Thursday, December 9, 2021
7:00 PM
Williamsport, PA

Council President Randy Allison brought the meeting of the Williamsport City Council meeting to order on Thursday, December 9, 2021 at 7:00 PM at Trade & Transit II, 144 West Third St, 3rd floor. Williamsport. The meeting was livestreamed.

Council members present:
Randy Allison, President
Elizabeth Miele, Vice President
Bonnie Katz, Councilwoman
Adam Yoder, Councilman,
Vince Pulizzi, Councilman,
Jon Mackey, Councilman,
David Banks, Councilman
Absent:

Also, Present:
Derek Slaughter, Mayor,
Mr. Joe Gerardi
Mr. Joe Pawlak
August Memmi
Mark Killian, Fire Chief,
Justin Snyder, Police Chief
Solicitor Norman Lubin
Janice Frank, City Clerk
Adam Winder, RVT
Kris Black, ITT

Approval of the Williamsport City Council minutes for 12/02/21 were approved upon a motion **Mr. Pulizzi and a** second from **Mr. Banks, All were in favor. The vote was 7 to 0.**

Limited Courtesy of the Floor
There were no comments.

Mr. Allison changed the order of the agenda.

Ordinance Forty-Eight Year (2022) Community Development Budget (first reading)
The City Clerk read the ordinance.
Mr. Allison asked motion and a second on the ordinance.
Mr. Yoder made the motion and it was seconded by Mr. Pulizzi.
Mr. Memmi stated we bring to you tonight in a unique situation we find ourselves the 2022 budget for Community and Economic Development, one of the unique characteristics of the budget, of one of the budgets that are right in front of you is the fact that we are requesting from what I believe may be the first time support from the general fund in the amount of about $250,000 to allow the office of community and economic development to continue or to move forward the initiatives that you more or less directed me to do 14 months ago when I met you for the first time. And I will kind of We did place at your desks are copy of what we will be talking about tonight. We also did supply them electronically and we want to make sure that you all had the same information that I was imparting to you and we can go from there. Presently, the office uses funding solely from CDBG and home and that allows us to administer those programs. Moving forward we have to find the funding to allow us to do the other tasks that we have been asked to do or perform and to expand the office and function as we have been asked to do. I would like to highlight some of the ideas like working as the staff for the redevelopment Authority/ land bank authority that you just approved this evening. Working with codes and zoning on lighted properties committee to act as the staff for the historical and architectural review Board, not only does that board work to maintain the historic elements of the areas of the city of Williamsport, but it is also an economic engine and it supports historic tourism. We work with the Chamber of Commerce on loans for new businesses located within the city of Williamsport. We are working with Lycoming College and the old city revitalization and connectivity and we are working with the Brodart the Lycoming coordinating task force and the projects that we hope to work with you and the Mayor and all of staff to get limited is the vacant property permit registry which we have discussed a little bit. The Park Avenue plan implementation. City marketing initiatives, the GIS system that has been discussed in the ARPA meetings in which we have a level of expertise within our office to help implement, we are also looking at planning initiatives to put together the economic development action plan that has been requested by counsel. Also, taking what you have just approved, the implementation plan and making sure that it gets implemented and reviewed as we look at other projects within the city and also to its comprehensive plan in its next update and working with the economic and cultural arts initiative to help promote the tourism and economic development and also then it gives us the ability to work with you and the administration to develop grants, we have the expertise. We just need to be able to do that. This $250,000 will cover salaries and benefits outside of CDBG and home that will allow us to do marketing and planning. Under the strict regulations of HUD, those initiatives that I have outlined cannot be funding using CDBG and home money, so we come to you tonight to ask for you to perform those services but we need to have the funding available to pay for staff time and the marketing initiatives and what we need to have that happen. With that said, I will go over with you very quickly the line items within the budget and we will start off with the activities under public facilities and improvements, we are looking to expand the CDBG program by about $600,000 under the public services line item $45,924, the rehabilitation and preservation line item, $400,000, homebuyer assistance, $90,000 under the CWD program and hopefully be able to expand that program when you all discuss the ARPA funding and then we will work with codes on light illumination to the amount of 35,000. Our general program administration 487,000. The funding for this comes from $1,062,000 as allocated by HUD under the CWD program $245,000 under the home program, $250,000 to the general fund and income of $115,000 to give us a balance budget of $1,000,673. I could go further into detail if you so desire, I realized that tonight is going to be a long evening and I'm trying to keep it as brief as possible. The second budget that we presented the other day is a bare-bones budget that just allows our office to implement the CDBG and home program and none of the initiatives that we have discussed at the beginning of this presentation. Chelsea Blair and I are here to answer any questions.
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Mr. Allison stated Okay, thank you for that synopsis. And we have talked as he said about these things, but we need the public to hear in detail about the things that we have been discussing publicly, but this kind of ties it all together and how it relates to ARPA and everything else. I will open it up to Council then, because we have not really discussed of this as a body or in any committee, so are there questions or comments? Ms. Miele?

Ms. Miele stated I continue forgetting that. I apologize. So, just to be clear, I think Council got a first look at all of this on the late side so I am still digesting the differences between the two budgets. But, the one comment I would make I think first and foremost relates to a handful of changes that happened within the city's budgetary state between some of those initial conversations we had about planning for CDBG and now and one of those things that I would observe is that the city has this fund of $25.8 million that we can utilize that operates as the general fund that we can utilize for economic development action plan. As long as it was not funding salaries within the city. And that to me is one of the chief changes between some of the initial discussions I had about goals that we should have for community development and now is that. It is that pot of money that cannot be utilized for ongoing elements within the city's general fund budget but it can be utilized for specific planning elements outside of that and for specific consultants. So, when I am asking questions about time and performance within community development, part of my focus is on segregating out what we may be able to do as a one time outreach with ARPA funds versus what we would do on a continuing basis with community development. And I think a good chunk of my focus is probably trying to perhaps move in a handful of years to developing more of a planning department within the city as we work towards economic development strategies that allow us to fund that more adequately. But, in the current fiscal year, looking to keep community development as bare-bones as possible without shifting off as many of those one-time costs and singular planning costs to ARPA funding. But, I will of course defer to other people who may have different opinions on how we should utilize that, but I know we have talked a lot about is the ARPA funding to be a pretty major economic development driver and I think we need to make certain that we utilize it for that first and foremost. So, I know that in discussions with Chelsea we had discussed - there are a handful of things that we clearly need to work on, things like the Historic Architecture Review Board that simply are not funded elsewhere in the city's budget and we do not have staff for it elsewhere, so if we need to divorce that from the role that it has always occupied within the community development department then so be it, but, I think those roles have us interested in continuing us to pursue - explain the partnership - the program funding that we were dispersing from DCB (SP?)

Mr. Memmi stated That was actually before my time, but yes, I understanding -- my understanding - Chelsea if you'd like to try men also, but I believe that wasn't some fair funding -

Ms. Miele stated Yes, from DCB - so that is expended?

Mr. Memmi There is still funding available under the program, all three of the programs and we are still working to utilize those funds. I continue to report to the county on a quarterly basis on our progress.

Ms. Miele Okay. Got it, but that does not in any way file in your community development guidelines and cannot be funded within the fair program itself?

Mr. Memmi Some of it can be - there are elements that cannot be.

Ms. Miele Okay. It would be nice to see that teased out to see with the time implications are versus how much can actually be funded through the fair program itself. I guess for our better understanding - and I am just trying to think - so, currently somebody from community development sits on the chamber of commerce development committee?

Mr. Memmi answered I do

Ms. Miele asked, You do, okay, and that time commitment -

Mr. Memmi It all depends on what applications they get for funding using decades ago

Ms. Miele This is the three-- 600,000 -

Mr. Memmi Correct. It is only periodic that that committee meets but we have meetings with Mr. Fink as it pertains to the sports initiative we are putting together and how we can partner to create continued economic growth in the area around that complex. And we also meet with them to discuss different applications that they may be filing with the state, the Department of community and economic to relevant or ARCAP that they are filing on behalf of businesses looking to relocate.

Ms. Miele answered Got it. So the bulk of it is still with the chamber, but we attend meetings

Mr. Memmi We attend meetings and provide whatever help we can that they do not have. Or whatever.

Ms. Miele Okay. Understood - just wrapping my head around some of the ongoing relationships -

Mr. Memmi That is the 5000 minimum to 50,000 Max loan? The chamber - is that the 5000 minimum to 50,000 maximum Yes. We just did a loan for a new business that is acquiring a property here within the city and for it to go out and buy the equipment and stuff to open up and operate and the amount of the loan was about $35,000.

Ms. Miele Okay, so just since it has been brought up. Is that advertised regularly?

Mr. Memmi I believe it is advertised on the chamber's website and what we are looking to do is to tie some of the information that they have on our website so that there are multiple locations for interested developers or business owners that are looking to come to the city, those are some of the things that we plan to utilize our new office manager to be able to start integrating those upgrades.

Mr. Allison stated: We should have that link. Okay, thank you. That is all I have on that. Sorry to interrupt.

Mr. Yoder stated A couple questions for you - you referenced helping the Redevelopment Authority land bank with staffing and that kind of stuff, codes and properties and eating some systems there. We are all talking about allocating a decent amount of capital to both of those initiatives through ARPA funding, how much we do not know obviously, but regardless of how much we allocate, are we able to and this might be a question for the administration outside, but are we able to hire staff over there versus in economic development? The reason I ask that is I would suspect that that work is probably going to need a little bit of an expertise compared to development of the community and frankly, I think that if we are able housing then there would I think provide some longevity to ensure that those efforts are successful over decades versus maybe four or five years. Is that an alternative that has been looked at versus what is being proposed here?

Mr. Memmi That could be an alternative, I am not saying it is not. And I'm not trying to - I am trying to remain as modest as I can, I established the first land bank in the Commonwealth of Pennsylvania and if I could lend my expertise to the land bank program initially to get it started and off the ground, then we can look at how we move forward with staffing levels in the out years, so to get that set up and running, I believe we have the expertise within the

office of community and economic development to do that if we have the ability and funding resources to pay for our time which is outside the CDBG program. So I will defer to the solicitor and the mayor, but initially it would at least be my intention to get the land bank up and running and in a situation that it is prepared to move forward as you have indicated that you would like to move forward.

Mr. Yoder And the reason for my question, I would generally agree with Councilwoman Miele, I certainly think in the interim we need to keep this as bare-bones as possible. There is a number of things that still need to be figured out, frankly we are putting your budget together in one reading technically, because the general fund allocating is second reading and this is first. So, it is this predicament that we had a good spirited debate again last week.

