

Council President Adam Yoder brought the Williamsport City Council meeting to order on Thursday, April 14, 2022 at 7:00 PM at Trade & Transit Center II, 144 West Third St, Williamsport, PA.

Council members present:

Adam Yoder, President
Bonnie Katz, Vice President absent
Liz Miele, Councilwoman,
Randy Allison, Councilman,
Vince Pulizzi, Councilman,
Jon Mackey, Councilman,
Eric Beiter Councilman

Absent:

Bonnie Katz

Also, Present:

Derek Slaughter, Mayor,
Mr. Joe Gerardi
Mr. Joe Pawlak
August Memmi
Sam Aungst, Fire Chief,
Justin Snyder, Police Chief
Solicitor Norman Lubin
Janice Frank, City Clerk
Adam Winder, RVT
Scott Livermore, S&P
Sean, S&P

Approval of the Williamsport City Council minutes for 03/31/22 were approved upon a motion **Mr. Pulizzi and a** second from **Mr. Allison** **All were in favor. The vote was 5 to 0. Mrs. Katz was absent. Ms. Miele was absent for this vote**

Presentation 5 Year Financial Strategic Plan Econsult Solutions

Mayor Slaughter Good evening president Yoder, members of Council. Tonight we have with us Melissa Wright from Econsult part as everyone is aware, Econsult has been working on our five-year strategic plan, financial strategic plan for about a year or so now. A little over a year. Obviously this is a key piece to what we are doing here with the administration and council moving forward.

Ms. Wright Thank you. Going to wait for my partner over here to come handle these tech issues. While he's doing that, I just want to say thank you Council President Yoder, Mayor Slaughter, all of your administration one for having us here to present our findings to you, also for all of your help as we have been compiling these and for your interviews, insight, etc. I will keep going in the meantime at a high level, the strategic management planning program is to establish short and long-term primarily financial and also some managerial objectives to strengthen the fiscal capacity of the city. So there are five steps, the financial condition assessment in the financial trend analysis which we came to you and presented in the fall of last year. The management audit which we presented in December of last year, then finally the Multiplan your adoption in the multiyear plan which looks five years into the future but at the time of completion it will look through this year to 2026. I would be remiss to mention a calling Steve at Ray who is joining virtually tonight as well. Steve, feel free to jump in whenever been our approach, we reviewed the financial records and other documentation relative to the city's financial position pretty was supported by interviews with a lot of the folks in this room, which I again thank you forward we looked at policies and procedures, organizational charts, financial histories specifically by department or fund. And we presented those findings at key intervals but what did we find? The summary. Some millage rate increases and cost-containment strategies have enable you to maintain a really healthy financial position would we talk about in our previous presentation. It is not an utterly dire situation, there is no need for an urgent financial plan as part of the CED standards, but there are some challenges ahead. In a couple of the last few years there were deficits when accounting for transfers, and the real estate tax millage has been used as a tool to off state some of the stagnation having other revenue sources but one thing we I did by the word legacy cost and pensions that were putting pressure on the operating budget and increasing at a rate faster than revenues are. So all that to say, the deficits and the deterioration of the fund balance will continue unless new revenue sources are identified. And that is part of what I'm here to talk to you about tonight. So this is the baseline general fund forecast. For those of you that can't see it, it is to diverging lines. Expenses are going up and revenues are not going down, but staying relatively flustered without intervention there is this growing structural deficit that we talked about. This is purely without intervention. What I'm going to show you next is what it looks like with intervention. So what we have proposed is a scenario in which very conservatively looking to 2026, we maintain a fund balance greater than or equal to zero. And without intervention, you are down closer to somewhere between 25 and 30% by 2026. With this intervention, you will be at a 0% fund balance in 2026. As I'm talking about this, this is a very, very conservative estimate. Only projects for any of the immediate recommendations we have made that are implement a bowl within the next year or two. Some of the bigger recommendations such as regionalization or looking for other opportunities to share costs, any contract negotiations or cost savings through that. None of those things are represented in this analysis here. So the key findings. Population decline and blighted housing stock are slowing revenue growth relative to general fund expenditures. So stopping shortages in key areas necessary to increase revenue, so community and economic development, finance and recreation would be helpful in addressing those and would create an opportunity to bring in revenue. We also identified some opportunities to put in place some long-term processes and systems that could help manage services and capital expenditures. So thinking about being really strategic about fleet replacement, and as I mentioned previously opportunities for savings by reducing sharing services across the region. We are all here without masks tonight, you know COVID is still around and it has disrupted city operations. No one knows what their future is going to hold. There is going to be a need for flexibility, adaptability, also a little bit of an ability to imagine what is happening next and be able to envision the future before it happens. We are in a really unique opportunity right now to leverage some of the shifts societally, I think Williamsport is really strategically placed geographically but also just circumstance wise to capture some of what is happening. So keep recommendations that came out of this. One, review the existing cooperation agreements. Those should be reviewed periodically but I think there are some opportunities, one to expand over time. Things like that were not included in the graph that you saw, but also to think about what the

