Thursday, February 20, 2025
7:00 PM
Williamsport, PA

Council President Adam Yoder brought the Williamsport City Council meeting to order on Thursday, February 20, 2025 at 7:00 PM.at Trade & Transit Center II, 144 W. Third St, Williamsport, PA. This meeting was duly advertised in the Williamsport Sun-Gazette.

Council members present:
Adam Yoder, President
Eric Beiter, Vice President
Liz Miele, Councilwoman
Randy Allison, Councilman,
Vincent Pulizzi, Councilman
Jon Mackey, Councilman,
Bonnie Katz, Councilwoman
Absent:
absent

Also, Present:
Derek Slaughter, Mayor,
Valerie Fessler
Sam Aungst, Fire Chief,
Justin Snyder, Police Chief
Solicitor Austin White
Solicitor
Janice Frank, City Clerk
Jamie Livermore
Scott Livermore, S&P
Kris Black
Bill Scott
Members of the public

SPECIAL MEETING. CITY HALL STUDY

ADAM YODER: Okay, I called the meeting to order. Welcome, it is Thursday, February 20th, we are at the Trade & Transit II, third floor, this is a work session to go through a presentation on the preliminary report on the City Hall cost analysis, essentially. Just a quick little back story. It was about a year ago I think when we put out a RSD for architecture firms and we got a lot of responses, one through a selection process and ultimately awarded it to BKV architects in April or May timeframe, somewhere in there. They got to work pretty quick. We did a kickoff I think in like late May. We had an update meeting I want to stay in August, September timeframe? In ERC. And now here we are with a preliminary report on the City Hall. There was going to be a number of options that they are going to present to not only to counsel but also members of the public that are here tonight. So, what we are going to do is I will turn this over to Kelly and her team in a minute, but it is a short agenda, but I certainly suspect it will be a fairly robust conversation across the board. So, members of Council, , when we have the presentation, we will keep a pretty informal and so if there are questions that members have related to anything in the presentation at that time, by all means, ask. Any kind of clarifications, thoughts, that kind of stuff. Second item is a comment from the public. We want to try to get a little bit of feedback from the public on what they see here tonight and any kind of thoughts, ideas that may be were not thought of and looking forward to hearing that feedback and that I have an item on here if we need it for discussions, any kind of thoughts on next steps, anything is that we think we need to see. This is not a voting meeting tonight, this is simply information, presenting, gathering, having a dialogue about what we have in front of us and of the issue and to talk about next steps in a public forum, but we are not making any decisions tonight on anything or voting on any actions. I want members to be clear and the administration to be clear and the public to be clear on that.
So, I will turn it over to Kelly who has joined us from BKV in Minnesota. Welcome. Thank you for traveling here. We are grateful to have you. I know there is a couple members of the team that are on zoom, as well and I will let you introduce them and turn it over to them.

Kelly Naylor from BKV: Thank you to council for the opportunity to present our findings from the City Hall and police study. My name is Kelly Naylor and I am a partner at BKV group and we are a national practice holistic design firm which means we have architecture, interior design, structural, mechanical, electrical, designers in-house as well as landscape. With me tonight, because we have groups in all of our office, experts that we brought to the table for this study, Craig Carter is on the line tonight who is actually the partner in charge, he and his wife had a baby two days ago and so he has a good excuse to not be here!
: Paul Michell is also online with us and he is one of our national government sector practice leaders who as a focus on public safety planning. And we have also got Joe Brown who is one of our experts on historic preservation. And they were all a part of this study and I should say that my role is focused on City Hall planning. And so we each bring a little different aspect to the study. As councilmember Yoder mentioned the purpose of this when we were brought on was to initially really assess the historic City Hall building and see what condition it was in and how we may be

able to utilize it for City Hall. In addition to that, we did a space needs study to really take a look at what was required both now and we projected out 10 years and 20 years for City Hall staffing and support spaces. And I think you all have seen the report that we provided, that quantifies the square footage of allocations that we provided for both of those building types.
So, I think we will get started here and actually I should say we want to keep this informal and so as we are going through the presentation, if you have questions along the way, feel free to ask. So, I'm going to start with the existing facilities and I am going to have Craig and Joe lead the charge on reviewing the historic facility and so Craig, would you like to this a little bit?

Mr. Craig Carter: Thank you, Kelly, I will talk just a little bit about this. You know the first thing that we did really with the study was to look at the existing City Hall structure and try to determine what value it had and whether it could be retained and utilized. We had heard some things you know early on in the process and in the media and stuff like that as we were researching this project that had us concerned at the state of the building and when we showed up on scene with our multidisciplinary team you know I think there was certainly a lot of problems with it, but ultimately where the rubber meets the road we do not think that there are any deal breakers, there is nothing that cannot be overcome through a remodeling project. And that is probably the most important statement that we can make about it. The right-hand side of the slide, you can see the way that maybe BKV group thinks about the level of quality or remaining useful life of the existing building systems as they stand right now. And remember the bulk of the remodeling, this last happened in the 1970s and there have been some piecemeal fixes here and there over the course of time, but I'm going to talk briefly about some of these things and I'll ask Joe to step in and talk about a couple other things here. Generally speaking the exterior enclosure is in pretty solid condition. A little bit of tuck pointing is necessary and the historic Windows are in surprisingly good shape for their age and just need a little refurbishment. The roof has been recently redone and so that is in pretty good shape. That is not to say that there is nothing that needs to be done with the roof or that you may want to do with the roof here and there, especially with the guttering system, but by and large the roof is in good shape and some of the exterior doors are in rough shape and those need to be replaced, but there is not that many doors in the building. It is mostly as you guys know roof and walls and windows. So, generally speaking to exterior enclosure is really pretty good. I will skip over a couple of these things and said that the building structure itself, the supporting walls and joists and floors, our structural engineer was very pleased with all of that stuff. And he basically sees no reason why the building cannot be remodeled to support a functioning City Hall. There is basically nothing wrong with the structure as I mentioned a little bit of tuck pointing where we have masonry loadbearing, but that is pretty small potatoes all things considered. When we get to the mechanical and plumbing, all of those types of systems, basically we are looking at a complete replacement. There is not much there that is worth saving. And when we are looking at a remodeling project it is more than likely that you would want to replace all that stuff, anyway. Because, as you remodeled the inside of the building, walls move in the ceilings change around and you need to redo a lot of the ductwork and the lighting and power and whatnot. So, it is not a big surprise that you would want to replace all of that stuff, this just reinforces that and you know it really has not been significantly upgraded for a really long time. Most of the equipment is past its useful life and it should be planned to just replace all of those sorts of things. From an accessibility side of things, that was another one of my roles on this project. I think that again, the largest problems you are facing with a facility are going to be addressed by the remodeling that you need to undertake to move back in there. And you know that leaves maybe a couple of things that you need to fix on the outside and namely parking and a couple of the doors and signage and things like that although in the addition with the ramp on the front side of the building has alleviated a lot of the biggest concerns with public getting access to the facility. Answer even on the accessibility side of things while there is work to be done, a lot of that remodeling is going to be necessary and that will resolve a lot of issues and I will ask Joe to some historic elements and maybe the interiors that are not so historic and what may be good and bad about those.

Mr. Joe Brown : Sure. Most of the exterior is in good shape. Over the years there has not been Windows added here and there or filled in for pipes run out like we see in factories or other exteriors and so that is in good shape and when you enter in the building on the first floor, that lobby is beautiful as you know and that is in good shape, but the rest of that first floor, besides the - I think it was maybe the chief of police office which is kind of in its original state, but the rest of the first floor is a remodel outside of what would be the area of significance and able to be modified as needed. The same with the basement with the exception of that front area that is accessed by the exterior stairs with some of that colonnade type space being original and the rest is work that was

done during subsequent remodels and able to be remodeled as needed. The second and third floor is in pretty much their original shape with the corridor and then the interior space with beautiful wood detailing. And so the lower level on the first floor, there is a lot that can be done with the remodeling and then the second and third, you need to maintain the corridor for the most part and depending on the review, even that of the extent of that could be up for debate, as well.

Kelly, : The next item that we looked at were really the functional needs and this was related more to the space needs of both the City Hall and the police department. So, the process that we go through is we met with every single department that you can see listed at the top of this spreadsheet. We toured their existing spaces, talk to them about their operational flow, but when we start any space needs assessment, we try to come in with fresh eyes and the intent is not to just simply document what you already have, we really like to understand the roles of all of the positions and who needs a private office and who does not need a private office. Right now I think you guys - the City Hall is in multiple locations and I think there are sideload areas and you have taken over existing space and there are all sorts of different sizes and workstations. And this program represents creating more standards across the City Hall positions for both offices and open workspace. Part of the findings here and you will see the summary within the first column is the projected current need for City Hall. And so 25,700 ft.² and you can see as we project out to 20 years that it is 27,344. Not a huge amount of growth and that growth is representative of some additional staff positions over a 20 year span. And so it is fairly minor, but that is mainly where that growth is. I'm going to flip it to the police department and Paul, maybe you would like to talk a little bit about the summer here?

Mr. Mitchell: Very similarly to the way that Kelly helped the team work through the City Hall spaces, we did the same thing with the police. And this was you know again a look at the current need to establish a baseline, not perspective of what they currently have, but what they should have to operate correctly in accordance with national standards of law and really looking at this from the standpoint of you know what should they reasonably expect to have to do their work in the most efficient manner possible for the staffing that they are authorized to have? Similarly we looked out 210 and 20 years and we have a little bit of the bigger increase here and mostly it is related to the growth of patrol for both people and for the fleet as well as positions that are emerging in the industry that are becoming more and more standard that currently are not there and so we are looking at the housing department and how is that going to operate long-term with respect to some of those initiatives and the law enforcement industry. We look at that from the standpoint of national standards and also listening to how this department actually operates and every department is different. There is no cookie-cutter approach here. But, it is an approach to look at standards and then see how those apply to the unique ways that the Williamsport police do in fact operate. So, you start off with 67,000 ft.² in total where the current needs and that projects out to just a hair over 77,000 square feet so that twenty-year need. Now, that does not mean in either case for City Hall or police, that the building is instantaneously obsolete at 20 years, it just means that based on what we know, that the reasonable planning time and you know certainly things will change over time -: I just had one other point that I was going to make. And it really was - you know the twenty-year projection is really the most reasonable point to look out to anything beyond that, it is really related to a bit of speculation and if these departments grow faster than another, it just means that a perfect fit happens earlier and if they grow a little slower, it happens a little bit later. But you know these buildings you know we all recognize that these buildings will last for 2+ years and so good planning for expansions and flexibility for renovations to adapt to those long-term needs. We all know that that is a part of the planning process, as well. We can move on from there. Unless there are questions.

