



The Comprehensive Plan Background Studies for the Montoursville–Muncy Planning Area

Fairfield Township, Montoursville Borough,
Muncy Township

Lycoming County, PA

Technical Background Studies

No. 1 – Community Development Profile

Introduction

The development of an effective comprehensive plan requires an understanding of the issues and trends that impact a community's ability to sustain a "good quality of life" for its residents. During the early stages of plan development, coordination has been undertaken with many individuals and organizations in order to develop an understanding of what are perceived to be **important issues** that will impact the community and its development and growth in the future. This Community Development Profile summarizes where the community has been, where it is today, and where it may be going in the future based on known data sources. It includes past trend information (historic), current trend information (today), and projections (future), where appropriate and available from existing data sources.

Key Community Development Issues

Through consultation with the Planning Advisory Team (PAT) and interviews with key persons within the planning area and throughout the county, the important issues that could potentially impact the community in terms of social and economic conditions were identified. While many of the issues of importance relate to the county or region, there were numerous issues noted by the Montoursville & Muncy Planning Advisory Team as being of particular importance to this area. The following highlights those issues.

- ☑ **Low Wages and Income** – can adversely impact on the stability of the younger worker population and generation of tax revenues to support community service needs.
- ☑ **Lack of Employment Opportunities and Lower Paying Jobs** – This is a concern because employment is generally the key factor that dictates where younger workers will make their home.
- ☑ **Loss of Farms** – is a concern not only due to the contribution farming makes to the economy but also the impact on the character of the community.
- ☑ **Affordable Housing** – was viewed as positive aspect of the area for maintaining a stable community.
- ☑ **High Air Transit Costs** – is a concern for both business development and for a quality of life that attracts and keeps people in the area.
- ☑ **High Utility Costs** – is a concern for business development.
- ☑ **Tax Rates** – were noted as being affordable and this is a positive aspect for a stable community.
- ☑ **Increasing Crime and Drug Use** – were noted as social service concerns as well as a community image concern for business development.

Technical Background Studies

No. 1 – Community Development Profile

Evaluation Approach

Existing data sources were accessed as fully as possible to identify trends as they relate to the important issues. Where available and appropriate, comparisons were made for the time periods from 1980 to the present (circa 2000) as well as for projections into the future (2020). Key data sources include but are not limited to:

- U.S. Census
- U.S. Department of Labor, Bureau of Labor Statistics
- The Pathfinders, The Williamsport / Lycoming County, Pennsylvania Area Workforce Report (July 2002)
- The Center for Rural Pennsylvania
- Industrial Properties Corporation
- Williamsport / Lycoming Chamber of Commerce
- Department of Community and Economic Development
- Department of Health
- Lycoming County Comprehensive Plan (1997)

Comparisons are drawn between national, state, regional and local trends where available and appropriate. During the evaluation process, the planning team attempted to address the following:

- Does the trend information support the local perceptions about key important issues?
- If it does not support the perception why not and what are the implications to planning?
- Is there data and information available to evaluate the key important issues?
- If the data is not available what are the implications to planning?
- Are there any important trends that do not relate to those issues perceived as being important by local stakeholders (i.e. PAT, key person interviews)?
- If so, are there any indications of why they may not have been recognized as important?

The evaluation of background data for this Community Development Profile is divided into four sections:

- Demographic Characteristics
 - Population Change
 - Age issues
- Family issues
- Cultural issues
 - Income issues
- Housing Characteristics
 - Units
 - Values
 - Affordability
 - Diversity
- Economic Characteristics
 - Economic diversity
 - Work force issues

Technical Background Studies

No. 1 – Community Development Profile

- Financing issues
- Wages
- Employment
- Important Economic Generators
- Retail & Services diversity issues Taxes
- Taxes
- Human Services Characteristics
 - Elderly
 - Students
 - Public Safety
 - Health and Human Services
 - Educational Attainment

Demographic Characteristics

Overview of Demographics

Table 1-1 provides a comparative analysis of the historic population trends for the Montoursville/Muncy Growth Corridor, Lycoming County and Pennsylvania. The municipal population trends during the 1970 to 2000 Census period are indicative of the countywide trends whereby populations migrated out of the boroughs and into the rural/suburban townships. During this period, Montoursville Borough's population decreased by 1,209, or by -20.2 percent, while Fairfield and Muncy Townships' populations increased by 87.3 percent (1,239 persons) and 20.3 percent (179 persons), respectively.

The greatest population shifts for the planning area municipalities occurred between 1970 and 1980. During this period, Montoursville Borough's population decreased by 582 persons, or by -9.7 percent, while Fairfield and Muncy Townships' populations increased by 61.3 percent (871 persons) and 19.4 percent (171 persons), respectively. These trends are in response to the 1972 flood impacts of Hurricane Agnes, which greatly affected the City of Williamsport and flood-prone boroughs, such as Montoursville. As a result, city and borough populations migrated out into the rural and suburban townships.

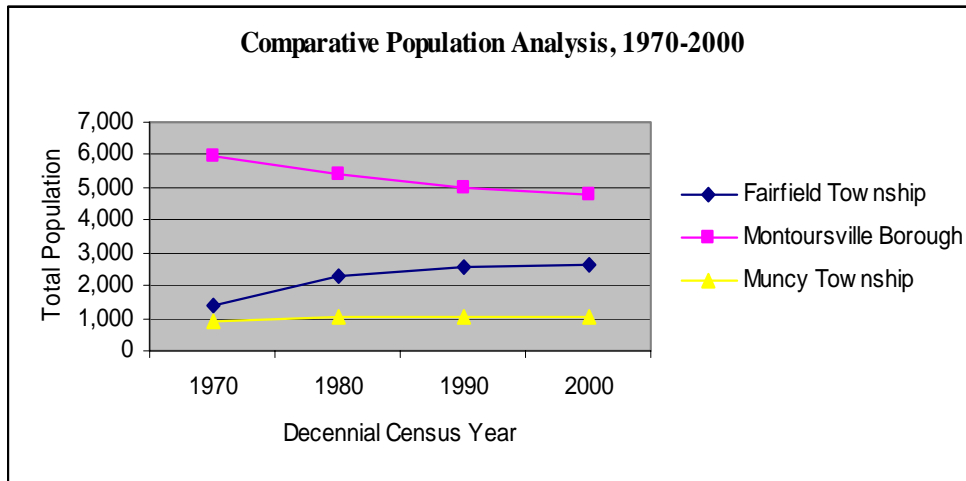
Table 1-1 Population Change 1970-2000								
Municipality	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
					Number	Percent	Number	Percent
Pennsylvania	11,800,766	11,863,895	11,881,643	12,281,054	399,411	3.4%	480,288	4.1%
Lycoming County	113,296	118,416	118,710	120,044	1,334	1.1%	6,748	6.0%
Montoursville/ Muncy Growth Corridor	8,285	8,745	8,599	8,495	-104	-1.2%	210	2.5%
Fairfield Township	1,420	2,291	2,580	2,659	79	3.1%	1,239	87.3%
Montoursville Borough	5,985	5,403	4,983	4,777	-206	-4.1%	-1,208	-20.2%
Muncy Township	880	1,051	1,036	1,059	23	2.2%	179	20.3%

Source: U.S. Census Bureau

Technical Background Studies

No. 1 – Community Development Profile

Figure 1 - 1



Source: U.S. Census Bureau

What follows is a presentation of data defining demographic trends as related to key issues identified by the Planning Advisory Teams.

Issue- Exodus of Younger Generation with Increasing Elderly Population

An analysis of the Montoursville/Muncy Planning Area's population by its various age groups provides insight to the perceptions that the planning area municipalities are experiencing a decrease in the number of young adults and that their populations are aging. Table 1-2 presents the age group enumerations of the Montoursville/Muncy Planning Area, Lycoming County and Pennsylvania for the 1990 and 2000 Censuses.

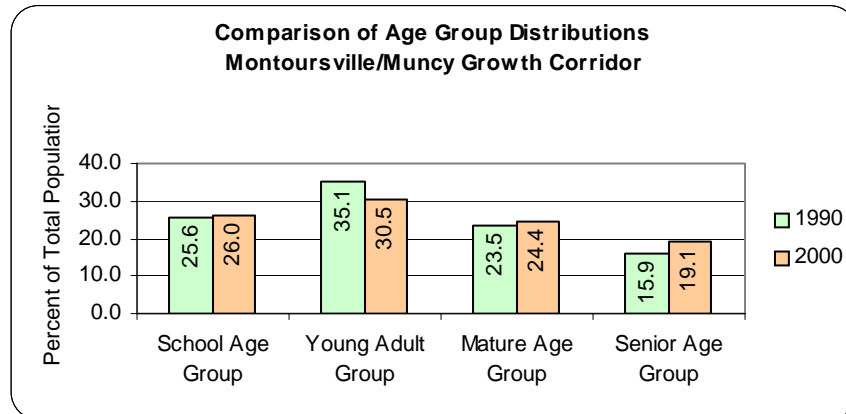
The distribution of the population according to the age of its residents is a primary factor that may affect population growth and determine the type of services required in the region. Different age groups have diverse needs that must be specifically addressed in the comprehensive plan. For example, population shifts within the school age group (i.e., 0-19 years) will produce a direct impact on the services and facilities provided by the local school system, as well as any public or private pre-school/daycare facilities and programs. Likewise, population shifts in the senior age group (i.e., 65 years and over) will directly impact the service needs of the elderly such as adult daycare, medical, and social, just to name a few.

A review of Table 1-2, Table 1-3 and Figure 1-2 reveals that the Montoursville/Muncy Planning Area municipalities are indeed experiencing a decrease in their young adult populations and that their populations are aging. These trends are supported by the following statements:

Technical Background Studies

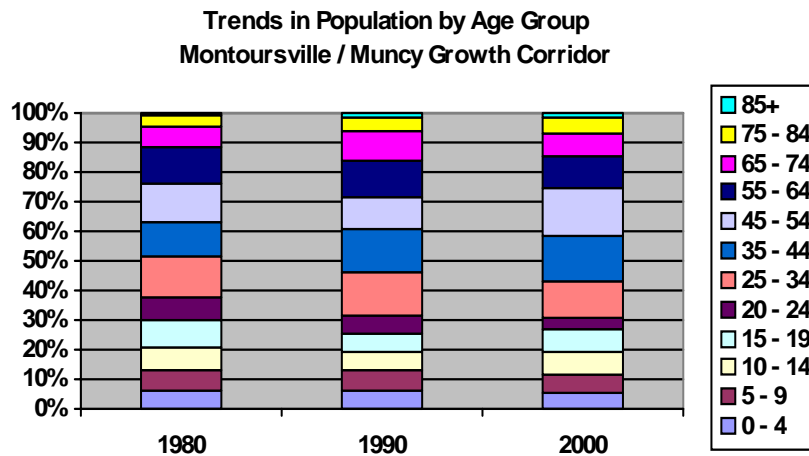
No. 1 – Community Development Profile

Figure 1 - 2



Source: U.S. Census Bureau

Figure 1-2a



Source: U.S. Census Bureau

“Exodus of Young Adults”

- According to the 1990 and 2000 Censuses, the young adult age group comprised the largest share of the Montoursville/Muncy Growth Corridor’s total population. During this period, however, the total population share of 35.1 percent in 1990 decreased to 30.5 percent in 2000.
- From 1990 to 2000, the planning area municipalities experienced decreases in their respective young adult populations. Moreover, the percentage losses of the municipalities exceeded the rates enumerated for Lycoming County (-2.7) and Pennsylvania (-2.2 percent).

Technical Background Studies

No. 1 – Community Development Profile

“Aging Population”

- From 1990 to 2000, the Montoursville/Muncy Growth Corridor’s mature and senior age groups increased their shares of the planning area’s total population, from 23.5 percent to 24.4 percent and from 15.9 percent to 19.1 percent, respectively.
- The Montoursville/Muncy Growth Corridor’s mature age group population increased by 50 persons or by 0.6 percent over the 1990 to 2000 Census period. Likewise, the planning area’s senior age group population increased by 261 persons or by 3.0 percent over the 1990 to 2000 Census period.
- Relative to the county and state, the Montoursville/Muncy Growth Corridor’s mature and senior age groups comprised a greater share of the planning area’s total 1990 (23.5 percent and 24.4 percent, respectively) and 2000 (15.9 percent and 19.1 percent, respectively) Census populations.
- Since 1990, the median ages of the planning area municipalities have increased.

