



*Leo S. Lutz, Mayor*  
*Kelly A. Murphy, Borough Council President*

*Robert L. Pfannebecker, Solicitor*  
*Greg Sahn, Borough Manager*

---

**PRELIMINARY AGENDA**  
**COLUMBIA BOROUGH COUNCIL MEETING**  
**November 14, 2016**  
**7:00P.M.**

- I. Opening of Meeting
  1. Call to Order and Roll Call
  2. Invocation/Moment of Silence
  3. Pledge to the Flag
  4. Public Hearing: Ordinance 877: of the Borough of Columbia, Lancaster County, Pennsylvania.
    - a. Open Hearing on Ordinance No. 877: An ordinance of the Borough of Columbia, Lancaster County, Pennsylvania; providing for the amendment of the Zoning Ordinance of the Borough of Columbia; providing for purposes and findings of fact related to the adoption of the amendment; providing for definitions; establishing certain general and specific standards relating to the location, placement, construction and maintenance of communications towers and communications antennas; providing further for the regulation of such facilities within the public rights-of-way and outside the public rights-of-way; providing for the enforcement of said regulations; and providing for an effective date.
    - b. Citizen Comments.
    - c. Close Hearing
  5. Announcement of Executive Session(s)
    - a. On November 14, 2016 at 6:00pm Council met to present information only items.
    - b. On November 9, 2016 at 8:00pm there was a Personnel Meeting.
    - c. On October 10, 2016 at 10:30pm there was a Personnel Meeting.
  6. Presentation by AIM for Waste to Vehicle Fuel Project.
  7. Citizen Comments (Agenda Items Only)
  8. Minutes for Approval
    - a. Consider approval of the Borough Council Meeting Minutes for October 10, 2016.
  9. Mayor Lutz
    - a. Proclamation 16-13: Alzheimer's Disease Awareness Month/Caregivers Month (November).
- II. Standing Committee Assignments
  10. The Committee on Finance
    - a. Consider approval to contract with AIM Advisors and project partner Rettew Associates at a cost of \$75,800 for a study to determine the feasibility of adaptive reuse of the current Columbia Borough Wastewater Treatment Facility into a natural gas production facility and user endpoint facility for vehicles.
    - b. Consider approval of September 2016 Financial Reports including Check Register Report, Treasurer's Report, Budget Performance Reports: General Fund, Capital Fund, State Fund (Liquid Fuels), Waste Water Fund and Municipal Authority and Capital Fund and Tax Collector Report.
    - c. Approval of 2016 Budget Change No. 4: General Fund.
    - d. Consider donation of 2004 Chevy Silverado truck (VIN # 1GCHK24U94E324594) with Western V plow (serial # W000048) attachment to the Columbia Borough Fire Department.
    - e. Consider approval to purchase from Messick's Equipment a Kubota 24 hp diesel utility vehicle and attachments as presented for a total of \$23,972.02.
    - f. Consider approval to purchase five WatchGuard 4RE/Vista in-car cameras at a final installed cost of \$34,615.00 using funds reserved in the 2016 Capital Fund.