Mr. Memmi: It was presented and did not make it to the table, so I am here now to backfill as much information as I can get to simply as possible

Mr. Yoder Certainly, the planning line item, is that the cedar cog (SP?) that is on the resolution?

Mr. Memmi Some of it is, additional planning, we do have a planner within our office that would help get planning initiatives started in moving them forward, she is trained as a planner so I think we have again, as I go back to it, we have the expertise within the office to at least begin moving all of these items that counsel has indicated they want moved to get them implemented and started and then decide how you want to move them further along down the road.

Mr. Yoder And I will echo Councilwoman Miele sentiments when putting together an overarching economic development strategy, I at least for one have always envisioned that probably happening outside of all of us here. I think with what we needed to put together, we really need a professional economist to our think provide insight as to what we actually need and where and we need community development planning and traditional economics and I do not know that we have the expertise from an economics perspective in here, that is just my viewpoint and opinion. And, I know that some of the value that we had seen earlier in the year was under the $250,000, but it was a one time cost and I again, I have always seen that more effective for longevity's sake outside the purview of us. I think without understanding more of our options of housing some of this stuff, redevelopment, land bank, what have you, I would be inclined to hold off on that specific scope until we really figure that out, that is just my opinion -

Ms. Miele: And I think the idea would be that we find a consultant to put together a comprehensive study for this and with an eye towards then finding and building funding and community development to continue implementing that plan, that would be my vision for how the whole thing would operate or to Adam's point, if it winds up being recommended for that plan being recommended specifically under the land bank authority, then we add staff from there, but either one, I think that I at least am comfortable with the idea that moving forward with economic development within the city is likely to require a little bit more well-placed staffing to make that a reality. But, I think the initial steps - may be to the point - I think perhaps to do a really comprehensive economic development study for the city, we would need to have resources - I do not even know if it is expertise, but resources that are not necessarily available to us in the city right now and that have been with a fair amount of staff and we just cannot. So, that was my vision for what we should do especially with as I said this fund that we are not a part of the general fund that we can use specifically for elements like that that can allow us to offset some of those costs. Adam if you have anything else to say on that - but I actually had a couple very specific budget questions for you as well skip that are separate. But, I am curious a budget without the 250,000, what is - so, in the budget that I'm looking at without the 250,000 from the general fund, programming is $86,000 and in the one with it it is 115,000? That is about a $30,000 difference and I am just wondering what additional income we are trying to generate with that?

Mr. Memmi: I'm not quite sure I understand.

Ms. Miele : So in the ordinance - under part two set equity of 1,673,000 in the case of the ordinance without - of - that is even more weird - anyway, in part two, you have program income, the number is 86,000 without the $250,000 from the general fund budget, and the one with the 250,000, there is $150,000 -

Mr. Memmi: That could be, I cannot answer that off the top of my head, they may have just made an error.

Ms. Miele: So no thought that we were going to derive additional income within community development related -

Mr. Memmi Should be the same -

Ms. Miele: So, likewise, the fact that public services honor the one without $250,000 is $93,000 and with $250,000 is 45? That is maybe just an error as well.

Mr. Memmi: Some of those had to be adjusted to cover the expenses and costs -

Ms. Miele: But this is the one case in which it is more in the budget without $250,000 then in the budget.

Mr. Memmi: Yes, we put together that zero - in a matter of a couple hours. So there may be errors.

Ms. Miele Just trying to understand the differences and my second question, as part of the ARPA discussions, the Mayor said we had approximately $1.4 million to bring to play in the homebuyer assistance program. And that is without any ARPA funding.

Mr. Memmi: That is absolutely correct.

Ms. Miele: I am assuming that a part of our funding is to fund program administration through ARPA funds as well, but what is our plan for implementation for that 1.4 million?

Mr. Memmi: Right now, that would be implement it through our office using the TWG and the home funds that we have right now, that is a eligible grant because they come from either home or CWG. It is also program income that we received over the last year or so that allows us the flex ability to add and expand on that program.

Ms. Miele: And we do not want to show the extension happening in 2022? I am just asking -

Mr. Memmi We don't have a firm plan yet - we are just try to follow what we have done. Typically the budget that we present to counsel is this budget was using the numbers that we had from last year's allocation. And once we know what our allocation is, later in the 2022 year, we come back and we readjust the budget.

Ms. Miele: Okay, we go through several iterations, I was just not sure which was the most watertight so to speak, but this one is still relatively flexible as it can be amended later, okay. Because, I would like to see us work to expand the home buyers assistance program if at all possible, I would like to act on that sooner rather than later, just as long as that is still an option on the table regardless of which budget we pass, that is good. And as you said, the funding for additional staff that we may need to implement that full number is included within program administration elements of the homebuyer assistance.

Mr. Memmi: Right now it would be the staff that we have, we would not be able to expand the staff. We are right up against the limit of the 15% allocation in the CWG and I believe it is 10% of the home budget for administrative

purposes.

Ms. Miele: I guess what I'm saying is if we implement, if we bring in some of that 1.4 in returned revenue, that does not have an additional On it?

Mr. Memmi: That can only be used for the program itself, it cannot be used for administrative purposes.

Ms. Miele : Okay, so we need to figure out if we want to implement that, we need to figure out a place that we can pool additional funds from to implement an expanded home buyers assistance program. This is not related to this budget - but things that I would like to know further about that - are an approximate cost of administration I think for an expanded program and also whether all of the funds are bound by the same restrictions of the initial homebuyer assistance funds are bound by or another they have returned is program income they are no longer bound.

Mr. Memmi: Right now they are bound.

Ms. Miele All of them are bound, okay.

Mr. Memmi I can tell you that.

Ms. Miele: I figured there was a safe and simple answer to that but just in case. I think that is all the questions I have currently. Related to this budget - I see that we do have GIS built in one way or the other, correct? And that is good. The rest of it is not a surprise okay, I will yield the floor to somebody else

Mr. Pulizzi Good evening, real quick, my ears perked up, you said you have the right to access certain grants and I was hoping that you may be able to touch on to what some of those grants are briefly because I do not want to hold up this meeting longer than it needs to be and also what kind of funding for each of those grants that is out there and how they can benefit the city.

Mr. Memmi: Specific grants I will not be able to - but Chelsea has worked with the grant writer in the past positions to include when she was here in the city, so she has an understanding of how these grants are written and the discussion with her when we brought her on board was that she has been very successful with the grants that she has applied for and each grant as you know has different values and can be used different ways and all depends on where we are wanting and what program we are trying to take advantage of and what specific tax, whether it is Park enhancements or streetlights or streets themselves or whatever we can do - we believe we have the expertise in-house to at least work through some of those grants and I would hate to venture what the specifics are in the dollar amount as you all are aware the CDBG has grants, the DC NR has grants and we are working with the Pavilion to close out the work that was done in 2016 and going forward. So, in particular Chelsea has a lot of experience in the grant writing world and brings in Psalms experience to the grant management world and as an economic development professional I have some knowledge of what is necessary to put together and bring in the right people for that strategy, but again if I do not have the funding that allows me to do that, I am constrained because all I will have is the ability to do CWG management and home management and that is all we will be able to do. That is why this funding is necessary, and I did not bring that to this counsel without thinking about the impact that it is having on a very tough budget year., It is just not something that we are asking for extra money, we cannot do outside anything CWG without these additional funds, we are totally constrained.

Mr. Mackey Good evening Skip. So, hearing you say this, would you be able to break down these three line items for me a little bit? 250,000 for salaries, benefits, advertising, planning -

Mr. Memmi There is a breakdown, if you go to the blue tab, you will see where it encompasses $250,000 under personnel, I am looking for so give me a second - I am sorry, it is the orange tab, excuse me. I knew we were trying to make it easy for everybody to find being these short fat Italian guy that I am - under that it shows salaries at $104,256, FICA at 7975, medical insurance of 51, life insurance at 370, Worker's Comp. at 6057 and pension at 30,001 95. And then if you look down it shows under advertising it will say marketing, is $24,878. And for the planning element $25,000. Which gets us to a grand total of $250,000.

Mr. Yoder Just another way to think about this, what kind of return do you expect to get - this is an investment, this is what this is, right? What kind of return do you expect us to get?

Mr. Memmi : To qualify it with numbers I'm not sure that we are capable or able to do that at this point time. What I can't say is that this investment will allow us to continue to move Williamsport in a positive fashion in trying to improve the economic climate. It will take a couple of years to get us to a point where we actually even see anything. So, we are really initially only establishing the program and baseline and hopefully the return will be significant whether it is improved property values because they eliminate - and not eliminate but want to reduce light within our neighborhoods, whether it is the implementation of demolition of properties and aggregating those properties so that we can send out an RFP for developers to come in and do some sort of residential development - whether it is looking at our commercial properties and either enhancing them and again bringing in a developer so we can improve the tax space, it is all based on what we are able to do and the value that the development community in particular sees and the support that they see from the city of Williamsport that you as a counsel and you have been aggressively promoting the city and that is what our goal is to follow through with promoting your initiative and through the marketing and whatever, whether it is a partnership with the chamber or a partnership with the colleges or a partnership with somebody else to improve the real estate values, to improve the earned income tax - of those kinds of things by bringing in new employees and bringing in such as the people that work for the hospital or the college instead of being out in other municipalities outside of Williamsport, we create a housing environment where they would move into the city, that requires a lot of effort from safety and security and their homes providing them with homes that are to the standards that young professionals are looking for today, those are all things that we can do, but again it comes down to having the resources being there. I do not know if that answers your question, but I do not know of any way to quantify that we are going to see a million dollar increase in the tax space

Mr. Yoder That is not the answer I was hoping to hear - I know when we approved you last year as the director of the department one of the things we were discussing pretty vigorously was let's look at what reframing the department looks like and I was hoping we had some more concrete metrics and a more concrete vision then at least what I'm hearing today. That was the root of my question. I am not getting it, I might be missing it full disclosure but I'm not getting that sitting here and that is my hesitation.

Mr. Memmi: Understood

Mr. Yoder I think part of that may be due to the fact that the department wants nine people and it is five.

Mr. Memmi It is now five with the office manager. About 10 or 15 years ago - and now you add this - in a roundabout

way, general fund dollars were used in support of the department, years ago when Mr. (NAME) was the city engineer and Director of community and economic development and other things, a good portion of his administrative costs were born through those other agencies that he worked for, so those were general fund dollars, not CDBG dollars. 15 years ago what was the community economic department doing differently than what it is now with four or five?

Mr. Memmi, I don't.