**Table 1-2
Age Group Distribution 1990-2000**

Age Groups	1990	Percent of Total	2000	Percent of Total	Change (1990-2000)	
					# Increase	% Increase
School Age Group (0-19)						
Fairfield Township	781	30.3%	749	28.2%	-32	-1.2%
Montoursville Borough	1,162	23.3%	1,203	25.2%	41	0.8%
Muncy Township	258	24.9%	259	24.5%	1	0.1%
Montoursville/Muncy Growth Corridor	2,201	25.6%	2,211	26.0%	10	0.1%
Lycoming County	33,292	28.0%	31,895	26.6%	-1397	-1.2%
Pennsylvania	3,158,578	26.6%	3,270,584	26.6%	112,006	0.9%
Young Adult Group (20-44)						
Fairfield Township	1,032	40.0%	864	32.5%	-168	-6.5%
Montoursville Borough	1,608	32.3%	1,412	29.6%	-196	-3.9%
Muncy Township	375	36.2%	314	29.7%	-61	-5.9%
Montoursville/Muncy Growth Corridor	3,015	35.1%	2,590	30.5%	-425	-4.9%
Lycoming County	43,954	37.0%	40,795	34.0%	-3,159	-2.7%
Pennsylvania	4,520,330	38.0%	4,254,648	34.6%	-265,682	-2.2%
Mature Age Group (45-64)						
Fairfield Township	513	19.9%	681	25.6%	168	6.5%
Montoursville Borough	1,261	25.3%	1,080	22.6%	-181	-3.6%
Muncy Township	246	23.7%	309	29.2%	63	6.1%
Montoursville/Muncy Growth Corridor	2,020	23.5%	2,070	24.4%	50	0.6%
Lycoming County	23,524	19.8%	28,103	23.4%	4,579	3.9%
Pennsylvania	2,373,629	20.0%	2,836,657	23.1%	463,028	3.9%

Technical Background Studies

No. 1 – Community Development Profile

Age Groups	1990	Percent of Total	2000	Percent of Total	Change (1990-2000)	
					# Increase	% Increase
Senior Age Group (65+)						
Fairfield Township	254	9.8%	365	13.7%	111	4.3%
Montoursville Borough	952	19.1%	1,082	22.7%	130	2.6%
Muncy Township	157	15.2%	177	16.7%	20	1.9%
Montoursville/Muncy Growth Corridor	1,363	15.9%	1,624	19.1%	261	3.0%
Lycoming County	17,940	15.1%	19,251	16.0%	1,311	1.1%
Pennsylvania	1,829,106	15.4%	1,919,165	15.6%	90,059	0.8%
Planning Area Total	8,599	100.0%	8,495	100.0%	-104	-1.2%

Source: U.S. Census Bureau

Table 1-3 Median Age: 1990 - 2000		
Municipality	1990	2000
Pennsylvania	38.0	38.0
Lycoming County	34.8	38.4
Montoursville/Muncy Growth Corridor	37.1	41.1
Fairfield Township	32.3	39.1
Montoursville Borough	40.7	41.8
Muncy Township	38.4	42.4

Source: U.S. Census Bureau

Population Forecasts

Given that the existing population of the Montoursville/Muncy Growth Corridor Planning Area is growing older and that its young adult population is shrinking, future population growth in the planning area will be largely dependent on net migration rather than upon natural increases. To this end, future migration rates will depend largely on future economic growth in the planning area and county. Growth and development in the planning area will, however, be supported by the construction of I-99, as well as the completion of I-180.

Population forecasts developed by BonData – a professional data-consulting firm based in Middletown, PA – were used to calculate the planning area’s growth levels. The population forecasts are calculated at five-year increments from 2005 to 2020--each year independent of the previous – and are based on a statistical model that uses the average of four mathematical calculations. All forecasts use base populations enumerated by the 1990 and 2000 Censuses and do not address other factors that may impact population growth such as housing and employment opportunities. A more in-depth description of the employed methodology is provided in Appendix A.

Technical Background Studies

No. 1 – Community Development Profile

It is important to realize that no projection can accurately forecast all of the factors that might cause a particular rate of growth. However, a projection becomes a building block that can be used to forecast future land use and infrastructure service needs.

Table 1-4 presents the population forecasts for the Montoursville/Muncy Growth Corridor Planning Area municipalities and Lycoming County. As shown, the populations of the planning area municipalities, except Montoursville Borough, are expected to increase, but at a nominal rate. It is important to note, however, that these trends do not consider the local and regional infrastructure improvements – such as the public sewer system expansion in Fairfield Township and the completion of I-99 and I-180 – that are sure to serve as a catalyst for economic development and population growth opportunities.

Table 1-4 Population Forecasts, 2005-2020 Montoursville/Muncy Growth Corridor								
Municipality	Census Counts		Population Forecasts				Change (2005-2020)	
	1990	2000	2005	2010	2015	2020	#	%
Lycoming County	118,779	120,044	120,708	121,397	122,112	122,859	2,151	1.8
Montoursville/Muncy Growth Corridor	8,605	8,495	8,436	8,375	8,296	8,223	-214	-2.5
Fairfield Township	2,582	2,659	2,697	2,735	2,767	2,802	105	3.9
Montoursville Borough	4,986	4,777	4,669	4,560	4,440	4,322	-347	-7.4
Muncy Township	1,037	1,059	1,070	1,080	1,089	1,098	28	2.6

Source: BonData, 2002

In contrast to a statistical-based population-forecasting model, the planning profession also employs a physical model that forecasts population growth using a land use build-out methodology. The build-out methodology considers existing land use/land cover and infrastructure conditions to develop a theoretical build-out of a municipality's developable land areas under existing zoning conditions. The results can then be used to calculate potential population growth, infrastructure needs and impacts.

The existing conditions data collected under the Phase I planning process will be used to develop the GIS-based build-out model, which will then be implemented during the Phase II planning process. Population forecasts developed under the build-out model can then be compared against the statistical forecasts presented above. When one looks at past housing growth trends (see Table 1-11), a different picture evolves in terms of growth areas.

Issue – Perception of a Close Knit Community with Low Migration

Close-knit communities are perceived to be a positive aspect of the Montoursville/Muncy Growth Corridor Planning Area because it exudes a feeling that its residents have roots in the area and are mindful of their neighbors' well being.

Technical Background Studies

No. 1 – Community Development Profile

Resident mobility enumerations from the 2000 Census can be used as an indicator for defining how close-knit, or interdependent, a particular community is. Specifically, mobility in terms of migration provides insight to how transient a community's citizens are. Higher rates of mobility are indicative of a transient community and therefore, infer that the residents of a particular community are not as socially tied to their neighborhood, as long-term or permanent residents would be.

Tables 1-7 and 1-8 provide a comparative analysis of the resident mobility enumerations for the planning areas, Lycoming County, Pennsylvania, and the Montoursville/Muncy Growth Corridor municipalities. At 29.2 percent, the Montoursville/Muncy Growth Corridor boasts the second lowest mobility rate of all surveyed jurisdictions suggesting that a relatively greater share of the planning area's residents are long-term or permanent.

Table 1-7 Resident Mobility								
	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Greater Williamsport Area 2000 Alliance Planning Area	52,437	28,550	23,887	45.6%	65.5%	22.7%	10.4%	1.5%
Lower Lycoming Creek Joint Planning Area	20,888	13,520	7,368	35.3%	77.2%	11.7%	10.3%	0.7%
Lycoming County Planning Area	19,629	14,241	5,388	27.4%	70.7%	19.8%	8.9%	0.6%
Montoursville/Muncy Growth Corridor	8,057	5,314	2,743	34.0%	79.0%	12.1%	8.6%	0.2%
Muncy Creek Area Joint Planning Area	11,514	7,565	3,949	34.3%	70.1%	17.9%	10.8%	1.3%
U.S. 15 South Joint Planning Area	11,981	5,930	6,051	50.5%	23.5%	54.7%	11.2%	10.6%
U.S. 220 / Future I-99 Joint Planning Area	9,179	5,655	3,524	38.4%	69.4%	19.6%	8.8%	2.2%
Lycoming County	113,461	69,217	44,244	39.0%	66.8%	21.7%	9.6%	1.9%
Pennsylvania	11,555,538	7,333,591	4,221,947	36.5%	59.5%	20.7%	15.8%	3.9%

Source: U.S. Census Bureau, 2000

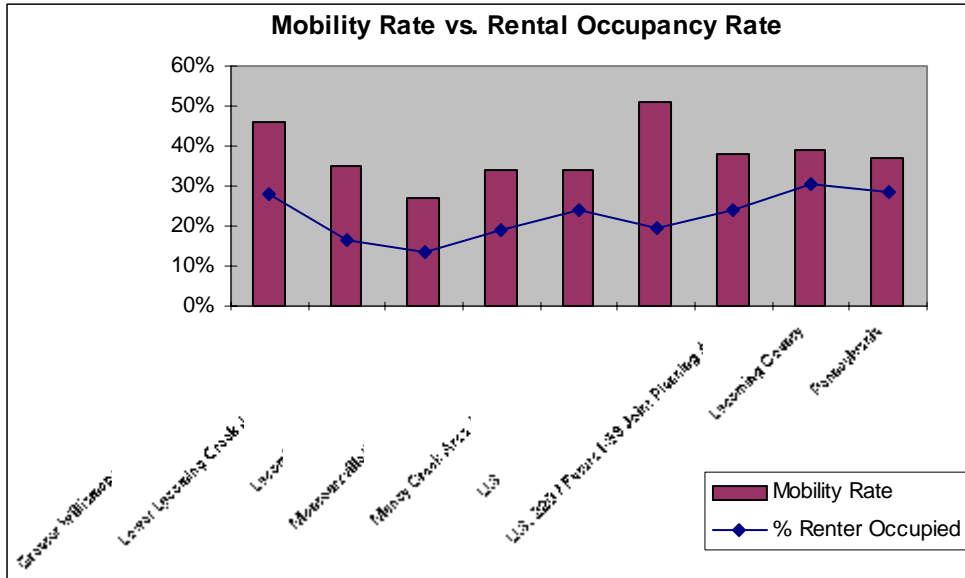
Rental housing occupancy rates can also be used as an indicator for defining how close-knit a particular community is. Typically, a high rental occupancy rate is indicative of a transient community. Correlations between resident mobility and rental occupancy rates are illustrated in Figures 1-3 and 1-4. Relative to the other surveyed jurisdictions, a high correlation does not exist between Montoursville/Muncy's mobility and rental housing occupancy rates.

These analyses suggest that the Montoursville/Muncy is a close-knit community and transient populations are not prevalent.

Technical Background Studies

No. 1 – Community Development Profile

Figure 1 - 3



Source: U.S. Census Bureau

**Table 1-8
Resident Mobility**

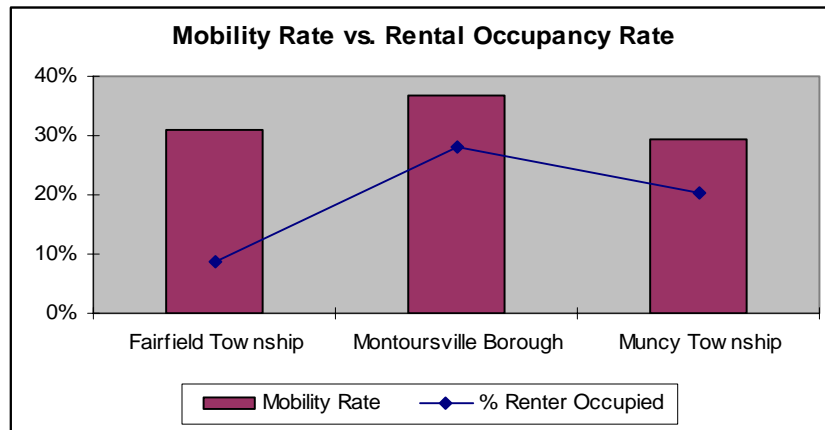
	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Montoursville/Muncy Growth Corridor	8,057	5,314	2,743	34.0%	79.0%	12.1%	8.6%	0.2%
Fairfield Township	2,492	1,722	770	30.9%	73.0%	13.4%	13.4%	0.3%
Montoursville Borough	4,563	2,883	1,680	36.8%	82.2%	11.3%	6.5%	0.0%
Muncy Township	1,002	709	293	29.2%	76.8%	13.7%	8.2%	1.4%