- g. Consider approval of a proposal for a borough bond project with Robert Baird Associates at a cost below the \$10 million ceiling identified.
  - h. Consider approval of Ordinance No. 880: An ordinance of the Borough Council of the Borough of Columbia, Lancaster County, Pennsylvania (the "Borough") authorizing and directing the incurring of non-electoral debt through the issuance of a series of general obligation bonds (the "bonds") of the borough in the maximum aggregate principal amount of \$12,180,000 for the purpose of providing funds to undertake one or more of the following: (1) currently refund (a) the Borough's outstanding general obligation note, series of 2013; and (b) a loan previously issued to the borough's fire company (the "refunding project"); (2) finance certain capital projects of the Borough (the "capital project"); and (3) pay the costs of issuing the bonds or any or all of the same; stating the purpose of the refunding project; describing certain prior projects and ratifying and confirming the previously estimated realistic useful lives thereof; stating that realistic cost estimates have been made for the capital project and stating the estimated project completion date; stating the realistic estimated useful life of the capital project for which the bonds are issued; directing the proper officers of the borough to prepare, certify and file the required debt statement and borrowing base certificate; covenanting that the borough shall include the amount of annual debt service in its budget for each fiscal year; providing for fully registered bonds, date of the bonds, interest payment dates, provisions for redemption and stated principal maturity amounts and fixing the rates of interest on such bonds and providing for book-entry only bonds; authorizing the proper officers of the borough to contract with a bank or bank and trust company for its services as sinking fund depository, paying agent and registrar and stating a covenant as to payment of principal and interest without deduction for certain taxes; providing for the registration, transfer and exchange of bonds; providing for the execution, delivery and authentication of bonds and the disposition of the proceeds thereof; approving the form of the bonds, paying agent's authentication certificate and assignment and providing for cusip numbers to be printed on the bonds; awarding such bonds at a negotiated sale and stating that such sale is in the best financial interest of the borough; creating a sinking fund and appropriating annual amounts for the payment of debt service on the bonds; authorizing and directing the proper officers of the Borough to certify and to file with the Pennsylvania Department of Community and Economic Development certified copies of the necessary proceedings; setting forth certain covenants and representations relating to the federal income tax status of the interest to be paid on the bonds; approving the content and form of a preliminary official statement and authorizing the distribution thereof and authorizing the preparation, execution and delivery of an official statement and the undertaking of certain continuing disclosure; appointing bond counsel for the bonds; authorizing and directing the refunding of the 2013 note; authorizing and directing the proper officers of the Borough to do all things necessary to carry out the ordinance; authorizing and directing the proper officers of the Borough to pay issuance costs; authorizing incidental actions; rescinding inconsistent resolutions; and stating the effective date.
  - i. Consider approval, pending solicitor review and approval, a proposal to assume ownership of the 137 South Front Street Fire Department Building via assumption of the CBFDA loan or other financing method.
  - j. Consider approval of Sigman Construction, LLC Estimate No. E434 in the amount of \$11,234.00 for construction of a climate controlled records room in the basement.
  - k. Consider authorizing the advertisement of the Proposed 2017 Budget with the necessary Ordinances and Resolutions. (Ordinance No. 881 and Resolution 16-22).
11. The Committee on Public Property
- a. Interviews for vacant Market House Advisory Committee Member. (Jeanne Cooper, Heather Dempsey)
  - b. Consider appointing \_\_\_\_\_ to the Market House Advisory Committee.
  - c. Consider approval of a proposal by Kevin Lehman of Kevin Lehman's Pottery Studio, Lancaster, PA to partner with the Boys and Girls Club of Columbia and Art at Hinkle's to work with the children to design bike racks for the River Park. The children would each come up with a design and prototype and there would be a contest to choose the winning design. That design would then be