share is in review those to make sure that the share is accurate between the two municipalities. Another opportunity we identified was the opportunity to cut labor costs. Of course this is not an easy thing to do. It is not something that happens overnight, but something that is if you go back to the financial audit that we shared is a very significant portion of the general fund budget. Some operational and managerial things that we identified were retaining key professional employees within the city. There is a lot of knowledge and expertise among the staff in the department. Sometimes those folks are the only person in their department, so there is really a key necessity to be able to make sure that some of those folks are retained and thinking strategically about how benchmarking is done for other salaries across municipalities nearby. Research has shown it can cost anywhere from 50 to 200% of someone's salary to search for a new replacement for them, etc. It's really going to be important to retain key professionals and create some succession planning for folks who may be nearing the end of their professional career. Then this last one, lobby for county reassessment could I know this is something that is not directly in your control, but I know that you are already doing a lot of work with economic development, with the land bank, and some of that will bring new properties back onto the tax roll. But for everything that you do that increases property values in Williamsport, I'm sure you all know you are not capturing the value until there is a reassessment. That goes for not only bringing some of those blighted properties back into good condition, but all of your park investments, everything like that could we have done work that shows that properties located near green space or a park have a 7 to 9 percent property value premium. Those houses are worth more but all of the investment you are making, you are not fully able to realize -reap the benefits of it without that county reassessment. Economic development, decreased redtape. I should call this make things more business friendly. It is not necessarily redtape, but modernizing some things, investing in software and systems that will allow folks to transact business without physically going someplace will be really important. Addressing blight which I have already mentioned, then expanding the role for community and economic development as that is a central piece of being able to forge the path forward into the future in terms of addressing and growing revenue for the city. I'm going to pause, does Steve have the ability to speak? Steve, do you have anything you want to jump in with before I take questions?

Steve: Sure Melissa, thanks. Again, thanks to the Council and the mayor and the whole administration for the cooperation and the support which you provided as Melissa and the team were preparing this report but we enjoyed our interactions with all of you and are encouraged by the way you are working together and the creativity you are using as you look at things. I think one of the interesting things about this study at this time is that it's coming out at a time whenever you are also contemplating how you are spending the ARPA of money that has commented I had the opportunity last week to have the mayor on a panel with us in Harrisburg at the economic development Association. And we were talking there about the fact that you identified investments to make with those dollars. Things like the land bank, things like investing in parks and recreation, things like shoring up the flood levees and all those sort of things. All of those are great long-term strategies and good uses of those investments. Obviously there are going to be some costs you have to bear, all of that. But this report is coming out at a time in this plane is coming out at a time when you have some flexibility but I think the key on that is not to just rely on those dollars to patch holes. Think about them as investments. Continue to make the improvements and cost savings and economic development, other activities, and use those funds to help provide a bridge and investments into the future and with that, I will stop. Again, I think we were given, you know, where you are and what you have been through, I will say this. The first time we've done a S TMP coming off of a pandemic in its unique to try to project out forward. But we are encouraged by what we see, we think there are opportunities for good things in Williamsport. Glad to take any questions.

Mr. Yoder: Any questions at this time by any members of Council? Okay, keep going.

Ms. Wright: That is all I have for you, but I will say that we do have a full report for you also as you were digging in. If you have questions as you are reading it, please feel free to follow-up with them for it or know that you know this is the end of the presentation, if you have questions feel free to bring them on.

Mayor: I will just add, working with D.C. ED, the next step as well for the administration and council would be to work together out of the recommendations and set up a priority list. Because the goal for us collectively would be to get that list for them to start identifying hopefully providing funding. So that is sort of the next step for us, obviously there is a lot of recommendations, and a lot of stuff for us to digest initially here but once we have a chance to read through that and digest it, we will create a priority list and get that to D.C. ED for their consideration on what projects they are going to fund.

Mr. Yoder this is the end of the presentation, does anybody have any questions? Mr. Pulizzi, then we will go to Miss Miele.

Mr. Pulizzi: No question, just want to say thank you very much for that presentation but it was very well put together, really looking forward into delving further into the full report.

Ms. Miele Thanks, Melissa. Thanks for making the trip here to talk to us, we appreciate it. My question both for you and Derek, when we are talking about priority project that we can get to DCED in hopes they will fund them, what we think out of this report is something we could get funded by the state can I just out of the gate. I guess what form does it take?

Mayor The deputy secretary when he was here a few weeks ago, he literally said whatever we collectively come up with, just get it in front of him. Basically you take the report, the recommendation, from my understanding there is a form from DCED pretty you give that to them, that formal request via the stamp program. We say this is the recognition from E consult from their program that they identified, we give that to DCED for their consideration. From my understanding it's as simple as that.

Ms. Miele: For instance, we can't go to DCED and say we need to reassess.

: There are some things they are not going to do.

Mayor: We can't do that. For example, like the software. If we look at new software, we can say we are looking at new HR software. This is a recommendation, we think it is going to increase efficiency in the city. Then DCED says okay, we agree.

Ms. Miele So what we need to do I suppose is go through the recommendations and find quantifiable items that we can put a value to that we can personally undertake that aren't a matter of countywide will, for instance. Which is not necessarily a narrow list, but it is a slightly narrower list of things you can pin down like that in terms of economic development. But the software obviously is a great start. Just wanted to be sure there wasn't some sort of magic,

magic pill out there I wasn't aware of. That would be awesome. Thanks.

Mr. Yoder: So two questions, one to follow up kind of on Liz's point. As part of the report, there is a proposed timeline with a particular order. Can you speak to how that was put together? The thought process of how that goes together? Taking things outside of our control off of that, there may be a particular approach or priority list in front of us, maybe not.

