



Leo S. Lutz, Mayor
Michael L. Beury, Borough Council President

Robert L. Pfannebecker, Solicitor
Ronald L. Miller, Borough Manager

FINAL AGENDA
COLUMBIA BOROUGH COUNCIL MEETING OF THE WHOLE
July 27, 2015
6:00P.M.

- I. Opening of Meeting
 1. Call to Order and Roll Call
 2. Invocation/Moment of Silence
 3. Pledge to the Flag
 4. Minutes for Approval
 - a. Consider approval of the Borough Council Meeting Minutes for 7/13/15.
- II. Standing Committee Assignments
 5. The Committee on Public Property
 - a. Consider approval of sending a letter of intent to enter into a professional services agreement with the Susquehanna Gateway Heritage Area for the Management of the Columbia Crossing building.
 - b. Consider approval of a Facilities Use Request for the Manor Church to host two free neighborhood events, one at Makle and one at Rotary Park on September 12, 2015 from 8am-5pm.
 - c. The Northwest River Trail Committee Meeting will be held on September 22, 2015 at the Conoy Township Municipal Building at 7 PM.
 6. The Committee on Public Safety
 - a. Consider allowing the Fire Department to file for a Municipal Assistance Program (MAP) grant under DCED as it requires Borough council approval. (Scott Ryno to present information at meeting)
 - b. Reports: Police/Fire/EMS/EMC/Codes.
 7. The Committee on Wastewater
 - a. Public Comments on 537 Plan.
 - b. Wastewater Manager Report
 8. The Committee on Highway
 - a. Consider authorization to investigate the possibility of applying for a loan of up to \$3 million with the Pennsylvania Department of Transportation under their PA Infrastructure Bank Program to upgrade Borough streets and bridges, and necessary equipment to facilitate same.
 - b. Highway Report – Updates
 - c. Consider awarding the 8th Street CDBG Project to the lowest responsible bidder, Pennsy Supply, Inc. for \$357,602.30 subject to final review and approval of the Borough Solicitor and Engineer.
 9. The Committee on Finance

- a. Consider approval of June 2015 Financial Reports including Check Register Report, Treasurer's Report, Budget Performance Reports: General Fund, Capital Fund, State Fund (Liquid Fuels), Waste Water Fund, Tax Collector Report, Municipal Authority and Capital Fund.
 - b. Status of Borough Administration/Police Computer System Servers.
- 10. Committee on Municipal Legislation
 - a. Consider approval of Resolution No. 15-14: Amending the Property Owner Abatement Cost Schedule as authorized by Columbia Borough Ordinance No. 855.
- 11. The Committee on Community Development
 - a. Janice Nikoloff of the CEDC will be doing a presentation at the Borough Council Meeting on August 10, 2015 regarding the Columbia Targeted Economic Development Implementation Plan.
 - b. Update regarding the Columbia Housing Steering Committee open house at 255 N. Third Street which was held on July 16, 2015
- 12. The Committee on Personnel
- 13. Secretary/Treasurer
 - a. Consider approval of a 24 month agreement, subject to final review and approval of Borough Solicitor, with APPI Energy and Champion Energy Services for supplying electricity for Borough owned facilities at a rate of \$0.05902 per kilowatt hour.
 - b. National Night out will be on Tuesday, August 4, 2015 from 5-8pm. The Borough will have a Recycling stand at the event.
- III. Adjournment

**Columbia Borough Council Meeting of the Whole
July 27, 2015
Paul W. Myers Council Chambers**

Council President Beury called the meeting to order at 6:00 p.m.

Councilpersons present: Barninger, Beury, Ford, Murphy, Smith, and Welsh
Mayor Lutz was also present. Weisser was absent.

President Beury led the pledge to the Flag.

Minutes for Approval:

Motion: To approve the Borough Council meeting minutes July 13, 2015.
Motion: Barninger **2nd:** Ford **Voice Vote:** All Favored

STANDING COMMITTEE ITEMS:

COMMITTEE ON PUBLIC PROPERTY

Motion: To approve sending a letter of intent to enter into a professional services agreement with the Susquehanna Gateway Heritage Area for the management of the Columbia Crossing building.
Motion: Smith **2nd:** Barninger **Voice Vote:** All Favored

Councilman Murphy noted that a meeting was held with representatives from the Susquehanna Gateway Heritage Group, the Borough's Interim Borough Manager, Ron Miller, Councilman Ford, Councilman Murphy and Borough Consultant, Norman Meiskey, and it was decided that Susquehanna Gateway Heritage is the best option to manage the Columbia Crossing Building.