Source: U.S. Census Bureau

Technical Background Studies

No. 1 – Community Development Profile

Figure 1 - 4

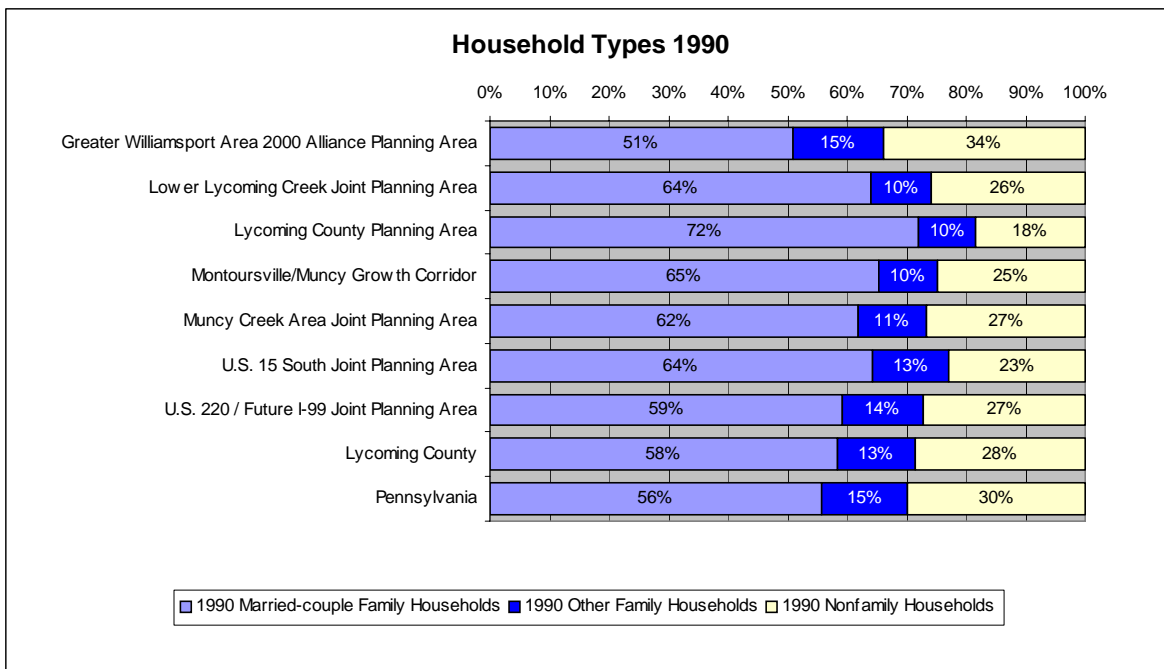


Source: U.S. Census Bureau

Issue - Decrease in the Traditional Family

The decrease in the traditional family is a concern due to the additional human service needs associated with such trends. A review of census data does validate the perception of a decrease in the traditional family (See Figures 1-5 and 1-6).

Figure 1 - 5

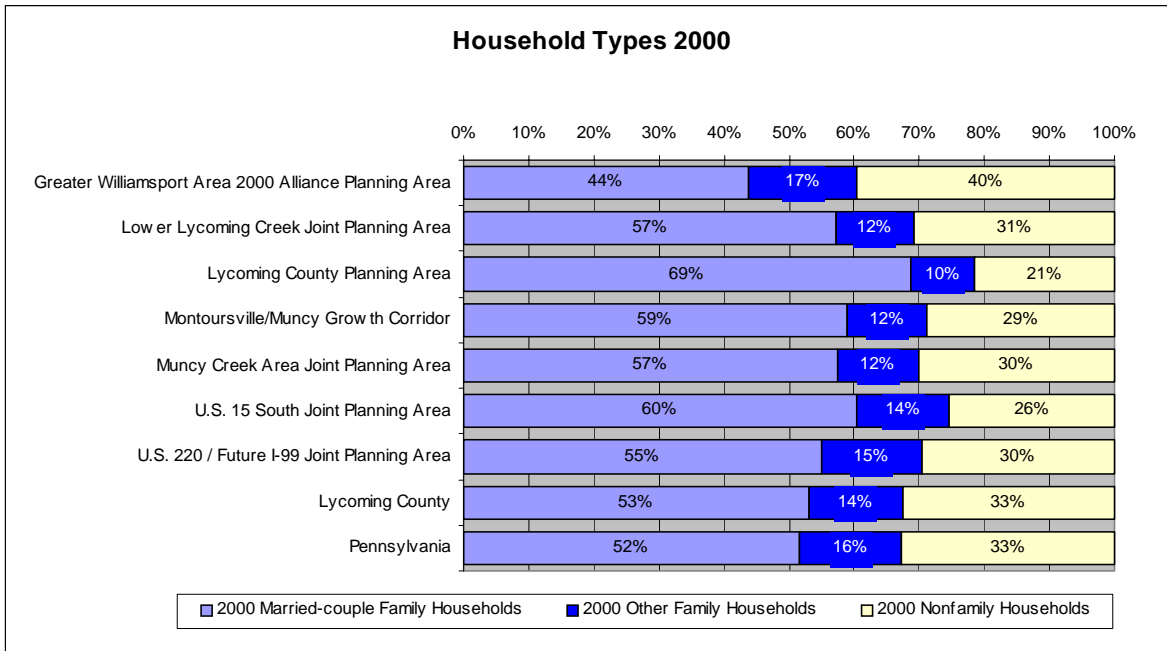


Source: U.S. Census Bureau

Technical Background Studies

No. 1 – Community Development Profile

Figure 1 - 6



Source: U.S. Census Bureau

The types of households in the Montoursville/Muncy planning area are of key interest to the development of the Comprehensive Plan and warrant careful analysis. According to the Census Bureau, a household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two main categories of households, “family” and “nonfamily”. A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

The household characteristics of the Montoursville/Muncy planning area are presented in Table 1-9. Between 1990 and 2000, the number of family households decreased, while the number of non-family households increased for the planning area. Family households decreased by 55 and non-family households increased by 165. The trend for Lycoming County

Technical Background Studies

No. 1 – Community Development Profile

was similar. The number of family households decreased, while the number of non-family households grew significantly between 1990 and 2000. Overall, the total number of households in the planning area increased by 3.2 percent from 3,395 to 3,505. During this same period, Lycoming County and Pennsylvania experienced household increases of 4.5 percent and 6.3 percent, respectively.

In Figures 1-7 and 1-8 family households are further broken down into “married-couple family households” and “other family households.”

- Married-couple family households include a husband and a wife as members of the same household and they may or may not have children living with them.
- Other family households are all other “family” households where a married couple is not present and can include, but does not exclusively include single parent families.
- Married-couple family households declined from 64 percent of the total households in 1990 to 59 percent in 2000.
- Other family households grew from 10 percent to 12 percent.
- All three municipalities experienced a decrease in the percent of married-couple family households.
- Married-couple family households decreased and nonfamily households increased for Muncy Township, the municipality experienced an uncommon decrease of other family households from 9 percent to 8 percent.
- The county experienced a decline in married-couple family households as a percent of the total households in the past decade, from 58 percent to 53 percent.
- Other family households and nonfamily households grew slightly in the 1990’s for the county.

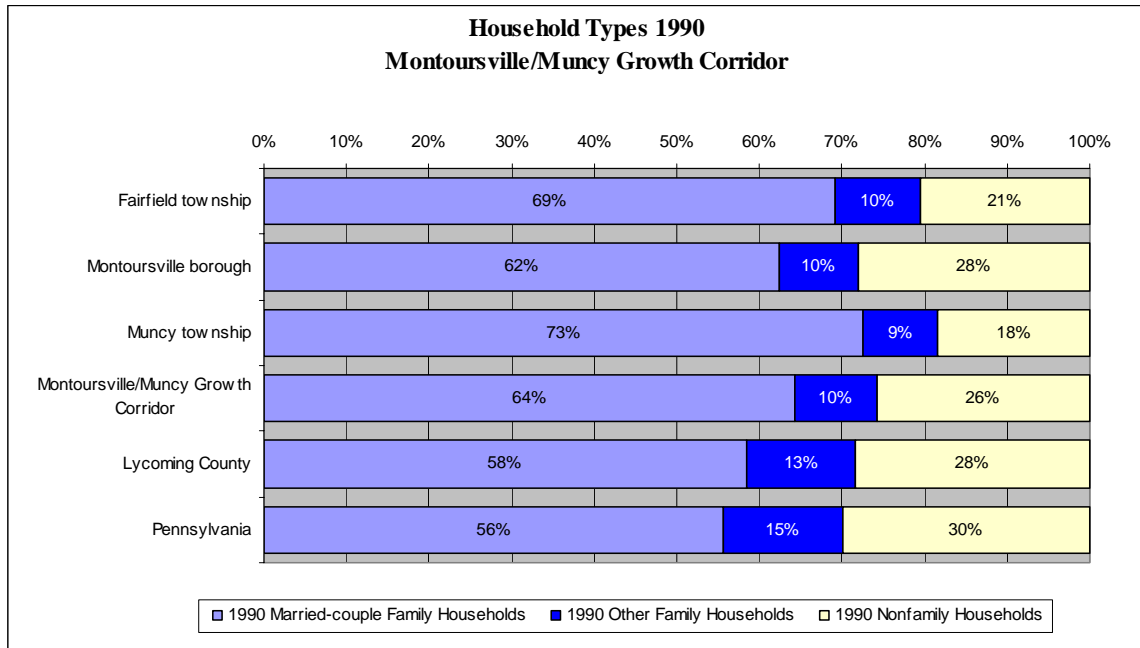
Municipality	1990 Household Types		2000 Household Types		Change in Household Types 1990 - 2000		Persons per Household	
	Family	Non-family	Family	Non-family	Family	Non-family	1990	2000
Pennsylvania	3,155,989	1,339,977	3,208,388	1,568,615	52,399	228,638	2.57	2.48
Lycoming County	32,165	12,784	31,703	15,300	-462	2,516	2.56	2.44
Montoursville/Muncy Growth Corridor	2,553	842	2,498	1,007	-55	165	2.58	2.47
Fairfield Township	751	194	781	239	30	45	2.73	2.61
Montoursville Borough	1475	574	1394	673	-81	99	2.42	2.31
Muncy Township	327	74	323	95	-4	21	2.58	2.49