Ms. Wright The way things are prioritized is it's a little bit of a combo of one, what are the quick wins that folks can achieve? Some of those were things that were slated for like first quarter, really easy wins and we found that traditionally that is really important in terms of creating momentum and is letting folks know that things are happening. Some of those operational changes are also a little easier to implement which is why they are first. Some of the bigger things to require, like DCED funding could we know that no government moves quickly paid to get those things in line, it takes a little bit of time hear there is also some planning that goes into some of those things part of the preparation work as part of the consideration for things that are quarter two, quarter three, even later than that. Strategically all of those things can happen more or less at any time, as long as you all are able. But in terms of planning to do something successfully, we think we have mapped those out in a way that gives you the time that you need. Anything that is quarter three, I would say plan, it takes about nine months for some of those things have already started to happen since about the time we have started this process. Obviously those things can continue to happen.

Mayor: One more piece of that, as far as recommendations there is no cap. We can go to DCED for as many as we need for it is not like once we get to 10 they will fund any worker they can't guarantee they are going to fund any of them, but there is also no limit. That's a nice piece to it as well.

Mr. Yoder: Is there a time limit on how long we have two submit? What, two years, five years, 10 years?

Mayor: From my understanding there is no timeline. And these recommendations can continue on indefinitely from my understanding.

Mr. Yoder: That's good to know. There are some good ideas in here, there are a number of things we have been openly talking about for the past couple of years per there is a substantial amount of that in here. It shows we have been on the right track and a lot of our thoughts and ideas, which is really good with this we can get funding for 100%. We should certainly get on that sooner than later though. Collaboratively, before a lot of us were here. Mayor slaughter, when we are talking about economic development efforts last year we found studies from 10 years ago that are sitting there and nothing ever happened with them. We should make sure we don't repeat history is what I'm getting at. We've done a good job the past couple of years of not doing that, let's keep that up.

Ms. Miele I think one of the keys to that, not to weigh ourselves down with studies, but to move to an economic of elements and the bills on his as quickly as possible. As we know, we have funds to put into economic development. Then of course we have the support of DCED in this endeavor. The more quickly we can move on that, the more quickly we can I think really attempt to take advantage of some slight opportunity changing.

Mr. Yoder: I would agree. Any other questions? Thank you very much. Very much enjoyed the presentation, we appreciate it.

Limited Courtesy of the Floor

There were none.

Appointments

Redevelopment Authority

Mr. Don Lundy, Williamsport is replacing a term and commencing 04/14/22 & ending 01/07/23

Mr. Yoder asked for a motion and a second

Mr. Pulizzi made the motion and it was seconded by Mr. Allison

Mayor: Good evening again, President Yoder members of Council. What you have before you for your consideration is Mr. Don Lundy for a payment to the writ of element authority. Mr. Lundy has been a resident of the city for many years now, has a significant experience particularly in the industrial and commercial space, but also residential. I believe he would be a good appointment in addition to the RDA given his experience and background both personal and professional. He was interviewed during finance.

Ms. Miele We did speak to Mr. Lundy, he clearly has both a passion and some strong opinions about the city's economic future and ways in which we should pursue it, which I think are important for the redevelopment Authority could we did discuss briefly the we are setting a new series of goals, we hope will have a much greater scope and Mr. Lundy was excited to be on board for that. I think only Randy and I were able to make the finance committee meeting, both of us all to he would be a smart candidate, he is a strong candidate for the redevelopment Authority and we certainly should take advantage of his willingness to serve. That said, the one recommendation moving port is we one other vacancy we need to fill on the redevelopment Authority board and I think we have 2/5 individuals on the redevelopment Authority that have a substantial number of business interests in the community, it would be my recommendation that the next appointment that we make be someone unlikely to be conflicted in most decision making processes. We don't ever want to put ourselves in a position where we may not have a quorum to vote on the authority pretty with that said, Mr. Lundy is an excellent candidate and as he stressed, has personally moved on economic development in a way we are hoping to do with the authority which I think will serve us well.

Mr. Allison : Councilwoman Miele covered it will could he's ready to go, and he's very enthused about it. All the things we talked about, he talked about. It will be great.

Mr. Yoder: Excellent. Any other questions or comments from other members of Council? Hearing singing none, Mrs. Frank.

The appointment carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes and Mr. Yoder voted yes.

Williamsport Municipal Water & Sanitary Authority

Mr. Yoder asked for a motion.

Mr. Allison made the motion and it was seconded by Mr. Beiter.

Andree Phillips, 601 Grampian Blvd is reappointment to another 5 year term commencing 4/14/22 & ending 01/03/27 Mayor. For your consideration is Miss Andre Phillips appointment to the water and sanitary authorities. Ms. Phillips has

been a long-standing member of the authorities. She is doing a great job, I spoke with Mike Miller pretty he is very pleased with the board as a whole and with Miss Phillips as leverage she reached out I spoke with her, she would like to be reappointed and obviously very thankful she is continuing to serve in this capacity.

Mr. Yoder: Thank you mayor Slaughter. We typically interview water and sanitary authority appointments at separate functions but we didn't get to do that this week, my apologies. We had some brief email chatter back and forth about interviewing her here tonight. She wasn't able to make it due to not closing that loop. We can table this for two weeks if we do want to interview her, she is also reappointment. Knowing her, I feel personally comfortable reappointing her but I will let other members of Council speak if they wish to defer to go through a formal interview process. Miss Miele.

Ms. Miele: I suspect we all feel comfortable is firstly with a reappointment and fear knowledge of the candidate. The only question I have, I didn't think it was a much prescedent as somewhat of a requirement we interview candidates as part of an action we take against the prior Mayor.

Mr. Yoder: I thought it was, too. I talked to Norm and Mr. Allison come it actually isn't.