Kelly, : So, Paul, the question that was asked is just looking at the overall programmatic square footage, that it is a large building and is this in alignment with national standards and why is it the size that it is? What is really driving primarily the square footage?

Mr. Paul Mitchell: It is not atypical for the size of the department that we are working with fear and you know really it is looking at staff growth and we started out with 59 authorized total personnel and then the projection with some growth is really where some of those things happened and it projected out to about 85 total people and most of that is patrol and the way that they will respond to the city and you know potentially for growth and I was just going to look at the records was the other area that had a fair amount of growth and there is going to be a need with freedom of information and for your request and the record specialist will become much more needed moving forward, because we just don't the you know like the spike in those kinds of requests for records and freedom of information submittals is ballooning and we can see that it is going to continue to do so. Other areas where there was growth was looking at you know things like crime analysts

have become much more vital to predictive policing models and as the city grows and the department grows obviously your detectives will need to go, as well. And so it really is driven by people and in the spaces that they need to operate. So, with the growth on the patrol side really being where the majority of it happened, that is some additional office space and locker space and additional space for the fleet and is really what was driving it here.
Mr. Yoder asked : So, clearly the fleet parking garage is not currently there.
Mr. Michell: Correct.
Mr. Yoder : But, other than that, what is listed as proposed in this that we currently do not have? And I suspect that there is a couple things, but I am also - I don't know all of that. And so I am just kind of curious what else is new in this.
Mr. Mitchell: A lot of times it is the functions. Things like proper space to do physical fitness training and to do tactical training and sort of the hands-on training and being able to do real world scenario training and firearms proficiency. These are things that if you do not have them, you have to go somewhere to get that training. And if you have the facilities necessary to do the training, whenever it is convenient that means the training is going to happen much more frequently. And it is muscle memory. It is the ability to practice again and again and again and instinctively and quickly react when you need to. And what can be a very hostile work environment. And so we really advocate for training and it is a standard in the industry and the things that - these are some of the things that currently really do not exist. And the other thing that I was going to say is this is reflective of really a desperate organization in four different areas and bringing it all into one. And I also will improve the efficiency of the department from the standpoint of road miles and efficiency of moving from facility to facility and really creating a cohesive department that for a city your size and department your size really should not be split up between multiple facilities and it really should be under one roof for the most efficiency in their day-to-day operations. You know the fleet garage I will come back to that one. You know Pennsylvania winters are not that different from Chicago or Minnesota winters or any of these other northern states and the fleet garages are a wonderful thing to have from the standpoint of not having to clear snow and ice from vehicles before you go out on the road. Sometimes the equipment in these vehicles are more costly than the vehicles themselves and so being able to maintain that investment and the equipment in the cars will reduce the frequency that those vehicles need to be replaced.
Sometimes there is medical supplies in there that really do need to be in a temperature controlled location. The alternative is to a lot of times leave cars running and that again is wear and tear on the vehicles and reduces the lifespan of the vehicles and it is some investment up front, but over the long term, your year-over-year operating cost and your capital improvement plan associated with replacement of vehicles and equipment, you should see some benefit there. Does that answer your question?
Mr. Yoder: Yes, that answers my question.
Mr. Allison: Well, one observation, our county and our city are losing population gradually and so we are trending in an opposite direction of I think the status quo at least not really adding a whole lot. But, at some point I would be interested to hear from our chief of police with some of the dynamics that he is dealing with and how that fits in with some of this.
Mr. Yoder: And my question really, this is one of the most insightful pieces of this report, I am not a public safety professional by any means and chief and I have had dialogue before about what these national standards are and kind of how they equate to operation of the city and this kind of helps answer some of that. And so this is starting to quantify a little bit of what you are talking about with what the impact could be looking like and what they are working with now.
Mr. Allison: Not to say that this is invalid - I am having a hard time seeing the square footage at that level.
Mr. Mackey: I am just curious and anybody from BKV can answer this, the course of this study, do you take into consideration the financial state of the city that you're trying to do the studies for? Because, 85 officers, that is never going to happen here and I think we all know that. And so I am just curious. This is very interesting information, but it sounds like it is happening inside of a vacuum like nobody is paying attention to what is going on in Williamsport with these kinds of projections.
Mr. Mitchell: Councilmember Mackey if you do not mind I can take a stab at that and I would not mind filling in a little bit of nuance, as well.
Mr. Carter : Our general approach to studies of this nature whether it is City Hall or police or some other municipal facility is to approach - this particular step, dysfunctional need in determining how much square footage the department needs to operate effectively and efficiently with some room for growth, we take a look at this on the basis of national standards and trying to program a optimal

facility with the understanding that always, always with the understanding that the facts on the ground may be different than what this optimal facility would indicate, right? And so we are going to take a look at for instance some examples on the City Hall side of things where we can get may be pretty close to an optimal solution, but we cannot quite get there and cannot quite achieve it. And maybe you know we have not written that option off, that may still be the best option for the city of Williamsport, but the understanding is that once we know what the optimal space needs are and with the optional budget, there is a reality that needs to be discussed as what are the next steps? And this is not to say that there is you know - that your future police station needs to be 77,048 ft.^{2} there is no wiggle room to reduce that number or try to find other things or things like that. We are just saying that that is based on the discussions that we had with each of the departments in City Hall, we talked to the treasurer and finance and HR and administration etc. etc. and the Police Department we talked with administration about all of these other various topics and whatnot in the feedback that we got on a sub department by sub department basis or division by division basis is what is reflected on this program and so that is why the numbers are where they are at. But, that is not to say - so, we did talk to people in Williamsport about it, but I think the financial realities is what are the next steps? It is not the step that we are talking about right now.

Mr. Yoder: Does that answer your Question, Jon? And Councilman Pulizzi.

Mr. Pulizzi: Regarding the discussion - they have 64.1 million the 82.8 million in 2024, is that correct?

Kelly : That is correct. And we will walk through that in greater detail here. So, we will move to the different development scenarios and we had three different of element scenarios for City Hall and three for the PD. So, each of these, what we did - and the reason why we did the programming space needs assessment was that we needed to understand the space that you needed and then we looked at each of these different options and began laying out the buildings so you can see how these can be functionally organized. And so the first scenario was to renovate the historic City Hall and Craig, do you want to talk a little bit about the lower level?

Mr. Carter : Sure. So, one of the biggest problems that we are going to face with the City Hall and staying at City Hall I think is parking. And part of that is your development ordinance is very clear that the parking that you have off the street right now is not kosher any longer and it is always difficult for the city to hold private developers than it holds itself and so we are assuming at this point in time a lot of that is going to go away and so you are going to be faced with more than you have right now and getting certain staff members and maybe people with disabilities and people who are in and out and fleet vehicles and such to be able to park on site is going to be a priority. And so one of the ways that we talk about doing that and this is completely an option that may or may not happen as you get into the design project, but there is a way to park in the lower level of City Hall. And that would require you know doing a little bit of ramping and so may be from the west side you ramp down to get down to the basement level and right off the street you ramp down and get to the basement level whereas off of the East side you could ramp up and have a elevated parking section above that is flush with the first floor and then you can essentially have a mini parking deck on the south side of the building that allows you to double your parking there and then allows you to get access to the lower level and parking vehicles indoors which could be nice. And there is definitely a cost to doing this and during the design project you know we would anticipate that there would be a lot of discussions about whether this is necessary or not and whether it is practical or not. But, it is something that is certainly on the table and should be discussed in terms of you know what the cost vs. benefits are. But, essentially on the lower level we are showing a bunch of parking spaces and there is also mechanical type spaces on this level and some archived type spaces and I will finish off this level I guess by saying I think there is also a way to organize this so that you do not need to keep those two means of egress on the east and west side of the building which are still problematic from an accessibility standpoint and you can kind of close those off and then just egress within the building in a situation like this and that is what this shows. And again, this is not the final designs and so there is pros and cons to doing things like that, but definitely a proof of concept that you could do something like this.

Kelly, : Thank you, Craig. I think one thing to point out in the diagram, you can see the perimeter of the building that is colored in red and all of the interior walls that are colored the same way are considered historic. So, those are walls that we cannot necessarily move around. And I think that becomes more pertinent as we move up to some of the upper floors. And so this is the first floor of the building and you can see the historic fabric here is a little bit more limited and I know that you are all familiar with the current lobby space there and when we are thinking about design of a City Hall, one thing that is of primary importance is safety and security and so when we program these spaces, we like to look at creating a public zone that is well-defined where the public who is

accessing and then being able to create and call it kind of a semi-secure zone where you can bring the public and in this scenario we have got meeting rooms that sort of flank between the public zone and the office space so that you are not necessarily having to bring people back into the workspace. And so that is what this first floor plan does. It creates a nice open office space area and there is multiple departments that we have plugged into this level mainly departments that have more high levels of public traffic and community and economic development and codes and Parks and Recreation and tax and there is some additional departments on this floor and they are definitely zoned in their own pace. And then we have got service items around the perimeter.
As you move up to the second floor, you can see the historic walls are much more prevalent on the interior. So, we are much more limited in how we reconfigure the space and so we really have to maintain that existing court or system which it works for the spaces, but what it does not afford is that level of security and so people from the public can come up and just walk right into the mayors office or walk right in to the clerk's office. And that there are ways that we can help mitigate security there, but that is the primary difference between the main level and the second level. And we defined the City Hall space needs as about 27,000 ft.² and this building is about 52,000 and so it is much larger than what you actually need for the City Hall.And there are some inefficiencies with the court or just because of the historic nature of it. The third floor is more of a partial plan that you see right here and this we have mapped out the left-hand side which is mechanical attic, but the rest would just be tenant space. Or, you could leave and not finish it right away. So, those are just some considerations for this variation. Craig, maybe you want to highlight the cost here and the pros and cons?

Mr. Carter: Sure, in terms of the cost, I would like to save some of the discussion about cost until the end. We did cost estimates and so you see those in association with each of these development scenarios that were presenting and if you would like to dig further into it I would say let's dig into that more towards the end, but let's get into each of these development scenarios and then come back to cost as we have a comparison slide, because it is mostly about comparison. And the pros here are pretty clear, you can stay in the building that City Hall is occupied for more than 50 years and that is great. It is class a government architecture and it celebrates public service and you know that sort of drama or significance is just not going to happen realistically with a new building or with other renovation likely. And another great thing is that you could immediately start this project to renovate City Hall, because you don't have to find other land or properties or anything like that. This is what you own already and you can kind of just start the process tomorrow if you wanted to. You know the challenges may be you know that this challenge is larger than necessary and so not to say that you don't have people that want to move back into the building like your host - you are hosting some not-for-profit, but it is getting larger and so maybe there is a little bit of a penalty in terms of pain to renovate something that is less efficient because the court orders are so wide and some of the offices are bigger than they have to be, because that is the size of the existing room etc. Parking is a little bit of a challenge as I mentioned before and parking will root wire you know some strategies and some policies to make those things work effectively. But, this is a strong candidate in our minds.

Kelly: The next development option that we looked at was the.

Mr. Carter: Chamber of Commerce building.

>>KELLY: Thank you! Yes, the Chamber of Commerce building. And so what you are seeing on the screen right now, the lower plan is the first floor and then you have got the second floor and the third floor. And I'm sure you have all been in this building and I think you know there is a very grand and very high ceiling space and lobby and I think the challenge with this is that it is kind of the one space in the building where we can accommodate a council chamber. And there is certainly some security and flow issues that I think we would have to work through to integrate it into this space, but that is sort of the one location in this building where something like that could work. I think the way that we laid the style, the floor plates are little bit tighter in the historic City Hall, but we tried to take the same approach with security creating a service counter at each level so that the public can come up and interact with the various departments. So, the main level of the building, we have got community and economic Veltman and codes and when you move up to the second floor we have finance tax and Parks and Recreation and then on the third floor we have the mayors office, HR and controller. And you know I think you can kind of see by these diagrams with this in narrower floor plate and within the program, you kind of have to ring the space with offices and then have an open office area in the center. The ceiling height are a little bit over 8 feet. And so it is not a huge volume, but you can make it work. And there are some spaces that do not fit in here like the community room, that is something that we had programmed. And so there are some spaces and there is a basement which we did not have access to those drawings and so I think that is another

area that we could explore integrating some of the support spaces into that one. And Craig, would you like to run through these?

Mr. Carter Sure. It would be nice to eat, if you are not going to keep City Hall in the existing City Hall building, then keeping a downtown and that kind of like main core of the downtown would be great. And so this is very convenient to the County facilities and you know I think that in this particular building, it is easy for us to maintain that rigorous level of security between where the staff works and where the public has access. Maybe a little bit less for the Council and whether counsel is, but there is more discussion that needs to be had about how that is arranged and that is the only place that we would be concerned that maybe the security is a little bit suspect. And this building is pretty close in size to of the space needs technically are although the basement level is a little bit of an unknown right now, because you know we went down there and there is lots of little changes and a tremendous amount of piping and ductwork that is running through their and it is a little bit unclear how we would use it may be mechanical and storage and thus, but the community room is a big?. And so while the building is right sized, it is not perfect - it may be just a little bit snug. The downside would be that there is really limited parking here and you know maybe you could sign a couple of the parallel spaces along the street to be City Hall business only and maybe we can get up couple permit spaces in the West, but my guess is that you would not get control over the entire lot to the west. The office, just to get the office and the workstations in that are necessary, everything is just a little bit smaller. In the existing City Hall, the office tends to get a little bit bigger to fill the volume that was left over from the historic walls, right? But, here to fit things in, the offices are going to have to be a little bit smaller than we think is the correct size for some of these positions and roles. And the workstations are maybe going to be a little bit smaller and the ceiling height is going to be a little bit lower and so we are concerned that it would ultimately feel a little bit cramped for staff. I think there is a downside to spreading your staff over three floors rather than just spreading your staff over two floors that is a lot more up and down that staff has to make to do their jobs and for instance, you know the break room is only on one level on the third floor, because you know that is really where it makes the most sense and so people who were on the first floor are going to be faced with going all the way to the third floor for access to the break room and that maybe you can get a little bit of coffee, but that is just a little bit awkward.

Kelly: Why don't you walk through the new development site?

Mr. Carter: Okay. So, we were notified that there was a potential parcel land available east of downtown and it would be a combination of two city blocks that is controlled by one developer and so we took that opportunity to explore to house the police department or City Hall or both and this is not the only parcel, but we did it for what City Hall might be and how City Hall may be able to fit with that site. And I think it is relatively well sized to fit a City Hall and this would represent a single-story City Hall building and so no worries about staff on all three levels, certainly there is plenty of space for public parking and plenty of separate space for staff parking so you can get a little bit of separation that can be nice when you have a contentious Council meeting to let the staff kind of exit to a different door that may be the general public does and you know it can easily support a two story City Hall as well, because it would take up less square footage and you know going two stories tends to be a little bit more expensive, but it is plenty large enough to fit a City Hall. And so this is a valid approach you know? It is a way to maybe inject a little bit of economic revitalization into a part of the community that is still you know could use something like that. You know when you build new you are not really worried about cramping, you are making the office a little bit too small or you know having things that are a little bit disorganized and offices where they interact on a regular basis and they are not on the same level or not close to each other. It is really easy for the architect to design around all of that stuff and really get an ideal layout for the interior and convenient parking for staff in the general public. And certainly the maintenance cost of a new facility are going to be a little bit less than a older facility. But, the downside is this particular site is not in the heart of downtown and if you were to look for similar sized parcels you would not find one in the heart of downtown. So, moving City Hall a little bit farther out is not necessarily traditional and then you have to sell the existing City Hall to a developer which is admittedly a tough pill to swallow.

Kelly: Okay, we are going to move to the different development options for the police department and all, would you like to go over these things?

Mr. Mitchell: So, we are looking at a site toward downtown and it is where Little League Boulevard and market come together. And this was a little bit over a acre lot and it was currently zoned and in good position, you could put a police station on this parcel and it does require a portion of the roadway and adjacent to some businesses and you know from a coverage standpoint, not a big problem. The size is a little bit smaller and it is really forcing all of the staff below grade and really

you would have to have a garage underneath the building that extends underneath the parking lot. And you know everything and some of the things like vehicle side ports will be a little bit difficult on this site. The public parking stalls that are available are a little bit limited. And you know one of the things that is a concern and a public building like a police station is the standoff distance and you know 50 fee is ideal and really we are a zero lot line development on this particular parcel. And you know I had mentioned before that if you can have a site of adequate size to allow room for future expansion to happen, 30, 40, 50 years down the road, that would be ideal. There is really no room for expansion on this site. So, we have two stories, basement, parking all around for the staff in the fleet and then the limited public parking and the traffic in this area, there could be some potential parking elsewhere, but it will be across the busy roadways. So, this is the first one that we had looked at. The second one we had looked at was on the same site that Craig just talked about on the eastern side, Eastern downtown. And I'm sorry, I am flipping through pages on my side so I can see a little bit better on my end. And no problem - we have a good space for a parcel for a police station and you have a little bit of standoff distance between the roadways and not quite to the recommended levels and again, fewer public parking stalls then what would be required which the public parking spaces are really driven by the public spaces where you would need to have folks from outside the department coming to be a visitor in the community type functions or the regional training events that can happen here at this facility. Again, requires this portion of roadway and you know this really does not give you the ideal weight to arrange the building between the majority of the occupy able or the day-to-day business operations and you know the police department would be on one level for some of the more storage and you know that is where the fleet parking ultimately remained in the project. And so fairly favorable development option for a police station on the side, as well. And then the last one that we had looked at for the Police Department was looking at going to the current patrol site. And you know it is able to do a mostly single story building with a little bit of second floor space and the existing facility can be remodeled for public areas such as training space, lobbies, etc. - and you know this would require some rezoning and that is not insurmountable, but it is a little bit more to the process and you know sometimes can extend schedules just a tad. You know the building really should only be about 50% of the site and we are a bit over there and so there would have to be some administrative maneuvering there to allow that to happen. Public parking, there is not enough room for public parking to fit on the site. You would need to share the parking across the roadway. And also it does not allow for the standoff distances. And similar to here, no room for growth or expansion beyond the limits of the site without either acquisition or maybe taking parking and putting it somewhere else. And so these were the three sites that we had looked at. And we control this parcel already which is a benefit. And Craig, I don't know if you want to start at looking at the combined one if we want to talk about cost?

Mr. Carter: We can come back to cost, that is right after this one. So, it is possible to do it combined and you would say approximately 5000 ft.² of total area by combining some stairs and mechanical electrical systems and the rooms that are associated with that and some lobby space and community training space and things like that and so there is a value to the city and doing that and the challenge is finding a way to do that within the constraints of the existing city where you know there is not that many large parcels where you can just sprawl out in a more suburban development. And so this parcel east of downtown probably works pretty well for that and if you find a parcel and this one would be great or something that is similar sized in configuration, you can work with, but basically you would have - and this diagram shows okay, City Hall is on the south and polices on the north and that is not exactly right and police would probably occupy most of the basement and most of the first floor and maybe City Hall goes upstairs, but the idea would be that there is some shared spaces that occur at the border between these two uses and then there is a lot of spaces that are not shared and then they can stack one over the top of each other or they can go side-by-side like this and you know there is not white as much parking on the site as you may want to have and you know in this case we are kind of lumping together all of the police and public parking in the City Hall public parking and the City Hall staff parking all into this one parking lot on the west side of the building. And that would be sufficient, because there is relatively few times over the course of the year where all of those parking demands would be met at the same time and my guess is that somewhere around three or four times a year you would not be able to find a parking space and you would have to spill out onto the surface streets and find street parking. And so that is something that is may be perfectly fine and you know we are still able to get secure parking for the police vehicles on the rear and we don't have to bury those like in that first police scheme and so this works out relatively well with the exception that potentially you were not going to get the ideal balance of you know all of the basic functionality on the first floor and so from

a daily basis you know most of their time spent there and have most of the first floor coming to City Hall and talk to community development and codes and tax and Parks and Recreation and stuff like that, that will not all fit on one level. So, there will be some decisions about what goes upstairs and what stays on the first floor and how that ultimately works. It may not be a perfect solution there. And it works relatively well in terms of the overall parcel size and we can overcome a lot of those challenges through design and in discussions with the city.

Mr. Mitchell: And I would tarragon at the end here with any of these three scenarios, if we look at any of these site plans you can see that we are really tight when it comes from a building to parking to property line standpoint. The program does assume that there would be between 30 and 36 parking stalls that would be the operational fleet for the Police Department and in the case of not constructing the enclosed space, we would have to find room for those 30 to 36 fleet vehicles at grade and in order to keep the staff personal vehicles which is we figure out a peak midday shift change where we have two shift of patrol plus all of the civilians in the building and the fleet vehicles that need to be at the station during a shift change, we just cannot accommodate that on these example parcels without looking at some of that surface parking demand. And so we need a little bit more acreage in order to accommodate everything.

Mr. Carter: So, what we are looking at here is a quick chart to show the relative and basically the cost of combined police and City Hall projects. And you know that this study started off as being an exploration of City Hall and the options associated with that, but as we got into the programming process with police administration, it became clear that the police department needed to be looked at on a more holistic level which is why we brought Paul into look at things and tackle that issue. And so it caused you know some more broad thinking about how this may all come together. But, what we have presented to you in terms of these development scenarios is not all-inclusive. There is plenty of other parcels that could be explored for City Hall or for police, but basically what we are trying to do with this chart is compare the relative cost of doing one project for police and one project for City Hall so you have an idea of what that total would be. If we selected the cheapest - I'm sorry the least expensive City Hall option to renovate the Chamber of Commerce building and we selected the least expensive police building which would be to go out with the police patrol is located right now, you can see that those come together to form a 63 million dollar project and doing a new City Hall is expected to be $64.1 million and that is just due to the savings of the 5000 ft.^{2} by combining those two programs together and not duplicating some of those spaces.

Now, we should talk in more general terms about these numbers. You know we based our cost estimating on similar projects that have occurred in Central Pennsylvania over the past few years and rectified the numbers to all be kind of equal to 2024 dollars and you know the speed of the schedule etc. and so we can use these numbers for apples to apples comparisons you know as we discussed today, but you know we have a pretty good idea that these numbers are not super far off from where they will end up being, but they can definitely fluctuate up or down depending on the decisions in the design process and depending on when these projects occur whether they occur tomorrow or 10 years. So, I just want to put a caveat on these numbers and relatively safe for these planning phases and stuff like that, but it is too early to guarantee that these numbers are exact. But, again, this chart you can see the summary and you know to renovate City Hall is a more subproject than the other City Hall options that we looked at. And that is for a couple reasons, first off this includes the more expensive, let's build parking in the basement and let's build out the third floor even though we are not really occupying that with City Hall spaces per se, but it also reflect that that project - it does take a few extra steps from the historic side to redo the windows so on and so forth and ultimately these numbers can go up and down , but we can pretty confidently say that it is a few million dollars extra to stay in that City Hall building compared to the other City Hall options. And ultimately it is the Council's decision about whether that extra few million dollars is worth it to the community. You know due to the other subjective factors that are also important to consider. Any questions on the costs before we go into a couple of other final recommendations and discussion items?

Mr. Beiter: What you have ejected as a cost for the underground parking?

Mr. Carter: I'm not seeing it in my notes, but I think -

Mr. Beiter: I'm talking about staying in the current City Hall building.

Mr. Carter: I am sorry, I don't have my notes in front of me, but I think that was I think that was somewhere around $1 million. And there is different levels we can do without, too.

Mr. Beiter) Report?

Mr. Carter: That number is in the report.

>>ADAM YODER: All right.

Ms. Miele: Pardon me, is that more than just a parking or can we have a breakout on that?

Mr. Carter : That number includes essentially a little bit of elevated parking deck kind of behind the building for maybe a dozen and and a half parking stalls as well as ramping down and holding out the interior of you know doing the modifications necessary to build out the interior of parking spaces. So, that 1 million or whatever is really just limited to that portion of it. If that makes sense.

Mr. Mackey: Councilman Beiter, are you suggesting that we could do away with the underground parking, is that what you are getting at? Because, it sounds to me like the underground parking is the only way that we can assure that we have ADA accessible parking spots, because somebody show me currently where we could put legitimate ADA compliant parking spots without excavating.

Mr. Yoder: I am not suggesting nixing it or not, but just about the cost and to be frank I thought it was going to be a lot more than $1 million.

Mr. Mackey: Okay, I was just curious and maybe I misunderstood that portion of the presentation, but it sounded to me that the workarounds to the parking issue, especially the ADA spots was to go underground. And again, I would like somebody to show me currently and you know we all know the answer, there is nowhere to put a ADA spot currently. And while we are on and I don't want to get too far off subject and anybody from BKV can answer this - the ADA psych science study that was done in 2021, how much of that report was taken into consideration when formulating the City Hall option?

Mr. Carter: Yes, I went through that report with a fine tooth comb several times and I think it was well done and thorough and useful to us and you know we did a review also, but that report was definitely useful. And the majority issues that were identified in that report are essentially you know would go away in the case of a large-scale remodeling like what you guys are contemplating. And so as a for instance, the bathrooms throughout the facility are an absolute disaster from an accessibility standpoint. There is relatively and there is almost nothing about them that meets the federal guidelines for that matter currently. But, those bathrooms are all going to need to go away and get redone through the course of remodeling projects. So, that section of the accessibility report you know we don't have to worry about you know once we say - there are still things that are going to be impactful during this remodeling because of the historic issues that we are facing. And those things will still need to be addressed in the project and so you don't want to lose track of that report and the recommendations it makes and so much of it is resolved through the large-scale remodeling that I think the amount of money that you're going to spend on quote unquote accessibility related things is basically net negligible over the course of the project.

Mr. Mackey: So, would you agree or disagree with the executive summary part of that report that says City Hall would have to undergo a very large investment in a remediation project with marginal outcomes for better accessibility?

Mr. Carter: I disagree, none of the departments are - you know if you were to try to all of the restrooms hoarded in place and make incremental modifications, you would spend a fortune and get very little out of it. I just don't think that is the situation you are in any longer. You cannot effectively move into that building with your current staff and pick up where you left off a couple years ago. at this point in time you are past that. And so the approach to making the building accessible is going to be different then what that report was contemplating. If that makes sense.

Mr. Mackey: The report to me was contemplating a full remodel of City Hall, was it not? For us to be able to get back in there. And a detailed down to measurements what we needed to do exactly to be able to move back in the City Hall. And there was a spreadsheet with measurements and all sorts of great information and it that states exactly what we need to do to get back into that building. And so how is that different than what we are suggesting?

Mr. Carter: Let me take a step back. That is a strategy that the city could undertake to essentially move back in with as close to the current configuration as possible by following the recommendations in the earlier report. And that is not to say that out of the approach that we will recommend, because we do not think that the arrangement of the existing City Hall makes sense anymore especially if you're moving the police department out. The space needs that we discussed with staff during the course of our study are pretty different than the existing configuration of City Hall provides I guess and the reality of moving back in and operating on the mechanical electrical communications after years of extremely limited use, maybe just some basic ongoing housekeeping and that likely is not a recipe for success either. So, while we could if you would like take a look at how to reoccupy City Hall without major renovation and what that would cost and that would fall more in line with the recommendation, I do not think that is in your best interest as a community.

Mr. Mackey: Thank you for that. You are speaking to the police department at the beginning of this presentation. What was at 77,000 ft.^{2}? That was the usage space and the three potential buildings that you suggest are 57, 40 and 53 thousand square feet? Which you all say is well below

and so it is reasonable to assume that the police department could operate out of that space and not the 77,000?
Mr. Carter: I was trying to get to the footprint on each level and it is our expectation that you would ultimately get to 70,000 square feet on each and may be more depending on what is necessary to move indoors from a parking standpoint.
Mr. Mackey: Thank you for the clarification.
Mr. Carter: My apologies.

Mr. Yoder On the police point, just one question that I have and you know let me look - the information on the police footprint in general for me is enlightening. And at the same token, I would struggle to see how we would pull that off comprehensively. And so in that vein, Paul, what are some things that you see - are there trade-offs that you see municipalities make in terms of putting a police facility together and what do they generally look like from your experience?

Mr. Mitchell: You know there is a - aside from taking the fleet garage out of the discussion and the moving from an Ali is round numbers moving from 30 patrol officers to 40 patrol officers does not result in a lot of space. I mean you are talking about a little bit more locker space and space and briefing and some bigger break rooms or something along those lines. There is incremental changes from that regard. You know cutting out 100 square-foot office here and there is not going to move the needle that far. We really have to look at reducing large amounts of space. And so unfortunately something like these fleet garage is as beneficial as it is, sometimes the community has to make those decisions, but you also have a site that allows you to park those vehicles outside , you know? And you do covered parking and then make some provisions in that regard. There is still a cost for that, as well. And so you have more land and potentially doing covered parking outside. But, that is a strategy. We are working with the city of Ohio right now and that is the direction that they are going to go. Firearms training and proficiency is another thing that unfortunately as beneficial as they are, those are things that can be phased in later maybe as an addition or as a separate project and it does not mean that the need is not there, it just means that they may not support that. And so it is the larger spaces that you look at that will help move the needle the most. You need to have a training room and you know the training room serves crucial opportunities to keep your department will trained and prepared for their work and also frequently serves as a community room, a place to break down those barriers between police and public where you can have a communal space that is sort of in between the police and the public. There are certainly rooms that I think are absolutely beneficial that should not be considered, but every single project you have to have those conversations and here is the identified need, but what is the budget that we need to think about? Where can we become more efficient and you know are we doubling up or being purposeful with our spaces and these conversations we have all the time and it is the next iteration in the conversation before design would occur. Does that answer your question?

Mr. Yoder: Yes, thank you very much. Any other questions before crag and BKV kind of wrap up their portion of the presentation? Ms. Miele?

Ms. Miele: So, just to be clear, my reading of the current Police Department space needs and including parking as well as City Hall needs puts us at about 87,000 ft.²? Does that include parking for City Hall? It does not.

Mr. Mitchell: There is the need for the indoor parking at least from a programming standpoint was only if you look at the 20 year plan there was only 26 patrol vehicles and patrol and special vehicles and it was the fleet if you will. The operational fleet.
Ms. Miele And so I guess what I am looking at just to kind of follow up is the - I did not look at the exterior - anyway - the fact that our current City Hall is about 100,000 ft.² according to your summary, correct? No, not 100,000, 52 -
: I thought I did not sound right! But, I am just looking and we have 59 taking up the parking garage takes us down to 44 and we are still a little short. But, trying to figure out alternatives for space scenarios or conversely and you know you make a wise and a good and also wise for us recommendation that the city not take into account any level of potential grant funding that we may be able to bring to bear in instructing anything. That said - and maybe I am particularly and I think all of us are struggling with especially the cost of a new police structure. And if you cannot tell from all the lines of questioning - and so in attempting to wrap my head around this, when you are working with other municipalities doing this sort of work, how are they funding a structure like that? Is there money out there? I know everything is in flux right now federally and I know nothing that you tell me about projects that you have done within the last 5 to 10 years may reflect the funding scenario going forward with the federal government. And so I am sorry to ask and I will not hold you to it, but when we are talking about investing this kind of money in a facility for law enforcement

in the city, how is it working for other municipalities and how are they making that function as a part of their day-to-day financial decisions?

Mr. Mitchell: I would say there is two - speaking about the federal opportunities out there, there is two and I think one that definitely does not apply to you and it would be - the USDA does have some population that you would need to look at and so we have several departments that are looking at this from the USDA standpoint and you know it does come with a little bit of requirements as far as procurement and paperwork and those things and it can work and I just don't know that those would apply necessarily. We are looking at FEMA dollars and they are looking at if I arrange that can double as community shelter that can offset some of their cost to build something that they already know that they need. Those are not partial solutions for the funding issue and you know sometimes there is a sales tax on a police project especially when you have a lot of outside projects coming into a community as Williamsport does frequently. And if you can pass a sales tax that you can demonstrate the source of funding that is going to be generated from dollars that are not even residents of the city, sometimes that can be a telling story to tell. Otherwise it is property taxes which you know that does affect the residence of the city directly and frequently we like to start having those conversations and when things have settled down in the program and we get to a point where we have filled out a budget and it is more in alignment with the city's fiscal objectives then we can have conversations with the financial planner and we would love to be a part of those conversations and talk about what is the impact on the individual homeowner and what made that sales tax revenue look like and really exploring those issues and start talking about how how do you tell the story of the average $400,000 homeowner, what does that really look like? Is it 20, 30, $40 a year? How do you break that down over the course of 20 or more years? Does that answer your question?

Ms. Miele: There are no communities receiving grant funding to build new structures.

Mr. Mitchell: I can say that definitively!

Mr. Carter: We have seen some direct federal earmarks coming back into play more recently for a long while the idea getting direct earmark just does not happen, but they're coming back a little bit. And so it is not off the table that a portion of your project could be funded in that manner. It is just at this point in time it is so completely uncertain that you can effectively plan on that or that you should plan on that and kind of assume that that is going to happen.

Ms. Miele: I think that we all know that at this point there is not a whole lot that can happen when taking into account what can go on federally. And so we will have to wait for some of that to settle out. And frankly in a project of this magnitude we are looking at this one way or another and over and above that I wanted to thank you for the report which in some ways I am still digesting obviously and in other ways it has already been exceptionally helpful in visualizing where we are at and where we could be at and I think in some ways I am visualizing the overall cost of government moving forward within the city. And if I may very quickly, I wanted to highlight two paragraphs within your draft report and I don't know if they will make it to the final and I would assume that at this point they finally would, but within the executive summary, a functional review of City Hall staff, this is in part because I believe everybody has access to the draft report not that it is not out there, but it is not perhaps available and staff distributed over several small suites downtown and the decision to move out of City Hall was the correct decision, but we would be remiss if we did not, that the current scattered arrangement of City Hall functionality is noticeably dysfunctional. The staff understands through no fault of their own has lost connection with the workings of government outside of their particular silo and this is harmful to staff morale in overtime will significantly hurt government. The institutional knowledge and development within a truly functional government are critical to providing support to citizens in need, those intangibles will continue to erode until staff is back under one roof and if the keyed - the city will feel the impact for a significant period of time. A review of the current police station was not within the scope of the study but the existing split is immediate concern due to inefficiencies, lack of oversight of the patrol division and challenges of maintaining evidence and custody and the morale damage from inappropriate facilities for patrol staff and the concerns about the health and safety of the officers. A new police station should be an important priority for the city of Williamsport. I guess that stuck out to me pretty significantly, because I have felt that for the last several years we have been debating about what to do as though we were losing ground in a number of ways within city government and however we digest this report over the course of perhaps the next couple of months I think it is important for us to take away from this that we need to do something. That we cannot wait for another four or five years to figure out what our next steps are. And whether - why don't you continue going over next step.

Kelly, Craig is going to run through the final conclusions here.

Mr. Carter: It is a fantastic Segway, because the first thing we are saying basically is that we

wanted to reiterate that something really does need to happen and this is something that we really work acting one coming into the study, but as we toured the facilities and you can easily see that the spaces are inadequate and I think the long story short, but there is a little bit of urgency on the police side as well as City Hall and you know that is not trying to force counsel's hand and there is obviously some huge financial realities that you guys are going to have to grapple with and because of the police department add-on, in addition to City Hall something needs to be done with the police. It is important and you know we are saying the things on this slide without bias for or against any of these decisions and these are just a few things that we think are probably important to put out in the public realm to make sure everybody is on the same page, all right? The City Hall is worth apparently about half million dollars to an investor, but you guys should know that it would cost maybe 60 or $70 million to build that building today. So, by some ways of thinking the building is worth 60 or $70 million. Some people would see that as a millstone around the neck with the ongoing maintenance and the facility that is larger than what you technically need and some people would say that this is a financial asset that could never be touched and the reality is probably a little bit of both. But, they do not build them like that anymore. And so you guys should be keeping that $60-$70 million number in your mind and the next thing is that the building that is listed on the national registry of historic places and very little is going to be done to destroy it in all likelihood. And there is a little bit more explanation and our assumption at this point time is regardless whether it is the city or private developer who owns and controls the building, it is going to stay effectively the same in its configuration in its historic element, because from a city standpoint there is historic preservation value in keeping that and from a private developer standpoint, technically the private developer would be allowed to demolish the building. There is no law that prevents this from happening. But, you don't going to purchase that building without a plan for redeveloping the existing property, because the land value is not worth the cost of demolishing it. And effectively if you were to make huge changes to the historic elements of the building, the developer would be foregoing may be up to 45% tax credits on the cost of that work. And that is just such a huge financial incentive to leave those historic elements in place that what you see in reality with buildings on the national register is that the developer that is common and really would like to maintain those historic elements take advantage of those massive tax breaks that they get to develop their project and then make a lot of money off the deal. So, we do not think that there is a tremendous risk to selling to a private developer. Now, it is important to state that there is really truly historic preservation value and this is something as architect you know there is historic preservation value to leaving this to operate as a quasi-public building just like how it was built and a mixture of offices and community gathering spaces whether courthouses or city council chambers and service counters and you know the building is operating and will potentially operate just as it did when it was first built and that is fantastic for me historic preservation standpoint. Now, ultimately we already said this again, but the city needs to decide at some point whether the subject benefits of keeping City Hall outweighed the financial benefits of selling it. And that is a tough decision, especially when considering the financial impact that the Police Department is going to have on this whole thing. But, that is ultimately - that is not a position or decision that BKV group is taking any sort of opinion on one way or the other. We have tried to present the pros and cons of a few different development scenarios to provide you with sort of objective data and so the city Council can make the difficult decision Ahead of you. The next slide goes over the few next steps and these are relatively straightforward. And you know we recommend publicizing this and getting probably the final report out to the general public and letting them read it and digest it and ask questions and so forth. And obviously hugely important next step is to try to figure out what the financial capacity is to do these things, but there needs to be some work done you know looking for additional funding services and talking to state and local government officials and you know the USDA loan thing that Paul mentioned I think is you know the information of the website was contradictory and so public partnerships may be reasonable as a solution or potentially the police station as well, because I can open up just slightly different financial streams do you guys, but if you did a ground lease essentially to a private developer who is willing to lease it back to you, they may be able to take advantage of some of those 45% tax credits whereas you guys could not, because you do not pay taxes. Ultimately estimating as Paul mentioned, the impact to taxpayers of any sort of bond funding is a critical step and the numbers look enormous and they always do when you evaluate on a homeowner by homeowner basis, the impact over 20 years is going to be much more nominal. It is not to say that there is not an impact and depending on which level of project that you embark on, that level is going to be bigger or smaller and we urge you to kind of investigate Diane publicized that as well, because you know our - my first instinct as well as everybody else is to say that this is ridiculous and nobody can afford this and the reality that we

frequently find is that the impact is not as big as all of that. You already talked about the certain amount of urgency in the schedule and we talked about when you are going to make decisions about this sort of thing and try to work with these funding streams and ultimately you are going to have to hold some more discussion and vote about what to do with City Hall and ultimately you are going to need to do the same thing with the Police Department and we do recommend site options and if there is any indication at all that you may be thinking to relocate and build a new City Hall, we recommend exploring additional side options on that front, as well. And because of the functionality of both of these building types being so critical, if you have type parcels, you are going to want to do a little bit more study work before you make a final decision so that you can get a truly functional facility on the parcel that you are considering. We have been involved in plenty of projects where the community has purchased a parcel that is not big enough and they have ended up needing to make some really difficult decisions about how to and whether to get a new parcel or whether to cut out some important parts of their program in order to make it all fit. And so we would recommend doing a little bit more study work before final purchase in a situation like that. And ultimately I always say this because we currently it is a overlooked thing and this is you know a small line item compared to the rest of the ones that we are talking about, but when we are talking about purchasing property, make sure you do your basic due diligence stuff first and negotiate and out you know if the soil comes back terrible or if there is a bunch of environmental contamination on the property or something like that, that is not something that you want to accidentally walk into and be responsible for paying for. And so make sure that you're getting your environmental assessment and your geotechnical reports and your surveys and title reports on everything that you are looking to purchase. So, that concludes the slide portion of our presentation and of course we are happy to answer any additional questions that you guys have.

Mr. Yoder: Greg, Kelly, Paul, Tim, thank you for the presentation and taking our questions throughout. It is helpful for me and while it is fresh in my mind and I know the point and piece that I want to get across. Are there any additional questions, thoughts, comments from members? And that includes administration, as well. You are a part of this process, as well.

Mr. Mackey: Can we talk about next steps, so this is the draft report, what comes next, obviously the final report, what kind of work is happening between this report and the final report? And for instance, could you provide a list of everybody that you actually spoke to to come to these conclusions within the city? Is that possible?

Mr. Carter: We can put that in the final report and that is the exact thing that we are looking for feedback on, if there is missing pieces of the report that you know we want to rectify those pieces for the final.

Mr. Yoder We have not heard any public comment yet and I was not waiting on you know maybe throwing this thought out there after public comment, but on the surface when I see you know these numbers and the work that went into this, realistically, the floor of this is like 27, $28 million and the ceiling is like low 60s and realistically without being said and without digesting this, I don't see the chamber as an option, like I just do not see how that works, right? And so that leaves new facilities and clearly there are some benefits to combining, right? From an economy of scale perspective I think there needs to be some thought and dialogue around what the police scope of that and even you know the city government scope of that and what that looks like from a square footage perspective. And then the other option is rankly like still City Hall, just because of the fact that if there is a way to find ADA accessible parking just because there is simply extra square footage there that can be utilized and then knowing the piece of being able to do work at the site and you know those are just at the surface really two concrete options and both of them are going to be expensive, but those are the two realistic options that we have in front of us that I think we need to understand probably with a fine tooth comb what they look like and then we look at the financial piece of that. And either way, it is not going to be good, but that is in my mind I know where my head is not as far as taking this to a final report and understanding what those pieces look like in a final report and you know Jon, who all was able to participate in compiling this you know like that is all very viable to ensure that we have accurate representation. So, like Craig, for feedback for you, that is in my mind something that I think would be helpful in a final report.

: And that is obviously with a grain of salt, because we have not had public comment yet. And go ahead, Ms. Miele.

Ms. Miele: I was just going to say that it would probably be prudent, especially for all of these lovely people who have been here for so very long! And you know that may in turn assist us with other things that we see in the report. So, let's do that and then returned to the subject.

Mr. Mackey: And you know Liz, to your point, when you read the excerpt from the study - we all realize that we have to do something, right? It is not like we have been sitting up here for the last

four years thinking everything is fine. And so there is that and again, Mayor - I think all things considered your administration did the best that you could do given the circumstances, right? This is the best that we can do right now. Is it perfect? No, it is not even close and we all know that, but the reality of the situation is that this is where we are. So, again, I just want to say thank you for figuring this out and doing the best that you could do to keep the city going, right? You know we talk about realistic and you know Liz, longtime chair of the finance committee, realistically speaking and Mayor, maybe you can answer this question, what is the most amount of money you think somebody would loan the city of Williamsport in our current situation?

Ms. Miele: By the end of this year I believe we are projecting having all of our city audits up to date and at that point our debt ceiling is theoretically I want to say another 30 or 40 million. I am trying to remember. We have a pretty high amount of debt that we could take on and I think that if we have clean audits, we probably would not have any difficulty reaching that ceiling in with that said, I do not want us to do that.

Mr. Mackey: But, that is what it is going to take.

Ms. Miele: Right, and I am just saying, I don't actually think - we could not out of the gate finance the totality of this construction, but I think we can probably finance a pretty substantial portion of it coming out of the gate. I would have to look into it and - to be fair, my knowledge of the debt ceiling comes from currently somewhat discredited member of the former administration. So, we should you know, we should look into the amount of debt that we are allowed to carry as a city, but it is multiple times our annual budget and I think we are currently sitting on around $20 million, maybe slightly less than that and we can take on a fair amount, but we would need to think hard about that and I think that you are right that we would likely be unable to move on that until we get a clean 23 audit put together.

Mr. Mackey: And again, could we do it? Sure. And again -

Ms. Miele: Well, Jon, the overwhelming indicator that we are getting from this report is that we will have to do something -

Mr. Mackey: I did not need somebody to tell me that, I know that we need to do something.

Ms. Miele: My point is that we need to figure out a way to make it financially work for us.

Mr. Mackey: I understand that.

Ms. Miele: And that would likely include taking on debt.

Mr. Mackey: And I do not want to lose sight of the fact that as Councilman Allison stated earlier, we are losing population. We are looking down the barrel of a two to $3 million budget deficit going into next year and that we are looking down the barrel from a $1.4 million bill from the FDA thanks to the former administration - and the average mean income of a household in Williamsport is $44,000 and 90% of the kids that go to our school fall below the poverty line. I do not want that to go unrecognized, because that is important. And again and I will say it again, that building is historic, yes. It will still be historic regardless of what is happening on the inside of it. It will always be historic. It will always be there. Right? It was there for us for the last 50 years and it was there as a post office prior to that when we were over in the original building which is now beautiful luxury air B&Bs and here we all set. So, again -

Mayor: The only point to the original question whether President Yoder you know we had a conversation with the debt ceiling and likely on neck tweaks agenda we will have the strategic plan and that is a conversation that we will be able to have with them and include in that updated study. And so we will get a more definitive number there and to Councilwoman Miele 's point you know the audits being caught up, that really will help our standing. So, all of those questions should be able to be answered in a fairly quick amount of time as we move forward. It is kind of aligning pretty nicely all things considered. With what is going on with the financial strategic plan 2.0 and this study.

Mr. Yoder: Okay, let's go into public comment. So. There is a number of members of the public here. I know normally for meetings we do like a three minute thing. I recognize the interest and complexity of the issue for residents and so I will absolutely - I want to balance efficiency with ensuring that people get their questions answered and comments out there and what have you. So, I think we can work together in that vein. I did not have anybody sign up, so I open the floor for public comment. I will ask anybody that wants to make a comment to come up to the podium so that it is - it is on the record and captured in the minutes for us so that it will be captured in the record from that perspective. So, BKV 's online and Kelly is here and questions for us, whatever that may be, questions, comments, thoughts, something you found and something that may be missing - I would love to hear it. So -

Mrs. Lisa Fink, : Hello, I am Lisa Fink and I want to say thank you guys. I have been to some school board meetings and they left spending money like millions and millions and it is really nice

that you are being fiscally responsible. But, I just want to point out that you know we started this about three years ago and we were talking about five to $8 million and we were like okay, we do not have five to $8 million and we cannot put that in the building and I wish we would have done that. A couple things that came up that I noticed. I also wrote down lives, that whole business that you wrote about how we need to do something and a City Hall is the only building in the study that we own and so we could begin as soon as funds are procured and the other options add years to the process, especially a building. But, as to building, this report is saying anything built in 1891 is in good condition. Anything 134 years old is in good condition. Anything renovated in 1979, it said 71, but it was 79, 46 years ago needs to be replaced. Okay? So, that is how much construction materials degraded over 100 years and the craftsmanship and so why would we build an entirely new building today? When we know it will have to be replaced 40 to 50 years from now? That would be my biggest point there.

Mr. Yoder: Thank you Mrs. Fink I appreciate that. Mr. Winkleman, welcome and good evening. The floor is yours, sir.

Mr. Winkleman: Oh boy. I just have a couple of questions. The City Hall is 52,000 ft.² and we need about 27 for city government, right?

Mr. Yoder: That is what was in the report.

Mr. Winkleman: So, that is 25,000 ft.² that could be utilized some other way. And instead of taking the ground floor for parking, maybe that can be commercial use. And you move City Hall upstairs a little bit and that may impact cash flow and value and cost of project. So, anyway, that is what I think could help. And I have another question. There has been talk about the ADA handicap parking spot, I am from New York City, we don't worry about that, we don't have parking. Is the underground parking the reason?

Mr. Carter: Do you mind if I take that one? There is probably a couple different ways that we can provide ADA parking to the building. The requirements are that we have to provide parking and wherever the parking is located, we have to provide the closest most realistic parking stalls need to be accessible. And there is plenty of loopholes associated with that and my suspicion is that ultimately the solution is going to be you know if you called the street to the east of the building and Allie, you may still be able to retain some parking there. And you could establish that as accessible and make it stable like a sidewalk surface ramp to the front of the building and ultimately you can arrange a parallel parking space along the front of the building that you could call your accessible parking and that works for the general public. If you have some dedicated staff parking, that would need separate accessible parking stalls, that is likely to occur behind the building where we encounter more challenges, frankly. And so this is either a significant regrading project to bring the level of that parking back there basically up to the first floor or the ground floor and so you either dig down or you build up or you could potentially do a little bit of both, but the parking stalls need to be essentially flat and there needs to be an accessible route between the parking spaces and entrance to the building which the accessible route consists of sidewalks that would be essentially flat and ramps which are not as steep as you think that they could be. The existing ramp in the back of the building is not that far off, but the existing garage is painted as accessible and does not come anywhere close to the requirements. And that is ultimately where the biggest problem is, the asphalt area is just way too steep and so - I think it is plausible to put accessible parking back there and you just have to spend a little bit of money to make it happen. It is probably - I would not say that it is critical to do the parking inside the building to make the accessible parking happen. There are approaches we can do outside of the building and you know the only reason why we indicated the indoor parking in the report and in the presentation is that members of the committee and Council and staff were curious about how that would work. And we wanted to show that and demonstrate it and it is certainly not the only option for providing accessible parking on the site. It is just the option for the most parking on the site.

Mr. Yoder: Please. The floor is yours, welcome, good evening and thank you for everybody's patients and getting to public comments, you are good!

Mr. Nathan White : Hello, Council, my name is Nathan White, commercial realtor here in Williamsport and one of the sites that is in the study is a listing that I am working on. I just wanted to talk a little bit about it. So, the one negative part about the (NAME) building is because of two main entrances. We have a lot sitting there it has highway visibility, there has been cultural center, the movies, the arena, the vast development by WCAD Jack letter a brewery and if we had another building it would drive more people to the area for the nightlife and entertainment and that kind of gets more people from the outer verse to come in and there is actually you know something in town. Another thing that I wanted to bring up was the site across the street by Robert, there is 45 more parking stalls there that the city already owns for overflow. And right now we currently have

two buildings that are vacant with the star well and the City Hall, we can get both of those occupied and let the existing one go to the developer and build a new one and then demolish the star will building for the new City Hall. That is about it. I just wanted to bring up those points.
Mr. Yoder: Thank you, very much. Welcome, good evening and the floor is yours.
Did not say name, : Thank you. First, great job in getting this study done. I think that adds a lot of facts to a lot of confusion. So, terrific. And so first, I have a few different comments. First, in the study, what was the population growth that they used to project out?
Mr. Yoder: I don't know that they are projecting population growth, I think they are projecting population growth of city government like employee staffing etc.
: So, why would the city government grow if the population does not grow?
Mr. Yoder: Mr. Allison 's point that is partially - that is kind of what you are getting at.
Okay. I saw the layout of potential new buildings for City Hall and for the police stations and whatever and I am like Mark, I am from New York City and I looked at that and I said oh my God, urban sprawl. I love that I can walk everywhere in Williamsport and when you start making these big stretched out one-story buildings with parking all around them, it just creates sprawl. And it is not very pedestrian friendly. That is what I love about the small towns is that you can walk around and everything is right there and that is City Hall today, where it is located is a great location. It is accessible and I don't mean that in a $0.88, I just mean that for everybody, the entire population. The other thing I wanted to say and these are random thoughts, so I apologize for that. Does the County do training? Is there a way to share some of the spaces with other government entities and share the cost, share the facility?
>>SPEAKER: That would be most ideal if Lycoming County would start to regionalized those services.
Woman's voice: Yes, just a random thought. And the other thing I wanted to say is that I love Williamsport for all of its historic buildings and I love that City Hall is there. I hope that we preserve it and it is one of the things that makes Williamsport special. And I just did a really rudimentary calculation, but $25 million to renovate City Hall and it is going to last I don't know 50 years, this is what we are waiting for, 50 years. And so that is $500,000 a year. We have 25,000 residents, that is $20 a year. Sign me up.
Mr. Yoder: Ma'am, before you go, could you please introduce yourself to the record? Kelly S? Okay.
Mr. Michael Tselentis : I am sitting here watching this and listening and you know I am a 71-year-old man. I have been to New York City most of my life and back in Williamsport for so many years and I have seen Williamsport go from a town of 45,000 to fewer than 27,000 and when you look at the population growth negative or positive, within 10 years we are going to be shy of 24,000 which means we will probably have a cut of staff of about 25% I estimate. And when we first heard this about three years ago to renovate our City Hall it would be about five or $7 million and now I am looking all of these figures of 20 million+ +57 million and whatever the millions where there, I just do not understand where that money will come from as we know now and probably for the next four years because of our current administration in Washington, there is no money that will be there even with FEMA, the money will not be there anymore. I know Grants go either with stipulations and there are certain grants that can be 100% and others that can be matched and it is just the idea you know where are we going to get the money? We are not a wealthy area and even raising the taxes this year I think it was 1/4 of $1 million, that hurts a lot of people and we raise taxes especially since we have more renters in this town and we do have private residence in this town, the landlords are going to have to raise their rent which means the common person in this town which works on minimum wage cannot afford to pay rent and that will hurt us and for us, we should never move out of City Hall, during the last administration, we had monies in the monies were there, we all know what happened, things were mismanaged and squandered and everything happened and we all know what is going on with the last administration. But, for us to move out of City Hall was the biggest mistake, because one person decided to move out of City Hall. A big mistake. Now, to go back, it is going to cost us a lot of money to go back, but the money, if we use research we can find monies out there and to start taking loans out with the interest rates today, how are we going to pay for this in this town? Now, I am in the process of disclosing on another house in Williamsport and coming back to Williamsport, that is why I am here and I sold the house in September of last year and by selling my house I have saved $9000 by moving to (NAME). And now I'm coming back to Williamsport and I should be closing pretty soon. My taxes will be less then what I was paying in my former house of about $14,000 per year. But, I love Williamsport and I came back and I love our old City Hall in the previous City Hall as well and as a child I used to go there. So, I just feel that we have to put our thinking hats on and get back to City Hall.

Mr. Mackey: Sorry, Adam, since we are going with this ThunderDome style city Council meeting tonight sorry I had to do the mad Max reference. I just wanted to clear one thing up. And incorporated you for your comments, we moved out of City Hall three years ago , because we had to come because it was not ADA compliant. We had no choice, we had to leave it City Hall it was not the decision of one person. It was the right decision by a group of people who realized that not every citizen in Williamsport could access City Hall and that is why we left.
Mr. Yoder: Mr. Huffman, the floor is yours.
: Bruce Huffman. I was not going to mention this, but Mr. Mackey, since you brought that up, looking back through the records, I believe it was January or February 2020 that the Council decided to move their meetings to this building and the rest of City Hall stayed in City Hall. And that was until the fall of 2021 after there were two leaks and one in the summer and I think it was July and then the mayor said the entirety of City Hall would move to various buildings temporarily and that was my understanding and I think maybe you are remembering things a little bit differently.
Mr. Mackey: I don't think I'm remembering things differently, we have 17 pages of Excel spreadsheets that say -
Mr. Huffman: That report came after. I am not trying to turn - I understand there are issues.
Mr. Mackey: We cannot be in there and we cannot make the administration leave. We had the option to leave.
Mr. Huffman: You as a city Council decided to have your public meetings in this building, because it was more ADA accessible, I get that.
Mr. Mackey : It is ADA accessible.
Mayor: The one point I was not brought is that we are under the decree and this is a federal court order for ADA and so we are beholden to that now. This was a piece of it back then and the lawsuit did come in 2020 when we had that and both sides that were still working with right now under the federal ADA consent decree and so all of that, I am saying not to say wherever we are of course ADA plays a role and City Hall of course was the basis of the lawsuit in the consent decree and so whichever route we decide to take whether City Hall or not, but if it is City Hall, then we still have to follow the consent decree and I do want to add that because I don't think that has been brought up tonight.
Mr. Huffman: And I will just add one more thing at the conclusion of the nine month ad hoc City Hall study, the vote was to move back to City Hall and that was the vote.
Mr. Mackey: Before we had any information on the ADA .
Mr. Yoder: I will this because I was the chair of this and I tried to really get a good group effort of exploring the issue with minimal resources that we had at our disposal. That is absolutely the case and that was the conclusion that the group came up with at the time and to the mayor's point, prior to the leaking issue, absolutely right and I will also say this as the chair of that committee, our findings clearly were not accurate. It was what, five, six, $7 million to fix City Hall? I used to work in this industry, right? And I feel confident at least in like the mechanical piece of this and things have certainly changed in almost 4 years, but clearly there is a knowledge gap between what we found at this time and as somebody from the industry, I will believe BKV with all due respect to my colleagues and everybody involved in that process and so just to clear that up. And you are right, Bruce.
Mr. Huffman: I was not planning to say any of this stuff I was just saying -
Mr. Yoder: And nonetheless, the timeline record and reasoning for how all of these are nuggets as to why we are here and this includes me and I hope - the reasons we are here in my opinion are lessons that we can learn moving forward in whatever conclusion comes out of this and I hope that we do, because while it is really nobody's fault up here, why we are here, clearly we have a lesson to learn as a city government, because this has happened twice, okay? And I have had that exact reaction before where I chuckle, but it is also sad. And to be frank with you part of the concern that I have in general and I will give you your full-time Bruce, I apologize, you opened up a very important point. I am scared that in 30 years, 40 years that I am going to be out there and the exact same cycle is repeating. I am nervous about that, a lot. And I don't know how to fix that. Right? That is a big piece that we should really be thinking about, right? If we are going to put $25-$35 million into a building, then we have to figure that out or else we are just going to be back here again, right?
Mr. Yoder: Bruce, sorry. Thank you for the points!
Mr. Huffman: I would just like to say thank you for doing the study and to BKV for such a detailed and extensive overview and I wish that it would have been done three years ago prior to putting the building on the auction block so to speak, but I'm glad it is done and there is a lot of good information there and I have just been going through the report today and so it is no 120 pages

