

Council President Adam Yoder brought the Williamsport City Council meeting to order on Thursday, September 1, 2022 at 7:00 PM at Trade & Transit Center II, 144 West Third St, Williamsport, PA.. This meeting was duly advertised in the Williamsport Sun-Gazette.

Council members present:

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

Also, Present:

Derek Slaughter, Mayor,
August Memmi
Sam Aungst, Fire Chief,
Justin Snyder, Police Chief absent
Solicitor Norman Lubin
Janice Frank, City Clerk
Jon Sander, Engineer
Scott Livermore, S&P
Kris Black
Members from Wood < INC.

Approval of the Williamsport City Council minutes for 08/10/22 were approved upon a motion **by Mr. Beiter and a second from Mr. Allison All were in favor. The vote was 6 to 0. Ms. Miele had not yet arrived.**

Limited Courtesy of the Floor

There were none.

Council President Yoder changed the order of the agenda.

Resolution #9349

Resolution Awarding Grafius Run Preliminary Design Services to Wood Environmental & Infrastructure

The City Clerk read the resolution.

Mr. Yoder asked for a motion and second.

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

Mr. Sander, Good evening, everybody. So what you have before you is a resolution to hire Wood Engineering to do a conceptual design for Grafius Run. So I put out an RFP, twice actually, but the second go around got nine proposals. Really, three of them stuck out at me. One was Wood obviously, or else I wouldn't be mentioning them. And two other ones as well. What we're looking to do here, there's two big problems with Grafius Run, as I see it, and maybe you guys will also chime in. There's too much water coming down the basins. Excuse me, yeah, down the basins, and there's too much debris. So what we're looking to do here is size detention basins in some fashion, either on the west side or the east side, or a combination of one or the other. Maybe multiple basins. We'll see how it goes, to hold the water and contain the debris so debris doesn't get caught in the inlets. Like I mention, there's nine proposals. Cost for these proposals range from 20,000 to 118,000. Wood's proposal was \$63,000. With Wood's work in the contract, it also includes updating the interior drainage model that's required as part of our levee certification. So this will get us a conceptual design that hopefully will be a proposal to DEP. He's very interested in possibly funding this when it comes to property acquisition, if necessary, and construction. So let me know if you have any questions. And Gaz is here for any questions as well.

Mr. Yoder Thank you, Mr. Sander. This was reviewed in Public Works, I believe, and I'll turn it over to Mr. Allison to speak to the discussing Committee.

Mr. Allison: Yes. There was reviewed in Public Works. There's a lot of rich detail in this whole proposal, so, you know, we don't have the time or the ability to dig into everything here. I think some of the high points are that this is a proposal that's going to have recommendations in it to remediate the problems that are there, and they're going to be specific recommendations, not just concept, well, we need a holding pond or this here or there. Some specific different options and recommendations, as far as placement and number of holding ponds and those kinds of things that will help remediate it. So I'm looking forward to that. We've never had that kind of detailed information brought forth before. I think a couple of the other things we talked about were, as John mentioned, it's going to address the interior problems that we need evaluated, and it's definitely the maintenance kind of thing we're concerned about. This is going to deal with the 150-year flood occurrences, so that will meet FEMA. And you might want to reference the schedule at the end, the proposed timeline since we're a little bit behind that. When this was first proposed, it had that kickoff of September -- of August 8 for a kickoff to be completed by November 30th. So probably, you know, bump everything a month to the end of the year or the beginning of next year. But no, those are the high points that we talked about and I'll defer to Mr. Pulizzi if he has anything to add to that.

Mr. Pulizzi: Thank you, Councilman Allison. Nothing really in-depth, as Mr. Allison has already kind of touched on and point out, but this study is definitely long overdue. Grafius Run is certainly something we need to get ahead of. So I look forward to it.

Mr. Sander: There was one done years ago in a lesser dollar figure, about \$10,000. It looked at the capacity of the culvert system and also the debris at the inlet. This is a much larger, bigger picture attack. And Gaz from Wood is here if you have any questions for her specifically.

Mr. Allison: I could add one more point that I forgot. I think on top of all this, we're going to have to bring Loyalsock township in. We can do all of these things and still have some problems caused by debris, and so we need a joint group that's going to work on, that you know? Most likely the county and Loyalsock. That kind of iteration.

Mr. Sander: This is pretty close to the northern edge of the city. As Randy mentioned, we're getting pretty close to Loyalsock here.

Mr. Yoder Appreciate the feedback from our members of our Public Works Committee. As John and others have mentioned, Gaz from Wood is here if you'd like to add. I know you came a long way to join us this

evening, so I at least want to give you the floor if there's anything you'd like to ad.

Gaz Sure. Thank you for having me. I'm Gaz from Wood Environment and Infrastructure Solutions. Most of you may know me, so thank you. I think a couple important points about this analysis is that we're really trying to provide you with some metrics, some numbers that you can say would benefit your community by reducing flooding, by X number of inches, or removing X number of properties from damage, flood damages. So I hope that the value of that interior drainage analysis is conveyed in that regard to use that model that we have and then update it for the levee certification, as that would still be required in the future. So with that, I'll answer any questions. I don't want to take up a lot of your time if you don't have any specific questions.

Mrs. Katz: Did you in effect that you're still going after DEP for some funding? He.

Mr. Sander: I'll touch on that. What we're looking to do here, and I've been in discussions with DEP, so the central office in Harrisburg, once we get a conceptual design presented by Wood to the city that we like, we'll take it to DEP and say that's our conceptual design. That's step one. Step two would be to get, as I see it, utilize Delta and Keller to get pressure on DEP to get funding. And then from there, DEP hopefully would put out a full-blown design project with a full plan set and everything to a contract.

Mrs. Katz, Jon, do you know if -- because we were ear Ma, with DEP about five years ago, and somehow, it just got lost in the translation, which we were really disappointed, because at that point, DEP was really going to maybe fund the whole project, Mr. Sander answered yes.: Do you think there is anything that would come about at this point?

Mr. Sander: Yes. They've asked me multiple times about the project. I let them know that I had an RFP out. Obviously, they didn't know that I had multiple proposals in. If this gets awarded to want, they'll know about it tomorrow. At that time, they had \$3.5 million set aside as a potential project, not as an active project. Just to clarify there, Ms. Katz.

Mrs. Katz: I would ask you, you know what Grafius Run is all about. You have been working on the levee for Lord how many years. It's got to be at least 10 years, I think.: And Grafius Run has always been put in that position with the levee. In all honesty, it is part of it really, a part of the problem. So I'm happy that we're addressing this again. Thank you very much.

Mr. Yoder: Any other comments or questions from Council?

Mr. Beiter: When is payment due?

GAZ: Typically invoices monthly. Our terms and conditions with the city are maybe 30 or 60 days. I'd have to look at our master services agreements.

Mr. Beiter: Okay. If we're going to be taking our funding from ARPA, just so we can plan accordingly.

Mr. Yoder: I would accompany this would come out of the Grafius Run budget that we have in there right now, which we have a good amount of money in there now. Speaking of using ARPA money, I would like to make a moment to commend John Sanders. At the last minute here today, last night was finally able to look at a couple of things and I had a handful of questions related to compliance and I actually had it squared away pretty well. So good job. And keep that up, especially when we're talking federal dollars. It gets really goofy, and we've all had, I think, to learn through that, but I think we're turning a corner and able to really be effective in our planning and how we put things out and make sure that we're compliant as we go about putting out these projects.