Ms. Miele Then it would be my opinion that perhaps we should just begin sending water authority members to committee unless we have a good reason to act otherwise. That's good, that was a difficult requirement for a while. That said, I suppose it is up to everyone else. I would be fine with that plan.

The appointment carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes and Mr. Yoder voted yes.

Mr. Yoder changed the order of the agenda .

Land Development – West Pharmaceuticals 2921 Reach Road

Mr. Knarr: . What I present to you tonight is a land development request from West pharmaceuticals. It is located at 2921 Reach Road for they are proposing and 11,445 ft.² building addition to their facility and redoing the parking. The proposed parking will be 174 standard parking as well as two handicap. It does mean all of the requirements. This was reviewed by the city engineer and myself, as well as it was reviewed by Lycoming County planning the plans you have in front of you are corrected plans already pretty was also reviewed by planning and both gave positive recommendation for approval.

Mr. Yoder: Thank you Mr. Knarr, motion and a second.

Mr. Pulizzi made the motion and it was seconded by Mr. Beiter

Mr. Yoder: I promise I will get that right at some point tonight. Is there a representative from West here?

Mr. Knarr: We have a representative from Larson design group.

Mr. Yoder: Any questions or comments from the members of Council? Miss Miele.

Ms. Miele: The only question I have is when I generally ask when we are looking at parking lot revisions, this does meet the 10% wins giving requirement?

Mr. Knarr: Yes it does. They are one of the first things I look at in terms of this type of percentages.

Ms. Miele: I didn't see any limbs giving accounted for in the parking lot design.

Mr. Knarr: Is based on their green space.

Ms. Miele: So there is green space in the rear of the structure?

Mr. Knarr: Correct.

Mr. Yoder: Any other comments or questions?

Ms. Miele: We don't have any requirements in terms of actual landscaping to provide shade or anything like that?

Mr. Knarr: It's all existing, the only thing they are doing is basically resurfacing it because they're going to the actual addition of the building that is put that in there, basically showing they are well above. When you do a land development plan they have to show what those certain requirements are. That was something that is grandfathered in, they are not required to have those planning as far as trees and stuff like that. The only thing they are resurfacing in that, we do not require anybody to do landscaping for an existing structure as part of those land developments but if it is a new one, then yes. Restriping is basically what they are doing. And as far as the addition of the building, the reason why they identify that is because when you add in addition there is a certain amount of parking that may be required. They would have to go before that, but they are just showing the fact that they have 174 regular, they of the two handicap as required so it is an existing facility and it is nothing that is required.

Mr. Yoder: Any other questions or comments? Mr. Allison.

Mr. Allison: Thank you President Yoder. Excuse me. Do you happen to discuss at all, is this related to just a space needs requirement? Or are they expanding?

Mr. Knarr: They are expanding to the facility, with the growth of the company as part of what they feel is more efficient.

Mr. Yoder asked for a vote on the land development

The Land Development was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent.

Land Development – Old City Land 228 E. Third St.

Mr. Yoder asked for a motion and a second.

Mr. Beiter made the motion and it was seconded by Mr. Allison.

Mr. Knarr stated this is a land of element request. Old city to moment phase 1 brought before US part of Pine Ridge construction LLC. What they are requesting to do is build a three-story 12 until commercial units as well as 12 for sale townhomes within the facility. This was reviewed by both city engineer as well as the storm water authority as well as myself, it with Lycoming County planning for the comments you have before you as far as the county, plans before you are corrected copies but it did go through the city planning, everything was reviewed and meets all of the requirements and at this point in time I can answer any questions you may have.

Mr. Yoder: Thank you, any comments or questions from members of Council on this proposed land development? The only question I have, we kind of talked about this briefly before hand is the issue of the law in the street. Can you speak to where we are as for getting that rectified?

Mr. Knarr: It has been brought up, basically if you realize when we did the gateway to the college as part of that there was indeed a dedication of land that was required. It was noted that the formal land dedication might not have been

finalized, so at this point in time it is between the city solicitor as well as the college who were going to finalize this could basically what the Council can do, and my recommendation is that we do approve the land development plan condition on no building or zoning permits will be issued until the dedication has been finalized and recorded. It's in its final stages, I think it was an oversight that they did phase 1.

Mr. Yoder: Okay. Norm, anything to add?

Mr. Lubin Mayor is aware that two deeds have to be prepared for they are working on it.

Mr. Yoder: Do we have a timeline?

Mr. Lubin No I didn't come I didn't realize this was related to the other project.

Mr. Yoder: Thank you. Any other comments or questions? Mr. Allison.

Mr. Allison: We are excited about this. Excited that is a private developer as well as working with the college. This has been a whole redo down in that part of the college, and for the whole neighborhood there and actually the whole East third Street Gateway project has been far beyond what we could have dreamed up or expected when this whole thought process about that part of the city developing occurred. And seeing it take actually brick and mortar and stone, shovels in the ground in a lot of new construction, it's exciting. It builds momentum. It's everything that we need to continue development in that area and we do appreciate all of the Lycoming College has done. They have been an excellent partner through all of this and I think we are all grateful and looking forward to the future.

Mr. Yoder: Absolutely, I would second everything that you said. Miss Miele.

Ms. Miele: The college really has been a catalyst in that area. We have been fortunate to develop that sort of relationship with Lycoming College over the last decade. It has been a game changer not just for that neighborhood, but for the city as a whole. And will continue to be. But to have an active relationship between an institution and nonprofit like that within the city and city government is unusual, at least in our area. I think it will work out well for both parties, is working out well for both parties but especially in the long run. We certainly hope to be able to move that along as much as possible.