Mr. Yoder The premise of my question is if you go back that long ago, I think our revenue trends are probably pretty similar to what we have now. When we had the gas boom, that has proven to be an anomaly and not a sustainable level of economic growth, that is the premise of my question.

Mr. Memmi: I believe there was a planner on staff at those times which is something different than we have today. What else was there I am not sure, I believe there were actually two people that were doing what Carl does now in the rehab program and those types of things, I just cannot give you those answers. I just read through where the department was historically years ago. : And the other part of the CWG program the million plus that we get every year is what it is and it does not go up in any way and the cost of doing business continued to escalate and so like I said we are up against the max within a program and I have to find another way to give our staff time to do these other ventures.

Mr. Yoder Understood. Of the 250, how much is the SEDA - COG

Mr. Memmi: That is actually going to be within the CDBG program, the freeing up of the program costs of myself and Chelsea which the $250,000 does gives us the ability to be able to pay for that contract.

Mr. Yoder Got you.

Mr. Memmi: Those are all administrative costs and we are capped at 15%.

Mr. Pulizzi , you did answer the question for the salary, the $250,000 stinger, but we are at a point and as you have said - where are we going to stay status quo or are we going to try to bring the city up to a different level with different programs to make the city a better and also bring more assets into the city and what I'm hearing for you is the programs you are going after and maybe the funding also and the grants, I am looking at you also Chelsea because you are a part of planning at one time is something that we may not get the gratification within a year or two, but if you lay the groundwork there gratification may, three, four, six years down the line which we will benefit. I think the thing that I am listening here to is that we know our population is decreasing and not increasing right now. We have to do something that will bring our city up to a different level where we can bring more people interested in staying in our city, buying properties in our city and opening businesses in our city. And this is what in my mind I am listening to what the two of you have been saying and this is where I think you are going and trying to go.

Mr. Memmi: That is exactly what we are trying to do. We are trying to create I will call it the footprint, the stimulus that will bring young professionals and others to the city to live and to take advantage of what this great city has to offer. I came out of retirement to come here. Because, I saw the possibilities with Williamsport and what it has and what could be. And I have made a commitment to be here for a reasonable amount of time to at least get it started, but I need your help in providing me with the assets to allow me to do that. If I do not have it, we are just a CWG as it has been for probably five years.

Mr. Pulizzi I think what I am hearing from other councilmembers is do you have the staffing to do this? I know you probably have the capabilities, but is the staffing - what you are stating here is your salaries are going to be used strictly to incorporate better programs. Team and the CWG and home program.

Mr. Memmi: My job is to administer the office as is Chelsea's, but because we are the individuals in these other organizations and initiatives that we would look for our funding to come out of the general revenues of the city of Williamsport, because if I did not do that then I cannot honestly use funding from CWG or home to do that. Then we are just locked in.

Mr. Pulizzi Five people in your office, it is you and Chelsea, you have an office manager right now that you just brought on so that leaves two other people right now.

Mr. Memmi: That is our financial director Joe and Carl who does rehab programs for us. Now just to let you know, Carl will be retiring in one year. That will leave us shorthanded with somebody that you are stating is going to help with CWG and HUD and so forth. : We will get there, I do not know if it will be another Carl but we will be able to start - he has four years of experience That is a lot of experience. : So, we will try to find somebody who is capable of stepping in and taking over, we have a year to do that.

Mr. Pulizzi Are those two people going to be able to handle - four people because you did not have an office manager before, are those two people going to be able to accomplish what four did -

Mr. Memmi: We will also be involved, I am not waking -- walking away from the program. We will be involved. In the homebuyer program in all of those things. We are just looking to create a revenue stream to pay for when we are not doing CWG related programs.

Mr. Pulizzi I think to Adam's questions, what he is looking for and maybe I am second-guessing here is that we are looking for an outline. A definite outline of where you are going to go, the road you will travel to bring as much in as possible. I think that is what we are looking at. We are looking at what you presented to us that we need a more clear road of where you are going.

Mr. Memmi: That is a part of our commitment to getting that to you within a reasonable window of time.

I do not have it today I will be very honest with you, we have thoughts and we are still also waiting for the Council - recommendation as to how we move forward because as I remember some of the recommendations was to expand the staffing levels within the community and economic development and there may be a way to do that using some state funding at least initially because it could be a match from we provide 30% and they provide 70, those are things that we do not know yet.

Mr. Pulizzi The sticking point is that it is 250,000 which has to come out of the general fund and cannot come out of ARPA and it is like a business, a business gets to a certain point and you either grow or stay status quo and I understand completely. It is 250,000 taking out of general funds when we are in a tight budget at this point and it has nothing to do with where we want to see the city go, because we do want to see the city explode into better areas.

Mr. Memmi: I do not envy your decision, it is a hard decision, but for us to be able to do what we have been tasked to do, even what was being done in the past, that probably may not have been - Mary put a lot of time and it was donated time, she spent days working on these initiatives and she did not charge for that time. We have had a lot of really hard-

working people -

Mr. Memmi: Carl has been working with the RDA and again, almost donated time, because we can't use CWG money to pay his time. So, there is a lot of things out there that were done in the past that we are trying to make sure that we are in compliance so that when and I cannot give you a specific time, but I guarantee you that there will be and there will be an audit by HUD sometime in the next year or two because it has been a long time since I have been here and we are trained to make sure that all of our programs and files are in compliance with the HUD guidelines.

Mr. Pulizzi the bottom line I will only make this statement, this comes after we have already had two sessions with the budget and as I said at the last, the first one, there was no community development budget and to have this presented tonight, we have not had time to really digest everything.

Mr. Memmi: Understood and unfortunately we submitted our budget - before I will gas before any department and for whatever reason it was excluded, so we are coming in at the last minute and we are inundating you with a lot of information that you need to digest and that is understood and we are trying to do our best and we look forward to having continued support

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Ms. Miele: What I am hearing is I think there is still a lot of investigation that can go into the concept of expanding the community develop department that would enable us to fund a lot of this through the state and looking into things like that, so my proposal and of course everybody is welcome to back this or not, is my line of thought in part, because Tuesday's finance meeting, I appreciated the concept of outsourcing some of the more sort of standardized elements, I think that we can probably realize the Cedar cog in making that no longer a part of the department responsibilities and the price tag to that was $60,000 and I understand we will not have the money and community development for that. Unless we figure out a way to shift some other things around. I appreciate Dave and Adam's points and I agree that we need an economic development. That helps us add stock to the city or to the redevelopment authorities so we can develop the city as best we are capable of. And we need a plan within the community development department that is bigger than what I am currently seeing on paper of $200,000 toward salaries, $25,000 towards marketing and $25,000 towards planning that helps us to understand why funding placed within that department is going to - in the long run return equity and we can do that I think out of house, the department can work on that over the course of the next year, but for this year, I would be comfortable with potentially looking at a number like $60,000 from the general budget with an eye towards allowing community development to perform things like the heart response abilities that they have always taken care of, grant administration, within DC NR, things that come out of community development in the past and that we do not have a particular location in the city. And as we move forward with an economic development plan for the city, making a part of that planning process look at augmenting the community development budget whether or not we can do that potentially for a couple of years with ARPA funding in some way or another so the sticker shock or city budget can be deferred a little longer - I know we are always deferring but still - that would be something I could support. I will so that often on the floor to other people.

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Ms. Miele: Okay. I guess just to make this - mostly frontloaded $60,000 give or take - this is the impact on the 2022 CDBG budget but that will not be all expended in 2022. So, just taking a little bit further but, we are looking at also presumably the same for 2023 and 2024 CDBG funds for complete enough program? But we will not see those agreements until next year and the year following? Got it. Sorry, just to…

Mr. Memmi, There is still funding available under the program, all three of the programs and we are still working to utilize those funds. I continue to report to the county on a quarterly basis on our progress.

Ms. Miele Okay. Got it, but that does not in any way file in your community development guidelines and cannot be funded within the fair program itself?

Mr. Memmi some of it can be - there are elements that cannot be.

Ms. Miele Okay. It would be nice to see that teased out to see with the time implications are versus how much can actually be funded through the fair program itself. I guess for our better understanding - and I am just trying to think - so, currently somebody from community development sits on the chamber of commerce development committee?

Mr. Memmi: So, we will try to find somebody who is capable of stepping in and taking over, we have a year to do that.

Ms. Miele Are those two people going to be able to handle - four people because you did not have an office manager before, are those two people going to be able to accomplish what four did -

Mr. Memmi stated : We will also be involved, I am not waking -- walking away from the program. We will be involved. In the homebuyer program in all of those things. We are just looking to create a revenue stream to pay for when we are not doing CWG related programs.

Ms. Miele I think to Adam's questions, what he is looking for and maybe I am second-guessing here is that we are looking for an outline. A definite outline of where you are going to go, the road you will travel to bring as much in as possible. I think that is what we are looking at. We are looking at what you presented to us that we need a more clear road of where you are going.

Mr. Memmi: That is a part of our commitment to getting that to you within a reasonable window of time.

I do not have it today I will be very honest with you, we have thoughts and we are still also waiting for the Council - recommendation as to how we move forward because as I remember some of the recommendations was to expand the staffing levels within the community and economic development and there may be a way to do that using some state funding at least initially because it could be a match from we provide 30% and they provide 70, those are things that we do not know yet.

Ms. Miele The sticking point is that it is 250,000 which has to come out of the general fund and cannot come out of ARPA and it is like a business, a business gets to a certain point and you either grow or stay status quo and I understand completely. It is 250,000 taking out of general funds when we are in a tight budget at this point and it has nothing to do with where we want to see the city go, because we do want to see the city explode into better areas.

Ms. Memmi: I do not envy your decision, it is a hard decision, but for us to be able to do what we have been tasked to do, even what was being done in the past, that probably may not have been - Mary put a lot of time and it was donated time, she spent days working on these initiatives and she did not charge for that time.

Ms. Miele We have had a lot of really hard-working people -

Mr. Memmi: Carl has been working with the RDA and again, almost donated time, because we can't use CWG money to pay his time. So, there is a lot of things out there that were done in the past that we are trying to make sure that we are in compliance so that when and I cannot give you a specific time, but I guarantee you that there will be and there will be an audit by HUD sometime in the next year or two because it has been a long time since I have been here and we are trained to make sure that all of our programs and files are in compliance with the HUD guidelines.