Councilman Ford noted that there are still details to be decided.

Councilman Murphy noted that cost sharing was discussed and details will be included in the agreement which will need to be approved by Council. Councilman Smith expressed his concerns regarding cost sharing saying that other municipalities along the trail should be partners in cost sharing as well. A representative from Susquehanna Gateway Heritage expressed his opinion that, in this case, it would be more appropriate for key partners to be part of the cost sharing (i.e.-LCSWMA etc...) rather than other municipalities since each municipality affected by the trail has been spending money on their own areas.

Renae Sears questioned why other applicants for management of the Columbia Crossing Building were not included in this meeting. Councilman Murphy said that the Borough was further along in the process when the other applicants were interviewed and that the same questions had already been answered.

Councilman Smith noted that management of the Columbia Crossing Building and the River Park should not be separate.

Claire Storm of the River Park Focus Group asked Council to act expediently regarding management of the Columbia Crossing Building and not to waste any more time.

Motion: To approve a Facilities Use Request for the Manor Church to host two free neighborhood events, one at Makle Park and one at Rotary Park, on September 12, 2015 from 8am-5pm.
Motion: Smith 2nd: Murphy Voice Vote: All Favored

Mayor Lutz noted that for the past several years Manor Church has hosted a similar event at the Locust Street Park and that they just want to expand to a few other parks to allow more residents to participate.

Councilman Smith announced that the Northwest River Trail Committee Meeting will be held on September 22, 2015 at the Conoy Township Municipal Building at 7pm.

THE COMMITTEE ON PUBLIC SAFETY

Scott Ryno presented information regarding the fire department consolidation. He said that the consolidation is essentially complete. He discussed a Municipal Assistance Program (MAP) Grant under DCED which the fire department would like to apply for to help with rebranding. He noted that they need Council's approval because they would need to apply for the grant through the Borough. He said that the grant is a 50/50 match and that there would be no cost to the Borough. He stated that the fire department would be responsible for the 50% match.

Motion: To allow the fire department to file for a Municipal Assistance Program (MAP) Grant under DCED as it requires Borough Council approval.
Motion: Barninger 2nd: Ford Voice Vote: All Favored

Borough Council Members asked Mr. Ryno to make sure Council gets a copy of the grant application prior to submission.

Councilwoman Barninger announced that National Night Out will be at Glatfelters Field on Tuesday, August 4, 2015 from 5pm-8pm. She encouraged everyone to attend and to bring a food item as a donation for the food pantry.

Councilman Ford asked questions regarding the Bigler property located at 208-210 Locust Street. He asked for clarification regarding the Borough's ability to order demolition of the property. Norm Meiskey, Consultant for the Borough, stated the Borough should not order demolition of a building or sections thereof unless the Borough's Structural Engineer deems the building or sections to be in eminent danger of collapse. He noted that the Bigler property complaint regarding the severely deteriorated support beam on the exterior front wall, which was exposed on the same Saturday the complaint was received, resulted in an immediate response by Borough Officials, including the Borough's Structural Engineer. The building has been temporarily stabilized internally under the direction of the Borough's Structural Engineer, but the brick façade appeared to be sliding and posed public safety concerns. Mr. Meiskey also stated that, because the owner did not promptly erect appropriate public safeguards as stipulated in a Notice of

Violation, the Borough intervened and had barricades erected to help ensure the safety of pedestrians and motorists.

Mr. Meiskey stated that the owner of 208-210 Locust Street picked up his approved plan and permit on 7/23/15 and the Borough is presently waiting on the owner, or his structural engineer, or his contractor to provide a schedule of start and completion dates. We all want to see the appropriate remediation of the problems associated with this property as quickly as possible.

Renaë Sears of 748 Chestnut Street discussed safety issues for neighbors of 208-210 Locust Street due to the barricades blocking fire escapes. She also noted that beams have been removed from the basement and that support walls were removed on the first floor. She continued saying that the business next door has been unable to hold events due to the state of the building next door.

Chief Ryno said that when the structural defects of 208-210 Locust were first found, the owner refused to come out to the property. He also noted that the same owner has another building in Avenue G which has similar issues.

Council asked Chief Ryno to look into the safety issues surrounding the property to ensure that neighbors have a safe exit in case of fire.

COMMITTEE ON WASTEWATER

Council President Beury turned the meeting over to Heath Edelman, Professional Engineer with Entech Engineering, who gave an overview of the contents of the Borough's Proposed Pa. Act 537 Plan Amendment and asked for any public comments on the Proposed Plan. There were no public comments.

Councilman Beury noted that the Wastewater Manager's Report is in Council's packets.

COMMITTEE ON HIGHWAY

Motion: Authorization to investigate the possibility of applying for a loan of up to \$3 million with the Pennsylvania Department of Transportation under their PA Infrastructure Bank Program to upgrade Borough streets and bridges, and necessary equipment to facilitate same.

Motion: Smith

2nd: Murphy

Voice Vote: All Favored

Norm Meiskey discussed investing money received from the sale of the Wastewater Treatment Plant to ensure a revenue stream from interest to at least cover the interest cost of the loan and, hopefully, contribute toward the payment of principal on the loan.

Mayor Lutz asked Council to plan wisely so that not all of the roads in Columbia need repaired/replaced at the same time in 15-20 years. He expressed concern as to where the money would come from later when all of the roads need repaired/replaced at the same time.

Norm Meiskey replied that Borough streets do not deteriorate at the same rate due to variables of traffic, base construction, curbs, runoff, etc. Micro surfacing, crack sealing and other methods

can be employed to extend street life and avoid deterioration all at the same time. Borough infrastructure improvements outside the CDBG Zones are long overdue.

Councilman Smith noted that the Highway Manager's Report is in Council's packets.

Motion: To award the 8th Street CDBG Project to the lowest responsible bidder, Pennsy Supply, Inc. for \$357,602.30 subject to final review and approval of the Borough Solicitor and Engineer.
Motion: Smith 2nd: Murphy Voice Vote: All Favored

COMMITTEE ON FINANCE

Motion: To approve of June 2015 Financial Reports including Check Register Report, Treasurer's Report, Budget Performance Reports: General Fund, Capital Fund, State Fund (Liquid Fuels), Waste Water Fund, Tax Collector Report, Municipal Authority and Capital Fund.
Motion: Murphy 2nd: Ford Voice Vote: All Favored

Norm Meiskey gave a status regarding Borough Administration and Police Computer System Servers.

COMMITTEE ON LEGISLATION

Motion: To approve of Resolution No. 15-14: Amending the Property Owner Abatement Cost Schedule as authorized by Columbia Borough Ordinance No. 855.
Motion: Ford 2nd: Murphy Voice Vote: All Favored

COMMITTEE ON COMMUNITY DEVELOPMENT

Councilwoman Welsh noted that Janice Nikoloff of the CEDC will be doing a presentation at the Borough Council Meeting on August 10, 2015 regarding the Columbia Economic Development Implementation Plan.

Councilwoman Welsh gave an update regarding the Columbia Housing Steering Committee Open House at 255 N. Third Street which was held on July 16, 2015.

COMMITTEE ON PERSONNEL

Councilwoman Barninger welcomed Ron Miller back after surgery. She also noted that Norm Meiskey was asked to continue consulting for a short time until Ron is back to full health. She noted that Norm will also be retained to work on several special projects.

SECRETARY TREASURER

Motion: To approve of a 24 month agreement, subject to final review and approval of Borough Solicitor, with APPI Energy and Champion Energy Services for supplying electricity for Borough owned facilities at a rate of \$0.05902 per kilowatt hour.

Motion: Barninger

2nd: Ford

Voice Vote: All Favored

Interim Borough Manager, Ron Miller, reminded residents to attend the National Night Out event on Tuesday, August 4, 2015 from 5pm-8pm and to bring a canned good as a donation to the food pantry.

CITIZEN COMMENTS

Heather Zink of South 9th Street expressed her disappointment that the Borough continues to spend money on a solicitor to fight Club Goodtimes but does not spend time or money on quality of life issues. She asked Council to be better stewards of tax dollars.

Autumn Barnett of 423 Avenue G noted that the property where she lives is owned by Sam Bigler who has a history of not taking care of his properties. She asked how the Borough will enforce issues to make sure required remedies are completed. She also noted that the Codes Department has changed the condemnation notes on her building but that the date on each notice is different and inconsistent. Ms. Barnett also noted that the Code Officer involved has arrived at the property dressed casually and without any obvious identification. She stated that the Code Officer called her on her cell phone and apologized for condemning the building and asked her out to dinner or for coffee which made her very uncomfortable.

ADJOURMENT

Motion: To adjourn the meeting at 8:10pm to an Executive Session not to reconvene.
Motion: Barninger 2nd: Ford Voice Vote: All Favored

MOTIONED AND APPROVED this 10th day of August 2015, by the Borough Council of the Borough of Columbia, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA.

BY: Michael L. Beury
Michael Beury, Council President

ATTEST: Ronald L. Miller
Ronald L. Miller, Interim Secretary/Treasurer