Mr. Yoder: Absolutely. No other questions that I see. Norm, to incorporate the recognition from Gary do we need to amend the land development? Do we need to amend the motion to incorporate that recommendation?

: Is there a motion to amend to incorporate that recommendation on the deed?

Ms. Miele made the motion and it was seconded by Mr. Mackey..

Mr. Yoder: Any other questions or comments on that motion? Mrs. Frank on the motion to amend.

The Land Development amendment was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent.

Mr. Yoder asked for a vote on the motion.

The Land Development was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent.

Lot Consolidation – Brett & Sue Johnson

Mr. Yoder asked for a motion and a second.

Mr. Mackey made the motion and it was seconded by Mr. Pulizzi.

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Mr. Knarr: What we have before you is a lot consolidation request for Brett and Sue Johnson. There is to parcels, there is currently a business on there which is a chiropractic office. They are requesting to combine them so they can possibly look at putting in an additional building on their for storage of the facility for business use. In order to do that, it requires a lot to be consolidated as one so there is no issue with setbacks as well as stormwater or anything like that. Reviewed by both County and planning as well, positive recommendation.

Mr. Yoder asked for a vote.

The Lot Consolidation was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Land Development – Revaport, LLC, 869 First Ave

Mr. Yoder asked for a motion and a second.

Mr. Allison made the motion and it was seconded by Ms. Miele

Mr. Knarr this came before Council maybe about a year ago. There were four or five vacant lots. They did a lot consolidation for this reason for the land development plan. What they are requesting is to construct a three-story building with a 5926 square-foot footprint. The first floor will have the ability to have 12 rental units, commercial rental units. The second and third floor will have four apartments on each floor. There will be 22 standard parking spaces, two ADA compliant spaces, as well as landscape requirements and it does meet the landscape requirements as well as the storm water. It was reviewed by city engineer, storm water authority, myself. It went before Lycoming County. The comments you have before you have been corrected. We do have will serve letter for both the water and sewer saying they have the ability to do that. It was reviewed also by planning grid everybody gave positive recommendation for your approval and I do have a representative here.

Mr. Yoder: Thank you Mr. Knarr. Any comment or questions from members of Council?

Ms. Miele: That area of the city's combined sewer, correct? I was going to say, to the extent, reach road is not. Correct? To the extent that we review land developments in the storm water authority.

Mr. Knarr: Anything we do with them to develop and come again because it talks to stormwater.

Ms. Miele: I guess the reason I'm asking, is the storm water authority presenting it at this point? Maybe recommendations to parcels which lie outside of the combined sewer area in the city in terms of potential BMPs?

Mr. Knarr Not at this time previous spoken with them, I know John Sander has spoken with them, nothing official at this time.

Ms. Miele: Is usually when we have an opportunity, not like this one but like West pharmaceuticals where they are already doing a substantial amount of work on the property it would probably be extensive for them to put in BMPs that would then benefit.

Mr. Knarr Because of this being a small project, it's something we probably would be able to fit in this location.

Ms. Miele: If it is on the combined sewer, it doesn't matter. It happened to occur to me this time when I was asking Sears recommendations. Did you say room 412 retail spaces?

Mr. Knarr: Again, you could have 5000 ft.² of commercial property with one small business. For example a hair salon, retail, a small retail business that could go in there. What it does is give that ability to basically say this is what he can do with that. Now what will happen is one of the land development is approved, we've already been in the beginning conversations with both Joe Girardi as far as what is required and what is not. They do have a footprint of availability to put at least that in there for sure.

Ms. Miele: And that would be all facing forward onto Maynard Street?

Mr. Knarr : You will come off of first Street. You can't come off of Maynard.

Ms. Miele: Okay. So the property will face towards first Street? Sorry.

Mr. Knarr: It will face Maynard Street but it will face that. Basically it will be set back in the corner so really kind of faces both.

Ms. Miele: All right. It is certainly exciting, Maynard Street has obviously been doing well for the city of Lake.

Mr. Knarr: It is nice, it is in the cc zoning district credit is not in a residential district.

Ms. Miele: Which I suppose is nice for everybody involved. Thank you.

Mr. Yoder asked for a vote on the Lot Consolidation.

The Lot Consolidation was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Sub-Division Lot Consolidation 607 Cemetery St & St. James Place

Mr. Yoder asked for a motion and a second.

Mr. Mackey made the motion and it was seconded by Mr. Pulizzi.

Mr. Knarr: What we have before you is a lot consolidation subdivision request from Keith Whitesell. The proposed plan is to combine parcels 002401 which will contain 6624 ft.² with parcel 700-2408. That lot containing 2611 ft.². Basically what he's doing, if you are familiar with it, it is the old RC Smith building but if you have been up there and see what he's done with it, he's paved parking. It's a very large parcel, he's going to subdivide that, and he is looking for developers to develop the other parcel which will be separated from that. It did go before the zoning hearing board several years ago because of setback requirements, it did meet that. It is in the ML zoning district, it is a fairly large lot that will be there for the possibility of redevelopment versus sitting there vacant. That is why he is requesting to the lot consolidation as well. It was reviewed by both County as well as planning and passed with a positive recommendation for your approval.

Mr. Yoder asked for a vote on the Sub Division .

The Lot Consolidation was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Mr. Yoder stated Yes. Thank you Mr. Knarr, thank you all for the work that is happening in the city with all five of those items. It is great to see. We will move back up to items, we can do items seven through 10 together if we want to put is very motion and a second to open discussion on items seven through 10?