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We are almost an hour and a half into this - may I make a suggestion and you can confirm this - that we pass the blue budget that is the basic on first reading, because there is a second reading in a week. Now, we will be adjusting the general fund budget this evening. But, we do not have to vote on it tonight. Correct? We can make changes - you speak you can make changes on the community element next week, but when you make changes on the general fund tonight they carryover and become a part of the community development budget.

Subsequently, say we increase the general fund money going into this we can still amend our city budget.

We can do another amendment on it - That might give us an extra week to get some of the answers about where the money is going to come from. After conversations with the Attorney Mr. Lubin it was suggested that Council could pass the budget and make changes next time.

Ms. Miele stated I make a motion that we adopt the community development budget under the blue tab in our pockets which is the community development budget with no contribution from the general fund on first reading

Mr. Yoder seconded it.

Mr. Allison stated I will not ask if there is further discussion because there is not. Mrs. Frank on the motion please?

The ordinance was carried in first reading with seven yes roll call votes. (It was the ordinance submitted without the money in general fund. The vote was seven to 0.

Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes.

Ordinance # 6420

Ordinance Authorizing the Designation of the Redevelopment Authority of the City of Williamsport as the Land Bank Authority (final reading) Bill #1786-21

The City Clerk read the ordinance.

Mr. Allison asked for a motion and a second on ordinance.

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

Mayor Slaughter had nothing further to add.

Mr. Allison asked for a vote on the ordinance in final reading.

The ordinance was carried in final reading with seven yes roll call votes. The vote was seven to 0.

Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes.

Ordinance Adopting Various Operating Budgets for City of Williamsport, including General Fund, Utility Fund, Capital Projects Fund, Liquid Fuels Fund, City Hall Operating Fund, Unemployment Compensation Fund, Debt Service Fund, Act 13, Fund, & Pool Repairs Capital Fund (final reading) Bill #1787-21

The City Clerk read the ordinance.

Mr. Allison asked for a motion and second.

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

Mayor Slaughter stated this is our operating budget on final reading.

Mr. Yoder stated Real quick, I prepared a presentation that articulates some of the points that we are making last week. Given that we will table this, if counsel would prefer me to do this next week with a shorter agenda I am happy to defer, it is up to the group.

Mr. Yoder stated I will work to be as brief as I can. There was a power point shown

Just a note, we will be in zoom next week? Final meeting? Sean, everybody has a copy of this, the mayor does as well, so to articulate some of the points that we were making last week and the importance of this, I took the time to put together a model of some of the ramifications that could happen or likely at this point will ultimately happen whether it is next year or five years. I do not know when and it could look different, but to articulate the point I want to put this together and run through but we can go to the next slide. Going into this - clarifications and assumptions, go to the next slide - oh, nice right, a couple clarifications and assumptions, this is simply a model, an example, nothing in this that we will discuss is set in stone, this is not actually going to happen exactly as it will - it assumes that future budgets after this are bare-bones, so we talked about this, last year we cut our budget down to the very basics, this budget presented to us is also the very basics, I am making the assumption that future budgets will also be that for demonstration's sake. This assumes we will come in on budget during the lifecycle of this, so we do typically come in

under budget into the general fund, this year specifically as shown is about 1.6% under for demonstration purposes I am assuming that we are coming in at budget to demonstrate zero. I am making the assumption that you will see later in the presentation that any ending balance we will just put aside, we can do a lot with that as we can certainly talk about in reference, but just for demonstration purposes that is where that is going. Any of the revenue or expenditures projections included certainly may be different not only in timing but in value, I am using projections from E Consul, they projected a 1% existing for revenue growth they used 3.8% expenditure growth for a proposed revenue growth or a goal I am using 3.8 to match and simulate what a balanced budget with revenue and expenditures growth wise means. So, go to the next slide - let's look at the proposed budget and implications of that under the model that we are currently under - let's look at what the deficit actually is, thank you. So, what you see in front of you is the comparative equity statement that is presented i.e. the city's balance sheet of the general fund, there are three numbers in particular highlighted yellow that is the beginning balance which is what we have in the general fund account at the end of the current fiscal year. We have $950,000 of American rescue plan money that was a topic of discussion and it is highlighted for a couple of different reasons. One, because of the questions surrounding the value, but more importantly, it is not a sustainable revenue line item. It is a one time infusion of cash that we will get for a limited finite amount of time and the ending balance at the bottom of after operating for one year. What we have done for years is we have used that remaining balance that we have always had from conservative budgeting to balance our budget. And counsel has set for a number of years and we said to civil last week, it is not a good approach. So, go to the next slide, let's look at what that looks like without those two. So, in good physical practice, you want your revenue and your expenditures to be directly in line, you want your ending balance to go away and you do not want to rely on that for balancing our budget. So, in this instance, eliminating those two items eliminates any uncertainty in revenue, so we have organic revenue now with actual real expenditures and what you see is in the bottom line number of 1.9 million dollars in change and that is a negative number meaning our organic revenue does not line up with our expenditures that we are incurring year-over-year. And that is a simple definition in financial terms of a deficit, that is what it looks like and that is what our cities true deficit is. Let's go to the next slide. So, what does that mean in real-world terms? What does that mean over the next number of years? Let's assume that we come in next year on budget, okay? Let's assume we are directly in line, but there is not really any wiggle room that we end up with a final ending balance of zero. What that means going into 2023 reflecting a zero budget starting at zero what that means is with organic revenue growth of 1% on the top side with 3.8% expenditure growth on the bottom side that means that we have a $1.2 million shortfall next year. Now, obviously we likely won't, we will likely come in under that, how much? I would be inclined to think you would be much less than 1.3 million that we are starting with, maybe it is closer to the 438,000 that we start with next year, nonetheless it will be less than $1.2 million and we will have a shortfall again. We would have to raise property taxes to make up for that. And as you look at 2023 through 2026, the common theme you see with zero-based budgeting and continuing that down that path is property tax increases unfortunately to make sure that our revenue does keep up with our growth, unfortunately, our property tax revenue, it is not organic, we have to adjust it. So let's let's keep going through here. So, during our budget sessions we talked a little bit about the value of not only better managing and continuing to grow or continuing to implement best practices as we manage our expenditures, but we have even talked about it tonight, the necessity and need for true blue economic growth. I will demonstrate - we really need both to solve the problem. So, let's go to the next slide. What this shows - there were some comments and questions that I had asked to our public safety, what are municipalities doing to provide those services and more cost effective models, because that is always what we are looking for. I referenced Lancaster specifically, so let's say over the past couple of years we had done some investigative work and had some solutions that we can bring at the table that would get us into Lancaster city model for police and fire. What you will see, if we could implement them through 2022 and budget for them starting in 20 3:23 years of investigation, what you would see is a decrease in our general budget expenditures of about $2 million. And again, that is from maximizing synergies and learning new things about how to better operate. Now, full transparency, there may be things that we find out that we could not do, right? That is absolutely possible. This is just a simulation. But, to demonstrate the need to do that, so what you will see, look at the property tax increase line. It is zero. And what that means is we were able to control our costs to the point where we can at least slow the trend to where we do not need to do that, but unfortunately if you would continue through 2027, 2028 and 2029, what you would do is that it does not slow the level of growth, it reduces the amount of expenditure we have. That growth continues and it will catch back up so we are back in the same boat, we just push it down, go to the next slide. That is why economic growth in conjunction with continued best management practices of our bottom line are the solution to solving the deficit problem, so what this does, this factors in let's say over the last two years and over the next two years, over a four year. We are able to develop the strategy and see some organic growth within the city and grow our rate of return and our tax growth to max our growth and expenditures. What you see is not only a balanced budget, but if you look at the bottom line that I inserted there, reserve/rainy day fund, you see that number growing. That is our ending balance, okay? And we can do a lot of different things with that. The key trend that I want everybody to notice is that that grows. The organic growth combined with continuing to better manage our costs, we actually reverse the trend and we can grow our reserves. And we are talking about a lot of different needs throughout this entire process that the city needs. That all does not necessarily have to go into a rainy day fund, some of it certainly should and there is a debate to be had about how much and it looks like this when that is used but that puts tax dollars into other needs into the city, we had debate during rescue planning sessions about investing in baseball fields and our parks, we all want to do that, this allows us to do it not only in a sustainable way but in a way that we can keep up with those investments and not let them get ruined, right? Like we have a couple times now. So, just a quick comparison, just to sum this up, the whole point of this - I just want to articulate what we are actually looking at and what these solutions could look like and how it actually solves the problem - under the current trends, under this model you are looking out over five years anywhere from a total of like maybe 3 to 4 million if we do run into this scenario, we probably won't this bad, but we are going to continue to look at continuous property tax increases that nobody wants. If we can shift the trend, we can put a lot of money aside for emergencies - we just lived through one. Having a few million dollars in the bank would have been helpful and it would be helpful right now trying to figure all of this out, so like I said, I wanted to offer a quick demonstration of what to these points actually mean and where do they actually lead us? We need to manage our expenses but we need to grow out of this and get to a point where we can reverse the process we are using to budget. We need to be thinking about fiscal planning of the city proper and that is exactly

what this is just to scratch the surface. So, thank you for your time, like I said I tried to be brief and run through this quickly, if anybody has questions or comments, I am happy to respond

Mr. Pulizzi stated Pretty much Mr. Yoder if we can work our way to following this model, we will have excess money where theoretically we would have enough money left over you may even be able to lower taxes, is that what you're saying? Okay, thank you, easy enough.

Mr. Banks I will make a statement (CHUCKLE) in order to -- we need to fully fund our development department This does not negate the fact that the result of this is proper planning and we are still looking for this, and I certainly think even though that this is certainly contradictory, at this point it is valid so, thank you for that,

Ms. Miele There is a number of things missing in this model and that is not to denigrate the model in any way, shape or form. It is a quick model, but we know that if the city were to increase its economic development, the chances of that also increasing staffing in certain areas so we would have some corollary increases and that is just expected, but in the business world, you have to spend money to make money, right? And that is an understood factor, what we want to also understand is how spending that money will help us make money and I think that is the question we will all be discussing for way too long (CHUCKLE) so, thank you.

Thank you Councilman Yoder, we had some discussion back and forth about this and like they say, aim high, Ms. hi, so we need to shoot for the stars - my concern and Mr. Yoder as well, we do not paint too dire of the picture or two Rosie of the picture, this is just theoretical, but it is also lending itself to practical applications that we can tailor as we go along and find out which parts can actually realistically be implement it and eventually if we keep on task we can get to a good place

Mr. Allison 100 per cent, your modeling with assumptions and unknowns, certainly you need to clarify those, but you want to plan for the worst. If you have a plan for the worst, then anything else aside from that is more easy and you are adequately prepared. Like I said, this certainly may not happen and if it did happen it may be lesser, but planning for the worst-case scenario is always a good idea in any kind of financial or economic situation.

Okay. So, we have a budget before us (CHUCKLE) - we can make changes tonight, it takes five to increase, four to decrease. Did anybody prepare any suggestions?

Mr. Yoder Let me pull out my budget, I have one, I guess this is a good segue for a - I would like to go to counsel's budget. Let's pull up the page - a quick question, Joe, are you okay if I create a line item? All right - we are on page 9. Actually, I do not think I need to create a line item, okay. I would like to make a motion to increase line item 11070670 contract services to the amount of $10,000 - I would like to see the city specifically reach out and build a relationship with an organization called focus Central Pennsylvania, they are a regional economic of element firm and their whole mission is to build relationships to industry and investment partners and they really help to connect them with local municipal leaders, specifically with existing infrastructure stock. I have a relationship with the executive director and this is something that could give us a quick little shot and could really pay off very quickly with a little bit of establishment of a relationship. It is not comprehensive by any means. In a overarching strategy, this would be a tool, within that. But, it is a tool that we can use rather quickly and help start that process of increasing revenue a little bit while we get that plan, so **Mr. Yoder stated I would make that motion**.

Mr. Mackey seconded it.

Mr. Pulizzi asked Just curious as to what the money actually goes for?

Mr. Yoder Yes, the money goes towards membership of the organization, okay? And reciprocating of that, you are - you are a partner. That gets you to the table to get them to help bring people in to the community, our existing vacant property, they pull central resources for marketing efforts for the region and we would be a part of that specifically. It is a small investment to be added to their list of a small focus within the region. If that answers your question.

Mr. Pulizzi Is it like a Chamber of Commerce For municipalities?

Mr. Yoder Yes and no, when you look at normal Chamber of Commerce, they are membership organizations, but they are organizations traditionally for the private sector and business, this is a organization that specifically represents initial municipalities and their focus is solely on this, they are not involved really with legislative action, they are not involved with advocacy efforts or that kind of thing, this is strictly true blue economic development and partnership building. Acting people. -- Connecting people.

Mr. Pulizzi stated I appreciate the microphone though I am told I am loud already, just to clarify, if we wanted to, we could make this motion to amend this, to add this to next week, is that correct? The only reason I ask is I am sure Mr. Yoder with everything you do, you have done a lot of research into everything - I do not mean to upset anybody, but I would like to have something in front of me to have a little bit more information on this group so I can read a little bit more and have more information. Like whether or not we just talked to Chelsea and skip about earlier tonight about making sure that every single penny that we moved to allocate is an investment to make sure that it is the best way that we spend. So, just to let you know where I am coming from.

Mr. Yoder Certainly and if that is the will of everybody here **I am happy to rescind the motion** and discuss it next week, that is no problem at all.

Mr. Mackey seconded it.

Ms. Miele If I could follow up with one quick question before we rescind my question would be I guess kind of the same question - which is to say once we have this membership, what do we do with it and who is in charge of managing within the city? Because that is the question we need to ask ourselves, in any situation if we invest in this, who is taking and who is making sure that we utilize it? Same question goes for this, yes, we have a membership, but I have joined multiple organizations in my life that have done absolutely no good because I never bothered to engage with them after the fact so the question is, who is in charge of engaging and do we have an interest on their part in engaging with an organization ?

Mr. Pulizzi We just want more information, that is what it boils down to cover 10,000 in the line of what we spent is not that much, but it can be a lot if we do not know what we are going into.

Mr. Allison With the passage of the contracts last week, the original budget proposed had wage increases for City Hall and public works employees and I gave a memo to everyone that goes through all of the lines and it is self balancing adjustments, so we would be happy to reducing in two line items what we increase and multiple line items for salaries and benefits throughout the contract. So, I guess can we do the increases? So I don't know how we want to identify these? So my recommendation is for city Council budget to reduce the legislative contingency account 11079 540 by

$40,000 introducing the codes permit account 225064014 support equipment by $3000 for a total reduction of $59,000.
Mr. Allison made a motion to reduce the legislative contingency account by $40,000.
Ms. Miele seconded it.
Mr. Allison asked for a vote on the motion.
The motion was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes.
Mr. Pawlak read the accounts
Corresponding increases for public works account 220-15-1010 salaries $969 for public works account 22015 -- FICA, $100. For the parks department account 224-05-1010 salaries $8006. For parks department account 224-05-2010 FICA $600. And the streets department account 225-01-0107 salaries $222 -- FICA $1700 and flood control department account 228051010 salaries $2490. Also, in the flood department 228052010 FICA $200, the Department of Public Safety account 241-05-1010 salaries $1114. Also in public safety, account 240-1052 010 FICA $100. And in the codes department account 225-05-1010 salaries $6757. Account 225-05-2010 FICA $500 and account 2250 79100 account contract services, $3000. In Evita Police Department, account 224-05-1080 salaries, $2400 and in the Treasury Department account 401-05-1010 salaries, 900 dollars in account 405-2010 FICA $100 for a total of $51,339.
Mr. Allison asked for a motion and a second
Mr. Yoder made the motion and it was seconded by Mrs. Katz.
The motion was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes.
Ms. Miele stated I think this question is probably for the mayor but I am not quite sure, it is related to salary increase in the budget. So, none of our other network employees received a salary increase in this year's budget, we increase the city engineer by about 10%, can you explain the thinking of giving one increase but not the other?
Mr. Slaughter answered The city engineer was due to that is coming out of liquid fuels and TWG so that will not be in the general fund, and the labor market which in the last two years almost we have focused on the city.
Ms. Miele I guess just to make the point - we are still giving him a 10% increase in compensation this year and no one else in compensation? Whether we are taking it from other funds does not change the fact - and frankly we do not know, as we discussed that amount could be $7000, it could be $10,000, it could be $4000 depending on what we can write off on individual programs. The discussion of whether or not we are deriving the engineers salaries from CDBG or liquid fuels does not really enter into the question of salary increase. So, I am just - that sticks in my claw a little bit, I cannot anybody else's opinion. But, in a year where we are not giving raises to other at will, I do not know about that one. But, I would prefer to see us give a 2.5% increase across the board to all at will in much the same way that we are dealing with the other positions in the city. Randy I will pass it over -
Mr. Allison I will echo the sentiments, the city engineer specifically, human resources, director of public works - we have good people, that is no question, but I think these need to be consistent across the board for sure. And those three specifically are much higher than I think then that, so not only adjusting at will, we need to adjust those three within that range. I think that is adequate.
Mayor Slaughter The one thing I will say is that city Council members receive a copy of these contracts - two of these increases were contractually obligated by our employment contracts, if that is the case it would be nice to see those contracts
Ms. Miele stated We definitely authorized the hires, but we never saw the contracts affiliated or the salaries affiliated so I think we all got blindsided by that in this budget.
Ms. Miele If there were contracts for hire, that was not included in any of the documentation that we reviewed and approved and frankly should have been so I'm inclined to think that there are no actual sign contracts, but if there are, that is an issue. That changes the discussion and that I am not as concerned about, it is just the ongoing - that is a secondary discussion and it would be good to see those contracts and I don't know if we need to move on any of these, but these are all concerns to me in terms of salaries -- questions in terms of salaries in the budget
Mr. Banks stated Four at will employees, we could propose a raise - and I would say 3%, could we do that as one lump vote? To read them all off at once?
If we were to motion for it, could we do them all at once?
Mayor Slaughter stated If I could just say, I think directors and engineers are slightly different than other at will -
Ms. Miele Yes they certainly are, their scope is the front and the decisions are different, absolutely. I think when we look at salary structure, their salary is certainly higher and that reflects I think the difference in scope and decision-making. I do not know if I agree that that means that a pay increase should look much different than anybody else though. I think those are two different things and that is just my point. And Dave, to counter - I do not know if I would do 3% personally, 2.5 would be I think where I would be comfortable. That is just me.
Mr. Banks I will defend that (CHUCKLE) just looking at the cost of living increases and inflation and the fact that we have a difficult labor market, that somebody else may offer that 3%. Above us.
We can table this until next week and we can bash heads against each other in private (CHUCKLE) and hopefully we come out on top.
Ms. Miele Granting you bring up a good point, this is been a couple years since there has been a pay bump, so I I am comfortable doing that tonight if everybody else would like to.
Mr. Allison stated We are talking about city clerk, office of the Mayor, code enforcement, recreation.
They were never on the table, that was just a discussion, but what Dave might be proposing is a 3% increase for the at will employees aside from the director positions and then they can have a separate discussion, because those would be reductions, not increases.
Mr. Allison asked Does somebody want to make a motion?
Ms. Miele **I make a motion that we increase the at will salary by 3% Mr. Banks seconded ite.** do we need line items or anything? You have all of those Joe?
Mr. Pawlak read the line items
Okay so I think what the solicitor indicated, the account position is what I should be looking at? Okay, so for department of city clerk, position of city clerk account by 1150 dollars for FICA, account 1200520 increase by $100 and

the office of the Mayor account 140-05-1010 office manager increase $1050 and account 140052 010 FICA increase $100. An account 2250 51010 four positions that will be getting an increase their unofficial 2452 for a total of $4200, account 225-05-2010 $500 and the recreation administration account 222-05-1010 increase $1140 account 222-0510 increase $100. And the office of finance and budget, account 223-105-1010 -- increase $1938. Increase -- FICA increase $200. Department of accounts and finance, account 232 51010 accounting system increase $1271 account 23252010 FICA increase $100 and the office of Comptroller for the deputy controller -- increase $478 and 3010 -- FICA increase $100 for a total come to 12,000

Mr. Allison asked for a vote on the motion.

The motion was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes.

Mr. Yoder stated I am assuming with the directors, do we want to hold off on that until the next meeting? I have a couple others that I would like to throw out there and I will need some support on these, so Nick our city treasurer sent us a memo outlining some cost increases he is requesting in his department that I think are a good investment in his office that will yield some pretty good returns he specifically has a really good track record of that over his tenure in the treasurer's office. Nick, can you help me with the specific line items you want to put these in?

Mr. Grimes I certainly can and is certainly happy to answer any questions as well but I think you all received the memo. There are three separate that I had requested as a part of this program to enforce delinquencies of taxes, the first should be account **10401051010 -- 51040 part-time and that would raise from 13,000 to 22,500 and that would be a $9500 increase. And then travel and training is 401-07-2010 would increase from 2100 to 2500 which is a $400 increase. Over what is proposed. And the final would be 401-0760 60 contract services for the 20,000 to 35,000 so 15,000 increase.**

Mr. Yoder I would like to make a motion to quantify those line items as read. Mrs. Katz seconded it.