with the appendices and so it is a lot to absorb. And I hope that once the final report is done that there is an extensive effort to involve the public. As you know, I wanted to involve the public as part of the BKV study and I thought that you should actually talk to us as well as citizens and users of the City Hall building, but that was not done. But, I hope that as BKV recommended having open house and online surveys and things like that, I hope that that will be done you know other than the legal notice and the fact that it was listed on the previous city Council agenda, there is zero publicity about this meeting. And so I say thank you to all of the citizens who came out to say what they wanted to say about this and again it is a lot to take in and it is not something that will be solved overnight or in a week or in a month and you know I did have one specific question may be BKV that maybe you could answer and I think you gave a timeline as far as the new construction and the acquisition of the property and the design building was about three years that that would take and maybe I missed it, but was there anything in there about if you would go back to City Hall and do the entire renovation, how long that timeline would be?
Kelly : With this renovation it will not be as long. Maybe nine month two.
Mr. Carter: Nine month construction, may be a little bit for design. And we can put that in the report.
Mr. Yoder: Yes, that is a good nugget. And thank you for asking that, Bruce.
Mr. Pulizzi: If I could interject - there is a design phase of 14 months.
>>SPEAKER: This is for the existing?
Mr. Pulizzi : Yes.
>>SPEAKER: Webpage?
Mr. Pulizzi: Forgive me, I'm scanning through it.
Mr. Carter: That sounds like a new page, I may not have edited correctly.
Mr. Pulizzi: Bruce, I apologize I think it pulled the wrong keyword.
Mr. Carter: That is okay, I thought just maybe I missed it.
Mr. Pulizzi: It says it provides a estimated timeline renovation of the current City Hall and so I think it was a keyword that pulled the wrong timeline, I apologize for that.
Mr. Huffman: Obviously there will be a lot more discussion and the financial, I get that, we all get that. Whether it is 25 million or 57 million or 82 million, it is millions and millions of dollars that the city does not have access to right now and I do hope that as part of this discussion and further deciding on what can be done I would ask that the mayor direct the grant writer people to thoroughly, thoroughly look into grant options for any of the scenarios. Really any of the scenarios, because until you know some of those numbers and again like Ms. Miele said you know who knows what can happen in the next several years, but I think it is really worth seriously uncovering every possible funding source for that. So, thank you.
Mr. Yoder: Thank you, Bruce. I appreciate the questions. Any other questions, comments, discussion items from the public? I appreciate the dialogue, very much so. All right, that takes us to item 3, discussion on next steps, feedback to BKV and I would put the floor to the group and so I think there is a couple pieces that we captured whether it was through our dialogue during the presentation and mentioned names which I think is valuable and you know we talked about the piece of a smaller footprint and I think closing in on those may be our our two realistic options. There was the nugget from Bruce on the outside of the scheduling, but that is in the minute and we can get them done and they can come back over. And I would ask BKV, are there other things that you need from us to make this a final report and conversely members of Council all of those things, questions, we want to see between now and final report ? Mr. Pulizzi?
Mr. Pulizzi: What I would like to do is personally go through the different options and create a list of some of the proposed special needs and submit them to BKV and get a correlated cost of those potential needs as the gentleman earlier stated you know the idea of a indoor 25 yard long eight lane shooting range may not be necessary. And so the elimination of some of those things and physically the impact that they would have on the overall project cost just as an example of some of the things that I would like to get some clarity on.
Mr. Allison: I think we need to prioritize some of those things.
Mr. Pulizzi: It is really easy when somebody gives you a pen and a blank is the paper to say tell me what you want vs. what you need. Or what can you afford.
Mr. Allison: You need to have some feedback, a lot of feedback from the administration.
Chief spoke up .
Mr. Pulizzi Thank you for clarifying that, chief.
Mr. Yoder : And if I could add, to be candid, I assume that, but I still think the information is viable and at a minimum it has been extremely educational for me. And as I referenced earlier, that really help to start to better understand and is a good concrete example of what the national standards look like, for example. And I hope that a lot of that just dialogue about that specific scope did not

come about as that, but that was not my goal! But, nonetheless, excellent and we look forward to I think finalizing what those needs look like. So, that is great. Any other feedback for BKV and BKV, anything that you need from us? Ms. Miele, you have your - go ahead - Mr. Mackey -
Mr. Mackey: Go ahead.

Ms. Miele : So, my understanding is that we are looking at an estimate for the police that partly reflect what forces receive when constructing new facilities which is fine and good. If BKV could maybe possibly provide something a little bit closer to a document that reflects what our police officers currently have spread across four different locations in the city, that is to say what we would need to replicate the current services that we are providing to our officers, you understand what I'm saying. It seems to me that that might be useful just to understand where we are at vs. the proposal that we haven't had. I think that may be helpful. And maybe help us to wrap our heads around the idea of a smaller footprint for a structure for the police.
Kelly: And with that, are you talking about requesting similar police departments in comparison?
Ms. Miele: No, I think what we have from you is a comparison and is what other departments tend to have or an average of what departments tend to have nationally and I am more curious about what we have with possibly what the officers thing. And partly what I do not understand and this is in part me being out of touch with the needs of the police department and I'm not saying every member of Council shares this lack of understanding, but I do not understand the full scope of our facilities in every area that we have with in town. And consequently it is hard for me to picture what it looks like if we stock all of those up in one place. So, I think it would be helpful to know sort of where we are at and what that looks like I'll put together vs. Where we could be and what that looks like.
Mr. Mackey: And to your point, Liz, this is what I was getting at on this whole presentation when it started. We are saying that we talked to the administration and we talked to the police and these people, we do not need - why were we presented with options of indoor firing range when we clearly don't need that? So, how much discussion was actually happening? And that is what I am saying. I want options that fit the city of Williamsport. I mean show me a Police Department the size of ours in the state of Pennsylvania that operates out of 77,000 ft.². I will say that it does not exist.
Ms. Miele: Is that a request, Jon?
Mr. Mackey: Show me a city of this amount of people that operates with a building of 77,000 ft.²?
Kelly: That is what I was talking about with the benchmarking.
Mr. Mackey : Why was an adult to begin with? We are sitting up here with these recommendations and according to the chief, they don't even want this stuff.
Ms. Miele: That is correct and you know when we did these interviews, it was always you know what is the national average and with the projection it is not what our needs are. So, we have done that. And I would you know invite everybody to see how we are split up and that is one thing we have done before and I would like you to come see how we are working and operating, it is abysmal.
Mr. Mackey : I have been there.
>>SPEAKER: Overall we are at four or five different sites right now just to see what it is like. And so with what we are working with right now, we are not asking for hardly anything. Just a building to be in. And with what the needs are, we have a breakdown in house of what we need and what I think we need. We understand you know the financial situation of the city and I would not dare ask a lease department this expensive with where we are at right now. And we are exploring options and exploring options with grants, tear grants, what we can do and it is just not an easy process as you all know.
Ms. Miele: So, they are going to - that is a part of this, right? They're going to take this, I just the final report that will be reflective of -
Mr. Mackey: Again, I am not trying to be difficult. (CHUCKLE) Shouldn't that have been done - I mean this was supposed to be done in November and it is February and we are getting 77,000 ft.² recommendations, indoor firing ranges. Do you get what I'm saying? And I am not - I am not casting dispersion -
Mr. Yoder : It sounds like you are. And so look, Jon, I really appreciate exactly what you are saying, okay? And look, I really do not have an answer for you. For me, individually it is valuable and clearly a lot of that is not going to happen, that is what we are talking through and I think that BKV gets the point and I think our Police Department has re-articulated that, as well. I think we can collaboratively work together to kind of refine what is going to be realistic and so I think the point has been made.
Mr. Allison: I think BKV has done a good job of sending us every option. So - so that they would not miss anything. I think they were showing us a comprehensive set of circumstances right down the

line and this is where we get to work and decide what fits for Williamsport and they will adjust to that and get the correct numbers that we need. And so I am happy that we got something concrete finally and a lot of comparison value in it. And it is getting us off first base. And you know we have to get home. But, there is no two ways about it. And so that is how I look at it. I don't think it is wasted time, I think it is information.
Mr. Yoder: Ms. Miele, you had your hand up -
Ms. Miele: Hopefully this will be my last point, but I do think that is important for us to understand not exactly pie-in-the-sky visions, but what is happening elsewhere, because here is the thing, because as we have discovered, we are not going to touch any of this crap again for the next 20 or 50 years until something breaks, right? Unfortunately, you know it would be great if we are budgeting for replacement, but my point is like as much as what Craig was saying about City Hall, we are out of City Hall and there is no point in doing anything other than a gut and a rebuilt, right? And by the same token, if we are constructing a separate Public Safety structure, there is no reason to get elaborate with things that we cannot afford and that we will not need. There is also no reason to build ourselves a crappy Public Safety structure and have to live with it for the next 50 years. And so we need to find some sort of a happy medium and I think that comes from the understanding of where other municipalities have gone and then understanding what we can do, but we cannot do it without understanding those things.
Ms. Miele: And now it is 9:37 PM and I would say -
Mr. Pulizzi: You know just to what Miele had mentioned just now about you know not examining this for another 30 or 50 years and then it brought me back to Adam, your statement earlier in the meeting that I share your sentiment, I am scared, too. About how the decisions that we make now are going to impact our children in the future of the city and so it is an awful lot to think about.
Mr. Yoder: Any other comments or thoughts, making this final two BKV from the group? I think they have a handful of final things and actions - excellent. I will leave us with this like a rough timeline, based on the dialogue feedback that we gave you, a rough timeline from here to having this theme expect that to look like?
>>KELLY: I don't want to speak for everybody , but I think this is something that could you know it sounds like we have some revisiting to do with the PD and so there are probably some meetings that have to occur, but probably in the next 4 to 6 weeks to wrap that up. Craig, is that a reasonable -
Mr. Carter: Yes, I had the same timeline in my head.
Mr. Mitchell: I agree, as well.
Mr. Yoder: Excellent, any other parting thoughts before we conclude the work session?
: Team from BKV, we appreciate the work on the preliminary study and let us know what we can do to help getting it finalized and my colleagues on counsel appreciate the dialogue and effort across the board going into that and members of the public, thank you for being here on a wintry night for a little bit of what I took as good constructive dialogue and appreciating the perspective from a number of you.

Announcements

The next regularly scheduled City Council meeting will be held on Thursday February 27, 2025 at **7:00** PM, **Trade & Transit II 144 West Third St, 3rd t floor,** Williamsport, PA.

Comments:

a. City Council
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. Mackey** and a second from **Ms. Miele**. Meeting adjourned at **9:38 PM** with unanimous ayes.

Submitted by:

Janice M. Frank
City Clerk