

Commissioners:

R. JACK MCKERNAN  
*Chairman*

TONY R. MUSSARE  
*Vice Chairman*

RICHARD MIRABITO  
*Secretary*



MATTHEW A. McDERMOTT  
*Director of Administration  
and Chief Clerk*

J. DAVID SMITH  
*Solicitor*

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Telephone (570) 320-2124  
Fax (570) 320-2127

COUNTY of LYCOMING  
48 WEST THIRD STREET  
WILLIAMSPORT, PA 17701

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[www.lyco.org](http://www.lyco.org)  
[county.commissioners@lyco.org](mailto:county.commissioners@lyco.org)

**Minutes of the Meeting of  
September 21, 2017  
Board Room, Executive Plaza  
Pine Street, Williamsport**

Commissioner McKernan - Present  
Commissioner Mussare - Present  
Commissioner Mirabito - Present

Solicitor Smith - Present

**1.0 OPERATIONS**

1.1 CONVENE COMMISSIONERS MEETING. Mr. McKernan convened the Commissioners Meeting 10:06 a.m.

1.2 APPROVE THE MINUTES OF THE PREVIOUS MEETINGS. A motion by Mr. Mussare and seconded by Mr. Mirabito and passed (3-0), approved the minutes of the previous meeting as they are recorded.

1.3 RECEIVE PUBLIC COMMENTS (AGENDA ITEMS ONLY). Mr. McKernan opened the floor to public comment on agenda items only, and none were received.

**2.0 ACTION ITEMS**

2.1 AWARD ENGINEERING SERVICES CONTRACTS. A motion by Mr. Mussare and seconded by Mr. Mirabito and passed (3-0), awarded contracts for engineering services to Nittany Engineering & Associates as the primary and McTish Kunkel & Associates as the backup.

2.2 APPROVE PSA WITH CENTRE COUNTY. A motion by Mr. Mussare and seconded by Mr. Mirabito and passed (3-0), approved professional service agreement with Centre County Correctional Facility for inmate housing in the amount of \$65/inmate/day.

2.3 REJECT BIDS FOR LIBRARY PROJECT. A motion by MA motion by Mr. Mirabito and seconded by Mr. Mussare and passed (3-0), rejected bids for James V. Brown Library project and rebid.

Mrs. Toon explained there was one bidder and the amount bid was over the available funds for the project.

2.4 APPROVE PSA WITH LARSON DESIGN GROUP. A motion by Mr. Mussare and seconded by Mr. McKernan and passed (2-1, Mirabito), approved professional service agreement with Larson Design Group for the survey and sub-division for Timber Run Industrial Park in the amount of \$12,000.

The following discussion was held prior to the vote:

Mr. Mirabito said he had concerns with this. The Chamber of Commerce came to the county in May of 2017 regarding a possible buyer for this area. This area was originally purchased for soil cover for the landfill. He wants to know who will be paying for the infrastructure, he doesn't think that is clear. He doesn't feel that the county should be competing with the private sector when other land with infrastructure is available. He thinks that cross-benefit analysis hasn't been done. This land should be used for its original purpose. We have to look at the big picture. This land could be used for a prison if one needs to be built in the future.

John Shireman from Jersey Shore asked how soon the landfill will run out of room and suggested this area be used for expansion instead. He doesn't think it should be competing with other industrial parks, like the one five miles away. The labor cannot be guaranteed to come from Lycoming County since this is near Union County.

Mr. McKernan explained that the soil has already been cleared from the area that is being discussed. Appraisals are needed, and that is why a subdivision needs to be done first. This is not a prime commercial space since it is across from the landfill and the winds blow in that direction. A lot of money should not be spent to sell this land, but some does need to be spent. He suggested a "letter of intent" from the potential buyer. He also added that Brady Township fully supports this idea. It is in a Keystone Opportunity Zone that will expire soon. But the paperwork to extend it will be to the county shortly.

Mr. Mirabito said that Tuesday was the first time this was brought to the public to discuss, and that this is a disservice. He also said we should be dealing with a real estate broker instead of the Chamber of Commerce. Also, should this land even be used as an industrial park?

John Shireman said that if the golf course doesn't turn around that will be even more land that the county will have to sell off.

Mr. McKernan said that the commissioners were put in office to make good decisions for the benefit of the whole. Certain things need to be done and money has to be spent to get information to make decisions.

Mr. Mussare agreed with Mr. McKernan. People elect the commissioners to make decisions. There are issues with the amount of property the county owns. The county is competing with other counties and states so sometimes things need to be done in a confidential manner. Since 2012 nobody has

been interested in this real estate. It is time to give it back to the taxpayers. An item that should be discussed with the public is MDJ Soloman's office area, which is deplorable. Should the county buy someplace or rent someplace? It is an exaggeration to say that this subdivision is "developing an industrial park". This is a lumber industry that is interested, and lumber is part of our [county] history. The cost analysis for developing the area for that business shows that it does not cost that much. As long as he is a commissioner, there will not be a prison built there.

Mr. Mirabito feels it is a bad deal for the taxpayers, since they will foot the bill to develop it. The expectation is for the county to put in the infrastructure, which costs money, otherwise it couldn't be sold.

Mr. McKernan asked if Mr. Mirabito was comparing similar land available near landfills?

Mr. Mirabito said he spoke to realtors about where a lumber yard could go.

Mr. Mussare said that the county should take advantage to sell any excess land. He agrees with Mr. Mirabito that the area needs to be developed [with infrastructure] in order for it to be sold. In order to do that, this agreement is needed.

Mr. McKernan clarified that this agreement is for subdivision and surveying only.

2.5 APPROVE PSA WITH LANCASTER COUNTY. A motion by Mr. Mussare and seconded by Mr. Mirabito and passed (3-0), approved professional service agreement with Lancaster County for the Juvenile Probation Office.

2.6 APPROVE EMPG. A motion by Mr. Mussare and seconded by Mr. Mirabito and passed (3-0), approved 2017 Emergency Management Performance Grant from PEMA in the amount of \$134,406.00.

2.7 APPROVE UPDATE TO TDA. A motion by Mr. Mussare and seconded by Mr. Mirabito and passed (3-0), approved update to the TDA – Coroner's Office – addition of one part-time Deputy Coroner/On Call position.

2.8 APPROVE PERSONNEL ACTIONS. A motion by Mr. Mussare and seconded by Mr. Mirabito and passed (3-0), approved the following personnel actions: Coroner – Gerilyn D. Koontz as part time Deputy Coroner/on call – Pay grade 7 - \$16.83/hour effective 9/25/17, not to exceed 1,000 hours annually.

Courts – MDJ Page – Shelley A. Hill as full time replacement Clerk III – Pay grade 4 - \$13.95/hour effective 9/24/17.

Pre-Release – Jacob J. DeAngelo as part time to full time replacement Resident Supervisor – Pay grade 5 - \$15.22/hour effective 9/24/17.

2.9 APPROVE 2017 CDBG PROJECT FINALIZATION. A motion by Mr. Mirabito and seconded by Mr. Mussare and passed (3-0), approved project finalization for County of Lycoming's FFY 2017 Community Development

Block Grant Program, including South Williamsport, Jersey Shore and Montoursville Borough: (Kristin McLaughlin)

- |   |              |
|---|--------------|
| 1. West Branch Regional Authority – Montgomery Laterals | \$130,901.00 |
| 2. STEP, Inc. Homes in Need                             | \$ 72,000.00 |
| 3. Meadow Alley Reconstruction (Jersey Shore)           | \$ 69,716.00 |
| 4. Curb Cuts Phase III (Montoursville)                  | \$ 46,385.00 |
| 5. Homeowner Sidewalk Reconstruction (Montoursville)    | \$ 25,000.00 |
| 6. Church Street Reconstruction (South Williamsport)    | \$ 66,557.35 |
| 7. West Second Avenue Playground (South Williamsport)*  | \$ 16,436.65 |
| 8. Administration/Planning                              | \$ 93,360.00 |

\*Pending determination of fundability.

Mr. Mussare commented on the great job Kristin McLaughlin of SEDA COG has done, and the millions of dollars she has brought in to the area to help so many people and communities.

***Mr. McKernan recessed the Commissioners' Meeting at 10:58 a.m.***

### **3.0 SALARY BOARD**

3.1 CONVENE SALARY BOARD. Deputy Controller Collins was present.

3.2 UPDATE TO SALARY SCHEDULE - A motion by Mrs. Collins and seconded by Mr. Mussare and passed (4- ), approved the update to the Salary Schedule – Coroner's Office – addition of one part-time Deputy Coroner/On Call position.

3.3 ADJOURN SALARY BOARD. A motion by Mrs. Collins and seconded by Mr. Mussare and passed (4-0), adjourned the Salary Board at 10:58 a.m.

***Mr. McKernan reconvened the Commissioners' Meeting at 10:58 a.m.***

### **5.0 REPORTS / INFORMATION ITEMS.**

5.1 The Commissioners recognized the following on their retirement:

Victoria Reed from the Sheriff's Office. Deputy Chief Ulmer commented about the great job Ms. Reed has done with warrants. Christie Shimp expanded upon the job Ms. Reed has done, and gave highlights on her service.

Abby Walker from the Public Defender's office. Bill Miele commented on her service to the county. Nicole Spring also added on working with Ms. Walker.

**6.0 COMMISSIONER COMMENT.** Mr. McKernan opened the floor to commissioner comment and none were received.

**7.0 PUBLIC COMMENT.** Mr. McKernan opened the floor to public comment and the following were received:

Sheriff Lusk apologized for being late and commented on Vicky Reed's service to the county.

John Shireman of Jersey Shore commented on an article in the Sun Gazette where Vince Matteo of the Chamber of Commerce said he was against tax increases. But yet Dr. Matteo had requested the Commissioners increase the hotel tax. He is against the hotel tax money being given to the school to put in new bleachers.

Mr. McKernan explained that will be for the Drum and Bugel Corps competition which is a two year agreement and will bring in as many people as Little League does.

Mr. Mirabito said he is concerned this isn't a legal use for that money.

Mr. McKernan said that people from overseas and out of town will be filling the hotels, not people from Lycoming County. This competition cannot be done in a small stadium.

**8.0 NEXT REGULARLY SCHEDULED MEETING.** Mr. McKernan announced the next regularly scheduled meeting as a work session on Tuesday, September 26, 2017.

**9.0 ADJOURN COMMISSIONERS' MEETING.** A motion by Mr. Mussare and seconded by Mr. Mirabito and passed (3-0), adjourned the Commissioners' Meeting at 11:19 a.m.