Ordinance #6432

Ordinance Amending 44th Year (2018) Community Development Block Grant Funds (final reading) Bill#1798-

The City Clerk read the ordinance.

Mr. Yoder asked for a motion and a second

Mr. Mackey made the motion and it was seconded by Mr. Pulizzi.

Mr. Memmi: Good evening we have been talking about items seven, eight, and nine and 10 for a couple of weeks now. This is all to do with the reallocation of funds from different program years to program year 2021 for us to fund the fire trucks. I will answer any questions that you may have, this is the final reading.

The ordinance was carried in final reading with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Ordinance #6433

Ordinance Amending 45th Year (2019) Community Development Block Grant Funds (final reading) Bill#1799-22

The City Clerk read the ordinance.

Mr. Yoder asked for a motion and a second

The ordinance was carried in final reading with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Ordinance #6434

Ordinance Amending 46th Year (2020) Community Development Block Grant Funds (final reading) Bill#1800-22

The City Clerk read the ordinance.

Mr. Yoder asked for a motion and a second

The ordinance was carried in final reading with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Ordinance #6435

Ordinance Amending 47th Year (2021) Community Development Block Grant Funds (final reading) Bill#1801-22

The City Clerk read the ordinance.

Mr. Yoder asked for a motion and a second

The ordinance was carried in final reading with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Resolution #9293

Resolution Approving Change Order #1 for the Lose Park Playground Improvements Project

The City Clerk read the resolution.

Mr. Yoder asked for a motion and a second to adopt the resolution.

Ms. Miele made the motion and it was seconded by Mr. Beiter.

Mr. Memmi: Good evening President Yoder. Tonight the Department of community and economic development present a resolution for your approval which is change order number one four Lois Park playground different product on March 17, Council approved a resolution to reject all bids and rebid that project. This change order is necessary to adjust Larson designs original contract which was in the amount of \$31,655 for additional services to be provided for rebidding. Not so much the redesign, but the process of getting us through the process for their change order request is \$1300 which will make their total contract cost \$32,955. Just to inform the board, the ad was placed. The pre-bid meeting was held. The proposals were submitted, and on April 11 the city clerk open publicly the three bid packages but we did get three versus the original were we only had one that were submitted for they are now being reviewed by Larson for completeness, and the solicitor for legal compliance and we hope to have the Council at your next meeting a resolution to award of the project. This was reviewed in finance and forwarded with a positive recommendation. Happy to answer any questions.

Ms. Miele This was reviewed in finance and come to you with a positive recommendation. It's a little bit of post hoc ketchup in this is that we have actually completed the rebidding process and we have new bids. We have three bids now instead of just one thanks to Larson rebidding the project. Obviously we have included the expenditure, now we are simply authorizing it. That said, the rebidding process did net us three bids instead of one, but the net lowest bid didn't particularly change. Correct?

Mr. Memmi: Dollar amount is still similar. We will take care of the financial issues in the 2022 action plan which will be coming to you shortly with a request for additional CDBG funding to give us sufficient funds to complete this project as it was originally designed.

Ms. Miele In other words, when we rebid as we didn't change the scope of the project.

Mr. Memmi: There really wasn't anything we could cut out that didn't affect the project. You know, we were putting a topcoat on a basketball court, new nets and supports. We were putting in sidewalks, some benches, some trees, some new lighting. We are attending existing lighting LED, and we were also then taking out old, outdated playground equipment and actually putting in handicapped accessible facilities for children to play in the services will be the rubberized surfaces. We decided not to use a mulch, this isn't conducive to people with handicapped needs to be able to walk through. It just doesn't give them a good surface. We kept the project the same, we are going to find new money to fix the lack of sufficient funds to do it when this was originally thought it in 2018 I believe, or 2019 the numbers probably work well. Through inflation and everything else, we are seeing a bigger cost to it. We will fix it with our CDBG funding. We have had three good bids being analyzed, and we will bring them to you. Hopefully we can get this project underway in the next couple of months. There is probably about a 10 week lead time necessary to get playground equipment. We are trying to move it as quickly as we can.

Mr. Yoder Thank you both. Are there any questions or comments from members of Council on this one? Hearing and seeing none, Mrs. Frank on the motion please.

The resolution was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Resolution #9294

Resolution Awarding Northwest Levee System Cross Pipe Final Design to Wood Environmental & Infrastructure Solutions

The City Clerk read the resolution.

Mr. Yoder asked for a motion and a second to adopt the resolution

Mr. Mackey made the motion and it was seconded by Mr. Beiter.

Mr. Sander: Good evening everybody, this was discussed in finance on Tuesday given positive recognition for this would award final design services to wood engineering, final design permitting and bidding for the cross pipe to have an hour levee system that are in the Newberry section of town. Step back a couple years in 2019 that area did preliminary design for these pipes. This would just be a continuation. In their proposal think they have it going out to bid tentatively August of this year. We did get three proposals for this endeavor. This was advertised for three weeks, got the proposal like I mentioned. This would be -excuse me, these cross pipes essentially taking a 3 foot diameter cross pipe and putting a smaller diameter, kind of smooth or pipe inside to allow for the same capacity as it was to open cut excavation which would be very costly and given where they are at it would be less struggles. This was sent to our ARPA compliance folks, I spoke to them on Tuesday and they had no issues with it either. Let's see here. Those are the highlights I guess. Let me know if there are any questions.

Ms. Miele This was reviewed in finance and forwarded with a positive recommendation. They have pretty much done all of the design and evaluation work on the levee to date, and my understanding is that there aren't very many firms in the United States that do this specific work. We only have a couple of options for a majority of the levee work we have completed so far.

Mr. Sander: And there is a certain amount of risk involved with this type of project. You wouldn't want to go just to anyone. They are in fact the most expensive. As went to see firm A was 42,000, firm B about 50,000, but we have some strong pressure from insurance to get the levee fixed. So here we are.

Ms. Miele That leads me to a question I didn't have because we didn't have the information on Tuesday about the other bidders. Wood is likely in a position to do significantly less work to arrive at the final design for the cross pipes, correct?

Mr. Sander: That would be accurate.

Ms. Miele: Did we ask why they are the most extensive firm?

Mr. Sander I had a brief discussion, I didn't go into specifics today with one of the engineers there. And ask specifically why are you at this, I didn't get quite that far.

Ms. Miele: I guess my question is, do we have a strong reason for feeling -it would seem to me like it might be in our

best interest not only because some of the work on the levee has been done, but just diversity of firms across city projects is probably I see different things. I'm assuming we still want to keep the majority of the work with Wood. As I said, they are one of the preeminent firms in the country for dealing with levee issues but when we are splitting out certain small pieces of that work, should we perhaps in the future look to diversify? The admissions -Ivan administrations recognition at this time is to work with Wood. Smaller bites of the pie so to speak that can be taken on without knowledge of the full system, it would seem to me like perhaps we should be looking to diversify who we are working with.

Mr. Sander: I agree. Obviously Wood has worked with the city and County for 10, 12 years now. They were down in New Orleans and along the Mississippi River. There are other firms capable come I think in this particular case given the situation we are in, we need to act. That would be my recommendation pro- always going to favor, I'm not going to play favorites. I have another proposal out right now for three of our pump station upgrades, they haven't done any design work on them per se. We will see what we get.

Ms. Miele: Got it. I'm just checking, it seems to me both from a physical perspective, I mean we are of course spinning American rescue plan act funds on this. It is still not a bottomless amount of funding. We still need to make certain we are getting the best bang for our buck. In a \$25,000 gap between the highest and lower bidder, if you like you would question that. All of that said, because what has created familiar with this area, we need it happened yesterday, it seems like they are our wisest choice but I encourage the initiation to consider all proposals and make sure we are getting good value in getting a number of different eyes on different elements of the project.

Mr. Sander : We had a discussion to that exact effect recently as well.

Mr. Yoder: Thank you, I would second and echo a lot of the sentiments. These are the seven worst as you have said, Jon. With Wood's level of expertise and their intimate knowledge of the levee system, I think we can make the argument that there is added value with the added price point. In this specific instance. To your point Ms. Miele, competition will very much down the road keeping a lot of other vendors honest, so to speak in a direct way of putting it. And even Wood, we've got a long-standing relationship with them. They are a great partner, nonetheless competition would be a very, very good thing. Even with the levee, with the largest issue we are facing but I think ensuring we introduce competition in a strategic and specific way that is not going to increase the level of risk I think is a very good idea.

Mr. Sander: I had that exact same conversation with Wood today in terms of competition.

Mr. Yoder: That's good. Any other comments or questions? Mr. Pulizzi then Mr. Allison.

Mr. Pulizzi: One quick comment, Jon I know I usually you up over the bidding and numbers and everything. I like to stretch our dollars as much as we possibly can, and tonight's case I was pretty was going to ask you every single thing that Miss Miele already did. I did way to think you are getting off easy from me tonight.

Ms. Miele: I didn't mean to steal your thunder, I'm sorry.

Mr. Allison Not a question, I just wanted to comment on the schedule. I totally agree with everything that has already been said, but this is a unique situation. It threatens our industrial park, don't want to compromise any of that. There's a virtual project kickoff on Monday the 18th, then there is two phases to be completed in May and June. We get down to the final technical contract that will be delivered August 1, then the project would be bid out by 15 August. So people have some idea about how long this is going to take. Although DCNR-C2P2 said in the narrative there is chance that the timeframe could be condensed based on review times by the city of Williamsport. I think they have given us a little bit of space in their in case it is needed, it might go quicker.

Mr. Sander: Some of it may have been driven by permitting requirements, we will see how that goes. If we can get to a contractor as early as August of this year, we would show some folks who really are concerned that we are doing it diligently.

Mr. Allison: It is going to be one of those things that are much-needed. That's all I have.

Mr. Yoder: Thank you, are there any other comments or questions from members of Council connect seeing none,
The resolution was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.
Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Resolution #9295

Resolution Committing Local Match Funding for DCNR-C2P2 Grant for the City of Williamsport

The City Clerk read the resolution.

Mr. Yoder asked for a motion and a second to adopt the resolution.

Mr. Pulizzi made the motion and it was seconded by Mr. Mackey

Mayor: Good evening again, what you have before you for your consideration is a resolution that is committing a local match for DCNR-C2P2 grant which is for our comprehensive recreation Park, open space, and green infrastructure plan in the amount of-if we are fortunate enough to get the grant it would be a local match of \$75,000 per and we have been talking about these grants for a long time now. Both in our ARPA discussions and regular Council meetings. City Council made it clear they want the initiation to continue going after grants which we are doing. This is one that would update our comprehensive plan which is significantly old at this point could in order to get some D.C. and are -- it would include connectivity to the parks and within the neighborhoods, to the recreational spaces, obviously a bunch of other items within that. This was reviewed in finance and forwarded to the full body of council with a positive recommendation is.