Mr. Allison asked for a vote on the motion.>

I think we are all in agreement that you have taken the office to another level. Mr. Rimes and it has paid dividends and increased money in the city budget bottom line is significant dollars. So, you have earned a lot of trust and respect .

The motion was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes.

After further discussion it was decided to table the budget.

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

The ordinance was tabled with six yes roll call votes. The vote was six to 0.
Mr. Yoder voted yes, Mr. Mackey left the room, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes.

Ordinance of the City of Williamsport, County of Lycoming & the Commonwealth of PA fixing the tax rate for all City purposes for the year 2022 (final reading) Bill #1788-21

The City Clerk read the ordinance.

Mr. Allison asked for motion to table this.

Mrs. Katz made the motion and it was seconded by Mr. Banks.
The ordinance was tabled with six yes roll call votes. The vote was six to 0.
Mr. Yoder voted yes, Mr. Mackey left the room, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes.

Resolution # 9219
Resolution Authorizing Change in Scope of Auditing Services Between City of Williamsport & Zelenkopske Axelrod, LLC

The City Clerk read the resolution.

Mr. Allison asked for motion and a second.

Mr. Yoder made the motion and it was seconded by Mr. Banks.

Mayor Slaughter We have a resolution authorizing the change in scope between city of Williamsport and Zelenkopse LLC, this resolution was approved one month or so ago and then after they started to getting into the budget or excuse me, our finances, both contracts and talking to folks, the rate went up, and this is coming back in front of you due to the change in scope they feel as though there is going to be a significant amount of additional work needed and so this reflects that change in scope for 2019. We talked about this during finance committee and forwarded it to the full body of Council with a positive recommendation.

Ms. Miele You would not say we were excited to forward it with positive recommendation but it had to happen - as we saw with the transit earlier this year, there are substantially more hurdles to completing the audit then Zelenkopse had originally been aware of and so they come back to us with an open-ended contract effectively with rates and no dollar amount and remind me was 85,000 original contract per year per audit year? Not per year - and we had asked them to perform three separate audits and they do not believe that 2020 will be dramatically easier than 2019 and hopefully 2021 will be a walk in the park but that is to say that our additional expenditures will not be solely in the 2019 audit year, but it will extend into 2020 and by the time we get to 2021, we can go with the original budget figure. We also discussed the fact that the audits need to happen and cannot happen concurrently. They need to happen consecutively. So, the cities 2021 audit is likely to be later than September 30 just due to the realities of the fact that we will need to complete 2019 first. Bonnie, help me out, we discussed a couple other things that we thought were important -

Mr. Yoder Spreading out equally with the cost from RVT is 7200 if I remember correctly and community development, so the costs are spread out, I think we all are in the state of kind of shock that this is going on, but this is still not - solved. And from what we were told in the meeting that they still do not know how long this will take and this makes it very hard also to balance any kind of budgets because of this. And I think that is what we have discussed. To have all of these years, these last three years and not have them justified and the other thing that was kind of disturbing is that we cannot even use utilities accounting and we cannot use their figures which I thought was and I think all of us thought was disturbing. So, it is what it is, we need to have the audit done and as Liz said, there is three years here

that we have to get accomplished.

Ms. Miele Anyway, I think the main sticking point is that this will affect the budget that we finalize next week. Just to make that meeting even longer so I would ask for an estimate of what needs to be added into the general fund budget so we can begin to have some way to cover those costs as they come out, the one thing that we do know is obviously there is some cautionary that happens with the audit, for I am not clear to what extent that cautionary will apply also to the increases and to what extent it will not. That will depend a certain extent on the ceilings that those increases have depending on the various departments, so secondary issues of course is all three of those audits are happening in this budget year. Which is to say that our exposure is not just the 85,000 per budget year that we talked about, but potentially significantly higher than the 250 that would have been all three of them together. So, I think that number is going to need to be predicated perhaps on the extent to which our price has increased for RVT and the major point for the finance committee is that we need to be budgeting for the amount of money in there because we cannot get to the end of the year and have invoices that we do not have funding to pay. And there is not really another source for this money coming out of the general fund or that portion of RVT etc., thank you.

Mr. Yoder The only other thing to add to Ms. Miele point, we need to understand - but regardless this is a shot in the dark and this is an open ended contract and I think one of the frustrating things that I think is that it is hard to get any articulation of what even types of additional scope of services are going to need to be performed. They spoke to me, they are literally re-creating an audit from scratch. So, that in my head makes some sense, but I was not able to take any kind of clarity away from in addition to that on some of the RVT concerns and how that impacts this. And to reiterate the open ended nests of this, I understand that from a risk perspective, but it is unfortunate for us. Even if it was a large sum, it would still make me more comfortable to enclose that somehow. I feel like there has to be a way to do that that is mutually beneficial. But, we cannot get that articulation or clarity.

Mr. Allison Having listened to the finance committee meeting it is pretty clear that I understand their perspective, there is unknowable is at this point and they cannot possibly value them at this point in time, but hopefully sooner rather than later we will have some idea.

Ms. Miele One additional question, I do not know if we ask of this on Tuesday, are we able to get our money back from Baker Tilley in what they have performed in the past year? Is that something that we can have clarified for next week? Because I think that would help with the budgetary aspect of that.

Mayor answered Possibly, I do not know, but we will try.

Mr. Allison asked Other comments or questions on this item? Hearing none, a motion please, Mrs. Frank

The resolution was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Resolution #9220
Resolution Accepting Donation from the Pennsylvania College of Technology Concrete Science Club

The City Clerk read the resolution .

Mr. Allison asked for a motion and a second.

Mayor Slaughter Good evening again, what you have before you is a resolution accepting a donation from the Pennsylvania College of technology concrete science club, this would be a donation of seven concrete benches to be used throughout the use of Williamsport at no cost to the city and for my understanding, benches appear as wood but they are obviously concrete which is much sturdier but they would have that appearance. So, this was again and reviewed in finance and forwarded with full body with positive recommendation.

Ms. Miele This was relatively easy lifting, thank you kindly since there is no financial impact on the city I'm not quite certain - as the financial impact as far as replacing benches that we would need to anyways, but yes, this is an exciting thing, a gift from Penn College for city parks and an exciting opportunity to both collaborate and for students at Penn College to see their work out in public spaces in the city. Which I think is actually an exceptionally cool thing which I hope the students do as well. In other communities I have lived in, schools often do projects that are slightly artsy and community service oriented with the goal of having the students feel attached to the community and invested in the community because their work is out there so I am excited to see this happen and hope that we have more collaborators in the future. I do not believe we had any discussion in particular aside from saying thank you.

Mr. Allison stated Pretty cool idea and a gracious move by Pennsylvania College of technology. Any other comments?

The resolution was carried with six yes roll call votes. The vote was six to 0. One Abstained.
Mr. Yoder voted abstained, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Sub-division – Lepley, Engleman & Wilk

Mr. Allison asked for a motion and second.

Mr. Banks made the motion and it was seconded by Mrs. Katz.
The sub-division was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Certificate of Appropriateness – 190 Pine St

Mr. Knarr what you have before you are to request, the first one is a certificate located at 100 Pine Street, they wish to put a signage made of metal with textured signage 2 feet tall by 12 foot long, I have attached a drawing showing a location of the sign and where the sign is actually going to be located in the building, this is a small addition and now they want to advertise the restaurant itself, if you have questions I am more than happy to answer.

Mr. Allison asked for a motion and second.

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

There were no questions and Mr. Allison asked for a vote on the certificate.

The certificate was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Demolition 410 East Third St

Mr. Gerardi stated Yes, this is a request for demolition for the building located at 410 E Third Street, the owner of it is

RMA partners LP, the building was used as a commercial building and it is presently vacant, the owner wishes to demolish the structure and I have attached a picture of the building itself and also I have attached a site plan showing for 10 and also the other lots that are there, this individual or this group owns all of those lots and he wishes to have a future development at that time the lock consolidated and come back with a develop implant for city Council to approve this would be the last piece of his puzzle to have a clean parcel to set ground on in I'd be more than happy to answer any questions.

Mr. Allison asked for a motion and second.

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

The demolition was carried with seven yes roll call votes. The vote was seven to 0.

Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Resolution # 9221

Resolution Authorizing the Filing of Multimodal Transportation Fund Grant for Pine St. Reconstruction Project

The City Clerk read the resolution.

Mr. Allison asked for a motion and a second on resolution.

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

Mr. Sander Good evening everybody, this is a resolution to fix my typo. Essentially we passed this exact resolution however I had a typo in the grantor and I had as the Commonwealth finance Authority and it should have read the Pennsylvania Department of transportation, this is in regards to the Pine Street project and again this was approved here and the project has not changed and this grant - this resolution is necessary to go into the grant application with Delta to let the grant go forward without the resolution we cannot apply for the grant, this grant - this resolution simply states that we will match the grant with the appropriate city dollar amount. The old resolution 9212 could be thrown out or removed because there is a typo on it. So, any questions?

Mr. Yoder stated I will ask the redundant question, just to be safe, Jon this was reviewed by a solicitor and we are good to go?

Mr. Sander Yes, I spoke to Austin and he suggested with the typo that I get a brand-new resolution approved. That is why I am sending it to you this evening.

Mr. Yoder stated Okay and not that we want our solicitors I guess proofreading resolutions and what have you - was this reviewed last time by a solicitor also?

Mr. Sander The single page, no it was not. No it was not.

Mr. Yoder All right, let's remember that time next, it was my typo.

Mr. Allison asked Was this reviewed in finance?

Ms. Miele Finance had a long and complex discussion about this item and hold on I could get it -- we passed it with full-body recommendation

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

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

Resolution Authorizing A contract for Professional Consulting Services with SEDA-Council of Government

The City Clerk read the resolution.

Mr. Allison asked for a motion to table this.

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

The resolution was tabled with seven yes roll call votes. The vote was seven to 0.

Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Resolution #

Resolution Authorizing River Valley Transit to Adopt an Updated RKL, LLP Auditing Servicing Agreement

The City Clerk read the resolution.

Mr. Allison asked for a motion and a second on the resolution.

