

**Thursday, April 25, 2019**  
**Williamsport, PA**

Council President Jonathan Williamson brought the Williamsport City Council meeting to order on Thursday, April 25, 2019 at 7:30 PM in City Hall Council Chambers. Chris Cooley did televise the meeting. The invocation was given by Councilman Randy Allison and was immediately followed by the "Pledge of Allegiance".

**Council members present:**

*Jonathan Williamson, President*  
*Randy Allison, Vice President*  
*Bonnie Katz, Councilwoman*  
*Derek Slaughter, Councilman*  
*Don Noviello, Councilman*  
*Elizabeth Miele, Councilwoman*  
*Joel Henderson, Councilman*

**Absent:**

**Also, Present:**

*Gabriel J. Campana, Mayor*  
*Mr. Joe Gerardi*  
*Mr. William Nichols, Jr.*  
*Mr. Gary Knarr absent*  
*Damon Hagan, Chief*  
*Sol. Brett Souther*  
*Janice Frank, City Clerk,*  
*Todd Heckman, Fire Chief*  
*Mark Benner EIT absent*  
*Mr. Joe Pawlak*

Approval of the Williamsport City Council minutes dated April 11, 2019 were approved upon a motion from **and Mr. Allison** and a second from **Mr. Slaughter**. **All were in favor. The vote was 6 to 0.** **Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, Dr. Williamson voted yes. Ms. Miele had not yet arrived.**

Limited Courtesy of the Floor  
There was no courtesy of the floor.

**Resolution #8881**

**Resolution Naming April 1<sup>st</sup> Kiwanis Day in Williamsport & Honoring 100 Years**

The City Clerk read the resolution.

Dr. Williamson asked for a motion to approve the resolution.

**Mr. Noviello made the motion and it was seconded by Mr. Slaughter.**

Mayor Campana stated it was an honor and his pleasure to present this resolution. He thanked Janice Frank for facilitating this and thanked all the current members of the Kiwanis and all the members in the past. Thank you so much from the city for everything that you've done and things that you're going to do in the future.

Dr. Williamson asked if there were any comments from members of Council.

Mr. Noviello stated he has had the pleasure of the last 10 years working with the Kiwanis at the soapbox derby every year. I can pretty much guarantee that we would not be where we are if it hadn't been for the Kiwanis group. He appreciated the manpower and their attitude and the way they volunteer, it is a testimonial to the caliber of people there and how they think so much of our city. We are working with 60 families during the course of the derby and Kiwanis plays a big role. He wants to thank them for that and the overall history.

Mrs. Katz asked if there was anyone here from the Kiwanis tonight, she asked them to stand, and asked them to come up and say something.

Mr. Jason Hurwitz, President of the Kiwanis, stated he was very appreciative of the Mayor and City Council for recognizing them and making April 1 Kiwanis day in the City of Williamsport. We are celebrating our 100th of the charter club of Williamsport and as we do that and we both the membership of around 80 members, we are currently the largest Kiwanis club in the State of Pennsylvania. We have lots of activities ongoing throughout the year and it is been a pleasure looking at what we have accomplished over the last hundred years and looking forward and doing as we move into the next hundred years. We would invite anybody that is interested to come to our luncheon as a guest at the club. We meet every Thursday at the Genetti for lunch at noon, so that invitation is always welcomed to anyone who would like to attend. You can always find us on Facebook or if you look on the web you can see what we are doing. We have great projects coming up and we are kicking off a wonderful project called the kids playground project. That is going to be at Stevens Elementary, and assessable to kids that every ability level so everybody can have a good time outside under the sun. We are doing that in partnership with the Rotary club of Williamsport and also the Williamsport School District. Thank you again to the Mayor and Council for this honor.

Mr. Slaughter stated he had the pleasure of attending the dinner for the 100<sup>th</sup> year celebration, and he wanted to say thank you to all of them for everything they do, he learned a lot of history about the Kiwanis that he did not know prior. They are obviously a great asset, and he appreciates what they have done and what they are going to do forward and all the positivity's they bring to the city and the surrounding areas. Dr. Williamson stated he has heard a lot of things about the assessable playground project at Stevens elementary, if we get questions about how individuals might contribute to that effort, would that be available on your Facebook?

Mr. Hurwitz replied yes, we also have a dedicated website for that. But if you go to our Facebook page you can find a lot of information through our website.

Dr. Williamson encouraged anyone who is so inclined to volunteer to please do so. Things like our playgrounds really bring our communities together and build a stronger richer community.

Mr. Hurwitz stated that donations are gladly being accepted by anyone who might be interested in doing that at any level. We do have one of our strategic partners coming in next Friday to give a walk-through of the site of what is going to be there and answer any questions of what potential donors might have. So if you are interested please reach out.

Mrs. Fausnaught stated the other phone number to look up is Wayne Fausnaught, he is the chairman of this.

Dr. Williamson asked for vote on the resolution.

**The resolution was carried with six yes roll call votes. The vote was 6 to 0.**

CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019

**Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes. Ms. Miele had not yet arrived.**

Resolution #8882

Resolution Honoring Chief Todd Heckman

The City Clerk read the resolution.

Dr. Williamson asked for a motion to approve the resolution.

**Mr. Noviello made the motion and it was seconded by Mr. Henderson.**

Dr. Williamson read the resolution. He asked for comments and questions from Council.

Mr. Henderson stated we are so proud and grateful and we recognize that Williamsport is truly blessed to have such an honorable and selfless man serving as our Fire Chief and providing leadership to the entire department. This is obviously a recognition of that, and we are blessed to have other citizens as well, and we might mention them in just a minute. These public servants risk their own life and own safety for our safety and it is so vitally important that we recognize that and encourage our young people to pursue that kind of life. We need to lift these people up as real heroes, we have real heroes who don't wear capes. It is important for the young people to realize this. The chief was not on duty at the time, but the reality is is our fire department is always on duty. We want to thank him and the others as well for their service and help in this incredible selfless act.

Mr. Noviello stated he would like to reflect some of the same commentaries and he's has had the pleasure of working with Chief Heckman for a number of years now and he is a pleasure to work with. He is of quality character and quality personality, he just wanted to add his recommendation and thanks for the service.

Mrs. Katz stated thank you very much and it shows the quality of leadership that we have in our departments. Thank you again.

Mr. Slaughter stated he had the same sentiments and he appreciates all of them and everyone for everything they have done on the force. Thank you.

Mayor Campana stated that Chief Heckman was one of the best appointments he made as a Mayor and he wanted to thank him for his leadership, his humbleness and most importantly his courage. He stated it's been a pleasure working with him.

Mr. Allison stated he has seen Chief Heckman and the department close-up in action and his understanding of situations like that or any situation where a structure is involved, there is no safe structure fire no matter how small it might seem. There is a huge risk every time our fire department goes out and answers the call. We are thankful and grateful and he doesn't think we can totally appreciate all the things that he does and all the things he does between fires on a daily basis to do a great job. He thanks them as well.

Dr. Williamson stated on behalf of the citizens of Williamsport, that we all as elected officials represent, our fire department, our police department, our codes Department and other departments in the city that do the heavy lifting on a day by day basis and the kind of selflessness that is represented by this resolution in the next, is a small recognition of the appreciation that we and the citizens have for your professionalism and your courage, and your leadership and the work that goes on scene and probably too little appreciated on a day-to-day basis.

Chief Heckman stated he wanted to add that the whole experience was something that any of us would do in a heartbeat. He has the best team in this country, there are 32 of them. He would also like to recognize officer McGee & Shon, citizens at large, Casey Parker, and also Mr. Chad Anthony, who is the son of our retired chief Butch Anthony. They are the team that got me up to the porch roof. It was a team effort get me up on the porch and he does appreciate and think everybody here. Any of us would do this again on any given day. Thank you very much.

Applause from everybody.

Dr. Williamson asked for a vote on the resolution.

**The resolution was carried with six yes roll call votes. The vote was 6 to 0.**

**Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes. Ms. Miele had not yet arrived.**

Resolution #8883

Resolution Honoring Platoon B Firefighters

The City Clerk read the resolution.

Dr. Williamson asked for a motion to approve the resolution.

**Dr. Williamson read the resolution and asked the members of the platoon to come forward.**

Dr. Williamson asked for motion and a second.

**Mr. Henderson made the motion and it was seconded by Mr. Slaughter.**

Mrs. Katz said thank you to all the men for everything that they do for us and she felt they don't get thanked enough, and she knows how hard they work, and it goes through all of them.

Mr. Noviello stated he has also had occasion to watch them in action. He doesn't know too much about firefighting tactics but he is been around long enough to notice efficiency when he sees it. He has seen professionalism from them more than a few times. He is thankful and grateful that they all came out healthy and in good condition. He appreciates all their efforts.