- constructed and placed at the River Park. This is a project that would be completed in summer 2017. Kevin also spoke about the possibility of creating a mosaic in Columbia, similar to the one at East Donegal River Park
- d. Consider approval of a Facilities Use Request for Cub Pack 35 have a meet and greet with Borough staff in Council Chambers of January 30, 2017 between 6:30pm-7:30pm.
12. The Committee on Community Development
  13. The Committee on Personnel
    - a. Consider appointing Donald Haines to the Historic Architectural Review Board with a term to expire on December 31, 2021.
    - b. Consider accepting the resignation of Dave Mountz from the Parks and Recreation Board effective immediately.
    - c. Consider accepting the resignation of Karl Kreiser from the Parks and Recreation Board Effective immediately.
    - d. Consider hiring Jose' Gonzalez as a Part-time Property Inspector contingent upon successful completion of all pre and post-employment testing.
    - e. Consider hiring Gene Leddy as a Part-time Enforcement Officer contingent upon successful completion of all pre and post-employment testing.
    - f. Consider hiring Dale Dommel as a Part-time Enforcement Officer contingent upon successful completion of all pre and post employment testing.
    - g. Consider promoting Michael Billy as a part-time Code Officer effective immediately.
    - h. Consider changing Wilson Affeld from PT-Janitor to FT-Janitor effective immediately.
  14. The Committee on Public Works
    - a. Public Works Director Report – October 2016.
  15. The Committee on Public Safety
    - a. Consider approving the relocation of the Columbia Borough EMOC from its current location at the CBFD Building – Manor Street, to the Columbia Borough Administration Building – Locust Street.
    - b. Consider approval of a Facilities Use Request for the Columbia QRS to host a Santa Parade using the parade route described on the Facilities Use Request on December 10, 2016 beginning at 10:00am. The Certificate of Insurance has been received.
    - c. Reports: Police/Fire/Codes reports/School Resource Officer Report
  16. The Committee on Municipal Legislation
    - a. Consider approval to advertise Ordinance No. 874: An ordinance of the Borough of Columbia, Lancaster County, Pennsylvania amending Section 112-6 of the Code of the Borough of Columbia, Lancaster County, Pennsylvania, regarding disruptive conduct at residential rental units to eliminate the provision therein that only one disruptive conduct report may be initiated against the occupants of a residential rental unit in a 4 hour period; providing for the repeal of inconsistent ordinances; providing for the severability of the ordinance; and providing that the ordinance shall take effect as provided by Pennsylvania Law.
    - b. Consider approval of Ordinance No. 875: An ordinance of the Borough of Columbia, Lancaster County, Pennsylvania amending the code of the Borough of Columbia, Lancaster County, Pennsylvania, Section 112-6, disallowing use of third-party inspectors for property inspections; providing for the repeal of inconsistent ordinances; providing for the severability of the ordinance; and providing that the ordinance shall take effect as provided by Pennsylvania Law.
    - c. Consider approval to advertise Ordinance No. 878: An Ordinance of the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania, amending and repealing certain sections of the code of the Borough of Columbia (as amended, the "borough code"), by: 1) Incorporating by reference the rules and regulations of the Lancaster Area Sewer Authority (as amended, the "LASA Rules and Regulations"); 2) By expressly amending certain sections of the Borough Code inconsistent with the LASA rules and regulations and further generally amending or repealing any conflicting provision of the Borough Code to conform to the LASA rules and regulations; and 3) Providing that a copy of the

LASA rules and regulations shall be kept on file in the office of the Borough Secretary and available for public inspection in the office of the Borough Secretary during the borough's normal hours of operation.

- d. Consider approval to advertise Ordinance No. 879: An ordinance of the Borough Council of the Borough of Columbia, Lancaster County, Pennsylvania establishing the purposes for the creation of a BYOB club permitting and regulation ordinance, defining terms, establishing rules, regulations and requirements for the operation of a BYOB club, establishing the hours of operation and age limits for participants or users of a BYOB club, establishing unlawful activities, establishing provisions for an application for permit, establishing regulations for the issuance or denial of a permit, creating an application fee, creating an annual administration fee, setting forth provisions for the issuance of temporary permits, establishing provisions for the revocation of permits, setting forth violations and penalties, establishing provisions for appeals, repealing inconsistent ordinances or parts of ordinances; providing for the severability of the ordinance; and providing that the ordinance shall take effect in accordance with Pennsylvania law.
  - e. Consider approval to advertise Ordinance No. 877: An ordinance of the Borough of Columbia, Lancaster County, Pennsylvania; providing for the amendment of the Zoning Ordinance of the Borough of Columbia; providing for purposes and findings of fact related to the adoption of the amendment; providing for definitions; establishing certain general and specific standards relating to the location, placement, construction and maintenance of communications towers and communications antennas; providing further for the regulation of such facilities within the public rights-of-way and outside the public rights-of-way; providing for the enforcement of said regulations; and providing for an effective date
- III. Reports of Boards, Commissions, Authority, Solicitor, and Secretary/Treasurer.
17. Solicitor
  18. Secretary/Treasurer
    - a. The Borough Office will be closed on Thursday, November 24<sup>th</sup> and Friday, November 25<sup>th</sup>, 2016 for the Thanksgiving Day Holiday
  19. Boards/Commissions/Authority
  20. Reports from Council Members
  21. Citizen Comments (Non-Agenda Items Only)
  22. At 6:00pm on December 12, 2016 Council will hold an information session to receive information from its Borough Manager and Solicitor.
- IV. Adjournment