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

Mr. Winder stated this resolution was authorized additional $9500 to the firm for River Valley transit, we have exceeded the scope of work due to the complexity and it was reviewed in finance and pass forward with positive recommendation

Ms. Miele This was reviewed and finance, I think the only really the only question that we had was why it had taken us to this point to get the notification of extra costs within this contract, I do not think we had a really good answer for it, but the shot of it is that they pretty much have completed the audit and it will be finalized here shortly and I think within the letter that they sent, our initial contract was 35,000? This is an increase the contracted price of $9500 and they also mentioned an additional $18,000 of man hours that they were simply dropping from the books, so to the point of what sort of cost increase this might be looking at that is about a 75% total cost increase of the original cost of the contract some of which of course -- a 30% increase of what we actually spent, but we know and we had extensive documentation provided by RKL so the amended price tag does not come as a huge shock, the only question was why it took them so long to give them notice of what the amended price was and of course where the money was coming from and unfortunately the answer was out of state - but Adam if you'd like to address that, feel free.

Mr. Winder It is coming out of the operating budget, the budget $47,000 for auditing services, so there is sufficient money there.

Mr. Yoder stated Mr. Winder, clarify something so when this audit was presented to us the other month it was presented in draft format, we were told that upon acceptance of the audit was over, so why are they still auditing anything?

Mr. Winder They are not still auditing, they're finalizing the audit itself.

Mr. Yoder Why isn't the final thing? It should be final when we accepted that based on what the auditor told us, so I am struggling to understand what is left to finalize

Mr. Winder There is a letter that we have to send back in that acknowledges all of the issues that were found that

requires signatures
Mr. Yoder So it is administered of stuff related to compliance for the stateside?
And we are not supposed to do that, it is upon the auditor to do not
Mr. Winder We had to summit the letter back to the auditor and now they submit everything to the state
Mr. Yoder Okay I am not an audit expert it would seem to me that would be something that is a part of the audit and be completed when we accept that, if that is not the norm, I do not know the intricacies on the transit side, it seems odd to me, but
Mr. Winder My guess is going to be that this $9500 came prior to the drafting and the bill got to us late and we exceeded the scope of work which would be the complexity of all of the debt that RVD has been paying when a transit agency is not allowed to have debt.
Mr. Yoder And that is not a part of the RFP when we put it out, because if I remember, and maybe I am mixing up audits, I remember struggling to get responses to them. Because of that.
Mr. Winder Responses to -
Mr. Yoder To getting an auditor
Mr. Winder This was easy to get. We were not the ones that had the issue, the city had the issue
Mr. Yoder Okay I am thinking of the general fund then, okay. It is so weird to me that we are getting this now after the fact, but it is what it is I suppose. That is not even a good answer, but that is all we have.
Mr. Winder It will be a lot like the cities audit where they did not know what they were going to get into until they got as far as they did. There is a lot of issues in the audit. And hopefully tomorrow we will have the final audit and I can share with everybody the final audit as well as the letter that needed to be sent back out.
Ms. Miele Adam, I have a crazy question, why are they doing - giving us $18,000, why would they do that if there is so many other issues?
Mr. Winder I found out when I made the request of why we are outside the scope of work and that was the response that I got and that is why I shared it with you. I can try to get more answers on why -
Ms. Miele I think we all find this a little weird all the way around.
Mr. Winder I can tell you that RKL does the audits for most of the transit agency, so I am not sure, they came highly recommended
Mr. Yoder Let me ask you this, they have been doing the audits of RVT for how many years, Baker did all of the audits, so did they use any of Baker Tilly information
Mr. Winder answered No.
Mr. Yoder They started their audits from scratch
>Mr. Winder answered Yes
Mr. Yoder And they were able to accomplish this in one year? , Less than a year? His answer was yes.>>
So we find this very difficult to understand that we voted yes for this and we are still getting bills for this. Should this not have all been accomplished at one. - I think we would all like answers on this.
Mr. Winder Yes - I will definitely - Jill will be on with us next week and I can see if Mark can get on the call with us, whatever you would like
Ms. Miele It may be the best approach may just be a memo that outlines why we are warned of cost increase so late and whether or not there was a way to find a better practice for that since we will continue - that would be my suggestion, I think that would be a good start and if there are further questions we can always address Mr. Z directly. Just looking out for next meeting.
Mr. Yoder One more question and this is again back to the RFP I know we did not have trouble with RVT finding an auditor, but correct me if I'm wrong, I very well could be, didn't we in our RFP to auditing firms have financial basic financial information of the past? I understand the questions surrounding it, but that in itself - I think would have been something that they would have included in their response, is that
Mr. Winder No, we did not put anything from past financials in there. Because it would have been speculation.
Mr. Allison asked for a vote on the resolution.
The resolution was carried with 4 yes votes. The vote was 4 to 3.
Mr. Yoder voted no, Mr. Mackey voted yes, Mr. Pulizzi voted no , Mrs. Katz voted no, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Resolution #
Resolution Authorizing a Service Agreement between RVT & Comcast Cable Communication Management, LLC for Data Networking

The City Clerk read the resolution.
Mr. Allison asked for a motion and second.
Mr. Yoder made the motion and it was seconded by Mrs. Katz.
Mr. Warful Thank you members of Council, this was passed on the full body of Council with a positive recommendation I believe and in short form, this is for connectivity between RVT administrative offices and the trade and transit center campus for lack of better terms. It is going to allow for a bunch of security and operational enhancements such as the ability to view live video on facility and also video from vehicles that exist at the transit center that we can view live at our administrator offices as well as providing for redundancy and backup services between the two facilities for recovery reasons, one thing to kind of note is this is something that other large enterprises and amenities across the city, state, country, and have been using, it is fiber-optic, Lycoming College, Penn College, to name a few as well as a lot of small and medium businesses that have multiple locations and need connectivity and essentially it makes both locations appear to be one location on a network so that things can get done across the network instead of doing it manually via running things back and forth using what we have currently which is a virtual private connection, currently we go over the public Internet and it is secure, but it is slow and unreliable whereas this would give us dedicated connectivity between the transit center and the office complex. And I will open up for any questions.
Ms. Miele stated It was reviewed in finances and forwarded with a full body of recommendation, Mr. Warfel has covered it pretty adequately and the funding of course comes through state contract and I will defer to other members of finance if they have anything else.

Mr. Allison stated No questions or comments? Okay, thank you for bringing this to us Mr. Warfel and expanding it, although I do not understand all of it, but it sounds like it is going to be more coordinated and really healthy efficiency of what we are doing.

The resolution was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Resolution #
Resolution Authorizing a Maintenance Agreement between RVT & KONE

The City Clerk read the resolution.
Mr. Allison asked for a motion and second.
Mr. Yoder made the motion and it was seconded by Mr. Pulizzi.

Mr. Winder This resolution is authorizing a maintenance agreement between River Valley transit and KONE, the church street parking does house to elevators which are both KONE elevators and there was a prior five-year agreement that expired and it is now up for being renewed. The amount is $11,640 that is for all service to the elevator and it does assist with our labor and industry inspections, standards are required etc. and it made the most sense to stick with KONE since it is the brand of elevator and set of purchasing parts from another company. It was reviewed in finance and passed forward with a positive recommendation.

Ms. Miele Once again, kind of a no-brainer, we just are continuing existing arrangements and this is actually retroactive which is the thing and will only be active until the end of April this year. The funds in question come out of a non-transit fund for the church street parking deck which is operated by RVT, but there is ample funding as we know from prior years within that budget to cover this contract.

Mr. Allison asked for a vote on resolution.

The resolution was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Resolution #
Resolution Authorizing an Agreement Between RVT & Choice Carpet Cleaners, Inc.

The City Clerk read the resolution.
Mr. Allison asked for a motion and second.
Mrs. Katz made the motion and it was seconded by Mr. Pulizzi.

Mr. Winder This is a resolution Authorizing River Valley transit and choice carpet cleaners for custodial services at the 1300 W. Third Street facility as well as trade and transit number two and the agreement is for $78 per day at the West third Street and $55 per day for transit number two and choice has been cleaning facilities as well as the city of Williamsport facilities for five years now and we are looking to put an RFP out and actually get proposals from multiple agencies again, by March 1 we would have that in Council and ready to initiate that agreement March 1 to whatever firm would win. This was reviewed in finance and passed with positive recommendation.

Ms. Miele Yes it was reviewed and the only point we clarified was not -- although this does not go that much further, we are not locking the city into any arrangements -- and what particular spaces we occupy. Mr. Winder said it would not be a problem and it dissipates before March so it was passed forward with a positive recommendation.

Mrs. Katz asked Is going to include the event center and so on and so forth?

Mr. Winder This would include the event center, the drivers lounge, the transit center outback, the stairways, it does not include the subfloor where uptown music collective is

Mrs. Katz They take care of their own, but this will take care - even going down to the first floor?

Mr. Winder Yes, our IT department is down there, so they will get that area as well

Mrs. Katz Okay, what about City Hall? Anything being done there?
The space that the city is using we will be putting a RFP there as well But nothing - they're not going over there at this moment?

Mr. Winder They are, that is on the city side so I work with Mr. Livermore on that -

Mrs. Katz So the cost is not going to be covered - in the money that you're talking about here does not cover anything for City Hall? Just want to clarify all of that. Okay, thank you.

The resolution was carried with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Resolution MOU between RVT & Amalgamated Transit Union (ATU), Local 1496

The City Clerk read the resolution.
Mr. Allison asked for a motion and second
Mr. Mackey made the motion and it was seconded by Mr. Banks.

Mr. Yoder This is a resolution between River Valley transit and ATU local 1496 in May 2021, they proposed to the state labor board to unionize some of the employees at River Valley transit, naturally the ATU stepped in and opposed that which then took everything to the labor board and there was arbitration and originally they were able to unionize 13 positions and we got Jill involved and the attorney for River Valley transit and she negotiated it down to the few positions that the job descriptions are included in the resolution, the arbitrator ruled in ATU favor and they announced that they are required to include these positions within contracts and speaking with the ATU, we got into negotiations, so we need to allow these positions to have understanding and all of the positions are positions that we currently have in our currently funded and are currently employees of the city of Williamsport and we are not changing anything, the only thing we need to do is move forward to receive the same benefits as the current contract. And my opinion all they are doing is paying basically for their union dues at this point and they receive the same benefits and same holidays and all of the same items into their current contract as they normally would. This was reviewed and passed with recommendation.

Ms. Miele This was reviewed and passed with recommendation, it is not particularly an optional item, but I think Ms. Katz wanted to encourage discussion with the rest of city Council. There are limited impacts to RVT budget and unionizing these budgets does offer protection and benefits. And pension benefits they already have - the financial

elements are the same there are benefits being in the union that do not exist currently, that being said, since this was passed down to us we have a limited ability to oppose it, but I will entertain further discussion.

Mr. Pulizzi asked, Liz, Adam, whoever, the limited ability to oppose this, it is before us, so the example that comes into my mind of running into this before is I think with land development plans, right? We essentially open ourselves up to a lawsuit, because we need to amend our ordinance, that is why. It is not that that should not come to us, it is something that we need to fix, it is not a situational thing. What about this is not optional? Explain that to me somebody?

Mr. Winder I had a paper copy there and handed it to him yesterday. Basically the way the rules work is through the labor board because we have a union shop, they have the right to task the positions we have are union positions, so the majority of the shop is union and we have about 70 employees that are unionize. So, the arbitrator decides that those positions do fall under the union. Now the employees have the right whether or not they were to join in union is the only real option. Since we are a unionized facility, within the city of Williamsport, and we have established that union, we have quite a long time, we basically open ourselves up to where they can deem through the labor board and to an arbitrator that those positions do fall under the union guidelines so that position rolls into the union contract. It is more of at a state level to make that decision than a local level. But, since you guys are the governing body, it does require you to essentially go through the formality of approving these positions.

Mr. Pulizzi asked What happens if we do not?

Mr. Winder Then the union could file a grievance for arbitration and they could win and they can win a lot more than just these positions.

Mr. Pulizzi So, are you saying it would essentially reopen the contract?

Mr. Winder replied In their favor, yes.

Mr. Pulizzi Interesting. I am not a lawyer, it does not make a lot of sense to me, but (CHUCKLE) that is just me. Interesting.

Mr. Allison Mr. Lubin do you have anything to add to that?

Mr. Lubin Not really because if it was a resolution of litigation, this is just sort of like when with tax appeals, we prove the stipulation to settle the tax in the case, here it is always the same thing. There was a resolution and it sounds like 13 positions included within the union and it turns out there was only three that the arbitrator went along with. So, it sounds like it was a settlement of litigation. This is just recognizing what occurred. Fortunately they did not ask to reopen the contract. They did agree that there will be no change in the monetary cost.

Mr. Pulizzi Is that why it is in the form of a MOU

Mr. Lubin That is why it is being done this way and the union agreed

Mr. Pulizzi So, essentially this is a way for them to get their foot in the door? Before they enter completely at some point?

Mr. Lubin They are in it now, they are in it technically, but there is no change to the contract terms other than these three positions are now part of the contract. And whenever the contract is up, then you will be able to participate as members of the union.

Mr. Pulizzi Okay this is just a transitional phase?

Look like, you said three positions, I was under the understanding that it was five.

Mr. Winder answered It is five.

Mr. Pulizzi Okay, real quick, essentially what you are saying Mr. Lubin, we do not have a choice?

Mr. Lubin answered We are over barrel, yes.

Mr. Pulizzi Okay, so is almost fair for me to say that we do not even have control over our own shop? That we do not have control over the union? Without be a fair assessment? I mean if we are being told that on a state level we have to sign this, or we have to pass this otherwise the union can much come back in reopen up arbitration again and the union can say well, if you do that it is really not going to work out good for you. So you might as well just do what we want right now and just go along to get along?

Mr. Lubin In an essence yes, but I will say that the laws with unions are changing drastically, because before you had a fair share statement whether you wanted to join the union or not you still have to pay your union dues and now you are at a point where you do not have to. Nothing says you are required to join, so because they get these positions does not mean the employees are going to sign the union card and join.

Mr. Pulizzi But again, the union says deposition should be a union position, so we are going to make a union position and we do not have a choice?

Mr. Lubin You can litigate it, but And if we open that up then the union can come back and renegotiate for contract Or the other problem is that the arbitrator could have said all of these positions are unionized. That is the risk you run in a situation like that, what they are looking at is are they management type positions or are they labor type positions. And that is what he is looking at is what is the job description.

Mr. Pulizzi I understand, okay.

Mr. Lubin In most cases the arbitrator will side with the employee, he went through it, I don't know how many years ago, the City Hall employees decided to unionize and there was a discussion over who was in which positions were in which positions were not. It turned out into a compromise situation, the union agreed that with the city certain positions would not fall within the union. And the city agreed and certain other positions would fall. It usually winds up being a resolution or settlement. That is all this is.

Mr. Pulizzi I can understand how the people that would occupy or fill these positions that is their choice whether or not they want to be a member, what I am not a fan of is feeling like we are strong-armed in that we have no option but to give into whatever the demands are. I don't do well without

Mr. Winder The original demand was 13 positions and it settled five. That is not a total loss. That is not a total strong-arming. The labor organization unionizing nonunion people is a whole different animal than negotiating contracts normally, so there are things, we are protected in a lot of ways so people do have the option of choosing to be in it or not. There are restrictions by law that are federal. The applied to what they are doing. So, we are kind of out of the loop in is that there is already a hand dealt with some of those things. Mrs. Katz? Oh, -

Mr. Allison The current plan recommendation this is a plan that we do not have to worry about in six months? Correct. Good point. Any other discussion?

Mr. Allison asked for a vote.

The resolution was carried with five yes roll call votes. The vote was 5 to 2.
Mr. Yoder voted no,, Mr. Mackey voted yes, Mr. Pulizzi voted no,, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Accept for filing:

Williamsport Municipal Water & Sanitary Authority 10/27/21

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

Mr. Banks made the motion and it was seconded by Mrs. Katz.
The minutes were accepted for filing with seven yes roll call votes. The vote was seven to 0.
Mr. Yoder voted yes, Mr. Mackey voted yes, Mr. Pulizzi voted yes, Mrs. Katz voted yes, Mr. Banks voted yes, Ms. Miele voted yes and Mr. Allison voted yes

Announcements

The next regularly scheduled City Council meeting will be held on **Thursday, January 6, 2022 at 7:00 PM**, and the **Inauguration Meeting will be Monday, January 3, 2022 at 7:00 PM**.at Trade & Transit II, 3rd Floor, 144 W. Third St, Williamsport, PA . There will be a **Special Meeting of City Council on Thursday, December 16, 2021 at 7:00 PM per remote.**

Upcoming Meetings:

Thursday, Dec. 16	10:30 AM	Zoning Hearing Board
	7:00 PM	Special City Council meeting*
To be announced	Meetings for 2022	

All meetings held remote will be marked with an * otherwise meetings will be held at Trade & Transit Center II, 3rd Floor, 144 West Third St., Williamsport,, PA.

Announcements

The next regularly scheduled City Council meeting will be held on Thursday, December 9, 2021 at 7:00 PM,

Upcoming Meetings:

Tuesday, Dec. 7	1:00 PM	Finance Meeting
	2:30 PM	Public Works Meeting
Wednesday, Dec.8	11:30 AM	Redevelopment Authority*
	3:30 PM	Officer's & Employees Pension Board*
Thursday, Dec. 9	7:00 PM	City Council Meeting

All meetings are held remotely unless indicated with an * asterisk, whereas will be held at Trade & Transit, II, 144 West Third St, 3rd Floor, Williamsport, PA.

Mr. Allison asked if there were any comments from Council.

Mrs. Katz stated We would be really remiss if we did not acknowledge the Goldstar family monument that was put up and presented this week. I think we are all very proud of what the committee has done and what they have accomplished and in the monument is absolutely gorgeous and I think everybody should make a point of go and seeing it.

Mr. Yoder I realize that I did not quite follow the rules earlier during one of the items, I abstained from item number 11, the abstention was because Penn College is my employer and I just wanted to eliminate any - I just wanted to correct that.

.

Mr. Allison asked if there were any comments from the administration.

Mr. Allison asked if there were any comments from members of the public.

I have one - it was sent to Mrs. Frank and their request that I read it so I will tonight without any comment or pro or con, I am just reading what was written members of Council, the property at 717 Avenue has sat vacant since the owner passed away in late 2018, the house is been condemned and declared uninhabitable by the codes department almost 3 years ago in April 2019, the condemned property has several concerning issues including numerous broken windows, infestation of a variety of wildlife, the walls under the Northside upper level are noticeably breaking away from the frame, the shingles blow off the roof constantly into my yard where my dog is, an individual was recently, December 8, 2021, arrested for trespassing, stealing from the property. On December 8, 2021 I went to the codes office in an effort to gain some information on when something will be done about this condemned property and also to inform them of yet another issue concerning the house, I spoke with Kim Rommel at Codes as was bluntly told this is not a codes problem this is a police problem from the moment Kim Rommel walked out the door to speak with me she was rude, unprofessional and acted as if I should not even be there reporting these concerns to her. He was a civil service official who appear burdened by my presence in seemed to not care at all about the issue and our neighbor has dealt with this for year. Her attitude was very much in contrast to the professional and extreme the pleasant receptionist I spoke to initially at the RVT building. I ask anyone of you councilmembers to witness the conditions of the property at 717 Second Avenue, and then place yourself in our position, if this blighted residence was next to one of your homes, would it have been allowed to deteriorate for this extended. While reaching this point of ruin and nuisance? Not only is this condemned house and eyesore that affects our homes values, along with being an obvious physical safety hazard, but now it is also a setting for criminal activity. It is a vacant property and how long before the property next to it? My house is targeted or a neighbors garage or targets broken into? The citizens of this neighborhood are concerned this property will invite more crime and or squatting as a condemned house is the epitome of the broken windows theory in other words, this one dilapidated structure can result in our neighborhood being more vulnerable to increase criminal activity. We live in a quiet neighborhood and many of us are homeowners and we try to look out for each other as much as possible, but this vacant property is now a problem. They should not be up to the residence to monitor and maintain this condemned property, as many of us have had to deal with in some way over the years, we employ the city to take urgent action on removing this property in improving not only our neighborhood and city, but our overall

quality of living and final note, my wife and I would like to recognize and commend the Williamsport Police Department for their quick response and professional handling of this situation after arriving at the codes department and I was informed the responding officer I apologize for not getting his name, he was on the phone with Kim Rommel of notifying her of the situation, this was followed by the officer was greatly appreciated and made us as citizens feel that the members of our Police Department were looking out for us, also we would like to thank City Clerk Janice Frank, for responding to our concerns in a kind professional manner.
Mr. Allison stated thank you Janice for her follow-up and assistance with our concerns in addressing the Council tonight. Thank you, Chance and Sidney Moore.

Adjournment

Mr. Allison asked for a motion to adjourn.
. **Meeting adjourned** upon motion by **Mr. Yoder and a second by Mr. Pulizzi. Meeting adjourned at 10:28 PM with unanimous ayes.**

Submitted by:

Janice M. Frank
City Clerk