Mr. Yoder asked for a vote on the resolution.

The resolution was carried with 6 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, Mrs. Katz voted yes, Mr. Yoder vote yes. Ms. Miele was absent for this vote.

Demolition Application 913 Poplar Street

Mr. Yoder asked for a motion and second.

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

Mr. Knarr: What I bring before you tonight is a request from the Noko Investment Group, LLC to a recently-acquired parcel, 670-1201, which is north of their existing Mini Mart. The address is actually 913 Poplar Street. What they are requesting to do is get City Council's approval to demo the house in order for their future expansion of the Mini Mart on Newberry. And I do have a representation present and I can answer any questions at this time.

Mr. Yoder: All right. Thank you, Mr. Knarr

Are there any questions or comments from members of council? We do have a representative here from the owner of the parcel if we do have any questions for the owner .

Mrs. Katz Yes. This Mini Mart has been expanding and expanding since the existence. You took one house on one side of this and I take it this is a property behind it at this point?

Mr. Knarr This is the property to the north of it.

Mrs. Katz: Yeah. I mean, I think it's great. This business has been growing and growing and I think the people in Newberry probably appreciate it tremendously and I want to thank you.

Mr. Yoder: Any other comments or questions from members of council?

The demolition was carried with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes.

Bill #1807-22

Ordinance Transfer Ordinance - ARPA

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

Mr. Beiter Absolutely. If the representatives from Pineridge and Lycoming College would please step forward while I go ahead and introduce this. What we are looking at today is a transfer ordinance for ARPA funds for a project that has been ongoing in the area known as Old City. We are looking to transfer \$435,000 from economic development future projects reserved, \$200,000 from the economic development contingency, and another \$408,000 from the recreation future projects reserve. That number from recreation also entails \$143,000 for a greenways project that will connect Basin Street, the bike path to the Basin Street exit there, again, connecting to Old City, allowing for much easier access. And then 900,000 of that would go towards the Old City development project. That was reviewed in ERC several times, but most recently, Mr. Pulizzi Was chair for that and I will let him have the floor.

Mr. Pulizzi: Thank you very much, Mr. Beiter.Yes. We reviewed this in ERC. I know we had a lot of questions the first time this one came up. And I very much appreciate the thorough job that was done to provide us with the answers to the questions that we had asked. I know for myself specifically, I had inquired as far as the return on the city's investment of this project. I think the last time that we spoke, you know, we were looking at our return of approximately 16.2 years. However, I know that after going back and looking at the project and

taking into account some of the other factors that weren't considered, they've done an excellent job to bring, like I said, a very robust analysis back to us, showing exactly that our total annual tax benefit to the city now post construction is going to be a little over \$200,000 as I recognized, bumping up our return on investment from approximately 16 years to just under four. So financially, I think this is an absolutely great project for the city to get involved in. And then on another note, I'm very much looking forward to seeing the Old City revitalization start to take place. I think it could be a great catalyst for everything that we're looking to do. I know Mr.-- you have to forgive me. Mr. Allison was also sitting in with me. Did you have anything that you had a like to add, sir?

Mr. Allison: No. It was very informative to be at that meeting and see how quickly things have come together, because it's a complex project in different ways. A lot of moving parts. But I credit everyone there that's involved in this, the college, Pineridge, Delta, everybody. It's one of those great cooperative efforts that we've seen all along in the gateway project area that is going to -- it has made it successful this far. And more sure than ever, it's going to have the success that we envisioned in the beginning. So yeah, that's all I can say. And I second everything Vince had to say about the dollars and cents. I guess I'll let you continue with that part. I did have one question on the transfer ordinance, how we're going to fund this.

Mr. Pulizzi: Thank you. If I may, I just wanted to touch on a couple of the questions and concerns that were brought forth beforehand, just for the record. As far as the assurances or the level of a certainty with the city, we did have concerns and questions as far as the commitments for the retail space, to which we've already -- we've been shown and told that this project already does have multiple letters of intent for tenancy, so we feel much more certain as far as this project moving forward is going to be successful. And in reference to the townhome residential development for the project, we know that, I can, and feel free to step in and correct me if I'm wrong, but I feel there's seven reservations already on the townhomes and another additional one letter of intent?: Excellent. And the park, there were some questions about the park that we went over to the questions of was this going to be open to the public? What are The Times for the park? Who's going to monitor the park? I think the questions were answered very well, that this park is going to be open to the public. We'll be looking at a six to seven potentially, 6:00 a.m. to 7:00 p.m. at night. Thank you. For the park to be open to the public on the week nights, and potentially 10:00 to 11:00 on the weekends, again. There is the project of having security detail at the park for the safety of all the people that are taking part in the park and will also be cleaning the park to make sure it stays in a kept manner. And that the parking deck is going to be open to the public after a set period of time like we have with some other projects or some other properties here in the city so the public has use to the parking deck, too. Again, I know we went over this more in-depth in ERC, but I just want to make sure everybody in the public knows and understands exactly where we are at with this project and what they look to gain out of it.

So with that, I turn it over to the rest of Council. Thank you.

Mr. Yoder: I know Lycoming College and Pineridge are here. I think they're prepared to present as well, if we would like them to present on everything and to help inform the public on this as well. So I'm happy to turn it over to you if you want to kick that off.

Mr. Cline: My name is Leroy Cline. I search as the president of Delta Development Group. I think you've been provided an excellent overview of the project. I can assure you ERC evaluated the materials very carefully, raised a lot of questions. I will reduce my comments to two things. In your packets that we distributed and the ones that we sent out prior to your meeting tonight, there is attachment two. I've had an opportunity to be in front of Council enough to know that you always like to see a comprehensive review of what the funding looks like for the project. Attachment two provides that for you. We're looking at a \$22.9 million project. We've made a request to the county, which has been adopted, and a resolution. We've submitted an RCAP request that we are pretty excited about, and then there's the city role that has been outlined.

but I wanted you to see is probably in all the times that I've been in front of Council, the best return on your investment in that the city role here is approximately 3% of the overall project budget. 3.5%. The County role is about 3.9%. And the state role is about 3.9%. The private development that your funds leverage for this project is roughly 88% of the project budget or \$22.9 million. The other thing that the Councilman talked about was really illustrated in attachment four. We were asked to provide a more comprehensive illustration of the economic impact of the project. Attachment four provides it. It gives you the construction impacts. It gives you the operational impacts. It provides the tax impacts, the zoning permit reviews, the real estate transfer taxes, the Employment taxes that are generated from the future project. Why did not use -- we did not use a multiplier. We did not use subsequent development. We did not use any ancillary benefits. We did it strictly on the project and what we could clarify with the numbers so that we could point directly to where those impacts were. And as has been identified, your internal investment would be provided in less than four years. The other thing that we've talked about and that we're excited about is we view this as a destination attraction, which means that every person that comes to the city to take advantage of these new facilities creates economic impacts, who are not illustrated in this model. And for that purpose, I'll turn it over to Jerry to share his vision for what that might look like.

Jerry: Thank you, Leroy. One, I appreciate Council entertaining us this evening, give us an opportunity to present to the public, kind of hear about the project that has been somewhat in the news and hopefully well put out there as to what it encompasses. A quick synopsis is that it's a three phase project that brings in residential over retail in Phase one. It brings in a large commercial building with a living roof on Phase two. And a parking garage, which should support the whole project, and also some additional needs within the east end. The east end has limit parking out there right now for those who go down to that portion of the city. The living roof itself, which I believe is the biggest portion of the project, encompasses a beer garden, playground, really a public park where everybody can come spend a true day there, bringing in trees, natural grass, a spot where you can have your lunch, have a drink, watch your kids play, spend a day and listen to live music. The whole concept is to bring people back to that neighborhood as owners, as tenants, as participants in that portion of the city, along with the college. Talking today, the concept of a blurred campus where kids can come off, be part of the common, but also know that we're living there as owners, as residents, as taxpayers. For many who know, these parcels of property will come back on the tax roll, as Leroy showed you guys, and be a positive impact on the community of the whole vision was to have somebody down there, hit the bakery, lit the barbershop, spend the day listening to music, so it really brings back a vibrant need to that portion of the city itself.

how we came to be was during the RP that was put out there, understanding architecturally what was asked: Blend into the college, blend into Old City, making some that stands as a part of the community, but doesn't stand out as something new in the community, to give you the feeling that it truly is Old City. I think if you look at the components that we put out in the architecture team, all that's been met. So the city's part, being able to have a parking structure downtown, being able to have a park downtown, it needs that true public/private partnership between the college, between the state, the County, and hopefully the city tonight, we'll all be partners in this together to bring back some heartbeat to that portion of the city.

Glad to hear any questions. I know Dr. Trachte, who has been a part of this whole vision from the start, would love to give you an overview of what he started when he first got here and how it came to be tonight.

Dr. Trachte: Thanks, Jerry. Good evening, members of Council, Mr. Mayor and others. I had an opportunity at a recent groundbreaking to reflect upon a little bit of the history, and I think it's important that everyone in the public know that the council has been, along with the administration, a leader in bringing forward the concept of revitalization of Old City. During my earliest months in office, there were several Council members who, without violating sunshine laws, came to meet with me. Randy, I believe that you were part of that contingent. And they asked me a simple question, whether I was the kind of president who saw Lycoming College capable of working with others to re-vitalize the neighborhood in which the college is located. And I think my answer was probably a little longer than yes, but it was essentially in the affirmative. And then as you may know from there, a Commission was appointed, and Congresswoman Miele served on that Commission and represented Council, along with members of representative of county commissioners, property holders in the area, and a comprehensive vision for Old City grew out of that Commission. This Council adopted that report when it was presented from the Commission. So again, the council was in a leadership role in this regard. And I have to say that I'm pleased that we can come back to Council at this point now and ask for your further participation and cooperation. There were many other projects that have been part of Old City revitalization. The construction of the Basin Street Boulevard, the enhancement of streetscape on Third Street. There are additional projects to come. And Council and the administration have always stepped forward and the college has been honored to be able to have the opportunity to be a partner in all of this work. As you know, we made some investments in the area with our Craft Gateway Center and now the music center to give some initial sense of change taking place in the neighborhood. And the college, through its donors, invested 20 plus million dollars in those facilities, and we are delighted that we have now found a visionary partner in Pineridge who really shares the concept of a livable, walkable Old City neighborhood that Randy was so much part of the original vision and Liz and the Commission did its work as well, and I'm just -- I can't tell you how excited I am, and I hope you'll choose to continue to participate this evening and we will, in fact, realize that dream or that vision of having a livable, walkable Old City neighborhood. So Thanks for your time this evening.

Mr. Yoder: Thank you very much for your commentary, your words, and for being here, being a great partner for the city. You know, I go back to I remember you saying that at the groundbreaking, Dr. Trachte, but it was City Council that really initiated this probably close to a decade ago. And it's, you know, it really speaks to the fore sight that this body had a while back, that the work that -- the need for economic development and the need for community development in that neighborhood, and we're finally seeing the fruits of that work today, which is great to see and I'm excited for it. So thank you very much. We've had a lot of discussion and conversation. Do you have any questions? Randy, I know you had a question about I think the individual monetary line items --

Mr. Allison: Yeah, from the funding from ARPA. Yeah. I do want to just thank all these yes, and Dr. Trachte was the first one we went to. He's done this before. He did it in Lancaster with Franklin. We thank him as well. But you were able to take that and adapt it to this area, which, you know, we'll be forever grateful, because I do believe this is going to be successful in a lot of different ways. And the other tie-in is years ago, we were discussing parking downtown, and we were looking for a place to put another parking deck. And we discussed that in depth and had discussed different areas. So that's not a new concept either, but we're glad that it's a fresh concept coming forth, so I'm totally comfortable with that, and I do believe it's going to fit in well with what we need downtown on that part. We were looking for something on the east side of market street. So it's going to fill that need as well, and it's a place, it's going to enable more traffic in that area as things develop. So that's all great. Yeah, I just want to reconfirm I'm 100% behind this. And Vince, thanks for pushing for those dollar numbers, because it's right there in black and white that within four years, it's already met whatever investment we put in. I think that's pretty good turnaround. And anybody's financial gain. So we're grateful for that as well. What I'm looking at is the money coming from recreation. 408,000. I see the greenway trails connector makes sense at 143,000. The rest, to me, is economic development. and I don't see a reason to take more out of recreation to put into when we have money set aside for economic development, that we don't even have plans for at this point. So I think this is a good place to even that out.

Ms. Miele: Hey, Adam, can I break in there? Mr. Yoder answered: Certainly.: I would agree with Randy on his observation in terms of the funding sources. It would seem to me like we can always transfer funding at some later date from recreation and DEP and development if we decide we need more funding there. We did all agree that the split between recreation and economic development was as it was. So it seems like all the elements of this -- because all the funding is going toward either parking garage, if this water, et cetera, et cetera, all of that funding should currently be coming from economic development. That would be my observation. I think that Randy has a point there.

Mr. Yoder: So the question is really I guess or the concern is where do we find -- where else can we pull that chunk that is from recreation towards this from somewhere else? I guess the question is, is there really recreation component to this project? Am I understanding that right?

Ms. Miele: Yes, correct, Randy. I mean, we understand that there is a park component to this project, but we're not funding the park component is my understanding of it. Correct, Randy? is that what you're thinking?

Mr. Allison: I thought we were funding the park component. Can you clarify that for us?

Dr. Trachte: When we talked about converting it to the structure itself, if there were any questions about eligibility, we were public infrastructure, and so it's not specific to the park. It's specific to the structure.

Mr. Yoder: Okay. Gotcha. I gotcha. Okay. I was going to counter that. I was of the impression that there is a recreational component to this. In my mind, that does make sense, by given that there is not, I mean, I understand it and I would agree. We can do a transfer and put that back into recreation, and then whether it's taking it from one of the other two areas that we have money budgeted for economic development, whether it's the land bank, whether it's the Redevelopment Authority or whether it's Public Works, we have other options. So if this is not going towards a park on the parking deck, then that makes sense to me, also. I was of the impression it was, though. So that makes sense.

Ms. Miele: And I would secondarily point out, Adam, that I would have perhaps a little bit of fear that if we were putting money into the park, we could be perceived as being part owners, so part responsible for the park. Do you see what I'm saying? I think I'm glad that it's a grant toward the parking garage, because public recreation, to me, implies perhaps city responsibility. And moving forward, if it's not going to be something we are economically responsible for, perhaps it's better initially that the funding isn't used for that.

Mr. Yoder: Understood. I think on second reading, we're going to want to think about what each of us will be comfortable -- what other bucket we'd be comfortable pulling the balance of this from. I don't want you thinking that we're saying, no, we're just going to give you, you know, part of it. I think we would just want to look at maybe pulling it from a different bucket. So just to clarify for you guys.

Mrs. Katz: First of all, Dr. Trachte, I want to thank you for everything that you've done for your city since the

day you arrived. Everything that you have done has been absolutely wonderful. And to be part of this project, I think, is even going to be even better yet. We all wanted that area of the city to start growing and looking absolutely beautiful, and this is going to look absolutely beautiful when it's said and done.

The question I have is with the parking deck. The parking deck, yes, this is something that we've talked about for I don't even know how many years, that when things -- when businesses are down in that area, you will need a parking deck. If somebody could answer me, since this is going to be done privately, this will be done and taken care of privately, then, I take it. And the cost of parking would be equivalent to what the cost of parking is in our other parking decks that are owned by the city?

Jerry: The concept of the parking structure is to keep it market rate comparable with other towers you guys have downtown.

Mrs. Katz: Fantastic. But I think it's a great idea, because there is no place to park down there for the businesses and the new homeowners that were thrilled to pieces that they're going to be moving in that area. So that was the only question. And I take it you will be taking care of the parking deck? It will be open 24/7?

Jerry: The parking structure will be open 24/7 of the nice part about the parking structure, there are a lot of dedicated leases that will operate 8:00 to 5:00 p.m. everyday, which then gives a secondary term on those same parking spots on evenings, weekends, and holidays. So there's multiple points for this to be a cash-generating structure, as opposed to a lot of parking decks downtown right now.

Mrs. Katz: Fantastic. Thank you very much. And thank you, again, for all you're doing for this project. I think it's a fantastic project, and like I said, it is going to do so much for that area of the city. Thank you all.

Ms. Miele: Adam, can I ask one more question? Thank you.

So my only other question is the discussion that we had just a couple of minutes ago about the buildup plans, I think [Indiscernible] outlined three phases of construction? Could you repeat that for me one more time?

Jerry: So there are three phases of the construction project. The components of the residential retail which comes down. The second phase, which is a blended phase between the parking structure and commercial building, they kind of overlap each other. This would be the 42,000 square foot commercial building, which comes up Basin Street and then returns down Fourth Street. That overlaps construction time period with the three level, the four level parking structure.

Ms. Miele: Okay. I think you've just answered my question, which was the city has committed funding to projects in the past that were multi-phase, but then not all of the phases came to fruition, but it sounds as though all of these phases are operating more or less simultaneously? It's not as though you're trying to bilateral the retail and the parking structure a year later or something. Correct?

Jerry: No. Our timeline has us starting Phase one here this fall with an anticipated completion in late spring to early summer of 2020.

Ms. Miele: Of the entire project?

Jerry: [Indiscernible] we need to have the parking structure work kind of hand in hand with that building.

Ms. Miele: The only question I had related to whether we needed to commit the funding now if that phase of the project wasn't occurring currently, but it sounds as though it's all happening simultaneously. That was everything. Thanks very much.

Dr. Trachte: Just to clarify, as of officially this afternoon, we have formed two limited liability corporations, of which the college is a minority member. So the college will continue to be involved with Pineridge in the design, operation, and so on of this project. I can assure you, councilwoman, it's going to all get done.

Ms. Miele: Oh, Mr. Trachte, I'm well aware of that in this case. But previous experience, of course, causes me to just ask all the questions just in case. But that's it. I am -- well, as Bonnie said, this has been a project pretty much the entire time that I've been on City Council, and it is something that I was so excited about in the beginning and I can't tell you how excited I am to see this element of the vision coming to fruition, especially because this, to me, was the piece of the kind of initial project that we all envisioned. It would trigger a lot of economic development in that neighborhood, and so the fact that this piece is happening, I think means it has significance for a sea change in that area of town. So thank you, gentlemen, for making this a reality.

Jerry: Just to close out with a final thought. As I spend a lot of time traveling Central Pennsylvania, Pennsylvania in general, and most of the country throughout construction, this particular project, I think, gives Williamsport the opportunity to develop something that is not common in this area, a multi-facet, multi-use project that can be used with a rooftop. You look at what we have here at our resources, at our drivable availability, there's nothing like this. This becomes a true destination within its first phase, and this is what we call globally offered space of east end revitalization. Looking at a true live/work/play environment, I can't think of one that is close by that we can go to, that all of our residents can enjoy and see the different amenities there. With that, the college had an RP through Delta. They thoughtfully thought out what they would want to see come there. I do truly believe that Dr. Trachte, Leroy Cline, they had the best interest of the total city when they put that out there, and I think the one we proposed to you guys has the best interest of all the city, but of Central Pennsylvania. So with that, I thank you guys for the time today.

Mr. Yoder: Thank you very much. Any other comments or questions from members of Council? Outside of thinking of where we want to pull money from for second reading?

All right. Hearing and seeing none, Mrs. Frank, on the motion for Item seven, please.

The ordinance was carried in first reading with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes.

Ordinance #6439

Ordinance Street Vacation – Vacating Spring Garden St in the 8th Ward (final reading) Bill#1805-22

The City Clerk read the ordinance.

Mr. Yoder asked for a motion and second.

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

Mr. Knarr: This is the second reading of the vacation of Spring Garden Street at the request of the city. What this will actually do is tie into the Old City development. It will vacate that and give future development to the Salvo's Restaurants to future into the Old City's project.

Mr. Yoder: Thank you, Mr. Knarr. We passed this in first reading a few weeks ago. Any comments or questions before we vote for a second reading? Okay. Hearing and seeing none, Mrs. Frank, on the motion, second reading, please?

The ordinance was carried in final reading with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes.

Ordinance #6440

Ordinance Amending Part I of the Codified Ordinances for the City of Williamsport (final reading) Bill#1906-

22

The City Clerk read the ordinance.

Mr. Yoder asked for a motion and second.

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

Mr. Yoder This is just second read to go modify, to incorporate, remote into Committee meetings. So nothing super crazy. Any comments or questions? Okay. Hearing and seeing none, Mrs. Frank on the motion, please.

The ordinance was carried in final reading with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes.

Resolution #9350

Resolution for Approval of Settlement PMF Industries, Inc. Tax Assessment Appeal

The City Clerk read the resolution.

Mr. Yoder asked for a motion and second.

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

Mr. Lubin: What you have before you is the county tax assessment office has recommended resolution of a tax appeal by PMF Industries. And as part of it, we're submitting a stipulation to the Court, the formal approval of the settlement of the tax appeal. This was supposed to have been tried sometime in the spring, and I was notified by Mr. Grimes it had been resolved. Finally as you can see in the letter of August 22nd is when I finally received the settlement documents. There's one other case that I'll probably be present being at the next meeting that I understand has also been resolved on the tax assessment appeals, that the county has approved it.

Mr. Yoder: All right. Thank you, Mr. Lubin.

Are there any comments or questions? This was not reviewed in Committee. So we don't have anything to add from that perspective, but are there any comments or questions related to the tax appeal resolution? I think we see these every once in a while we never, unfortunately, see anybody appealing that it should be higher, but you know, they're always appealing them lower and I assume this is the case. I think the biggest thing that would really help this, we really need a reassessment countywide. It's been almost 20 years.

Mr. Lubin: 2004 was the last reassessment. Right now, the one problem that we're facing, when Nick Grimes was treasury board, out a number of times, we have the high common level ratio number. And unfortunately, effective July 1st, it went up again.

Mr. Yoder: Yeah. So if we really want a solution to this, we really need a reassessment countywide. And unfortunately, we have no ability to do that. That comes down to three commissioners deciding to do that. And they actually don't really have to do it. There's no legal mechanism that forces them to do that. So between our representation in Harrisburg and our representation in the county, we need some help. So we absolutely need some help. But I wanted this is a political issue, locally at least, but I feel confident in saying if the reassessment was done, I think a majority of people, like all of us sitting here that are out there in the public, are probably going to benefit from it realistically. They actually might see a reduction in their taxes, I think.

Mr. Lubin: What has happened historically in the past is about a third of the properties see an increase. About a third remain the same. And a third go down. And the other thing is that if there's an increase in the tax assessment value, there has to be a corresponding decrease in the millage rate.

Mr. Yoder: Correct. So we can't make money off of that. That's what that means.

Mr. Lubin: There's a limit on how much there can be an increase in revenues.

Mr. Yoder: Correct. 100%. My whole point is this is long overview, and hopefully we can get something done at the county level specifically.

Mr. Lubin: You know, from the county's perspective, I know that in addition to the political battles, also, there is a cost to doing an assessment.

Mr. Yoder: There certainly is. As I think the seven of us very well know, there is a cost to doing, you know, governmental business. There's a cost for us to keep the streets clean of there's a cost for us to plow the snow. From the county's perspective, there's a cost to doing assessment, I mean, and that's their scope. Right? It's tough. But nonetheless, here we are. Any other comments or questions? Sorry. I didn't mean to get too much on a soap box. It happens. Seeing none, Mrs. Frank on the motion, please.

The resolution was carried with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes.

Resolution #9351

Resolution Renewal for Unitrends Backup/Recovery Solution

The City Clerk read the resolution.

Mr. Yoder asked for a motion and second.

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

Mr. Black: Good Evening, Council, President Yoder, and other members of Council. You have before you a resolution just to renew our agreement with UniTrend for backup and recovery solutions that we have with them. It is for a total of \$10,853 -- \$10,853.70 cents. This is for a 1-year period.

Mr. Yoder: Okay. This was reviewed in finance, I believe. Ms. Miele?

Ms. Miele: It was reviewed in finance, Adam, and the discussion may be centered around a question of how far into our contract with UniTrend we currently were. Mr. Black, you didn't receive any more clarification on that. Correct? If this is year four?

Mr. Black: No, I did not see anything records-wise.

Ms. Miele: Yes. Yeah. Records-wise, we're not quite certain where we are in our contract with UniTrend, but in the contract in small print, there is a note that year four we would see a 0% increase. I think there was implication we would see that in successive years following that. So Mr. Allison, tell us exactly what year we were in? Mr. Black assures us that moving forward after this year, he's going to see a different solution for our backup storage, and so this, you know -- that we would likely shop these services around next year or we would find a completely different program for dealing with these services that we're currently purchasing from UniTrend. That \$10,000 does include the repair and replacement of any hardware associated with these serves, and so the finance discussion was generally positive around item.

The resolution was carried with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes.

Resolution #9352

Resolution of the City Authorizing Submission of Application for Funding to Commonwealth for RCAP Grant up to but not exceed \$4 million for River Valley Plaza Starbucks Improvement Plan

The City Clerk read the resolution

Mr. Yoder asked for a motion and a second.

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

Mr. Yoder: Motion and second. I'll turn it over to Mayor slaughter. And let me first apologize. For whatever reason, I did not put two and two together that you were here for the RCAP, but my apologies, and thanks for sticking with us. Mayor Slaughter, good evening, sir.

Mayor What you have before you is a resolution for the city to serve as a pass-through for RCAP application, not to exceed \$4 million. This is for River Valley Plaza. Again, we've been talking about Old City quite a bit tonight. This is also in the Old City corridor to do some upgrades and a facelift to the River Valley Plaza there. And so it was reviewed in finance, as you can see and as you mentioned. There are folks here with us to want that can answer any questions.

Mr. Yoder: Thank you, Mayor Slaughter. That was reviewed in finance, Ms. Miele?

Ms. Miele: Yes, Adam, this was reviewed in finance. And once again, the discussion was quite positive. The city, as Mayor Slaughter noted, is acting as a pass-through for this. There are no costs to the city, aside from a relatively minor amount of staff time to kind of palace these documents through. We will not oversee any of the filing of paperwork associated with this, with this grant application, which is the real kind of time redevelopment and capital assistance grant. You know, consequently, there's very little coming from the city. I think of note from our discussion, this grant is effectively competing in this particular redevelopment capital assistance grab with another grant, grant application, grant pre-application, technically, for RCAP that we authorized the filing of a couple of months ago for Times Square. While it's certainly possible the commonwealth could fund both of these projects, perhaps it might be a little unlikely that we would fund the entirety of the grant amount for both. That said, this is a really exciting redevelopment project, once again, in the Old City. Another opportunity to revitalize a neighborhood that has needed some attention in the city. And the Finance Committee thought it was well worth this application. The last thing, I don't think we've done any -- we've discussed how redevelopment and capital assistance program grants work in the past, but we haven't talked about it yet this meeting. This is a pre-application, and if the applicant is to receive funding, they will then complete a much more onerous full application come November. I believe someone is there from Penn Strategies. I'm not certain if they can explain this in a bit more detail. But this is just the first step in a series of steps for -- to the point where the applicant actually receives the funding. As I said, the discussion in finance was quite positive. Thank you.

Mr. Yoder: Thank you, Ms. Miele. There are members from the application team here, Penn Strategies, et cetera. I'll be happy to turn the floor over to you to add anything you would like to.

Mr. Fitzgerald: Sure, Mr. Mayor, Mr. President, Madam vice president. I hope you're recovering well. Councilwoman Katz, I hope you goer hear me. Members of Council and the administration. As the Mayor indicated, this is a continuation of the growth of Old City. When you look at -- when you come into that part of the city, this is really the true Gateway. And for a number of years, you know, the facility has looked a little bit dated. Up, it's a great place, but looks a little bit dated. What these gentlemen are going to do and Mr. Mahunski will be here to just briefly tell you what he's going to do, and Nate White, Mr. White is here to answer any specific project details. But what we are asking for tonight is for the city to serve as the pass-through entry. Councilwoman Miele is correct that the city will be requesting two RCAP grants. We're consciously optimistic about both of them. If you recall, the year that Lycoming College received \$2 million, and Lycoming engines received \$2 million, and the pajama factory received \$2 million. So the total number of requests this year is significantly less than 6 million. So we're caught that all of the projects in the city should get approved. And I know that in speaking with the folks from Delta and from the other companies that talked before, we're all on the same page, that we want all of these things to be approved. And we're cautiously optimistic that they can be. As councilwoman Miele suggested, there will be no administrative responsibilities from the City of Williamsport. We've been hired to handle the administration on these grants if and when they're approved, and, you know, our job will be to coordinate those efforts between the City of Williamsport, the sub-applicant, and the Commonwealth of Pennsylvania. You are correct, councilwoman Miele, in the way the redevelopment assistant capital program works, there will be an announcement, we hope n October. At that time if we're successful, we'll be asked to submit a more detailed application.

And just for the record, we had asked for an amount not to exceed 4 million, because we didn't submit the grant until last week. We'll be requesting 1.7 million for this project, just so that you're aware. And I'm going to turn it over to Rick Mahonski to introduce himself and talk to you a little bit about the project, thank you.

Thank you, Mr. Mayor, as well for your leadership on this.

Mr. Mahonski: Thank you, Mayor Slaughter, and thank you, council, for listening to us tonight. This is all going to tie together with what the previous speaker talked about with the gateway to Williamsport. Three years ago, I purchased the Basin Street Plaza, because I saw a diamond in the rough. At the time, it was three-quarters full, and I'm happy to say now that it's 100% full and that's providing for families and it's providing tax base. I want river valley plaza to be the jewel of Williamsport. It is the gateway to Old City. It truly is the gateway to Old City. It's an important part of the revitalization plan, and it's the first impression you get when you get off of Basin Street of Williamsport. First impressions are everything. We've heard that before, whether it be the first job interview or first date. The first impression means a lot, and it's going to hold true for River Valley Plaza. River Valley Plaza is going to make that first impression. When potential Lycoming College students come down Basin Street with their parents and their grandparents, the first thing they're going to see is the plaza. Now, are they going to see a plaza from the 1980s or are they going to see a plaza that's modern and up-to-date and they're going to say, hey, this is a great place. You're 200 yards from the college. You can walk down here. I can get a Coffey. You can get a Jersey Mike's sub. You can get your nails done. You can get your haircut. You can get Chinese food. So it's going to play a big part in making that connection with the college. And we already spoke to Dr Trachte about making that connection. We have different suggestions and maybe things such as a 10% off card, et cetera. But we want to make that connection, and we want to make this a plaza that makes a statement. They talked about the palace, putting up the palace. We have the gateway and we really need to make it a gateway that makes a statement. So I just want to say thank you for listening to us, and we will make Williamsport proud if we get this to go through. Thank you. And I want to introduce the project manager, Nate White. If you have any questions for Nate and myself.

Mr. White. Thanks for having us. Mr. Mayor, thank you for your support. I'm just going to give a 20,000-foot

view. Rick kind of summed up a lot of it. What we're looking to do is this has been a year and a half process of figuring one solution out after the next. We started off with the plaza. We wanted to renovate that, update it, you know, bring in potentially more clients, have a nice entrance. Then we started talking with our corporate partners at Starbucks, Fortune 100 company, and they've been onboard helping us design a new exterior and interior, and we're working with Glenn O. Hall Baker to design a new parking lot system with sufficiency, have a second drive-through which will boost sales. Typically they say 9% on a franchise. We'll have a rear parking lot where we'll have the realtor's association in there. We'll have Williamsport Pottery Barn, which they kind of took a leap of faith and put their spots back there with the promise that we're going to pave that back parking lot. So we're looking to just update the whole area, parking lot, maybe it more efficient, user friendly. We have 19 businesses in there. And like Rick said, it's the gateway to the city. So we have \$26,000 go by there a day. Doctors, professors, college students. They're going to see this when they come in the city. It seems like a win, you know, for the city and for everybody. If you have any questions, I'm happy to answer.

Mr. Yoder Thank you very much for your presentation, and I also just say thanks very much for investing in the city, both not only procuring the property, but putting money into it and making our gateway into the city that much better. So thank you very much.

Mrs. Katz First of all, I want to thank you all for all the work you're doing with this. This plaza has been there forever, and some really great businesses there. I do go get my nails done at the one place that's there, TNT. I promote them. And as I'm sitting there, that -- if you sit there and see all the traffic that goes through that plaza, within the hour that I sit there, it's amazing. Absolutely amazing. I'll be anxious to see what your plans are as far as what improvements you're going to do with the plaza, but like I said, there's so many great businesses that are in there and some that have been there forever. So I'm pleased to see that this is going to come to fruition. And do you have any renderings at all? Or are you just waiting to see where we stand?

Mr. White: We actually have about a dozen of them, working schematics, plans for the exterior, and we're actually going to send those over to the Mayor's office tomorrow, and he can disburse them for the Council.

Mr. Mahonski: Not only the front is going to be renovated, but the back, too. [Away from mic]

Mrs. Katz Thank you. I'm excited about this. This is like to say it's part of that whole transition in that area. I mean, and I think everybody should be excited about what's going on in that area. And once we get the Riverwalk straightened out, I think we're going to do fantastic.

Mr. Mahonski: One last thing, Bonnie, that I think you'll be impressed with. We're going to bring up the level of clientele in there, too. By that I mean once we get this thing finished and everyone is going to be required to have a sign that matches. They've going to be professional signs. So there's thought going to be any flapping in the wind signs like there are right now with flashing lights.

Mrs. Katz There's a lot of mish-mash in the plaza there.

Mr. Mahonski: The mish-mash will be gone. We're going to get some creative unity.

Mr. Allison: I love that build-out on the front. That just a concept or is that something that's going to be -- on the front of the plaza?

Mr. White: The first one we came up with, we changed some of the materials. We start working with Starbucks corporate, and they have an approved material list. So we kind of piggybacked off of them to get newer materials. So it's going to be close, but a little newer actually.: It's going to be close to that.

Mr. Allison: Great improvement right there. I've heard that our Starbucks is one of the busiest in the state.

Second busiest. Well, that's one of them, then. That's, you know --

Mr. White replied, next to State College.

Mr. Allison: That's amazing. It speaks to the value of that area. And originally, when we talk about the gateway, you know, it was really a lot of the thought was to that side of the street, you know? Everything down there, because that hasn't really been as developed as the -- the other parts aren't as developed themselves, but that had the least amount of development in it. So you know, it would be great catalyst, I believe, for that whole area.

Mr. Yoder Any other comments or questions? All right. Hearing and seeing none, Mrs. Frank, on the motion, please.

The resolution was carried with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes

Resolution #9353

Resolution Awarding Professional Services for Levee Inspection to Jordan Services, Inc.

The City Clerk read the resolution.

Mr. Yoder asked for a motion and second.

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

Mr. Sander. This is a levee maintenance item every five years for the Army Corps of Engineers. We have to get our cross pipes videoed, video inspected. I put this out RFP. Got two companies for professional services on this. One, this company of Jordan Services, Incorporated, for 132,800, and another firm that was over \$310,000. So I've been in contact with this Jordan Services, Incorporated. They're out of Ohio. Currently they're doing these services in Ohio right now and they also have five or six jobs in the State of PA as well. They're looking forward, if awarded, to working with the city. Like I mentioned, this is a requirement. Every five years for the Army Corps. We have seven years, the cross pipes need to be looked at, looked through to make sure they're clear and cleaned out, et cetera. There's a handful of maintenance-related items that are, streets and parks are required to do as part of this. Scott and I spoke earlier and he's good with it as well. Funding would be ARPA. And this was discussed at Public Works Tuesday.

Mr. Yoder: Thank you, Mr. Sander. There was discussed at Public Works. Mr. Allison?

Mr. Allison: Yes, we did review it. There's a lot of technical things in the proposal, as you would expect. And as John mentioned, this has to be done. It's part of the maintenance in to take a snapshot of where we're at, you know, where the infrastructure is at. And we know it's all about infrastructure. We've learned that, if nothing else, over the past decade or so. But the one question that we talked about somewhat, there are responsibilities on the city side, and we talked, Scott Livermore was also in on our meeting. We just went into address our personnel, hours that might be required. If there's a fusion in stuff that comes out of the pipes, we're responsible for some of that clean up if it's over a certain amount. There's a list of things, you know. 2500-gallon water truck provided and hooking up the fire hydrants. All of that, flagging. There's just a list of things that, you know, we just want to nail down with those Streets and Parks Department before we get into the process, just so we can have a smooth operation. So turn it over to Mr. Pulizzi, who was also there.

Mr. Pulizzi: Thank you, Mr. Allison. I appreciate the fact that you brought those up during Public Works. Some of those things that are kind of out of sight, out of mind. You don't think about it until it's right in front of you.

Thank you for making everybody aware. The one thing I did just want to bring up, just knowing that this is, you know, it's going to be routine maintenance that we're going to have to do I believe it's every five years? Thankfully, we have the ARPA funds here to cover the cost of this currently. But you know, I want to state it then and I'm going to state it again now, just to make sure that we're all aware that in five more years, this is going to come back around and we won't have the ARPA funding here to help us, as there are other things the city is going to need. Just to make sure the city is cognizant of it, goals to work toward moving forward. Thank you.

Mrs. Katz asked Mr. Sander if this was done five years ago.

Mr. Sander: Six, so we're slightly behind.

Mrs. Katz: And five years ago is when we started seeing some of the problems?

Mr. Sander: Yeah. This actually leads to some of the cross pipe replacement. This could potentially lead to physical levee work.

Mr. Beiter: I do have, where it says work timeframe there, their intention is to complete that in the fall of 23.

Does this push us back too far because of that?

Mr. Sander: Not that I know of. I didn't ask the Army Corps per se, but I try to run as many contracts as I can but it's difficult.

Mr. Beiter: I understand. And just something kind of a housekeeping thing, I could add that. We're talking a lot about the levee as of late. And last Council meeting, we voted to run the congruent study, along with the Army Corps of engineers. If we could get an update budget of where we stand on funding that we're intending to pull from ARPA, so that way we don't get surprised here in the next couple of months that we're running too much.

Mr. Sander: In regards to the levee itself?

Mr. Beiter: Correct. So this being 132,000 --

MR. SANDER: 2.1 allocated. Is that right? We have 2.1 allocated for ARPA?

Mr. Yoder: I'll double-check real quick. It's 2.1, yes. And 2.3 for Grafius Run.

Mr. Sander: Let's talk about Grafius Run. Given the time and what it's going to take and whatever has to happen with DEP, that might be more pursuant to move that 2.3 million from Grafius. We'll see how things shake out timeline wise, but keep that in the back of your minds.

Mr. Beiter: Just to be updated on it, because I don't want to be surprised. We talked, the chamber has roughly \$500,000 that we'd hoped to be able to take advantage of for the study so we can get an answer on that.

Whether that's going to have to come from ARPA funds or whether it's going to have to come --

Mr. Sander: I think the Mayor mentioned something on that.

Mr. Beiter: Just be great to know where we stand.

Mayor: And also waiting on the congressional direct spending as well, so it may not have taken from the chamber or ARPA. And I think Councilman Yoder shared the e-mail that Congressman Keller worked on. We did get to go ahead there, too. So that was very good news as well. But yes, we can give you an update on where we stand, yeah.

The resolution was carried with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes

Resolution #9354

Resolution Awarding the Construction Services for E.4th St Improvement Project to Glenn Hawbaker, Inc.

The City Clerk read the resolution.

Mr. Yoder asked for a motion and second.

Mr. Sander: So tying into the Old City totality here this evening, this is awarding the construction of what I call the DiSalvos block. Fourth Street from Penn to Basin to the lowest responsible bidder was Glenn Hall Baker. There were two bidders on the project. Myself and Ms. Frank, our City Clerk, had the bid opening a couple weeks ago. And the low bidder was Glenn O. Hall Baker in the amount of \$861,383.80. This is paid via the project will be funded, in part, by a state MTF grant and matched with local funding match from the county. The low bidder wanted to see if we could get this awarded sooner rather than later due to the availability right now of steel materials. So that's why we're here.

Mr. Allison: Yes, we did discuss it. And it wasn't a long discussion, because this had been planned and part of the project and the moneys set aside for it. So it's about as brief as you can get.

Mr. Sander: Real quick I wanted to add, what this is, generally speaking, new other way surface all around, obviously. New waterline, is paid for by the water authority. All new sidewalk, fully ADA compliant. Safety lighting and also vegetative trees, basically.

Mr. Yoder: Thank you, John. Any other comments or questions for members of Council relate to item?

Hearing and seeing none, Mrs. Frank, on the motion, please.

The resolution was carried with 7 yes roll call votes. The vote was 7 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 Mrs. Katz voted yes, Mr. Yoder vote yes

Certificates of Appropriateness - HARB

Item 1 331 Locust St Benjamin & Jacqueline Stanis

PHARE Grant 25K Existing deteriorated clapboard siding repair like material. Replace outside corner with wood trim. Replace soffit & Fascia south west sides with like material. Paint everything the existing colors. Red Mesa Red to match. Gray that has been color matched Valspar. Leld-Wen wood replacement windows

Mr.

Yoder asked for a motion and second to accept minutes for filing.

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

Mr. Memmi explained the certificates and there were no questions.

This project was reviewed by HARB over a series of meetings. It's for replacement of about 35 windows. They're going to be replacing them with Wood windows to be consistent with the requirements in the hard district and the paint colors to match what is there right now. They're also going to be doing some other improvements to the cedar shingles that are on the side of the building. Everything was reviewed, discussed thoroughly, and it was a positive vote out of the HARB board.

The Certificates of Appropriateness were accepted with seven yes roll call votes. The vote was 7 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, Mrs. Katz voted yes and Mr. Yoder voted yes.

Accept for filing::

Finance Committee Meeting 06/07/22 & 06/21/22

Controllers Report 6/30/22

Veterans Memorial Park Commission 07/11/22

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

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

The minutes were accepted for filing with seven yes roll call votes. The vote was 7 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, Mrs. Katz voted yes and Mr. Yoder voted yes.

Announcements

. The next regularly scheduled City Council meeting will be held on Thursday, September 15, 2022 at 7:00 PM, Trade & Transit II, 144 West Third St. 3rd Floor, Williamsport, PA

Upcoming Meetings:

Monday, September 5	City Hall Closed	Labor Day Holiday
Tuesday, September 6	12:00 PM	Planning Commission
Monday, September 12	4:00 PM	Recreation Commission
Tuesday, September 13	1:00 PM	Finance Committee
	2:30 PM	Public Works
Wednesday, Sept. 14	9:00 AM	Economic Revitalization Committee
	11:30 AM	Public Safety
	3:30 PM	O & E Pension
Thursday, Sept/ 15	10:30 AM	Zoning Hearing Board
	7:00 PM	City Council Meeting*

Comments:

a. City Council

Mr. Mackey: Are we going to be reading these e-mails that we received into the record tonight? And if so, I mean, I do have something to say about one of these particularly, but I don't know if we want to wait until public comment or if we think that's pursuant to do, since --

Mr. Yoder: That is totally up to you.

Mr. Mackey: Okay. Well, aside from that, we did open, sort of open the ARPA budget tonight. Do we have any updates, Mayor, on the Redevelopment Authority, Land Bank Authority? I mean, we are setting on close to five, a little more than five and a half million dollars in lost revenue.

Actually, Norm is working right now, we're working on RDA land bank on an agreement between the city, community development, and RDA/land bank, because the land bank and RDA obviously don't have any staff, and so we reached out to Norm to work on an agreement where once we start, once the land bank and RDA start to acquire properties or just have activity, that community development, and it wouldn't be a large portion of their time, but they could do some of the paperwork, et cetera, the RDA land bank. We need an agreement in place in order for that to happen. So our goal is hopefully later this month that we'll come in front of City Council and also the RDA/Land Bank Authorities to get that agreement, and then we can start to move forward with RDA and land bank to start to have some of their action being taken by one or both of those authorities. If nobody else has anything, we did receive two, I guess you would say, complaints. Would that be the right word? So Mr. Mayor, I mean, Gary is not here anymore. He might be, also, someone to talk to about this. For the record, we received an e-mail through our City of Williamsport get in touch website from Mr. Chance Moore concerning a property that's next to his house that he was apparently told was on the demolition list by Joe Girardi, our former codes administrator. Do we know if that's the case? He seems to think that now that Mr. Girardi is gone, nobody at codes can tell him if it's on the list, if the list even exists.

Mayor: I'm not sure I can answer that. What's the address and I can look into it?

Mr. Mackey: Give me one second here. 717 Second Avenue.

Mayor I can check on that tomorrow and get back to you all and Mr. Moore.

Mr. Yoder: I remember there being one over in Newberry as well on Moser Ave. It was kind of in the same boat. And I don't know if that one ever had gotten looked into as well. I had been reached out to. I had forwarded it over to codes: I don't remember the address, Mayor Slaughter. I can try to find the e-mail.

Mayor: Over on Moser Avenue?

Mr. Yoder Yes. If you wouldn't mind looking into that one as well, that would be great.

Mayor: Yep.

Mr. Yoder: That one had been for a while, and I believe the individual was trying to purchase the property beside it and were running into issues because of that other property.

Mayor: Yep, I can check on both.

Mr. Mackey: Generally speaking, I think this is just one thing we make sure it's not falling through the cracks. We currently don't have a codes administrator. I know Gary is kind of holding down the fort, but he also has a job to do as well. So I just want to make sure that we're -- that we codes specifically is staying on top of the things that they're supposed to be staying on top of.

Mr. Pulizzi: Thank you for bringing this up. I fully intended to make sure this was brought up at the next blighted properties Committee just to make sure it does thought fall through the cracks. Thank you for bringing it here in front of Council.

Mr. Mackey: And I guess just in the spirit of fairness, we did receive another e-mail from a Mr. John Bogle in reference to, essentially, loud vehicles cruising the circuit, Third and Fourth Street, so I thought it was only fair that if I referenced Mr. Moore's e-mail that I reference that one as well. I think he also brings up a good point. This unfortunately is a problem that is a little harder to solve, I think, but I do think it's something that should be addressed somehow. It's achievable. I no this is difficult, especially as the motorcycles drive by.

Mr. Yoder: Perfect timing. Thank you, whoever that was.

Mr. Mackey: Yeah. But I would be interested to take part in that conversation. I think there's any number of things that we could do as a city, as a Police Department to maybe try and combat this a little bit.

Mr. Yoder. You know, I know there's the noise challenge downtown and in the residential areas right downtown there, but that noise is related to speed. There's a speed issue there and there's a speed issue throughout the city. I mean, John Sander, right across the street from me now, I think you were in the house, what? Maybe a week -- four or five days, somewhere in there. He reached out to me and he said, what it's going on on the

stop sign? We live on a 4-way intersection, and I bet you probably seven or 10 times a day, people blow through that stop sign. Actually over the weekend, there were two trucks, I'm pretty slurp they were going 50 or 60-mile an hour through the stop sign. And look, we call the police. They come. They sit. They respond. But we don't want them sitting there or in other areas of town, you know, catching traffic citations. Right? To piggyback on what Jon is saying, how do we address that. Right? We've got ARPA money here. I mean, we have spent an allocated sum for Public Safety, but if there's something that we need to do, whether it's technology, making our department more efficient, I don't know what it is, but it is an overarching issue, to Mr. Bogle's point, Mr. Mackey's point. So I would be happy to be a part of that conversation, too, and it's a great thing for Public Safety to spearhead.

Mayor To address the speeding, [Indiscernible] has been working for a number of years on local use of radar. The state legislature is not quite there, but I think they're almost there. We are the last state in the entire country to not allow our local departments to use radar. I'm not sure what the back story on that is. Pretty much every department in the whole commonwealth has advocated for the local use of radar, and there was just another -- in Harrisburg towards the end of spring, beginning of summer, again advocating for that. So I think the state legislature is getting close to passing that bill. I obviously cannot speak for the state legislators, but I know a large majority of the departments are in favor. Hopefully at some point in the near future, of course PSP can use radar, but they're the only ones to this point. To the other issues that were discussed, yes, we can have a conversation with the department and you all and see what we can do to alleviate some of those concerns. Obviously, it's not an easy fix. And as to Councilman Yoder's point, I don't think we want patrol just setting at a red light listening with a decibel meter and giving someone a citation. I think that's sort of not a good use of the dollars. But we can look at possible other solutions. So I agree. I just want to bring up about the local use of radar. I've been asked about that a lot, and we just are not permitted to do that right now. So hopefully at some point soon, we will be able to. Not that I get a lot of calls or we get a lot of calls on speeding, but just to have another tool in our toolbox and for all of the local departments across the state. Hopefully soon.

Mr. Pulizzi I know I was one of the people asking you about the radar. I completely share your frustration for the safety of the neighborhood, of course. I had almost come close to throwing some horrible speed bumps out in the street for my home at one point.

Mayor: Please don't do that.

Mr. Pulizzi: Looking forward to hopefully that gets passed for the sake of safety of our community.

Mrs. Katz On a lighter note, even though I wasn't able to be at my store for Williamsport welcomes the world, we made an incredible impression on all the visitors that came to our city. The businesses did okay as we always do just okay. But it is so much fun. Bernie had a lot of good times with people from all over the World Coming into the store.

And just one other thing. So many is first Friday. So for everybody to go do you want and enjoy first Friday.

Mr. Yoder Here here, money. We absolutely did make a really good impression. We do every year with little league. I know it was bigger this year. And former President Bush came. I got lucky to shake his hand and have 10 seconds with him probably. And I told him welcome. We were honored to have him. And he said, point blank, you should be very proud. You have a great city and a beautiful city here. And we absolutely do. We're very fortunate. And many of the visitors from little league said the same thing. So well said, Bonnie.

Mr. Allison, you had a comment as well?

Mr. Allison: I just wanted to commend our city employees, our Police Department, Fire Department, Streets and Parks, our Council members, Mr. Mackey that, you know, they were the feet on the ground that kept everybody safe. It was a heightened year anniversary-wise, but also security-wise. Everything from the public's view, it seemed like everything went smoothly, but it took a lot of hard work to make that happen. So I just commend everyone who participated in that and is, essentially, all of our departments. So kudos to them.

Mr. Yoder: Here here. Any other comments from members of Council?

Mr. Mackey: I'll just thank the Chamber of Commerce as well. They really stepped up their game and they were extremely helpful, especially in a lot of the planning of the events and helped us out with a lot of different things, some new ideas that we had that we were able to put into place to help keep people safe. So just want to say thanks to them as well.

- b. Administration
- c. Members of the Public
- d. News Media

Adjournment

Mr. Yoder asked for a motion to adjourn.

Meeting adjourned upon motion by Mr. Allison and a second by Mr. Mackey/ Meeting adjourned at 8:41 PM PM with unanimous ayes.

Submitted by:

**Janice M. Frank
City Clerk**