Ms. Miele: Hard not to forward this one with a positive recommendation. It is simply a local match. There is nothing that remarkable about that. If we are fortunate enough to get the grant, I think the process of doing a global look at our recreation, evaluating our needs and creating a master plan going forward can be a huge benefit for the city. I think most of the discussion, but I will defer to Mr. Allison who actually led Tuesday's finance meeting. I defer to you in general, I've been talking as though I was the one in charge.

: I asked Randy to lead it, I had some conflicts going on on my end. I think most of the discussion revolved around the exciting concept of not just a master plan for our parks, but a master plan for grading access to recreation within the city as well. Which is a different concept than what we have looked at previously in other parks planning ventures. I know with (word?) we did a master plan with our 67 smaller parks in the city. We didn't talk about how people were to get to those parks or how would that would create a user base for those parks. That's in a pointed question, too. The

question of how to help get citizens to the parks and how to create recreation in those parks that citizens want to use is a big and important one, hopefully we get a chance to evaluate that. Randy, what did I forget?

Mr. Allison: No, the grants will be awarded in late fall 2023.

Mayor: Late fall in 22, start in 23. And this is being led by Delta.

Mr. Yoder: Excellent. Very good, thank you both. Are there any other comments or questions from members of council? Hearing and seeing none, Mrs. Frank on the motion.

The resolution was carried with six yes roll call votes. The vote was 6 to 0. All were in favor.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, and Mr. Yoder voted yes. Mrs. Katz was absent

Accept for filing::

Controllers Report 12/31/21

Mr. Yoder asked for a motion and second to accept these for filing.

Mr. Miele made the motion and it was seconded by Mr. Beiter.

The minutes were accepted for filing with six yes roll call votes. The vote was 6 to 0.

Mr. Allison voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mr. Beiter voted yes, Ms. Miele voted yes, Mr. Yoder voted yes. Mrs. Katz was absent

Announcements

The next regularly scheduled City Council meeting will be held on Thursday, April 28, 2022 at 7:00 PM, Trade & Transit II, 144 West Third St. 3rd Floor, Williamsport, PA

Upcoming Meetings:

Tuesday April 19	6:30 PM	HARB Meeting*
Wednesday, April 20	10:00 AM	Blighted Property Meeting*
Thursday, April 21	10:30 AM	Zoning Hearing Board*
Tuesday, April 26	11:30 AM	Public Safety
	1:00 PM	Finance Committee
	2:30 PM	Public Works
	4:00 PM	Transit Oversight Committee
Wednesday, April 27	11:30 AM	Redevelopment Authority*
Thursday, April 28	7:00 PM	City Council Meeting*

MEETINGS MARKED WITH * are in person at Trade & Transit II, 144 West Third St. 3rd Floor, Williamsport, PA

Comments:

- a. City Council
- b. Administration
- c. Members of the Public

Mr. Frank Stecco: My name is Frank) 619 first Avenue. I've had a bout of troubles getting hold of different people in the city government. I know City Hall, used to be pretty simple pretty walked in, everybody was available. Now you go to one office and the door is locked, you call and nobody answers for you call again, you get a different department. I came up here tonight, the elevator doesn't go to the third floor. I asked the girl on the second floor, she said there something wrong with it. I walked up the steps, the door was locked. The only reason I got in was because of the happened to be there to let me in. It almost seems like we are trying to keep the public out of the meeting almost pretty you tell me. Is it an accident? Is it going to happen again? I've been trying - very difficult getting hold of people in the administration would I call the police department, it's very difficult but I do want to embarrass anybody at this meeting, I will give everybody until the next meeting to do their jobs properly or in different departments or will be back here and there assaying people. Some of these embarrassments border on unethical, possibly criminal behavior which I don't think the city needs another Attorney General investigation on our back. Other than that, I guess I would like a promise that we have access to the third floor during a meeting. Through the elevator in case you are handicapped. I hope they bring the old City Hall backward if there is a security issue, they can put a guy at the door just like the County does. You went in there, you could talk to anybody. Police problem, go in, you go there you go to the mayor's office, codes, whatever. I would love to know if there is another city in this country where the police department is half a mile away from City Hall and their offices are scattered about. If you want to talk to someone from code you have to go a mile the other direction. I hope to God this is what they plan on doing in the future. This is not a centralized City Hall. I don't know what the old building would cost to fix, I've done construction my whole life, it can't be that horribly bad. With the other City Hall, there was a line of guys waiting to take it, they took it and made a probable enterprise about it. I can't see what the problem is. They have some kind of magic wand that the public doesn't have? It seems like more and more there's an effort to keep people out of being able to access city offices. Tonight I couldn't even access the city meeting. Do you know anything about that, Mr. Yoder? Maybe you can look into it, right? Another little problem I have with council, come in here and say things, nobody says anything. Maybe I'm guessing, the solicitor says don't respond to anybody's problems. Just let it go. Maybe they will go away. I remember Mr. Allison telling me he'd have an answer for me the next week, he never did. It's on record. If you don't want to be a politician, if you don't want to be serving the public, don't join the club. Don't get elected to council recently comes up with a problem, it shouldn't be we don't have comments. It should be we will look into it and get back to you the next meeting or whatever. You know what I'm saying, Mr. Yoder.

Mr. Yoder: Understood, I appreciate your comments. We will look into it for the next meeting.

Adjournment

Mr. Yoder asked for a motion to adjourn.

Meeting adjourned upon motion by Ms. Miele and a second by Mr. Allison Meeting adjourned at 8:19 PM PM with unanimous ayes.

Submitted by:

**Janice M. Frank
City Clerk**