Mr. Henderson stated he also wanted to thank them and as all the citizens of Williamsport should and will. This underscores the importance of our city maintaining a professional fire department and the training that you have received and put into action and their ability to respond the right way, when all the pressure is there, even in the face of danger, and even with injuries. We are very very grateful for what you do. I don't know where we would be without a professional department such as yourself. We want to thank them for all the training that they've done and for their response, especially in situations such as this.

Mr. Slaughter stated he wanted to echo those comments, and sentiments. We are very appreciative of what they do on a day-to-day basis.

Mr. Allison stated we do appreciate you and gentlemen we are proud of you, and especially in Williamsport where we have an older housing stock and houses are close together. You face the extra challenges be on the fire itself. Thank you for a job well done.

Dr. Williamson stated he had a high level of respect for our fire department further professionalism from the first day he started serving on Council. They are a fine group that represent our city well on a day-to-

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

day basis. They step up and keep us safe and protect our property to the best and highest level possible. I agree 100% with Mr. Henderson, we must do what we can to the best of our ability to make sure that we maintain their ability to sustain that level of professionalism to continue to keep us safe in the future. Thank you again, and in particular for what you did for the work in this particular instance.

Applause from the audience.

**The resolution was carried with six yes roll call votes. The vote was 6 to 0.**

**Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes. Ms. Miele had not yet arrived.**

**Dr. Williamson changed the order of the agenda.**

**Certificate of Appropriateness – 211 Basin St - Travis Hammond**

Mr. Gerardi stated this is a request for certificate for 211 Basin St. It was on the agenda two weeks ago, and Mr. Hammond and he met on the site to see what we could do to make it to meet the design standards.

He still wants to keep the metal roof, and also the front awning, that will be metal. There is a picture of what the building looked like the last time. The walls will be painted in ash gray. There is a color sample attached. This does meet our design standards. The owner is present.

Dr. Williamson asked for motion and a second.

**Mrs. Katz made the motion and it was seconded by Mr. Henderson.**

Mrs. Katz thanked Mr. Hammond for coming back and working with the city, and she does appreciate what he is doing to improve this building.

Dr. Williamson asked about the walls and the painting and the eaves.

Mr. Gerardi answered yes.

Dr. Williamson thanked him again for working with the city.

**The certificate of appropriateness was carried with six yes roll call votes. The vote was 6 to 0.**

**Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes. Ms. Miele had not yet arrived.**

**Certificate of Appropriateness – 228 West Third St – Rapmitco Properties Co.**

Mr. Gerardi stated this certificate is for 228 W. 3<sup>rd</sup> St. It is a request for a sign, that is non-illuminated it will be lit from the external lights from the building. It is 27 inches tall by 60 inches wide. It is bounded flush to the building, and there is a drawing attached of what is going to look like. There is no change in the color.

Dr. Williamson asked for motion and a second.

**Mrs. Katz made the motion and it was seconded by Mr. Allison.**

Mrs. Katz stated this is right around the corner and it looks like a very interesting shop.

Mr. Gerardi stated the owner was not able to make it tonight.

Dr. Williamson asked for vote on the certificate.

**The certificate of appropriateness was carried with six yes roll call votes. The vote was 6 to 0.**

**Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes. Ms. Miele had not yet arrived.**

**Certificate of Appropriateness – 151 East Third St - John RT Ryan Enterprise**

Mr. Gerardi stated this is for the enterprise building, the colors and the look of the building was previously approved about four months ago. What you are proving tonight is a small section, everything else has been approved for this building. They will construct the area with wood double doors and it will make it look as always was. There is a representative here.

Dr. Williamson asked for motion and a second to approve the certificate.

**Mrs. Katz made the motion and it was seconded by Mr. Allison.**

Dr. Williamson asked for a vote on the certificate.

**The certificate of appropriateness was carried with six yes roll call votes. The vote was 6 to 0.**

**Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes. Ms. Miele had not yet arrived.**

**Resolution #8884**

**Resolution Awarding East Third St Gateway Project**

The City Clerk read the resolution.

Dr. Williamson asked for a motion to approve the resolution.

**Mr. Noviello made the motion and it was seconded by Mrs. Katz.**

Mr. Nichols stated that he handed out additional information which is a follow-up and request from the Finance committee. In working with Delta Development, he was provided with the memo to update Council on the most current allocation project cost of grant sources for the gateway project. Yesterday the Water and Sanitary Authority approved the MOU, which defines the project responsibilities for certain water and sewer cost to the Gateway partners. Including in the memo are the funding sources as it pertains to the MOU as well as the soft cost related to the project. The memo shows you the related funding sources of what is being awarded tonight. There are still available funds from State and Local sources for contingencies. I also provided you with the Larson Design bid tabulation sheet as well as the proposal for Hawbaker. At the last meeting we did our presentation with team members, Chris Keiser is here tonight as well as Dave Whitmore. This was reviewed by the Finance Committee.

Mr. Allison stated he didn't get a chance to look at this memo and asked for the differences.

Mr. Nichols stated the E. 3<sup>rd</sup> St. Gateway, there are more funds available on the grant and we are trying to allocate how much funds we can apply to the grant. What is new here are the water and sewer improvements, we had some questions about that, what if the MOU is not approved by the Water Authority, how would we fund that? But they did, and the funding sources for that are listed there from the Water and Sanitary Authority as well is a small amount of money from the multimodal grant, and the economic

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

development foundation. One thing that will change on the sources is the amount of money, the money for the Water and Sanitary dollars from the city previously listed for the ARC Grant, we did not know that match. So we changed that from the 240 that's listed there, we will be allocating 152 to the water and sanitary improvements.

Dr. Williamson asked him to explain again the funding of the city's component of the Water and Sanitary improvements.

Mr. Nichols stated we have bond money available, for E. 3<sup>rd</sup> St. which I really didn't tie down as to which grant source we wanted to utilize. But we felt the proper allocation would be towards the water and sewer improvements to match the Lycoming Foundation dollars. Simply because instead of using it to match the ARC Grant, we don't have to do that, so we are allocating what was initially listed as the Pine Street which was funded by the ARC Grant. Then you have to keep in mind the source and use fund is very dynamic and changes all the time. Liz wanted to make sure that there was some contingency money available in this project and there was at least ½ \$1 million of contingency money that we have in place as we move forward with the Gateway project. That needs to come before Council obviously, you have a draft in your binder.

Mr. Allison stated we did review this and the vast majority that we spent looking at this was the water and sewer improvements, specifically the city's involvement. The newspaper article said the Water Authority approved up to \$560,000, is that correct? Is the \$500,000 just a holding number?

Mr. Nichols answered the total amount in the bid is the aspect of it is \$899,000. I was trying to determine a fair allocation of how this was to be funded. Essentially what happened is we moved this product up, certain costs would not be reimbursed by PennDOT. On the local projects, the funds will not be available unless it is done by PennDOT. The grant funds that we were able to get for this should be allocated to all aspects of the project. They accepted the fact that they would have to pay at least 30% of the cost, and then Lycoming College and the city would come up with the percentage wise, and the remainder would be split three ways. Also the \$500,000 includes an issue about the laterals. The costs of the sanitary were \$416,000 excluding the laterals, they will not replace all the laterals. If there's more than \$500,000, the way that would be funded if the lateral needs to be replaced because it is in bad shape, then that would be their costs. If they want to replace it to replace it, if we desire to replace it then we would help to participate in that cause. It will be on a case-by-case basis. We certainly don't want them digging up the street when they don't have to.

Mr. Allison stated regarding that lateral issue, the conversation we had about that was if they wanted to replace it, and it didn't meet PennDOT specifications for being replaced, then that was on their dime. Otherwise the other formula

Mr. Nichols stated if it was in such disrepair, that it would be replaced by PennDOT, then we would share in that cost.

Mr. Allison stated so if it's bad enough then we will share in the cost. Who is going to arbitrate that?

Mr. Nichols stated we initially talked about arbitrating that, but now with PennDOT replacing it would be the defining decision. We have to have a PennDOT inspector on the State road because it will be theirs. Now that were using PennDOT threshold, we would rather use one of their inspectors.

Mr. Allison asked the 500,000, it said 560,000, so that would cover the whole project, their share?

Mr. Nichols stated I think that we should strongly as that they cover all of the laterals so we don't have to cover any costs. Again, I will rely on the city's engineer and others, I will not be the expert on that.

Mr. Allison asked if we have to match the ARC Grant now?

Mr. Nichols answered we do have to match it, since it is a federal grant, we can use the other grant to utilize those funds. The other is for traffic signals and we can use those funds to match them. You can't match from the federal, but as long as you use Local and State.....

Mr. Allison asked what was the matching percentage that we have to match up?

Mr. Nichols answered 70/30. It should be in the grant that I put in to the binder.

Mr. Allison stated so that was our major question that we ask in the Finance committee. So the hundred and \$75,000 is coming from .....

Mr. Nichols stated if you look at the source for LED on the new sheet, if you look at the first line item, E. 3<sup>rd</sup> St., we reallocated \$240,000, so were you using \$175,000. So we are going to try to have contingency dollars in each aspect of the project. There are 10 different sources in each of the projects. The Gateway is solid in how we are allocating the cost. We have about \$2 million in local funds from various foundations and local sources. These decisions were made by our team, to best distribute the funds that we have, and going back from the strategies and the studies, we tried not to deviate from what we wanted to do earlier on. Again we have about ½ million dollars in contingency money which I think Liz wanted to get a grasp on that. I will update this and make a report to finance, that might make sense, because I'd rather have some other eyes look at it as well.

Mr. Allison said you mentioned a grant fund, that you were fully spending,....

Mr. Nichols stated if you look at the first column on the new sheet, there is about \$75,000 available there, under the PennDOT, there's about \$150,000 there under the LED F, about \$25,000. Lycoming County, \$75,000, the city \$50,000, and some of the other grant sources there are some dollars there.

Mr. Allison stated that was a question he had when matching up the grants, there was some leftover dollars.

Mr. Nichols stated we will update this and he will make sure that Delta comes at least quarterly to give updates on this. He feels we are in pretty good shape going forward on this point. There are still other parts of this project that haven't been fully designed yet, or even bid so we still are a long way to go. Dr. Williamson asked if there were other comments or questions.

Mr. Slaughter stated so the ARLE grant will be used as a match, how much of that money will be going to be used for the match?

Mr. Nichols replied the total amount, it may be an overmatched, but we are allocating the whole grant, because that's for the Pine Street project, the intersection of Third and Pine.

Mr. Slaughter stated obviously this is all changed in the last few days. I am trying to sort it all out here. He asked Mr. Nichols to explain the hundred and \$75,000 from the city

Mr. Nichols answered the total amount of money that was made available few years ago was \$500,000 and the hundred and \$75,000 is being allocated to the water and sewer improvements. That was finally finalized yesterday. Again the determination above the \$500,000 was based on the PennDOT project, they would have to pay 30% of that project and the discussion through the last year was how best to fund the remaining residual, which would be the main stakeholders would split it by a certain formula. We were able to get a little bit of money from PennDOT for that and then we split the remainder between the City of

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

Williamsport, and Lycoming Economic Development foundation which provided us a very generous grant for whatever purpose we needed for the project. The original allocation we made towards E. 3<sup>rd</sup> St. was \$240,000 and we are not using all that. The extra money is in reserve rate now and in contingency. That's why we need to come back every month to give council and update, so those decisions can be made accordingly.

Mr. Slaughter stated so all of these reallocations have changed significantly since Tuesday when it was reviewed in finance?

Mr. Nichols stated no the only thing that were changed were the Water Authority, the other ones were pretty minor. The Water Authority was really the one we had to deal with because we didn't know if the Water Authority was gone approve the half \$1 million. There were three things brought to the Water Authority and then we found out there were something on a page that came from Larson Design, and those were notes by Delta development, and they were soft cost. The difference between allocations and the source to use, again source of use provide you with all the monies available, and the memo provide you with how were allocating those and what we are asking for as an award.

Mr. Slaughter stated I just have a question about the MOU, whether our finance committee has seen this MOU?

Mr. Nichols answered no I haven't seen it.

Mr. Slaughter stated so we have not seen this MOU at all, just a draft on it, but we want to know if it has changed?

Mr. Nichols answered the \$500,000 is still the same, it only relates to the change were there were two number sevens and the description of how the cost-sharing will be determining to the laterals.

Mr. Slaughter stated so we can't be sure that the MOU that we have is draft will be the same.

Mr. Nichols answered there is some wordsmithing that was done but the dollars remain the same. But you are not voting on them.

Dr. Williamson stated the max exposure in the draft that we had to the Water Authority is clarified that is going to be \$500,000 which is \$416,000 in the base bid plus their share up to that limit.

Mr. Nichols stated they are paying for the laterals up to \$500,000 and if there's additional work needed, we have a say whether we want to sponsor that are not.

Dr. Williamson said that's what he wanted to be clear on, it may have changed a little bit but not subsequently, the city's contribution that we had to find funding for was \$364,000 and any access money above the authorities \$500,000 and the only place that could come from is the laterals. Correct? There is no cost to the water or sewer that could be in excess of 364. So the lateral is the only unknown number, and the estimate for the cap on the laterals, is about \$143,000. They have committed, two \$416,000 and if there's \$85,000 left over they will pay for..... So there is about \$60,000, so our max exposure would be 364,000 for the base bid, plus \$60,000 if we have to pay for our full share of the laterals.

Mr. Nichols stated that would be split, our exposure would be \$30,000. It shows the percentage in our draft. For anything above there It would be subject to cost-sharing arrangement. We would not take anything on 100%.

Dr. Williamson said the authority will contribute 53 1/3 of the project cost which includes the laterals and everything else in an amount not to exceed \$500,000 and which they are anticipated to be \$416,000 in addition to the lateral costs, which may be necessary to determine as part of the construction up to the limit set forth. The city will be contributing 46 2/3% and if all the anticipated laterals are installed, is predicted to be \$143,000, and of the anticipated amount, shall be subject to paragraph five change orders. He continued to read the paragraph that was in the contract. But that still means that they are capped and we pay anything above that.

Mr. Nichols answered no because we don't desire to have the laterals replace, there were not going to create any costs.

Dr. Williamson stated the maximum exposure that we had, if we can define what that is, is 364,000+ about \$60,000, so 420,000. He reviewed what each group is paying, so basically the total cost of what everything could be is 899,000+ 143,000, but everything has to get paid by somebody. So we are at 1.2 million, and half a million is being paid for by the Water and Sewer authority so we are at \$542,000. 350,000 is paid by the city or the development foundation. He continued on with the figures. If everything has to be paid for, what funds the 143,000, if the Water Authority's commitment have been reached. And all of the sources of the contingency money come from a lot of different funding sources, with the lateral expenses be enough to be able to cover that cost?

Mr. Nichols answered yes there's enough local dollars available to do that. He reviewed the sources

Dr. Williamson stated but there is enough local match for the hundred \$43,000 to cover?

Mr. Nichols stated we hope.

Mr. Allison said I thought we talked about that that was going to be covered by engineering costs, a match? If we had traded with Lycoming college.

Mr. Nichols stated if you look at the, Lycoming College paid hundred and \$72,911 for design costs for Franklin and basin Street, which we were to reimburse them. Instead of reimbursing them, because it was a joint grant from the foundation, instead of reimbursing them, we will not reimburse them for anything and we will use other local sources for their part in the match. Because they paid through the design costs.

Mr. Allison stated I thought you had related that to this project.

Mr. Nichols answered yes it is, that's why we added the soft costs down below, Larson had a contract with the college and they engage them design basin Street, and so we use other local sources because we wanted them to contribute to the water and sanitary work as well.

Mrs. Katz asked if the engineering costs were coming out of RVT?

Mr. Nichols asked for which part?

Mrs. Katz stated this is part of her notes from finance.

Mr. Nichols stated while we pay 90% of Delta development costs, we did resume the contract to get these grants.

Mrs. Katz stated so what happens if we don't do the laterals, we don't know how bad our laterals are, and what might happen is, if that collapse, we have to dig up that street anyways. I find that kind of frustrating right now.

Mr. Nichols stated again everybody wanted to make provisions in case we need to replace the laterals and I agree with that, but it is an unknown.

Mrs. Katz stated well we have brand-new streets, and all of a sudden things start collapsing, this is an unknown factor, are we going to scope any of the laterals

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

Chris Keiser answered we don't know, we are utilizing guides from the water authority on which ones to replace, the lateral within third Street is roughly 25 to 30 that will be replaced. Outside additional scoping beyond the project zone is not known.

Mrs. Katz stated it is kind of frustrating and scary if we don't know.

Dr. Williamson stated as he understood each one will be inspected internally.

Mr. Nichols stated I think we need to clarify this lateral thing because that is included in the \$899,000.

Mr. Dave Whitmore from Reynolds stated this is a fairly huge project, there are a lot of unknowns and I can tell you that the due diligence was done by PennDOT, by PennDOT's engineering firm, and Larson Design. And we estimated it as best as we could. There are some unknowns, and there are some contingencies in each fund that we can use if needed. I am not saying that we have everything covered 100% because it is hard to do. We did the best engineering that could've been done and we estimated as best as we could. The laterals should be covered. We do try to look ahead with the future development. Not everyone or every future development is considered. But who knows what will happen in the future.

Dr. Williamson stated the \$899,000 calculations will be covered, so then it anticipates, it is unclear based on what Mr. Nichols just said, is the hundred and \$43,000 a part of it.

Mr. Whitmore answered he did not have the numbers in front of him and he apologized.

Dr. Williamson read what it says, and we don't have exhibit a yet, is the \$143,000 part of it?

Mr. Nichols stated the design firm that bid was PennDOT's contractor and they made their best guess for laterals. You're going to have unforeseen conditions. This is about the best guess.

Dr. Williamson stated you do portion out the hundred and 43,000, but were looking at an exposure of something in addition, up to about 420,000 or 425,000 in that range. We can absolutely hope that it is closer to 364 than 420,000. But that is the range of what we are committed to.

Ms. Miele asked if they could go back over the sources of funding.

It was stated that there is a memo about it.

Ms. Miele asked if we can use the grant funding towards the water authority?

Mr. Nichols answered yes, Delta checked with PennDOT and we can use some of that towards the sanitary, none of the enormous amount but some.

Ms. Miele stated so we got \$250,000, and we can use 49,000 of that?

Mr. Nichols answered yes, and we are hoping to allocate some of that towards water and sewer.

Ms. Miele asked for the extra money came from?

Mr. Nichols stated that was just a Delta development worksheet that was explaining how to utilize all the funds, and the gateway memo that we worked on since Tuesday was to show you exactly what funds are being used for the award tonight and that was based on what you wanted to see.

Ms. Miele stated she does see where there's about \$250,000 left in the PennDOT.

Mr. Nichols stated yes because were only using,..... We are only using 926,772. So that is different, and you are right we are only using 126,772.

Ms. Miele stated so we have about \$250,000 extra, and of that we can use for the water work.

Mr. Nichols stated we can only use a small portion for that, so the water and sanitary that is actually in basin Street is how we came up with that number.

There was another review of the ARLE Grant and the ARC Grant. A lot of this can still continue to change because things haven't been entirely bid out yet.

Mr. Nichols stated again this is going to change every step of the way because we still have about four or five elements to go.

Ms. Miele stated if we were to hit some sort of issue out of that 899,000, then we would be able to back out the work? Even though these items are on a change order and were accepting a full bid, and if we can't commit with the water authority.... We would be able to back out the spending if we absolutely had to?

Mr. Nichols answered well we have the grant money still available as the contingency, that is still available.

Ms. Miele stated again so we would still be authorized to back out if we had to?

Mr. Nichols stated yes we could, we could eliminate all the water and sanitary Authority part if you wanted to.

Ms. Miele said it's not that, this work is authorized and 2020 and we all know that, I just wanted to make sure, that we can still back out.

Mr. Nichols stated yes he will make sure that Finance committee has a report on everybody.

Mr. Allison asked in going forward, do you have a chart or document of how these grants and everything cross relate, is that something you just work on if you come to. We had an understanding of which ones are being affected going forward, maybe things we could look at and anticipate.

Mr. Nichols stated that there is a source and use sheet and we can break it down..... He will get the team together to update the source and use.

Chris Keiser stated as soon as we can proceed, they will start work on Franklin and Basin Street first.

Mr. Slaughter stated it would be extremely helpful if we saw an accurate listing of the plans, what has been switched, the allocations and the matches. It would be very helpful because there has been a decent amount of changes moving around from what this original matrix shows.

Mr. Nichols answered yes, because there are 17 grant sources, he felt that that would be helpful for everyone including himself.

Mr. Whitmore stated once the construction starts we will do a monthly show of what needs to be done, change orders, cost logs so you will have it.

Dr. Williamson asked for vote on the resolution.

**The resolution was carried with six yes roll call votes. The vote was 6 to 0.**

**Ms. Miele voted yes, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes. Mr. Slaughter abstained.**

**Resolution #8885**

**Resolution Awarding Phase II of Bowman Field Improvement Project**

The City Clerk read the resolution.

Dr. Williamson asked for a motion to approve the resolution.

**Mrs. Katz made the motion and it was seconded by Mr. Allison.**

Mr. Nichols stated this resolution is to award phase 2 of the Bowman Field improvement project and all the other related spaces. Expansion of the press box area, construction of a new pump house, and a new facility boiler. The bids for this phase total \$505,000 and is part of the current RCAP project. In your

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

information and the binder, is the committal letter from the Cross Cutters, the bid tabulation sheet, the construction management letter recommendation, the related bid forms, and he is also provided you with the updated funding plan. There is still another phase of this project which you are aware of, it is the scoreboard, we are recommending that it will be handled by the Cross Cutters through a sub recipient agreement, the State does allow the Cross Cutters to do this and it will be better managed as part of the project because they have the expertise. It also will allow for the city to avoid certain legal issues because of the bid award, the process was convoluted, and they have agreed to do this and it will make for a much better project. They anticipate it to be time sensitive because they wanted completed before the end of the season and the remainder the project to be completed by the end of the year. Public Works did review this.

Mrs. Katz stated this did come to Public Works, we reviewed this and send it to the full body of Council with positive recommendation. Some of the money is coming from RCAP, and some is coming from the act 13, 50,000 is coming from the visitors Bureau and \$200,000 is coming from the Bowman Field account. We are just doing the press box and the visitors' locker room I did not realize we were doing the broiler also.

Mr. Nichols said yes that just happened recently we had to add that because it blew up

Mr. Whitmore from Reynolds explained but he was not at the microphone when he spoke. inaudible Mr. Nichols stated unfortunately it failed before we inspected it.

Mrs. Katz said we did approve this with a positive recommendation but we did not approve the broiler because we had no idea.

Mr. Noviello asked if they had any idea with the scope of this work will come from?

Mr. Whitmore answered but could not be heard because he was not speaking from the podium.

Mr. Nichols stated where we could shape some cost from and we have to make it happen because it is done functioning.

Ms. Miele stated so the allocation is what was already named and then \$200,000 from the Bowman Field account. How much money does that leave in the Bowman Field account?

Mr. Nichols stated we should be able to get that money back up by hundred thousand by the end of the year.

Ms. Miele asked Mr. Adam Winder how much money do we need to maintain the field.

Mr. Slaughter asked what is the Bowman Field Account?

Mr. Nichols answered, it is the capital account that money is set aside from the fees, the utilization of the field at any kind of revenues generated from Bowman Field go back into Bowman Field. That is how we funded the RCAP projects over the years. We set aside any kind of fees to match any kind a capital project.

Ms. Slaughter stated because he doesn't see any account for Bowman Field in our budget books.

Mr. Nichols stated it was included with the information requested all the funds that was provided to you several months ago.

Mr. Slaughter stated so the Bowman Field account was not included in our account book during budget season?

Mr. Nichols answered it never has been, and that's not a responsibility.

Mr. Slaughter answered back stating, so the money that goes into the Bowman Field account, who authorizes that? The money going in and out of the Bowman Field account.

Mr. Nichols answered any kind of expenditure must be authorized by City Council.

Mr. Slaughter asked, so if were not aware of any of that, what was happening with the Bowman Field account last year? We did not know anything about the Bowman Field account until this year. So were there any expenditures in 2018?

Mr. Nichols replied we can always go to the controller. The Controller gets all the bank records, not finance. We get all our records from the controller's office. Feel free to ask the controller.

Dr. Williamson stated to clarify, the expenditures have to be approved, the question should be who ensures revenues go into the account, is that the administration?

Mr. Nichols answered correct, and it is audited.

Ms. Miele stated it sounds as if there has been no expenditures from the Bowman Field account, that's why we have a chunk of money in there.

Mr. Slaughter asked, that was my question, have there been any expenditures from the Bowman Field account or has it just been generating revenue, over and over again?

Mr. Nichols stated very little expenditures if any.

Mr. Slaughter stated it's concerning if there's an account with this type of revenue that we were not aware of. So we should assure that there were no expenditures out of that account.

Mr. Nichols stated I would hesitate to use the word "we" because I've been here quite a while and have always been known by Council. They always watched over the Bowman Field account.

Mr. Slaughter stated so Ms. Miele didn't know about the Bowman Field account.

Mr. Nichols stated there is a mechanism in place for Council to review that account monthly, if that mechanism isn't utilize it is not our responsibility.

Ms. Miele stated certain things fall off the historical radar, as we change members of Council, and some of these smaller funds is one of those things. And it falls to the controller's office, and sometimes because of the changes we don't get all the information.

Dr. Williamson stated and when the information that summarized it is not always labeled the Bowman Field account, but it gets labeled of different types of funds in the audit, there is money set aside by action of counsel that's called one seeing and money set aside for different things and I always forget what they are called.

Mr. Pawlak stated it is going to be under restricted use because it is restricted for specific purposes, we are restricting the fees for the stadium for future capital projects. So the accounting name is called committed.

Dr. Williamson stated in essence, the Bowman Field capital fund is a committed account, and the only place where we would see them broken down is from a report from the controller's office.

Mr. Slaughter stated so just to summarize from my point of view, it would be extremely helpful, for transparency purposes, just a breakdown of what is in the accounts so we know if for nothing else transparency. So we know here's the accounts we have and here is what is in them.

Ms. Miele stated it sounds to me that that is something that we should be requesting from the controller's office on a monthly basis.

Dr. Williamson asked if he could ask the finance office to approach the controller's office.

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

Mr. Slaughter stated he just wanted to see the expenditures and the activity in the account.

Mr. Allison stated and we do have that right now and we have a baseline to follow up.

Dr. Williamson asked if there were any comments or questions.

Mr. Henderson asked when does this work begin and when is it going to be completed.

Mr. Nichols answered again with how we have it scheduled and had it set to go what was approved, we do have the expansion first before the Cross Cutters season and everything else after the season.

Mr. Henderson stated so the only thing that we are moving forward on is the press box.

Mr. Whitmore stated if we get the recommendation today, we will talk to the contractor just to verify and get things going. Obviously we have all four trades involved to get everything done. If there is a chance that were running close to press box time, we might do that after the season as well.

Mr. Henderson stated he just wanted what kind of a base timeline there. He also asked if there was a process by which we inspect the work of all of the contractors that we have? What is that process exactly and if we are unsatisfied where we go from here?

Mr. Whitmore answered as a construction manager we do all the inspections for the construction work. There also is building inspections, and as 1/3 party, we always have it inspected for safety issues, and we have the fire department and the police department if need be walked through the facilities before we open.

Mr. Henderson stated so if there is an issue with any of those field inspections, I am assuming there is a process.

Mr. Whitmore stated we typically do check on this, and check on that and we accept things on the city's behalf to, and the Codes Department if they find something that is not and we will then get our certificates of occupancy as noted.

Mr. Slaughter asked just a follow-up to that, did we inspect phase 1 of the report? Was there any concern about Bowman Field?

Mr. Whitmore asked, the first phase meeting the seating and the dugouts?

Mr. Slaughter answered yes and the deck and all that.

Mr. Whitmore stated we were not involved in the deck, but the first phase we did code reviews and third-party inspections.

Mr. Slaughter asked if there were any concerns with the first part of the construction.

Mr. Whitmore stated no, Mr. Nichols stated he is talking about the deck.

Mr. Slaughter asked if he did not review the deck?

Mr. Whitmore replied no we did not review the deck.

Mr. Slaughter asked if we had any contracts that have not been closed out from the first part of this? Mr. Whitmore answered I think there is.

Mr. Slaughter asked so are we named in any type of issues with those contracts, is the city named in that?

Mr. Whitmore stated he could not answer is behalf, he did put some eyes on things, there are some things there that need to be addressed.

Mr. Slaughter said for me, to look at the work on behalf of the city, I would think that we would want to have everything from the first part done before moving forward. We need to have that taken care of, closed out.

Mr. Whitmore stated there is only one concerned and it is the Lundy situation from what I understand.

Mr. Gerardi stated as far as that goes, our Codes Department did the inspection and it is okay for everyone to use. As far as the building itself and the deck, we proofed it and it was all fine.

Dr. Williamson asked if there was a construction manager on the deck.

Mr. Whitmore answered no there was not.

Dr. Williamson stated one of the things we have seen over the years is you have a Chief foreman and a construction manager that oversees things on behalf of the city is a second contract, and we do the codes enforcement. But not all projects have a construction manager, because city staff cannot be on staffed every day and there is value in having a construction manager. So thank you for answering that question there is not a construction manager there.

Mr. Slaughter asked so essentially there is no one to sign off on that part?

Dr. Williamson asked for vote on the resolution.

**The resolution was carried with six yes roll call votes. The vote was 6 to 0.**

**Ms. Miele voted yes, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes. Mr. Slaughter abstained**

**Resolution #8886**

**Resolution to Authorize Filing Grant with DCNR – Third St. Project**

The City Clerk read the resolution.

Dr. Williamson asked for a motion to approve the resolution.

**Mr. Allison made the motion and it was seconded by Mrs. Katz.**

Mr. Nichols stated this resolution is for the submission of a grant for the gateway project specifically. There is information provided to you in your binder. The Finance Committee did review this, Mike Snyder is here from Gannett Fleming to give you a brief overview if you desire. The project was included with the application. It provides a needed green space in the project area and also provides the historical perspective of that area being old city and the vision was to bring attention to that being the original part of Williamsport, and the idea came from the first building in Williamsport which was called Russell Inn.. We are developing a part of the parking lot. We did have a conversation with DCNR and they are excited about the project.

Ms. Miele stated finance did review this and forwarded it to the full body of Council with a positive recommendation. We did have a handful of discussions. Obviously the final design of the park has yet to be determined and that will be determined by the how much funding we do receive. And we also had discussions with stakeholders in the area with our concerns. We talked about that particular parking area, and that's one of the questions that would have to be answered before anything could be moved in that location. Obviously a green space is probably desirable because the neighborhood is somewhat lacking in green space. The amounts for that is coming out of the city of Williamsport, and would be a \$38,000 match. Once again this is simply a grant application.

Mr. Nichols stated that we did have the primary lead for the community foundation who are concerned for green space.

Ms. Miele stated the crucial component is what the neighborhood wants for that space and we want to make sure of the human needs in that area.

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

Mr. Allison asked concerning the grant, if things take place that we were awarded the total award, or the parking remain, would it be possible to move that project is something close by?

Mr. Nichols answered you would use that aspect of the Russell in heritage. If the grant is approved it would be specifically that location.

Mr. Noviello stated he kinds of sees this in his mind eyes as an element stabilizing the area much as we are looking to stabilize the Park Avenue project area. This is the first of steps, quality as baby steps if you will, this is not a too difficult of a grant to be seeking. As soon as we see something of a visible nature, the further it would give us to grow.

Mr. Henderson stated he thinks this will be good for the surrounding properties and businesses and crucial to that would be develop a clear plan for parking, and that will have to be a real focus for us moving forward here. He thinks the idea is fantastic and it would be really great as long as we can meet the needs. He is not sure that will be able to move ahead with this until everything is in place.

Mr. Nichols stated we been very surprisingly able to get these grants from this project, it's not my project it is the City's project so I would welcome positive recommendations for any of this. It would be very helpful. Dr. Williamson asked for comments or questions.

**The resolution was carried with seven yes roll call votes. The vote was 7 to 0.**

**Ms. Miele voted yes, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes.**

**Resolution #8887**

**Resolution Authorizing the City to Proceed with City Hall Improvement Project**

The City Clerk read the resolution.

Dr. Williamson asked for a motion to approve the resolution.

**Mrs. Katz made the motion and it was seconded by Mr. Slaughter.**

Mr. Nichols stated this resolution is for the City Hall improvement project. I took the liberty of providing you with an updated resolution as recommended by the public works committee, to bid as an adult alternate along with the ADA ramp. Mike Snyder from Gannett Fleming has taken the lead. The three priorities that we will talk about in trying to move this project which is been stalled for a lot of good reasons, but I think we need to make a recommendation and address this.

Mike Snyder, named some of the considerations for the City Hall projects. The three items for the deficiencies are the elevator, which is at the end its useful life, we don't think it's going to make it through its next inspection, the accessibility to the building, in the first place is lacking. There is a ramp in the rear but there is no assessable sidewalks to the ramp. The front of the building, when we started looking off accessibility to the building, we considered several options, we looked on a ramp at the east side of the building, we looked at doing a ramp down to that basement level. Ultimately we passed on that option because of the implied costs and potential maintenance to the security issues. We would've had to provide a sump pump would can break down over time along with leaf build up. We thought about adding on the west side of the building a lift, that option we got away from as well because of concerns. Another option we looked at was an entrance directly at grade which would be close to the elevator tower. There were concerns of aesthetics and costs because essentially it would've been an addition to the building. The last option we looked at was a ramp at the front of the building that would provide access to that center or that main entrance. He showed slides at what the ramp would look like. We ran this option by the state historical board and we went through several options for railing for this. Ultimately the historical board recommended an open feel so would have less of an impact on the historical view.. The option with the front ramp solve the problem to make things equal. This project would allow us to provide better security within the building and have access for everyone to come into the building

We feel the elevator is at the end of its serviceable life. We will provide new elevator equipment which will allow the operator to operate functionally and we will be providing new doors because those are problematic as well. We will try to do as little as possible to make the elevator function well.

Mrs. Katz stated this did come to Public Works and we discussed a variety of improvements. One of the things we discussed in detail was really the inspection of the elevator. If we could get through another year that would be fantastic but we don't know that. The inspection was due as we speak now. The report was supposed to come back now. Problems that we've had is talking about repairs to City Hall, you are talking about close to \$300,000. With repairing the elevator, everyone has to be aware that it's going to be shut down from a month to two months, so therefore all of the public won't have access to meeting and public meetings, and committee meetings. So all of the meetings are going to be have to held elsewhere during the shutdown of that elevator. The other discussion that came up was do we want to go through all this expense with the new administration coming in in January. Because we will be spending all this kind of money on all kinds of repairs if a new administration comes in. We have talked for at least five years about moving out of City Hall. What also has to be improved in City Hall is the HVAC system, the roof is leaking all over the place, so what we have been told is we can have improvements to meet the codes from an estimate from five to \$10 million. So do we want to spend that kind of money with this kind of building, when you get into ADA compliancy, this building will never be able to be ADA compliance, in order to do that you will be talking about more money. So the discussion we were having over these improvements were all over the place. We don't know what we should do. Should we wait for the inspection to come through, can we go through another year and see where we go? But the elevator is vitally important, we can't just let it sit, it has to be fixed one way or another. Even if we move body here, that elevator has to be fixed. But we don't know if we should wait for another year not to see if it passes inspection. Now let's go into the security elements, the discussion that came up with security is who is going to sit at the desk to check everybody this comes in. The problem with that is the police department has to sit there, already they are asking from the union, who is going to be able to sit there at that desk? When the elevator and the bids go in we have to make that the security systems are bid it in with the elevator and the doors because we don't want to rebid because it cost more money to have rebidding. So there are a lot of things that her question in doing City Hall. Mr. Grimes brought up that we have thousands of people who come into pay their taxes, and they talk about how much they have to go through with the county, here they can just come in and pay their taxes, and his concern was upsetting our taxpayers. Nick was also saying how his office would have to be readjusted, but then again is a viable, are we asking the people who are working in those departments if they are going to be able to function effectively and efficiently. We did pass this with a positive recommendation with a lot of amendments to it. The elevator is a high priority but the others we would like to review and see if we can come up with some other kind of options. The pictures

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

look gorgeous and I know the Center for Independent living looked at this and thought it was really great. But again we are talking a lot of money to do just the front of this with security.

Dr. Williamson stated from his perspective, was Gannett Fleming asked to consider the full range and needs of City Hall where they simply directed to consider elevator and security issues?

Mr. Whitmore from Reynolds said we did a full building assessment about a year ago and I think some of these topics came up with the HVAC, the roof and the fire extinguishers and life safety issues.

Dr. Williamson asked in that assessment where you ask or did you prioritize those issues in any particular order?

Mr. Whitmore answered that is how we came up with these priorities here.

Dr. Williamson said so based on that analysis, we believe elevator security ranks higher than the building is unsafe from rain and can't heat and cool appropriately? I'm not adding judgment into this decision. If you got \$450,000 ready to spend, or \$650,000, are these the most critical needs space over the assessment of what you did over and above the HVAC or the roof?

Mr. Whitmore answered yes and I think we are now in line with the needs and with the budget.

Dr. Williamson stated but including making sure that the water doesn't come into the building and that you can comparably work and visit, I am saying like a hot evening in this room which is never the right temperature. Then you make improvements that are absolutely necessary, to be 30 years late on to make that this building is assessable to the full population. We should not have taken 30 years to make sure that we are ADA accessible. I am not questioning the desire or priorities, I am just deciding based on your companies professional judgment and based on functionality and budgetary, the ramp and the elevator were the highest priorities based on what you've found out.

Dr. Williamson stated because from a layman's perspective, you build a solid roof and then you fill in all the details.

Mr. Henderson stated he was in Public Works and we talked about the funding sources for this, we were asking about the contingency fund and that was our anticipated savings for the roof. So we would be taking that from what we have been saving for the roof in order to do this. We just have to think through that and I think it is an important part of the discussion. Because of the discussion, there were a lot of different opinions as far as securing the building, and the access and different thoughts on that. It seems like we could come to may be a better plan, and we could have our department heads get together again and work through this especially with the treasurer to meet through some of those concerns. We might be able to come under this budget as well. He felt his opinion and as far as he can tell, the other members of public works is we need this elevator and we need to do this as soon as possible. And because of that, we want to allow that and get that moving forward because of the inspection. Part of the changes that we made to the original resolution, in essence what we did is we made the elevator the high priority, and then the ramp and the security elements would be add alternates. So when the bids coming in, they will be bid out that way and then we can choose later on if we decide to go ahead with the security elements as we find the funds to do that. That is the process that we went through and that is why we approve the resolution with those amendments. He does appreciate Bill Nichols bringing the changes for us.

Mr. Nichols stated we brought forth what we thought were the three highest priorities and he felt that they were pretty obvious. There was good strategy to talk about the highest priority being the elevator. The other two are also high priorities so I think what Joe and the architect would like to do is clearly not downsizing the other two components. It is not a matter of money, but it will be a difficult part of it.

Dr. Williamson stated one thing he would ask is that we have a clear plan from the administration, because we need to have a full understanding of what the operating expenditures will be.

Ms. Miele stated so we need a plan of the time establish for the hours of City Hall, and for that to make the only entrance to City Hall, then we need to have somebody seated at that gateway to get in. So that is more than a full-time position, that is her concern and that is more than one person so we need to talk about how that looks and how we could fund that with the cost concerns. She asked for help to understand the potential money that we have in place for the bond allocation for hundred \$50,000. We have \$50,000 that we spent for the police.

Mr. Nichols answered \$400,000 bond balance, City Hall contingency fund \$250,000.

Ms. Miele asked what we spent the other \$50,000 on?

Mr. Nichols stated a lot of soft cost, engineering design, etc.

Dr. Williamson stated so we had \$500,000 allocated for City Hall improvements, \$50,000 was spent on the first round of security improvements for the police, leaving a balance of \$450,000. So what you are saying is \$50,000 has gone into engineering and design work, so in fact the budget is \$700,000 if you include the soft cost?

Mr. Nichols said yes.

Ms. Miele stated that pretty much answers her question. So City Council has not officially allocated those funds, but they are anticipated as soft costs?

Mr. Nichols stated that's why this resolution was put together to give us the green light of what you need to go forward with the project.

Ms. Miele stated we haven't seen any of those expenditures.

Mr. Nichols stated that's why this is a little different resolution, to get things a motion, so there were some issues with the elevator so this is the green light to get the project started.

Ms. Miele stated so does this authorize the soft cost?

Mr. Nichols stated so were going ahead and do the project so we will need to see the design costs.

Ms. Miele stated so that's the first thing we should see is the design and engineering for the project. I am trying to understand what we are doing budget wise. In some ways we are agreeing to spend the design and soft costs, and then we will see how the other costs come in over and afford of what we have to do. We already assume that we are allocating if we accept this resolution.

Mr. Nichols stated the elevator is a serious issue, and we have to move forward.

Mr. Slaughter stated we are doing a decent amount of borrowing, what is our current city debt? Do we know that?

Mr. Nichols answered the funds are already in place, there is no borrowing involved.

Mr. Slaughter asked but what is our total city debt right now?

Mr. Nichols stated it is about eight or \$9 million for the city, and about the same for RVT.

Mr. Slaughter stated so about 16 – 18 Million total City Debt.

Dr. Williamson stated the borrowing that was done three or four years ago as part of a refinance and an additional \$2.5 million in additional debt and refinancing.

Mr. Nichols stated there were five projects of \$500,000 each.

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

Dr. Williamson stated one of the things we did very carefully is hold onto \$400,000 so that we could have a fun in place once we had a plan for City Hall. But as I was alluding to at that time, most of the discussion was at that time was making sure that the roof was sound and the HVA system.

Mr. Slaughter stated with that being said I understand all the other elements, but with water coming in, it seems that that is significant is that to me in my opinion, water coming into the building is significantly more important than security. I think as public servants, as Nick Grimes was saying we assume a level of risk, and we need to be available so the public can easily access our services. I think that was Nick's point was the public once easy access and he was assuming that risk. That is a service that the taxpayers can come in and pay their tax bill and get in and out in five minutes. The other thing does the security outweigh water coming into our building? In his opinion it does not. He does not understand the rationale on that. And with how much debt we currently have we need to hone in on that as well.

Dr. Williamson stated to clarify where he is, the original resolution was improved quite a bit by saying that we absolutely are signaling elevator and see what the actual costs for the other things are and use the opportunity to figure out the staffing and the other priorities relative to these. I am more comfortable supporting the resolution as it stands with thanks to what the Public Works did.

Mr. Noviello wanted to asked Mr. Gerardi question. So with respect to access our we ADA compliant right now?

Mr. Gerardi answered no.

Mr. Noviello asked what would happen if we don't pass this and get this going?

Mr. Gerardi stated he would prefer to be asked these questions in executive session, but we are not State regulated compliance. We should have been assessable route from the sidewalk to your facility, we do not. It opens up for negotiation, negation and things like that. I feel more comfortable talking and in executive session instead of a public meeting.

Mr. Noviello said just to talk about what Mr. Slaughter's point was, I understand keeping the building in top-of-the-line as well, but if something were to work on a leak rather than the potential of someone's life, so there some concerns that go beyond just fixing and leak, when you talk about security there are reasons for security. And the reason is to protect lives.

Mr. Gerardi stated we have been discussing this at our staff meetings on Thursdays for a long long time, did go through the roof situation and look at that and other aspects at that time. We felt that these were the three main issues that we should deal with. Some of them are mandated, the ramp and the elevator are definitely two things that need to be done as soon as possible. Security was the other issue we discussed also, and we also talked to Nick. You get 15 people into a room, you're not gonna get all 15 people to agree on everything. We felt that we needed to secure the safety of the individuals in the building, and it was necessary to secure to where the most money goes. That is the treasurer's office. He is the person that has the most cash and we should make him safe from the general public because we don't want people coming in to rob him. As far as an inconvenience it is a matter somebody coming to the door looking at you and wanding you and come in and pay your taxes. It's not like there's 150 people that will come in at the same time. You're knocking to make everybody happy when you come to this but there are certain things that are mandated that we need to do.

Mrs. Katz stated we were never told that these things are mandated.

Mr. Gerardi stated it was a mandate that was mandated probably 20 years ago.

Mrs. Katz stated so for the past 20 years, we have been illegal then?

Mr. Gerardi stated I would say yes.

Mrs. Katz stated that has never been brought up before., And that is kind of an eye-opener.

Mr. Gerardi's voice was inaudible

Mrs. Katz stated this is come up so many different times in meetings and it is such a catch 22 because of the money and it is a burden on the taxpayers with this building. It is a burden to the taxpayers. I love this building, it is incredible, and everybody is impressed but it also costs a lot of money, a lot of money. But to realize that we were supposed to be mandated years ago, that is disturbing. This should have been made a priority a long time ago. It's like the infrastructure of the city, things are falling apart, and now this does put a different spin on this. So I guess we have to say the ramp is important, we know the elevator is definitely important. Whether we stay here or not, the elevator has to be fixed. I would say wait another year together more money, but obviously we can't do that. Mr. Nichols stated that we are probably one of the last buildings in the United States that is not secure. We are all a little bit hesitant because of the cost factors. We know this is a burden. We also realize that all were sitting up here on city Council, security, we watch who comes to those doors because you never know. It's the same thing with people that have access to City Hall. We have been saying this for many years. We just want to do this correctly and less expensive. The less money we can spend, but do it correctly.

Mr. Allison stated the discussion on the ADA, we do have a ramp out back, I know it's not compliant now. But ADA has changed on a yearly basis, I don't think it's fair to say that we are not compliant.

Mr. Winder stated the ramp has been out of compliance for some time.

Mr. Allison stated he was just saying if all the curbs were done to make us ADA compliant. He stated he would like to see the law first before we throw everything under the bus but were doing. He asked Mr. Winder if the elevator inspection has been done?

Mr. Winder answered that he did not know. He was still waiting for a letter from the people that did it. The issue is if were not in the process of making a move in a new elevator, they will shut the elevator down, then Mr. Gerardi is left with no decision than to shut the building down. So City Hall will actually be closed. His suggestion for Council, is you have the best option on how to put this out to bid. Elevator first, and two add alternates, nothing locks you in two saying yes were going to take it all. That gives you the wheels a motion so if inspection comes back and the elevator fails, we are still in compliance because the moment that elevator gets shut down, and were not motion, we are no longer grandfathered. Now you're in another whole mess, as far the roof there is 40,000 put the budget for roof repairs, the back roof is already done, there have been some shingles that have been blown off and a piece of slate did fall off and damage police car and we are thankful that nobody was around because they would've probably been killed. Our goal is just to get something in motion so the elevator does not totally gets shut down. You have the final choice, but the elevator is without a doubt has to be on the agenda.

Mr. Allison stated that makes sense, and going forward we need a strategic plan for the city. We should not be at this place right now we should've already been moving towards something. I know we started something on that but we were told it would cost all kinds of money, we shouldn't follow bad decisions by more valid decisions.

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

Mr. Winder stated it is time to stop putting a Band-Aid on everything, it is time to pull the Band-Aid off. Even if the decision was to move out of this building into another building, we still have to maintain this for a couple years. We still have to maintain the fire department, Ms. Young has committed some CDBG funds. Yes the money is limited, and we are trying to get what's best for what we can. He told Nick Grimes that we can discuss something with the teller window, we certainly can open things up but it is not right to endanger everybody because of one department. We can ask the police chief to give us his opinion of what this room building really needs.

Mr. Slaughter stated well at some point we need to have that discussion, is this the right building. Are we just going to keep having that discussion that we need to spend, spend, and borrow, and borrow, and borrow and raise taxes. And all we are doing is putting a Band-Aid on it. We never had that discussion are we staying here for the long haul are we going to fix everything or are we going to look at other options. That is the conversation that needs to be had before we continue to borrow and borrow and borrow. But as far as the security and other measures, I would like to look at the total picture, the larger measure and see if this is the right building, if it isn't, we need to do something else, rather they continue down the road to more debt and more debt. I think we can we can understand when we go into a bank, they have a lot of money and we don't get wanded, I go into the bank and make my transaction and go out. I fully don't understand the security, I know we need to be secure, but there is always a certain level of risk when dealing with the public. Even as a teacher, we assume risk. I am not saying anybody's life is not important, but we need to have that discussion, what is the total cost of repair, what that would look like? I am trying to wrap my head around this as well.

Dr. Williamson stated Council did try to engage others in that conversation two or three years ago, and made some progress but obviously did not reach an ultimate conclusion.

Dr. Williamson asked if there were any comments or questions.

**The resolution was carried with seven yes roll call votes. The vote was 7 to 0.**

**Ms. Miele voted yes, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes**

**Certificate of Appropriateness – 245 West Fourth St – City of Williamsport (remove from table)**

Dr. Williamson stated we placed this on the table 2 weeks ago, is there a motion to remove this from the table.

**Mr. Slaughter made the motion and it was seconded by Mrs. Katz.**

Mr. Henderson stated in Public Works, we talked about this project and there was a discussion about some auctions that were available to even change how that ramp might work to lower those costs.

Mr. Cooley spoke but voice was inaudible.

Mr. Henderson stated the look at that ramp could change depending on what options are available to us.

Dr. Williamson stated if it did change, Mr. Gerardi would bring it back to us. So tonight the city is asking the city to approve the aesthetics of the current plan, if the plan changes then we would assess the static of those plans.

Mr. Gerardi stated right now you are just approving the way it looks now, and if we change it will have to go back through the approval process.

Mr. Henderson stated so there is a way for us to change it and navigate those waters if we get there.

Dr. Williamson stated the approval of the certificate is not a approval to extend the funds.

Dr. Williamson asked for vote on the motion to remove this from the table.

**The certificate of appropriateness was removed and placed back on the table with seven yes roll call votes. The vote was 7 to 0.**

**Ms. Miele voted yes, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes**

Dr. Williamson asked if there were any questions on the certificate.

Ms. Miele stated I believe that we have all agreed at this point that it is actually a beautiful and historically sensitive design for the ramp on the front of the building, and I will be voting yes on the design with the caveat that we are going to go through the bidding process, and actually see if this is something we can move forward with it. Frankly it is like putting the cart before the horse.

Dr. Williamson asked if there were any other comments or questions.

**The certificate of appropriateness was approved with seven yes roll call votes. The vote was 7 to 0.**

**Ms. Miele voted yes, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes**

**Ms. Miele stated she will have to abstain on one of the certificates. Dr. Williamson divided that into two parts.**

Certificates of Appropriateness – HARB

All Items recommended for approval

Item 2. Larry & Connie Paulhamus

306-608 Locust Street

- A. Replace front porch deck with fir tongue and groove, back prime and paint tongues.
- B. Support porch corners. Replace any rotted wood with same as existing. Add additional wood or masonry support to raise corners to proper height.
- C. Remove existing inappropriate porch apron lattice. Install new tight weave wood privacy lattice with a wood frame.
- D. Remove and salvage existing porch bannisters. Repair them as needed and install on the north & south ends of the porch, replacing inappropriate bannisters.
- E. Repair any rotted wood on porch, including post trims, face boards, with fir wood or epoxy consolidant, to same as original appearance.
- F. Install salvaged replacement bannisters on the front porch. Replacement to be similar to the provided photo, with thick top & bottom rails, tightly packed spindles and the same height as the existing bannister. Include half post on the south section if a salvaged bannister of sufficient length is not found. Post to be trimmed & finished similar to existing posts.
- G. Install pipe rail handrail down both sides of the front porch steps. Paint black.