Source: U.S. Census Bureau

Technical Background Studies

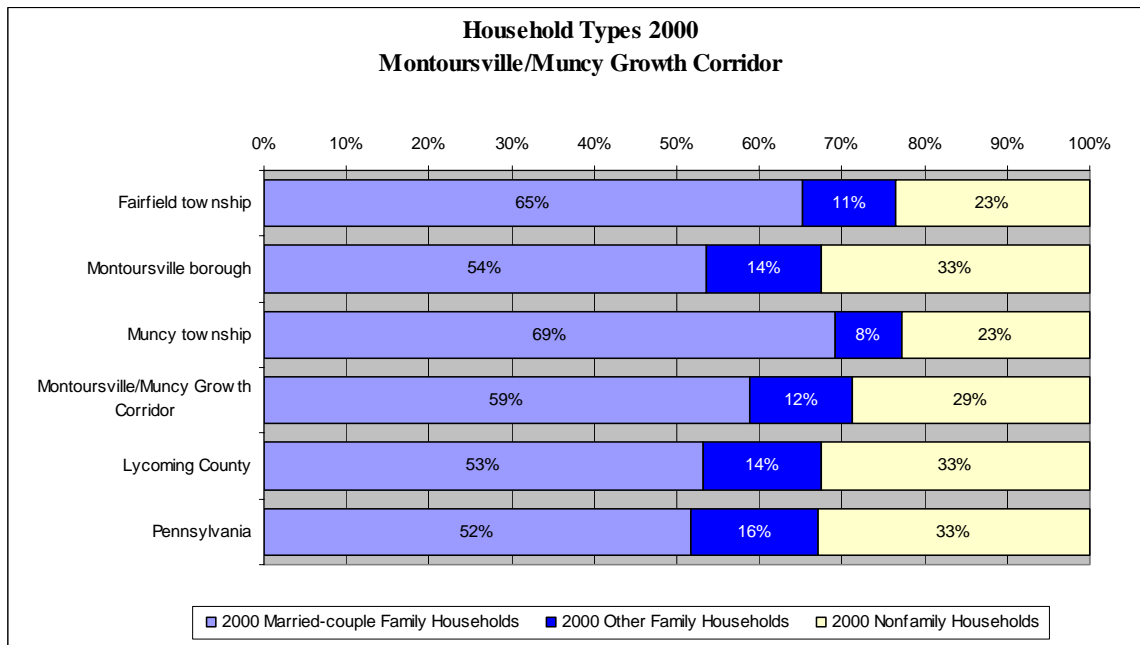
No. 1 – Community Development Profile

Figure 1 - 7



Source: U.S. Census Bureau

Figure 1 - 8



Source: U.S. Census Bureau

Technical Background Studies

No. 1 – Community Development Profile

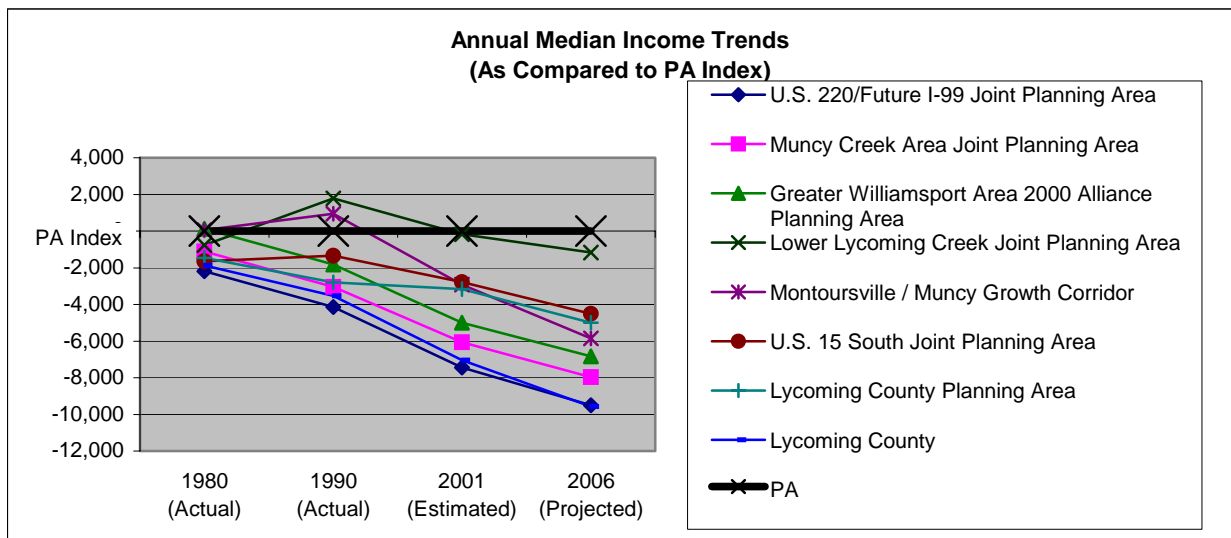
Issue – Perception of Low Wages and Income

Median Income

This is an important issue for maintaining a stable community with a balanced proportion of younger and older individuals. Lower wages and incomes can cause younger generations to search out more favorable places to take up residence.

It is difficult to measure the increase or decrease in income in a given geographic area over time due to inflation; however, one way to measure income is to compare the income trend in a smaller geographic area to the trend in a larger geographic area. Compared to income trends in Pennsylvania, the median income in Lycoming County decreased between 1980 and 1990, and is expected to continue to decrease through 2006 (See Figure 1-9). The issue of low wages and less job opportunities is covered under the section on the economy.

Figure 1 - 9



Source: U.S. Census Bureau

Educational attainment levels are closely related to a population’s median household income level (see Table 1-23). Median household income also reflects the relative affluence of a population and its ability to support local public facilities and services.

Table 1-10 displays the data collected for each of the municipalities in this planning area. The table compares the median household income reported in 1989 with that of 1999. For purposes of comparison, the 1989 median household income values must be adjusted for inflation (i.e., purchasing power) to accurately compare them with 1999 dollars. This adjustment was made using the US Census Bureau Labor Statistic’s Consumer Price Index (CPI).

Technical Background Studies

No. 1 – Community Development Profile

The overall planning area’s real income growth rate of just 0.6% lagged well behind both the county (2.6%) and the state (6.3%) average. Muncy Township saw an actual decline in its median income of 7.5%.

Municipality	Census Reported 1989 Median Household Income	Inflated 1989 Median Household Income to 1999 Dollars (1)	Census Reported 1999 Median Household Income	Real Growth in Median Household Income (Percent Change)
Pennsylvania	\$29,069	\$37,728	\$40,106	6.3%
Lycoming County	\$25,552	\$33,163	\$34,016	2.6%
Montoursville/Muncy Growth Corridor	\$29,864	\$38,759	\$39,011	0.6%
Fairfield Township	\$31,069	\$40,323	\$43,438	7.7%
Montoursville Borough	\$28,446	\$36,919	\$37,484	1.5%
Muncy Township	\$30,078	\$39,037	\$36,111	-7.5%

(1) Consumer Price Index (CPI) conversion factors to convert 1989 dollars to 1999 dollars equals 1.297861.

Source: U.S. Census Bureau

Poverty

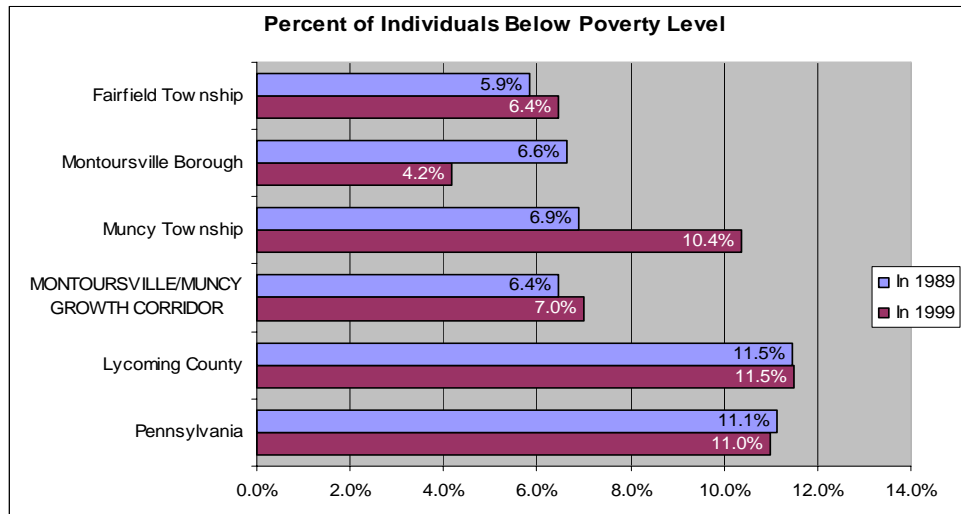
Poverty is one of the key statistical tools used to characterize a population. The U. S. Census Bureau uses the Office of Management and Budget’s (OMB) Statistical Policy Directive 14 to define and measure poverty in the United States. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poor. If a family’s total income is less than a family’s threshold, then that family, and every individual in it, is considered to be poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index. The official poverty definition counts money income before taxes and does not include capital gains and noncash benefits (such as public housing, Medicaid, and food stamps).

Of the three municipalities in the Montoursville/Muncy Growth Corridor, two increased the percentage of their population falling below the poverty level. Muncy Township saw a change of 6.9 percent in 1989 to 10.4 percent in 1999 falling below the poverty level. Fairfield Township’s poverty level increased slightly from 5.9 percent in 1989 to 6.4 percent in 1999. Montoursville Borough improved its situation from 6.6 percent of its population falling below the poverty level in 1989 to 4.2 percent in 1999. On average, the planning area had 7.0 percent of its population falling below the poverty level in 1999 compared with 11.5 percent for the county and 11.0 percent for the state.

Technical Background Studies

No. 1 – Community Development Profile

Figure 1 - 10



Source: U.S. Census Bureau

Housing Characteristics

Housing Overview

Housing data inventoried from the U.S. Census provides insight to the level of residential construction activity that has occurred over the last 20 years within the Montoursville/Muncy Growth Corridor, Lycoming County and Pennsylvania. As presented in Table 1-11, the greatest number of housing units in the planning area was constructed between 1990 and 2000. During this period, 396 units were constructed as opposed to 326 units during the previous decade. This trend was also true at the county and state levels, which is indicative of the healthy housing market conditions that existed during the 1990s.

Table 1-11 also reveals that the greatest number of housing units was constructed in Fairfield Township over the 1980 to 2000 Census period. Based on these trends, it is evident that Fairfield Township is the planning area's fastest growing municipality

Municipality	Total Housing Units (2000 Census)	1980 - 1989		1990 - 2000	
		Units Built	Percent of Total	Units Built	Percent of Total
Pennsylvania	5,249,750	531,986	10.1	546,277	10.4
Lycoming County	52,464	4,676	8.9	5,547	10.6
Montoursville/Muncy Growth Corridor	3,706	326	8.8	396	10.7

Technical Background Studies

No. 1 – Community Development Profile

Table 1-11 Recent Housing Construction					
Municipality	Total Housing Units (2000 Census)	1980 - 1989		1990 - 2000	
		Units Built	Percent of Total	Units Built	Percent of Total
Fairfield Township	1,100	233	21.2	263	23.9
Montoursville Borough	2,169	57	2.6	90	4.1
Muncy Township	437	36	8.2	43	9.8

Source: U.S. Census Bureau

Issue – Perception: Area has Affordable Housing

Housing was slightly more affordable in the Montoursville/Muncy planning area than in the county. Residents of the three municipalities in the planning area devoted between 27.5 percent and 29.8 percent of their monthly household incomes to selected owner costs. County resident spent 29.9 percent of their income on selected owner costs. Muncy Township was most affordable, with 27.5 percent of monthly income dedicated to selected owner costs. Pennsylvanians, on average, spend 30.2 percent of their median monthly household income on selected monthly owner costs.

Median home values ranged from \$94,100 to \$113,200 in the planning area in 2000. Fairfield Township's 2000 median home value of \$113,200 was the second highest in the county. This higher median home value was offset by a higher median monthly household income for the municipality's residents. Median home values (2000) in the county were \$86,200 and \$97,000 in the state.

Renters in the planning area generally enjoyed a lower percentage of their median monthly household income being devoted to gross rent when compared to the county (15.8 percent). Renters in Fairfield Township spent only 12.4 percent of their median monthly income on gross rent. Renters in Muncy Township spent 14.9 percent of their income on rent and Montoursville Borough residents spent 17.9 percent of their income on rent. Montoursville Borough, with a median monthly gross rent of \$558, had the fifth highest gross rent in the county. On average, renters throughout the state spent \$531 on monthly gross rent or 15.9 percent of their median monthly household income.

Table 1-12 Housing Affordability							
Municipality	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income
Pennsylvania	\$97,000	\$40,106	\$3,342	\$1,010	30.2%	\$531	15.9%
Lycoming County	\$86,200	\$34,016	\$2,835	\$848	29.9%	\$449	15.8%
Montoursville/ Muncy Growth Corridor	\$101,500	\$39,011	\$3,251	\$938	28.9%	\$485	14.9%

Technical Background Studies

No. 1 – Community Development Profile

Table 1-12
Housing Affordability

Municipality	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income
Fairfield Township	\$113,200	\$43,438	\$3,620	\$1,055	29.1%	\$448	12.4%
Montoursville Borough	\$94,100	\$37,484	\$3,124	\$932	29.8%	\$558	17.9%
Muncy Township	\$97,200	\$36,111	\$3,009	\$828	27.5%	\$448	14.9%

Note: Most lenders employ a monthly housing ratio of 28%. This number is the maximum percentage of monthly gross income that the lender allows for housing expenses. The U.S. Census “monthly owner costs” include the same housing expenses plus the costs of utilities and fuels.

Source: U.S. Census Bureau

Issue – Perception: Lack of Housing Stock and Diversity

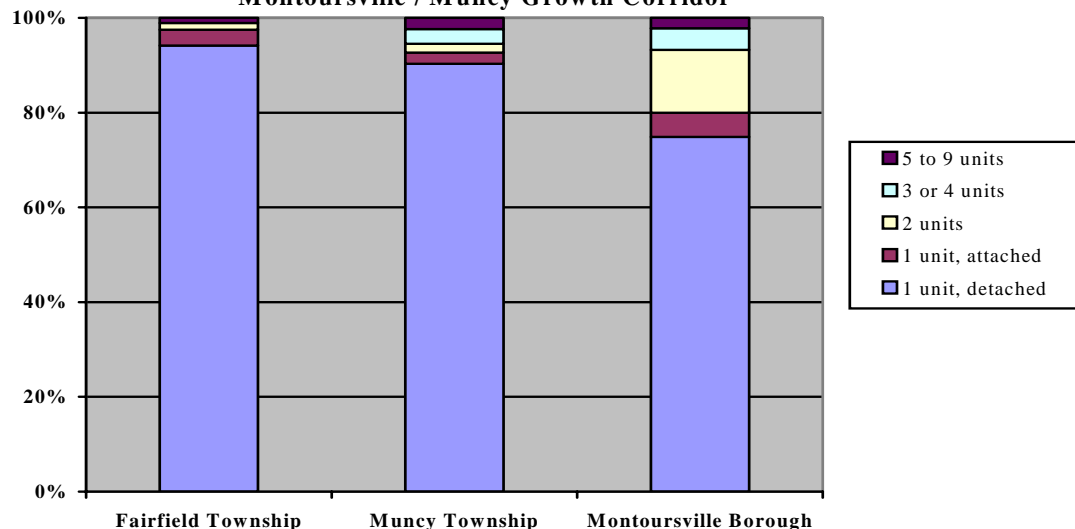
The limited diversity of housing stock in terms of type, age and value can adversely impact the ability of families to live in a particular area. This is of particular concern in regard to the elderly living on fixed incomes and their changing mobility needs, as well as the younger working population looking for a community in which to live.

An inventory of the planning area’s housing diversity is presented in Figures 1-11 and 1-12. As shown, the majority of the planning area’s housing stock consists of relatively new single-family dwelling units, save Montoursville Borough where the largest share of the housing stock was built prior to 1960. Given the amount of housing built prior to 1960, it is important to note that many of the borough’s housing units may be in need of revitalization and may pose health risks due to the likely presence of lead based paints and asbestos.

The availability of affordable housing may be an issue given that the municipalities’ median home values exceed the median value enumerated for Lycoming County (\$86,200).

Figure 1 - 11

Housing Diversity - Units in Structure
Montoursville / Muncy Growth Corridor



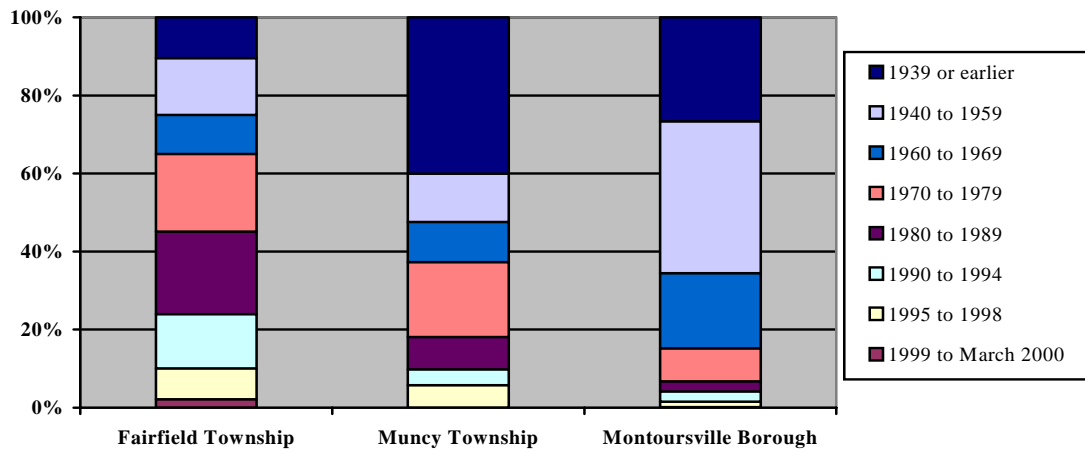
Source: U.S. Census Bureau

Technical Background Studies

No. 1 – Community Development Profile

Figure 1 - 12

Age of Housing Stock Montoursville / Muncy Growth Corridor



Source: U.S. Census Bureau

Economic Characteristics

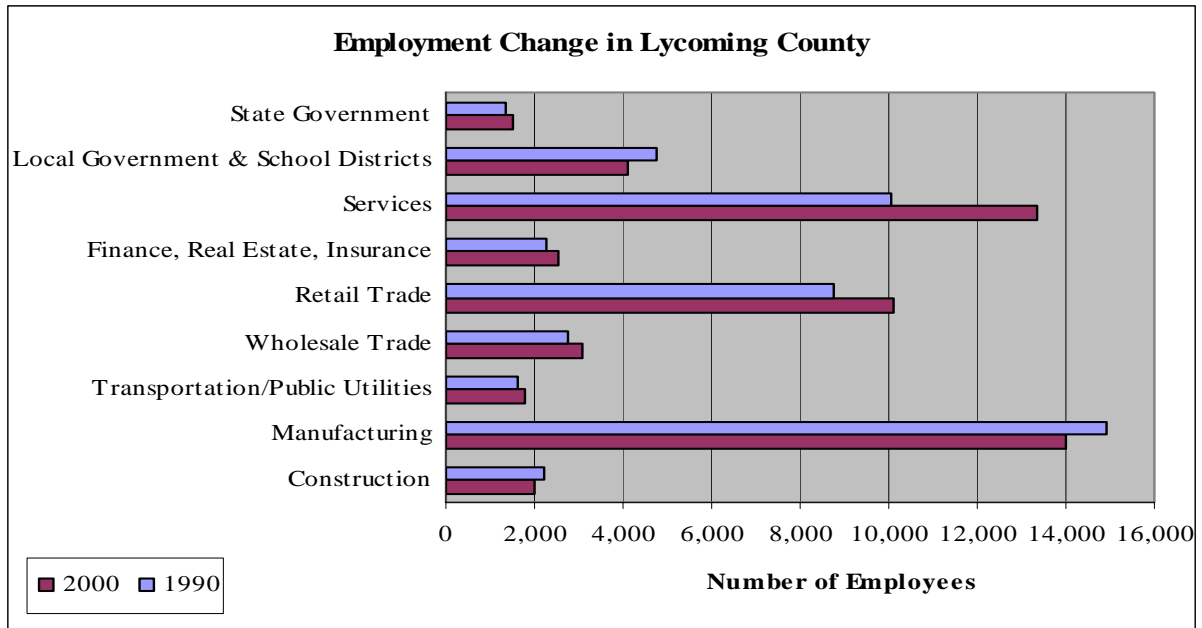
Economic Overview

From 1990-2000, the State of Pennsylvania gained 57,697 jobs, for a decadal growth rate of 22.6 percent. Exhibiting a slightly higher unemployment rate (Ten-Year Average: 7 percent), Lycoming County produced an overall growth rate of 15 percent. The service industry led job growth in the County, followed by the retail sector. While manufacturing remains the County's top employer, its share of total employment has diminished over the last decade. In 1990, manufacturing employment constituted 30 percent of total County employment. By 2000, it represented 26 percent of total employment. A percentage of these job losses may be attributable to outsourcing, a practice utilized by some manufacturers to focus upon their core competencies. However, the industries most affected by job losses (i.e. apparel and textiles, transportation equipment) are being negatively impacted by foreign imports, as well. See Figure 1 -13 and Table 1 -13.

Technical Background Studies

No. 1 – Community Development Profile

Figure 1 - 13



Source: PA Department of Labor and Industry

Table 1-13 Employment Change			
	1990	2000	% Change
Construction	2,234	2,012	-9.9%
Manufacturing	14,921	13,997	-6.2%
Transportation/Public Utilities	1,642	1,802	9.7%
Wholesale Trade	2,767	3,078	11.2%
Retail Trade	8,740	10,103	15.6%
Finance, Real Estate, Insurance	2,293	2,524	10.1%
Services	10,056	13,367	32.9%
Local Government & School Districts	4,760	4,134	-13.2%
State Government	1,362	1,527	12.1%

Source: PA Department of Labor and Industry

Issue – Diverse Economy with Strong Manufacturing Base

Communities that tie their economic fortunes to a particular industry may experience tremendous financial gain, but such a strategy leaves them vulnerable to cyclical downturns in the economy. Throughout Pennsylvania, we can find examples of communities that are struggling to rebound from a decline of their primary industry. At the turn of the 19th century, the City of Altoona bustled with the sound of locomotives. The Pennsylvania Railroad founded the town in 1849 to service its locomotives. At its height, the Altoona Works machine shops

Technical Background Studies

No. 1 – Community Development Profile

employed over 17,000 people who serviced, designed, and built locomotives for the nation's largest railroad company. The advent of interstate highways, trucking, and air transport led to the decline of American railroads, which continue to lose competitive advantage. Pittsburgh's steel heritage is evident in numerous patch towns – small communities built by coal mining companies for the sole purpose of attracting cheap labor. The decline of Pennsylvania's steel industry affected the economic viability of entire communities.

Methodology

History has taught us that diversification is the key to long-term economic growth. It promotes a healthy level of business competition, which spurs process innovation and an upward trend in wages. It also helps to insulate communities from swings in the national economy. Lycoming County boasts an economy rich in industrial heritage. The County's early growth was spurred by the lumber industry, which took off in the mid-1800s. As mills began to increase in size and supply foreign markets, Williamsport earned the title: "Lumber Capital of the World." Today, the County retains a strong industrial base. However, it is more diversified than in years past. Manufacturing remains its largest employer and is estimated to represent 30 percent of the County's economy. The County has also witnessed tremendous growth in its service sector, which presently employs one quarter of the County's workforce. To document the level of diversification in Lycoming County, this section analyzes the County's economic base using three (3) primary methods:

1. **Employment Growth.** Unemployment Compensation (US) data was obtained from the Pennsylvania Department of Labor & Industry (L&I). This database represents nearly 95 percent of all employers in the Commonwealth and is considered the most comprehensive source of employment data available for individual counties. By examining employment growth and decline over the last decade (1990-2000), industries that contributed to job growth are identified.
2. **Location Quotient Analysis.** This technique utilizes employment data as an indicator of industry *concentration* and *performance*. It compares local industry employment to state industry employment to identify sectors where employment is highly concentrated. The formula utilized for location quotient analysis is as follows:

$$\text{Location Quotient (LQ)} = \frac{e^i/e^t}{E^i/E^t}$$

1. e^i = employment by industry in Lycoming County
2. e^t = total employment in Lycoming County
3. E^i = employment by industry in Pennsylvania
4. E^t = total employment in Pennsylvania

Location quotient analysis divides industries into two categories: (1) *Basic* industries deliver a location quotient greater than 1.0 (LQ>1.0) and (2) *Nonbasic* industries deliver a location quotient less than 1.0 (LQ<1.0). Export industries are considered *basic* to the local economy because they generate external demand, which fuels local business activity. Industries that lack a 'critical mass' of employees to qualify as basic sectors are classified as non-basic. A strong business climate exhibits a diversified economic base – with employment equitably balanced between basic and non-basic industries.

Technical Background Studies

No. 1 – Community Development Profile

3. *Shift-Share Analysis.* Once location quotient ratios have been calculated, shift-share analysis helps to determine what factors – external or internal – are contributing to the strength or weakness of each industry sector. The approach considers three components of regional growth: (1) state share, (2) industry mix, and (3) competitive advantage. *State share* compares local employment growth to the statewide growth rate to determine if all industries are receiving their proportionate share of job creation. *Industry mix* determines the jobs created (or not created) as a result of industrial structure. And *competitive advantage* highlights local industries that outpace their statewide counterparts due to local factors.

Shift-share analysis does not uncover *specific* conditions that led to the growth or decline of given industries. However, by identifying industries that are strong local performers, shift-share analysis sets the stage for more in-depth analysis.

Location Quotient Analysis

The results of the location quotient analysis are depicted in Figure 2-14 and Appendix B. The graphic shows an economy that is dominated by manufacturing. However, other industries are beginning to emerge as players in the export market. Chief among them is the wholesale sector, which is comprised of business establishments distributing nondurable goods, including paper products, farm products, chemicals, and distilled beverages. Despite employment losses, the manufacturing sector remains the County’s strongest sector, producing several *basic* industries that have witnessed an increase in their specialization ratios over the last decade (Table 1-14).

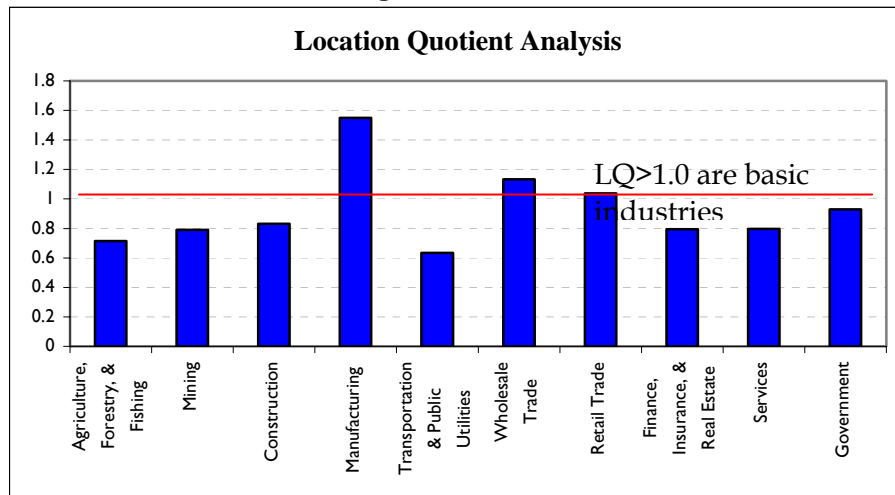
Table 1-14 Manufacturing Sector Basic Industries that Increased Competitive Share					
	Primary Basic Industries	Employment		Location Quotient	
		1990	2000 (# new jobs)	1999	2000
SIC 24 ³	Lumber & Wood Products	767	1,239 (472)	2.4377	3.2655
SIC 25 ¹	Furniture & Fixtures	1,524	1,582 (58)	7.5349	9.0378
SIC 34	Fabricated Metal Products	1,393	1,949 (556)	1.5689	2.2248
SIC 35	Industrial Machinery & Equipment	1,614	1,750 (136)	1.4949	1.8011
	Total Manufacturing	14,921	13,997	1.4565	1.5511

³ These sectors were also identified as strong basic industries throughout the Central Pennsylvania Region by RFA Industry Services, which prepared a report entitled “Pennsylvania Regional Economic Indicators” for the Pennsylvania Department of Community and Economic Development (DCED) in 1998.

Technical Background Studies

No. 1 – Community Development Profile

Figure 1 - 14



Although the service sector is not a basic industry (LQ=.7961), it is the County’s largest growth sector. From 1990 to 2000, the percentage of Lycoming County’s resident workforce employed in this sector increased from 20 to 25 percent. A handful of industry groups are responsible for the job growth experienced in this sector:

- Business Services (SIC 73)
- Health Services (SIC 80)
- Educational Services (SIC 82)
- Social Services (SIC 83)

Expansion within the County’s service industry may be indirectly related to job losses in the manufacturing sector. As a growing number of companies seek out sub-contractor arrangements to perform critical functions, including accounting, advertising and personnel supply, the service sector has responded to this restructuring. Unfortunately, many service sector jobs are concentrated in lower-wage occupations that do not provide the level of compensation found in the manufacturing sector. As demonstrated in Table 1-15, people working retail earn less than half of the wages earned in the manufacturing sector.

Table 1-15 Industry Wage Comparisons Lycoming County	
Industry Sector	Average Annual Wage
Manufacturing	\$30,604
Retail	\$14,173
Service	\$25,207

Source: Pennsylvania UC Covered Employment, Calendar Year 2000

Technical Background Studies

No. 1 – Community Development Profile

Service-sector jobs earn about 82 cents on the dollar, while retail jobs earn 46 cents on the dollar. This reality underscores the importance of workforce development strategies to raise the capacity of the region to attract knowledge-based industries.

Shift-Share Analysis

Shift-share analysis utilizes employment data to determine the competitive position of various industries. To determine the competitiveness of Lycoming County's manufacturing base, *state share*, *industry mix*, and *competitive advantage* were calculated for each industry sector. The results are depicted in Table 1-16 and Appendix C. As indicated by the negative industry mix values, several of Lycoming County's basic sectors are slow-growth industries that are not keeping pace with the state economy. In other instances, job losses are consistent with national trends. Lycoming County's textile industry, for instance, has not witnessed any significant job growth over the last decade. It remains a *basic* sector, but struggles to maintain its competitive edge. Nationwide, the apparel and textile industry has been losing employment. Changing demographics and rising imports are placing increased pressure on U.S. apparel manufacturers to remain competitive in an increasingly fragmented market. Growing competition from foreign imports has forced many U.S. manufacturers – both large and small – to close plants, announce layoffs, and outsource assembly operations. Today, the industry is characterized by restructuring, which often includes acquisition as a means to expand product lines and to broaden market share. Global competitors dominate the marketplace, leaving room for local businesses only if they manage to fill a unique niche or enter into an exclusive retailer contract.

Industry Sector	State Share (A)	Industry Mix (B)	Local Competitive Advantage (C)	Total Change (A+B+C)
Food & Kindred Products	132	-199	39	-29
Textile Mill Products	46	-183	139	0
Apparel & Other Textile Products	173	-1027	363	-492
Lumber & Wood Products	84	101	286	472
Furniture & Fixtures	167	-332	224	58
Paper & Allied Products	77	-174	-146	-243
Printing & Publishing	64	-97	58	24
Chemical & Allied Products	24	10	-18	16
Rubber & Misc. Plastics Products	97	54	-46	105

Technical Background Studies

No. 1 – Community Development Profile

Industry Sector	State Share (A)	Industry Mix (B)	Local Competitive Advantage (C)	Total Change (A+B+C)
Stone, Clay, & Glass Products	32	-75	-116	-159
Primary Metal Industries	65	-219	-22	-176
Fabricated Metal Products	153	-130	533	556
Industrial Machinery & Equipment	177	-294	254	136
Electronic & Other Electric Equipment	81	-99	121	102
Transportation Equipment	200	-284	-974	-1059
Misc. Manufacturing Industries	16	-28	-79	-91

*Industries highlighted in **gray** represent sectors that are witnessing substantive job growth due to favorable local conditions.

Source: Unemployment Compensation Statistics, PA Dept. of Labor & Industry (2000)

In contrast, Lycoming County's fabricated metal industry has increased its competitive position throughout the decade *and* witnessed job growth that far outpaces its statewide counterpart. A quick glance at the companies that have located or expanded in Lycoming County over the last two years is a testament to the strength of this sector (Table 1-17), which exhibits strong linkages with wholesale trade and business services. Because this sector derives considerable benefits from the existing pool of labor and support services, it is well positioned for future growth.

The County's service sector should also witness job growth over the next decade, particularly within the area of business services. Throughout the late 1990s, the central region experienced double-digit growth in business services, outpacing statewide annual growth rates. According to a report prepared by RFA Industry Services "robust expansions in services, financial services, and trade are driving the region's healthy economic growth" (p.4)². The presence of leading educational institutions, namely the Penn College of Technology, bodes well for future growth within the County's service sector. The future of the health sector is less certain. While the sector gained employment over the decade, it lost employment share (LQ dropped from .9762 to .9551). Restructuring in the health services industry is a response by service providers to cut costs in the face of declining profits and lower-than-expected insurance reimbursements. Whether growth in outpatient care and in-home care can offset losses to this industry (i.e. rising cost of insurance premiums, mergers, and consolidations) remains to be seen.

² RFA Industry Services (2000). *Pennsylvania Regional Economic Indicators*. A report prepared for the Pennsylvania Department of Community and Economic Development.

Technical Background Studies

No. 1 – Community Development Profile

Table 1-17
Major Company Locations & Expansions in Lycoming County

Company Name	Product/Service	New Facility/Expansion	Jobs Created (Retained)	Capital Investment (US dollars)
Federal Express	Delivery Services	New Facility	80	\$2,500,000
Tura L.P.	Eyeglass Distribution	New Facility	40 (30)	\$3,000,000
Leclerc Foods	Pretzel, snack food	Expansion	0 (10)	\$6,000,000
Universal Reel Recycling	Re-manufactured cable spools	Expansion	30	NA
Truck Lite	Auto Parts Distributor	Expansion	30	NA
G & W Bandsaw Co.	Saw Blade Manufacturer	Expansion	0 (5)	NA
Keystone Friction Hinge	Fabricated Metal Products	New Facility	101	NA
Wenger's Feeds	Feed Mill	New Facility	9	NA
Gander Mountain	Retailer of outdoor & hunting supplies	New Facility	48	NA
Grizzly Industrial	Manufactures and distributes woodworking machinery	New Facility	100	NA
PMF Industries	Stainless steel hollow cones and cylinders	Expansion	60	NA
Primus Technologies Corp.	Circuit Assembly	Expansion	370	NA
TOTAL			868	\$8,503,000

*this table represents data from 2000-July 31, 2002

Source: Industrial Properties Corporation, a division of the Williamsport/Lycoming Chamber of Commerce

Conclusion

The relatively tight labor market – and current recession - may further constrain economic expansion in Lycoming County, particularly within sectors that are highly dependent upon consumer spending, such as residential construction, home furnishings, and personal apparel. Indeed, as Table 1-18 indicates, some of the companies that have issued layoffs or closed within the last year have been manufactures of durable consumer goods

Technical Background Studies

No. 1 – Community Development Profile

Table 1-18 Company Layoffs/Closings Lycoming County				
Company	Specialization	Layoff Date	Closure Date	Total Jobs Lost
American Lumber	Kiln-dried hardwood	-	7/01	85
HON Industries	Wooden office furniture	-	7/01	186
Wundies	Children and ladies underwear & sleepwear	10/01 (45) 5/02 (13)	8/01 (20)	78
General Cable	Cord sets and appliance cords	-	9/01	341
Strick Corporation	Industrial Trailers	10/01	-	25
Grumman Olson Industries, Inc.	Truck bodies	2/02	-	170
AT & T	Voice, video, and data communications	3/02	-	25
HDM	Life-saving puncture proof fabric	5/02	-	4
Total Jobs Lost				926

Source: Focus Central Pennsylvania (2002). This database was compiled from direct and indirect (e.g. newspaper) sources. It may not represent a complete listing of companies within Lycoming County that have closed or laid off employees within the last year.

Despite its market dominance, restructuring has come to characterize the manufacturing sector, which has experienced its share of job losses throughout the decade. Although many manufacturing sectors exhibit *local* competitive advantage, these industries are *basic* in orientation, which makes them more susceptible to outside influences (i.e. demand for exports, value of U.S. dollar overseas) and large-scale economic fluctuations. As this analysis has demonstrated, multiple factors can influence industry performance. And many of these factors are outside a community's direct control. The restructuring that has characterized the manufacturing and service industries underscores the need for policies that support local business development and entrepreneurial activity. Indeed, the 2000-2001 Annual Report for the TEAM PA Business Calling Program acknowledges that nearly 75 percent of all business within the Central Region employ less than 10 people³. The program is beginning to extend its outreach services to this community, clearly a dominant player in the employment market.

Issue – Local perception of a good labor force/work ethic

A good, well-trained labor force is important to attracting and maintaining a good business climate. Based on information presented in a Workforce Study prepared for the Industrial Properties Corporation (IPC) of the Williamsport/Lycoming Chamber of Commerce by The

³ SEDA-COG. June 2001. "Understanding the Needs of Our Central Pennsylvania Customers." Annual Report for the TEAM Pennsylvania Business Calling Program.

Technical Background Studies

No. 1 – Community Development Profile

Pathfinders, the Williamsport/Lycoming area maintains a labor force with a good work ethic. The workforce study is dated July 2002. Key findings of this study are as follows:

- The study area or “labor shed” included Lycoming, Union and portions of Montour, Snyder, Clinton and Northumberland counties.
- According to the study a total of 38,600 workers are available within the labor shed. Based on a survey conducted in conjunction with the study.
 - 26,500 of these workers are underemployed (now working but desire better jobs and possess the skills, education, and experience to qualify for better jobs).
 - 8,000 individuals are seeking work (unemployed)
 - 4,100 people are not working but contemplating re-entering the workforce.
- The following tables summarize employers’ views of the area workforce relative to productivity, reliability and attitudes, competencies, and availability. The tables also include comparison of the Williamsport area employers who rated their workers “Excellent”, “Good”, “Fair”, or “Poor” on each factor with the “Highest” and “Median” ratings of each factor in over 100 areas surveyed in the last eighteen months by the study consultant. The Williamsport area is compared to large, small and similar sized communities and counties from around the nation.
 - Williamsport Area Civilian Workforce 126,950
 - Largest Workforce Surveyed by Study Consultant 3,452,000
 - Median Workforce Surveyed by Study Consultant 130,650
 - Smallest Workforce Surveyed by Study Consultant 3,350
 - Number of Locations Surveyed by Study Consultant 233

Hazleton and Scranton are two additional Pennsylvania locations surveyed by the study consultant.

Table 1-19 Comparisons of Employers Ratings (Total Workforce) Williamsport Area Labor Shed/Locations Previously Surveyed							
Worker Productivity							
Excellent		Good		Fair		Poor	
Williamsport	30%	Williamsport	50%	Williamsport	20%	Williamsport	0%
Median	19%	Median	59%	Median	20%	Median	5%
Worker Reliability and Attitudes							
Excellent		Good		Fair		Poor	
Williamsport	30%	Williamsport	30%	Williamsport	40%	Williamsport	0%
Median	17%	Median	56%	Median	26%	Median	6%
Reading/Writing Competency							
Excellent		Good		Fair		Poor	

Technical Background Studies

No. 1 – Community Development Profile

Table 1-19 Comparisons of Employers Ratings (Total Workforce) Williamsport Area Labor Shed/Locations Previously Surveyed							
Williamsport	10%	Williamsport	50%	Williamsport	30%	Williamsport	10%
Median	9%	Median	54%	Median	27%	Median	8%
Calculations Competency							
Excellent		Good		Fair		Poor	
Williamsport	20%	Williamsport	40%	Williamsport	10%	Williamsport	30%
Median	8%	Median	50%	Median	39%	Median	9%
Availability of Skilled Workers							
Excellent		Good		Fair		Poor	
Williamsport	0%	Williamsport	40%	Williamsport	40%	Williamsport	20%
Median	7%	Median	41%	Median	37%	Median	19%
Availability of Unskilled Workers							
Excellent		Good		Fair		Poor	
Williamsport	10%	Williamsport	50%	Williamsport	30%	Williamsport	10%
Median	19%	Median	48%	Median	24%	Median	8%
Availability of Technical Workers							
Excellent		Good		Fair		Poor	
Williamsport	0%	Williamsport	50%	Williamsport	40%	Williamsport	10%
Median	7%	Median	30%	Median	46%	Median	22%
Availability of Professional Workers							
Excellent		Good		Fair		Poor	
Williamsport	0%	Williamsport	50%	Williamsport	50%	Williamsport	0%
Median	9%	Median	34%	Median	38%	Median	22%

Source: The Pathfinder, The Williamsport/Lycoming County, Pennsylvania Area Workforce Report (July 2000).

- Overall, 80% of employers surveyed rated workers in the labor shed “Excellent” and “Good” relative to productivity. A total of 60% of employers surveyed rated workers in the labor shed “Excellent” and “Good” relative to reliability and attitude. Overall, the employers rated the availability of workers in the Williamsport area as “Good”. According to the study, “The Williamsport area workforce received good marks for productivity. Many of the companies interviewed stated that their local operations compared favorably with operations in other locations in terms of profitability and production.”⁴ The results of this report tend to substantiate the local view that Lycoming County has a good labor force and work ethic.

⁴ The Pathfinders, The Williamsport/Lycoming County, Pennsylvania Area Workforce Report (July 2000), p.12.

Technical Background Studies

No. 1 – Community Development Profile

Issue – Local perception that area has lower paying jobs available

As noted earlier, good paying jobs are important to keeping a good proportion of younger workers in the area.

The U.S. Department of Labor, Bureau of Labor Statistics calculates occupational employment and wage estimates at the national, state, and metropolitan statistical area levels annually. The estimates are calculated from data collected in a national survey of employers. Data on occupational employment and wages are collected from employers across the country.

The following table lists employment and median hourly wage estimates calculated in 2000 by occupation. Pennsylvania’s median hourly rate is also listed. Employment is the estimated total occupational employment in the Williamsport Metropolitan Statistical Area (MSA). In order to make a comparison between the median hourly wage in Williamsport and Pennsylvania, it was necessary to standardize the Williamsport Median Hourly Wage based on cost of living differences. Lycoming County’s cost of living index is 100.1; Pennsylvania’s cost of living index is 105.5.⁵ A ratio of 0.054 was applied to the Williamsport Median Hourly Wage (5.4 percent difference between Pennsylvania’s cost of living index and Lycoming County’s cost of living index) to determine the “Adjusted Median Hourly Wage (Williamsport MSA)”.

Table 1-20 Employment and Median Hourly Wage Estimates by Occupation Williamsport Metropolitan Statistical Area (2000)					
Occupation Title	Employment (Williamsport MSA)	Median Hourly Wage (Williamsport MSA)	Adjusted Median Hourly Wage (Williamsport MSA)	Median Hourly Rate (Pennsylvania)	Percent Difference
Management	2,590	\$23.87	\$25.08	\$28.08	-10.6%
Business and Financial Operations	1,160	\$14.95	\$15.76	\$19.79	-20.3%
Computer & Mathematical	300	\$20.61	\$21.72	\$24.58	-11.6%
Architectural & Engineering	650	\$18.80	\$19.82	\$23.26	-14.7%
Life, Physical & Social Science	190	\$19.89	\$20.96	\$18.84	+10.1%
Community & Social Services	640	\$13.09	\$13.80	\$12.96	+6.0%
Legal	230	\$17.71	\$18.67	\$23.99	-22.1%
Education, Training, & Library	2,970	\$18.63	\$19.64	\$18.31	+6.7%
Arts, Design, Entertainment, Sports & Media	300	\$9.01	\$9.50	\$15.12	-37.1%

⁵ The Center for Rural Pennsylvania, Differences in the Cost of Living Across Pennsylvania’s 67 Counties. July 2000. pp. 39, 40.

Technical Background Studies

No. 1 – Community Development Profile

Occupation Title	Employment (Williamsport MSA)	Median Hourly Wage (Williamsport MSA)	Adjusted Median Hourly Wage (Williamsport MSA)	Median Hourly Rate (Pennsylvania)	Percent Difference
Healthcare Practitioners & Technical	2,910	\$18.27	\$19.26	\$19.09	+0.8%
Healthcare Support	1,290	\$8.19	\$8.63	\$9.61	-10.1%
Protective Service	850	\$15.28	\$16.11	\$13.19	+18.1%
Food Preparation & Serving Related	3,990	\$6.41	\$6.76	\$6.72	+0.5%
Building & Grounds Cleaning & Maintenance	1,520	\$6.97	\$7.35	\$8.39	-12.3%
Personal Care & Service	700	\$6.74	\$7.10	\$7.79	-8.8%
Sales & Related	5,540	\$8.47	\$8.93	\$8.54	+4.3%
Office & Administrative Support	8,110	\$9.93	\$10.47	\$11.23	-6.7%
Farming, Fishing & Forestry	70	\$7.58	\$7.99	\$9.24	-13.5%
Construction & Extraction	2,240	\$13.32	\$14.04	\$16.47	-14.7%
Installation, Maintenance & Repair	2,220	\$12.76	\$13.45	\$15.06	-10.6%
Production	6,830	\$10.70	\$11.28	\$12.02	-6.1%
Transportation & Material Moving	3,990	\$9.97	\$10.51	\$11.06	-4.9%

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2000 Metropolitan Area Occupational Employment and Wage Estimate, Williamsport, PA MSA.

Based on review of the preceding table, adjusted median hourly wages in the Williamsport MSA and median hourly wages statewide, the comparison results in the following findings:

- Only seven of the 20 Occupation Classifications show pay rates to be higher in the Williamsport Area when compared to the statewide median. (See Table 2-20)
- Generally, the wage rates in the Williamsport Area do appear to be lower than the rates statewide.
- Some of the higher wage rate classifications associated with Community and Social Services, Education, Healthcare, and Protective Services are of interest because input from the Planning Advisory Teams indicated that locally the area is perceived as having a good education, health and community services infrastructure.

The U.S. Department of Labor, Bureau of Labor Statistics occupational employment and wage data suggests that the majority (43.5%) of the jobs within the Williamsport MSA earn employees between \$9.00 and \$12.99 per hour. Statewide this percentage is lower at 39.7. Approximately 26% of occupational wages were less than \$8.99 per hour, wages which some might consider “low”. Statewide this percentage is lower at 22.8. The following table demonstrates that a

Technical Background Studies

No. 1 – Community Development Profile

greater percentage of employees in the Williamsport MSA earn lower wages compared to the state. Similarly, a greater percentage of Pennsylvania earn higher wages compared to the Williamsport MSA.

Table 1-21 Median Hourly Wage Ranges by Employment and Percentage Pennsylvania and Williamsport Metropolitan Statistical Area (2000)				
Median Hourly Wage Range	Employment (Williamsport MSA)	% Total Employment (Williamsport MSA)	Employment (Pennsylvania)	% Total Employment (Pennsylvania)
> \$18.00 per hour	9,610	19.5%	1,457,740	26.0%
\$13.00 – 17.99 per hour	5,120	10.4%	648,410	11.6%
\$9.00 – 12.99 per hour	21,450	43.5%	2,226,140	39.7%
< \$8.99 per hour	13,110	26.6%	1,279,110	22.8%

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2000 Metropolitan Area Occupational Employment and Wage Estimates, Pennsylvania and Williamsport, PA MSA.

Actual wage rates of employees in the Lycoming County area were identified for a Workforce Study prepared for the Industrial Properties Corporation of the Williamsport/Lycoming Chamber of Commerce by The Pathfinders (July 2002).

The study area or “labor shed” included Lycoming, Union and portions of Montour, Snyder, Clinton and Northumberland counties. Based on a survey conducted in conjunction with the study a total of 26,500 underemployed workers (now working but desire better jobs and possess the skills, education, and experience to qualify for better jobs) were identified within the labor shed.

Actual wages as reported by the underemployed workers, are as follows:

- > \$18.00 per hour 6,000 22.6%
- \$13.00 – 17.99 per hour 6,800 25.7%
- \$9.00 – 12.99 per hour 8,800 33.2%
- < \$8.99 per hour 4,900 18.5%

This data suggests that forty-eight percent of the employees within the labor shed earn more than \$13.00 per hour. Approximately 18% of the underemployed workers surveyed earned less \$8.99 per hour. The federal minimum wage is currently \$5.15 per hour.

Based on adjusted wage rate information in conjunction with the results of the countywide workforce study, Lycoming County has a comparative disadvantage in terms of a higher number of lower paying jobs compared to Pennsylvania. However, the workforce study prepared for the IPC indicates that a smaller percentage of survey respondents reported receiving wages at \$8.99 or lower compared to the state.

Technical Background Studies

No. 1 – Community Development Profile

Issue – Local perception that area has lack of employment opportunities

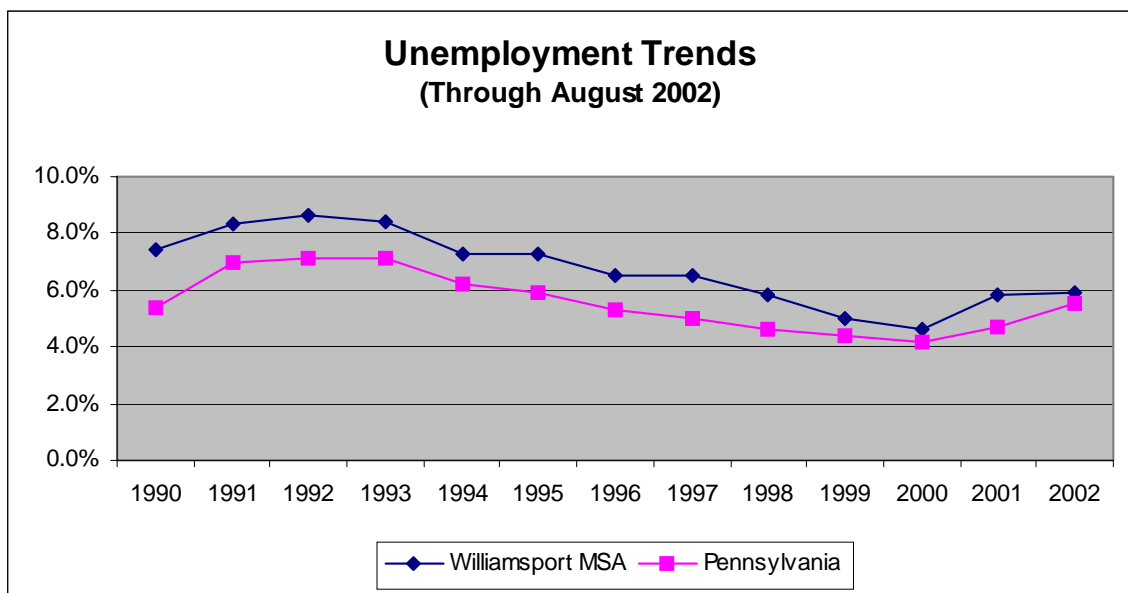
Unemployment Trends

Several companies in the region experienced layoffs or plants closures during the past twelve months. Therefore, the perception that there is a lack of employment opportunities in the Williamsport area is not unfounded. The following table provides civilian labor force data comparing Lycoming County and Pennsylvania in April 2001 and 2002. The county unemployment rate has increased at relatively the same rate as the state. Lycoming County’s civilian labor force increased by 400; while its unemployment increased by 800.

Table 1-22 Civilian Labor Force Data Lycoming County and Pennsylvania				
	Lycoming County		Pennsylvania	
	April 2001	April 2002	April 2001	April 2002
Unemployment Rate	5.0%	6.3%	4.2%	5.0%
Civilian Labor Force	57,500	57,900	6,000,000	6,042,000
Employment	54,600	54,300	5,478,000	5,741,000
Unemployment	2,900	3,700	252,000	302,000

Source: Center for Workforce Information and Analysis, Pennsylvania Department of Labor and Industry.

Figure 1 - 15



Technical Background Studies

No. 1 – Community Development Profile

Although there may be a perceived lack of employment opportunities, Lycoming County is aggressive in its business recruitment strategies. According to the Industrial Properties Corporation of the Williamsport/Lycoming Chamber of Commerce, the number of business prospects looking at Lycoming County to site facilities has increased during 2001-2002. During 2001 a total of 39 business prospects toured Lycoming County sites. Between January and July 2002, 50 business prospects toured Lycoming County sites. The Industrial Properties Corporation attributes a great deal of the interest in Lycoming County over the past year to a revised marketing approach.

In order to address the concern that there is a lack of employment opportunities in the county, the IPC will be reporting its efforts at recruiting new and retaining existing county businesses to the public on a regular basis.

Educational Attainment

Educational attainment is of primary importance to the general welfare and economic vitality of the Montoursville/Muncy Growth Corridor Planning Area. Skills and abilities required to compete in the labor market are acquired through the educational process. These skills, in turn, provide a degree of economic security for the individual and improve the overall economic and employment conditions of the planning area municipalities.

Data collected from the 1990 and 2000 Censuses were used to provide a comparative analysis of the educational attainment levels of persons 25 years and older residing in the Montoursville/Muncy Planning Area municipalities, Lycoming County and Pennsylvania.

The educational attainment levels presented in Table 1-23 show that the Montoursville/Muncy Growth Corridor's population is highly educated considering that the largest share of its 2000 population (45 percent) attained a post high school level education. This trend also shows that the planning area boasts an above average education level relative to the county and state levels of 38.7 percent and 43.8 percent, respectively. Moreover, each township increased their respective post high school educational attainment levels over the 1990 to 2000 Census periods.

Table 1-23
Educational Attainment 1990-2000

Municipality	Percent of Persons 25 Years Old and Over by Highest Educational Attainment Level (1)					
	1990			2000		
	Less than 12 Years	High School Graduate	Post High School	Less than 12 Years	High School Graduate	Post High School
Pennsylvania	25.3	38.6	36.1	18.1	38.1	43.8
Lycoming County	25.5	41.1	33.4	19.4	41.9	38.7
Montoursville/Muncy Growth Corridor Planning Area	17.4	45.4	37.2	15.1	39.9	45.0

Technical Background Studies

No. 1 – Community Development Profile

Table 1-23
Educational Attainment 1990-2000

Municipality	Percent of Persons 25 Years Old and Over by Highest Educational Attainment Level (1)					
	1990			2000		
	Less than 12 Years	High School Graduate	Post High School	Less than 12 Years	High School Graduate	Post High School
Fairfield Township	16.4	47.2	36.4	14.0	39.9	46.1
Montoursville Borough	16.2	45.7	38.0	15.2	39.2	45.6
Muncy Township	25.5	39.8	34.6	11.5	42.3	46.2

Notes: (1) Less than 12 Years is equivalent to not obtaining a high school diploma or equivalency. High school graduate is equivalent to completing 12 years of school and includes obtaining a high school diploma or equivalency. Post high school includes obtaining more than 12 years of education and includes two and four year college programs, and graduate programs.

Source: U.S. Census Bureau, 1990 and 2000 SF3

Issue - Importance of Keystone Opportunity Zones (KOZs)

Pennsylvania initiated the (KOZ) program in July 1999. Keystone Opportunity Zones (KOZs) are defined, parcel-specific areas with reduced or no tax burden for property owners, residents and businesses. Over 37,000 acres of land are included in KOZ sites statewide. Over 10,000 new jobs have been created since the initial KOZ program began in 1999.⁶

A total of 460 acres of Lycoming County land are included within three KOZ sites. According to the Industrial Properties Corporation of the Williamsport/Lycoming Chamber of Commerce, the number of remaining acres of KOZ land is 70. The KOZ program is a valuable business attraction tool used by the Industrial Properties Corporation. Currently, 280 jobs have been created at Lycoming County KOZ sites.⁷

Based on this limited data one may deduce that Lycoming County's KOZ sites are producing more jobs per acre compared to the state. The ratio between the number of jobs created per acre in KOZs statewide is 0.27 compared to 0.60 in Lycoming County. This data may suggest that KOZ sites are an important economic development tool in Lycoming County.

Issue – Importance of Airport and High Costs of Air Transport

The Williamsport Regional Airport is located along the Susquehanna River in the Borough of Montoursville. Two runways serve the airport. Runway 9/27 is 6,474 feet long and 150 feet wide and is considered the primary runway with a precision instrument landing approach. Runway 12/30 is 4,280 feet long and 150 feet wide and is the secondary runway with a non-precision landing approach.

The airport has regularly scheduled commercial service through USAir with seven flights daily that leave for Pittsburgh or Philadelphia. The Philadelphia flights utilize Beech 1900's having a

⁶ DCED, KOZ website (<http://koz.inventpa.com/what.html>).

⁷ Industrial Properties Corporation of the Williamsport/Lycoming Chamber of Commerce.

Technical Background Studies

No. 1 – Community Development Profile

capacity of 19 passengers while the Pittsburgh flights utilize SAAB 340s with a capacity of 33 passengers.

Recently, the Pennsylvania Bureau of Aviation completed an economic impact analysis for the Williamsport Regional Airport. In 1999, the airport had 15 aviation-related tenants on the airport that supported 182 employees. These tenants generated approximately \$19.8 million annually in direct output (sales and expenditures) at the airport. The direct and indirect impact of the airport was over 800 employees and \$50.3 million of output. There are approximately 40,000 commercial service enplanements on a regular basis. In addition to the commercial service facilities, the airport provides many services for general aviation users. These include Jet A and 100LL fuel, aircraft maintenance, hangars and tiedowns, charter flights, and avionics service.

The Lycoming County community has commercial airline service opportunities with direct flights, via US Airways Express, to major international hubs at Philadelphia and Pittsburgh. Multiple daily departures connect Williamsport to over 160 cities in the United States, Canada, Europe, Central and South America. Because of the excellent connectivity of these hubs, Williamsport travelers, more often than not, enjoy one-stop service from Williamsport to the passenger's desired destination. Due to the airport administration's pro-active position on keeping ticket costs competitive, the airfares from Williamsport Regional Airport are normally within 5-15 % of competitors airport's prices.

Since August of 2002, Williamsport's airfare structure has been essentially parallel with those prices charged passengers at Harrisburg International Airport by US Airways. Since August, business traveler usage of Williamsport Regional Airport has increased. With competitive prices and the convenience of location, Lycoming County and Northcentral Pennsylvania business travelers' use of the airport will grow as "leakage" of these customers to other airports will be reduced.

Commercial air service has changed forever due to the events of September 11, 2001. Major commercial airlines experienced severe service and financial losses in 2001. In August 2002, USAir filed for bankruptcy protection, placing the future of the airline and its service areas in jeopardy. Under this protection, USAir will look for ways to cut costs and operations in an attempt to reorganize itself. Smaller commuter airports like Williamsport Regional are very vulnerable to the possibility of reduced airline service. US Airways has indicated to airport administration that their yields at Williamsport have continually been "strong." This is viewed by airport management as a plus for continued airline service, even in the current industry turmoil. Even so, the Williamsport Regional Airport and Lycoming County should remain cognizant of flight and service changes.

The other major issue facing Williamsport Regional Airport is its primary runway length limitations. The airport authority has been planning a runway extension to over 7,000 feet over the last several years. A major issue facing the airport is the lack of critical aircraft operations (those operations requiring additional runway length). For the purposes of this runway extension, 500 or more operations of "a family of aircraft whose gross operating weight is in excess of 20,000 pounds." This is a change from the previous criteria of the runway extension plan at Williamsport, which originally used the Boeing 727 as the "critical operations aircraft"

Technical Background Studies

No. 1 – Community Development Profile

for the project. When evaluating critical operations, the FAA evaluates the aircraft type and runway length needed for safe operation of that aircraft when empty weight, payload, fuel requirements, humidity, temperature and wind are considered. It is from compilation of this data that the justification for the runway extension is developed. Study by Kimball Engineers on this project is continuing. In addition, while some travelers are leery of commuter aircraft (a diminishing phenomena), the airlines are moving to smaller jets for most non-hub markets. The phase out of the Beech 1900 will help to defuse the worry that some passengers have for small airlines. US Airways and other carriers are working to replace turboprop aircraft with regional jet service.

Issue – Municipal Competition hurts regional cooperation

Local competition and regional cooperation often are seen as involving trade-offs or compromises of important objectives affecting the level of available resources. Communities competing with each other for resources often define the benefits and liabilities of resources for much smaller geographic areas than communities involved in area-wide cooperation. This can result in incomplete consideration of all of the benefits and liabilities which may flow from the resources for which they are competing. When that happens, resources which may be advantageous for one community, may turn out to involve liabilities for nearby communities.

An example of local competition that could reduce area-wide cooperation is the contest that often occurs among municipalities when an opportunity to attract a big box retail facility or a major visitor attraction occurs. In order to make facilities with area-wide attraction as successful as possible, they should locate in or near the population center and the center of the area-wide transportation network. Such transportation network and population centers usually feature highways with the greatest traffic carrying capacity of the area, in addition to at least some mass transit service in many areas. Superior transportation access in a population center location would make these facilities more accessible to a larger number of shoppers or patrons.

This also helps to reduce or eliminate the problem of financial benefit for a single municipality in terms of tax base gains, at the expense of other municipalities in which residents must drive greater distances to patronize these facilities. Agreement to seek strategic rather than opportunistic locations of such facilities also helps to ensure that all relevant decision-making factors are carefully considered, rather than allowing local competing interests in tax ratables to dominate development decision-making processes.

Inter-municipal cooperation in development can have a favorable impact on infrastructure costs, and it can save infrastructure capacity, making it more cost effective than less appropriate locations. Such positive impacts are more likely to occur when the established inter-municipal or countywide process that provides for review and evaluation for all effective parties is followed. When this process is followed, it provides an opportunity for everyone to understand and evaluate the principal impacts during the land development approval process. Adoption of a countywide zoning ordinance is way to ensure that the same criteria are used to assess the merit of competing locations for area-wide facilities.

Technical Background Studies

No. 1 – Community Development Profile

Issue - Loss of Farms:

Locally, farming is considered an important part of the economy, as well as important for aesthetics, open space, and habitat management. According to the 1997 Census of Agriculture, compiled by the US Department of Agriculture and the PA Agricultural Statistics Service, between 1992 and 1997 yields the following results for Lycoming County with an important caveat given after the comparison:⁸

- Land in farms *increased* 2 percent from 132,999 acres to 135,561 acres. On the other hand, a comparison of 1987 and 1997 land in farms reveals a 2.7 percent *decrease* of farmland or 3,773 acres (139,334 acres to 135,561 acres).
- Number of full time farms *decreased* 6 percent from 469 farms to 440 farms. (The total number of all types of farms was 841 in 1997.)
- Average size of farms *decreased* 3 percent from 166 acres to 161 acres.

A comparison of these statistics to the overall picture for Pennsylvania reveals:

- Land in farms *slightly decreased* by .3 percent from 7,189,541 acres in 1992 to 7,167,906 acres in 1997. A more substantial comparison is that of 1987 land in farms to 1997. Land in farms *substantially decreased* by 8.9 percent from 7,866,289 acres in 1987 to the 7,167,906 acres in 1997.
- Number of full time farms in Pennsylvania *decreased* 5 percent in the five-year period from 1992 to 1997, from 26,959 farms to 25,635 farms, respectively.
- Average size of farms for all of Pennsylvania *decreased* 1 percent from 160 acres in 1992 to 158 acres in 1997. This average size is slightly smaller than Lycoming County's average size of 161 acres in 1997.

The Census of Agriculture is a mandatory census taken every five years covering the years ending in "2," and "7." It is a complete accounting of United States agricultural production. The census defines a farm as every place from which \$1,000 or more of agricultural products were produced and sold or normally would have been sold during the census year.⁹ (Caveat: It is known that the Census of Agriculture changed its definition of a "farm" for the 1997 Census to be more inclusive than for previous census. While the Census of Agriculture maintains that a direct comparison can be made between the 1992 Census and the 1997 Census, it is believed that 1997 Census includes acreage not previously counted for Christmas tree farms and other crops or produce not previously counted.)

Issue - Influence of Little League Baseball:

The local perception is that the presence of the Little League World Series plays a very significant economic role in Lycoming County and needs to be accounted for during the planning process.

⁸ US Department of Agriculture, National Agricultural Statistics Service, "Highlights of Agriculture: 1997 and 1992 Lycoming County, Pennsylvania

⁹ Website: http://www.nass.usda.gov/census/pub_bro1.htm, "What is the Census of Agriculture?"

Technical Background Studies

No. 1 – