Council approved an agreement for professional services between the Town of Bloomsburg and Delta Airport Consultants, Inc.

**APPROVAL OF PURCHASING 20 LOUNGE CHAIRS FOR THE POOL IN THE AMOUNT OF \$11,251.22. NOTE: COUNCIL PREVIOUSLY APPROVED AN AMOUNT OF \$9,904 ON 3/11/2024. J. FRITZ AND L. DOOLEY REVIEWED THE SUNBURY POOL CHAIRS ON 3/15/2024.**

On a motion by T. Bell, seconded by J. Kressler, and voted on unanimously, Council approved the purchase of 20 lounge chairs for the pool in the amount of \$11,251.22.

**APPROVAL OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE COLUMBIA COUNTY CONSERVATION DISTRICT AND THE TOWN OF BLOOMSBURG.**

On a motion by N. McGaw, seconded by J. Garman, and voted on unanimously, Council approved the memorandum of understanding between the Columbia County Conversation District and the Town of Bloomsburg.

**RECOMMENDATION FROM THE PLANNING COMMISSION TO APPROVE A WAIVER FOR THE STEVE SHANNON LAND DEVELOPMENT TO NOT REQUIRE SIDEWALKS TO BE INSTALLED ALONG MILLVILLE ROAD AS THERE ARE NO EXISTING SIDEWALKS LOCATED ON ANY OF THE NEIGHBORING PROPERTIES FOR SIDEWALKS TO CONNECT TO.**

On a motion by J. Kressler, seconded by J. Garman, and voted on 6 to 1 (Bell voting no), Council approved a waiver for the Steve Shannon land development to not require sidewalk to be installed

along Millville Road as there are no existing sidewalks located on any of the neighboring properties to connect to.

**RECOMMENDATION FROM THE PLANNING COMMISSION TO APPROVE THE APPLICATION FOR A MINOR LOT INCORPORATION FOR 623 E. 5<sup>TH</sup> STREET. NOTE: WITH THE CONDITION THAT LEGAL REVIEWS AND APPROVES THE DOCUMENTATION.**

On a motion by B. Crawford, seconded by J. Jordan, and voted on unanimously, Council approved the application for a minor lot incorporation for 623 E 5<sup>th</sup> Street with the condition that legal reviews and approves the documentation.

**DISCUSSION OF ZONING ORDINANCE CHANGES AND DIRECTION.**

Carolyn Yagle provided a list of potential changes to the zoning map and land uses for discussion and possible action.

**DRAFT MAPPING SUGGESTIONS:**

- A. **Adjust C-R boundary along Third Street area bounded by Jefferson, Pine Avenue, Murray Avenue and 3<sup>rd</sup> Street to R-U.** Motion by N. McGaw, seconded by J. Kressler, and voted on 7-0 Council approves to leave current C-R boundary.
- B. **Change R-S on 8<sup>th</sup> Street between West and Jefferson to R-U.** Motion by T. Bell, seconded by N. McGaw, and voted on 7-0 Council approves to leave area as R-S.
- C. **Adjust B-C boundary south of Railroad right-of-way.** Motion by N. McGaw, seconded by T. Bell, and voted on 6-1 (Kressler voting no), Council approved to move the boundary south the of Railroad right-of-way.
- D. **Adjust Market Street from R-S to MX-2.** Motion was made by N. McGaw, seconded by J. Garman to reject the change and remain R-S, Council voted 3-4 (Garman, Jordan, McGaw voting yes and Hummel, Bell, Crawford, Kressler voting no) motion defeated. Motion by J. Hummel, seconded by B. Crawford, and voted on 6-1, ( Garman voting no) to change Market Street from 10<sup>th</sup> Street South to the flood wall and to extend one parcel in on both sides of the street to MX-2. Motion carried.
- E. **Adjust Autoneum parcel(s) to different district.** Consensus is to keep proposed change to MX-3 district.
- F. **Absorb B-C district into MX-2 or MX-3.** Consensus is to leave B-C district unchanged
- G. **Retain I-P district West of Railroad Street.** Consensus is to change to MX-3 district.
- H. **Adjust North side of E. 5th Street from Wood to Spruce to MX-2.** Motion by N. McGaw, seconded by J. Kressler, and voted on 7-0 to change the area from R-U to MX-2.
- I. **Adjust C-W district between Market and Park to a residential district.** Motion was made by N. McGaw, seconded by T. Bell, and voted on 7-0 to change the C-W district in the area Market Street to East Street and between 6<sup>th</sup> and 7<sup>th</sup> Street to C-W and to not allow duplex, student housing group, animal hospital and car washes.

- J. **Change the C-W district on the East side of town to MX-2.** Consensus is to leave the C-W district in this area unchanged.
- K. **Change all R-C districts to residential district.** Consensus is to leave R-C districts unchanged.
- L. **Reintroduce a high-density district along Lightstreet Road and Iron Street.** Consensus is to not change.

**DRAFT LAND USES:**

- A. **Remove Homeless Shelters from the B-C district and add into MX-2.** No motion, leave as is.
- B. **Remove Homeless Shelters from the C-R district.** Motion was made by N. McGaw, seconded by J. Kressler, and voted on 4-3 (Hummel, Crawford, Bell voting no), to remove homeless shelters from the C-R district, motion carried.
- C. **Remove Halfway House from the MX-3 to a different district.** Motion was made by J. Hummel to allow Halfway Houses in the MX-3 and I-N districts, motion died for lack of second.
- D. **Update parking lots to use by right and add MX-2 use to Main Street area.** No change.
- E. **Add industrial uses in the I-N district.** Motion by T. Bell, seconded by B. Crawford and voted on 7-0 to add contractor storage yards, distribution centers, light manufacturing, self-storage facilities, warehousing, welding and machine shops, wholesale business.
- F. **Add industrial uses to MX-3 district.** Motion by B. Crawford, seconded by J. Kressler, and voted on 7-0 to add by special exception, heavy manufacturing, welding and machine shops, wholesale business, self-storage and distribution centers.

**Draft Dimensional Criteria:**

There were no adjustments to the R-U therefore this category was not further discussed or voted upon.

The meeting ended 10:34 p.m. with no further business.

Lisa Dooley  
Town Manager/Secretary/Treasurer