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

- H. Remove a sample of the asphalt siding. Remove all the asphalt siding if the exposed clapboard appears salvageable. Repair and install new wood clapboards as needed, matching existing material size and profile. Prep and prepare for painting.
- I. Paint front porch, including new deck, steps, trims, railings, spouting, lattice, and clapboard, colors similar to existing...Median Gray with cottage red accents.

Item 3. Andrew Mckim & Mariella Ruiz-Rodriguez

755-757 West Third Street

- A. Repair any rotted or damaged wood on porch and porch apron, with wood, to same as original appearance.
- B. Replace inappropriate lattice on the entry steps with tight weave, framed lattice.
- C. Install pipe rail handrails down both sides of all exit steps. Paint black.
- D. Repair or replace any broken spindles with matching spindles.
- E. Paint previously painted areas, including decks, steps, trims, railings, spouting, and lattice, with colors similar to the existing. Louisburg Green HC 113, Saybrook Sage HC-114, Lancaster White (Accent), were approved in 1998.
- F. Replace 3<sup>rd</sup> floor rear section of rotted galvanized gutter with galvanized gutter, painted to match existing color.

Item 3. Andrew Mckim & Mariella Ruiz-Rodriguez

334 Campbell Street

- A. Repair any rotted or damaged wood on front porch to same as original appearance. Include replacing tongue & groove decking with fir tongue & groove, and stabilizing front north corner and side where the porch is sinking. Wood repair areas include face boards, posts, scrolled lattice, and trim, where needed. Use suitable fir or other outdoor wood species, or epoxy consolidant. Match original appearance.
- B. Remove wood railings down the front steps. Install pipe rail handrails down both sides. Paint black
- C. Remove existing front porch bannisters and diamond shaped plywood spindles. Salvage rails if possible. Install new bannisters, same height as original, with thick top & bottom rails and tightly packed, thick, spindles. Alternative: scroll saw spindles, similar to porch apron. Repair posts and repair or replicate any rotted trim.
- D. Patch, repair and paint front wood door (including white trim) same color as house body.
- E. Paint same colors as existing. Back priming wood and painting tongues on deck material recommended.

Item 4. Gloria Miele

407 West Fourth Street

- A. Rebuild arbor on the east side similar to attached drawing. Arched Arbor constructed with metal pipe, painted black and attached to the wood fence and house wall. Extend from near the entry gate to the steps on the east side.

Item 5. Penn Park (Victorian Holdings LLC,)

907 West Fourth Street

- A. Replace rear carriage house roof with Moiré Black architectural shingles. Reinstall existing gutter system, but if any replacement is needed use galvanized gutter, painted to match.
- B. Repair and rotted wood on carriage house with wood, to same as original appearance. Paint same colors as existing.
- C. Replace flat roof section on rear east side of main house. Mechanically fastened, black rubber roofing.
- D. Repair any rotted wood on main house with wood, to same as original appearance. Paint same colors as existing.

**Dr. Williamson asked for motion to accept all the items with the exception of number four.**

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

Dr. Williamson asked for vote on the certificate of appropriateness for Harb.

**The certificate of appropriateness for HARB were approved with seven yes roll call votes. The vote was 7 to 0.**

**Ms. Miele voted yes, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes**

**Dr. Williamson asked for motion on item number four.**

**Mr. Allison made the motion and it was seconded by Mr. Henderson.**

Dr. Williamson asked for vote on the certificate.

**The certificates of appropriateness were approved with six yes roll call votes. The vote was 6 to 0.**

**Ms. Miele voted abstained, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes**

Accept for Filing:

Public Works Meeting 01/15/19

Public Safety Meeting 03/12/19

Dr. Williamson asked for a motion to accept the minutes for filing.

**Mr. Allison made a motion and it was seconded by Mrs. Katz.**

**The minutes were accepted for filing with seven yes roll call votes. The vote was 7 to 0.**

**Ms. Miele voted yes, Mr. Noviello voted yes, Mr. Henderson voted yes, Mrs. Katz voted yes, Mr. Slaughter voted yes, Mr. Allison voted yes, and Dr. Williamson voted yes**

Announcements

**CITY COUNCIL MEETING MINUTES OF APRIL 25, 2019**

Council will be have an executive session immediately following this meeting in the matter of litigation and personnel. The next regularly scheduled City Council meeting will be held on Thursday, May 9, 2019 at 7:30 PM, in City Hall Council Chambers. (Enter through the police department at rear of building for meetings after 5:00 PM.)

Upcoming Meetings:

Monday, April 29	12:00 PM Planning Commission
Tuesday April 30	3:30 PM ERC
Tuesday, May 7	1:00 PM Finance Committee
	2:30 PM Public Works
	3:30 PM Public Safety
Thursday, May 9	7:30 PM City Council Meeting

***[Meetings Held in Council Chambers Unless Otherwise Noted – [scr] = William Sechler Community***

**Room]**

Dr. Williamson asked for questions or comments from members of Council.

Mrs. Katz wanted to remind everybody of the spring cleanup, your debris only, no grass. This is going from April 22 and it will end Friday, May 10.

Mr. Allison stated he thinks everybody read in the paper that discovery building was sold, he wanted to thank his colleague Councilwoman Miele for her pursuit of that in the face of a lot of opposition. It turned out to be a successful venture and he thinks it's going to be a good thing for the city. A job well done.

Dr. Williamson asked for questions or comments from members of the administration. There were no comments.

Dr. Williamson asked for questions or comments from the general public.

Patty Terry, 929 Saint Boniface St. She stated she is not really a speaker so she tries to hurry. Anyway she was on her porch last night, and someone brought another lawsuit to her house. This is pertaining to the city. And it pertains to the Bowman Field situation. So this is all I have to say about it. The lawsuit and countersuit for the Bowman Field renovations, and as a taxpayer, I am disturbed. Because it appears the city is not paying its bills, negotiations under unpaid bills look unlawful, like pay for play. After the mayor was just in the paper in Reading, convicted and sent to jail I am not saying what happened was illegal or criminal, but after that, Bill Nichols and the mayor verbally attacked Derek slaughter for him questioning the budget with money running through RVT which is funded by taxpayers. Why was the donation to the Hiawatha, an independent non-profit running through RVT which was taxpayer-funded mixed with payment for work done at the ballpark. And speaking of Elm Park, that doesn't seem up to par either. Haven't we had enough of throwing money away on Bowman Field and the Hiawatha too. The city Council know about this negotiation? Did you know about the lawsuit? About the donation to the Hiawatha in exchange for money off the bill owed to Lundy construction. How much money has the city lost in all kinds of lawsuits? I knew a few federal lawsuits against the city, I am surprised that this lawsuit appeals criminal. How many more surprises are we going to have? Is there any way taxpayers can see how much money is spent on the Hiawatha and on Bowman Field? And we need to know how much the city makes from these assets. We are making money on these things, because they are not looking right to me. This was supposed to be the most transparent city administration ever. But it looks anything but that. That's all I have to say. She has the court papers if anybody wants them.

The man stated he wants to comment on the DCNR, he has three buildings within the proposed project, the parking lot,..... I live below Loyalsock Township .....Crouse, 1420 Grampian Blvd. The parking lot itself, I understand with the parking authority, it is that hundred 5% capacity as far as being utilized. I tried to get additional spaces there. I have three buildings in the area, 134 E. Willow, 128 E. 3<sup>rd</sup> St., and 133 E. 3<sup>rd</sup> St. As far as the project at E. 3<sup>rd</sup> St. project, I support that, although it's going to put quite a strain on the funeral business for six months. But taking apart, that parking away without there being some other type of parking in that area would put me out of business. My only option would be to raise one or two of those other buildings, all three of the buildings were 1850 circa buildings, I would like to keep working on them and make them something that the city would be proud of, but I had a visitation Tuesday afternoon, there were about 800 people that came to the funeral home and without parking in that area, I would not be able to survive. So until the parking issue gets taken care of, if that is not taking care of prior to this part going in, my only option is to try to raise one or two of those buildings. The two buildings at 128, and I had owned 124 E. 3<sup>rd</sup> St., they were slated for demolition. I sold 122, that is being renovated right now and I am working on 128 to bring that up to codes. It is partially occupied right now. As I said I'd like to make the city proud of those buildings, but without parking in that area I'm not going to be able to continue there. Thank you.

Adjournment

Dr. Williamson asked for a motion to adjourn.

**Meeting adjourned** upon motion by **Mrs. Katz and seconded by Mr. Slaughter.**

Motion was carried by a **unanimous at 10:50 PM** "ayes".

**Submitted by:**

**Janice M. Frank, City Clerk**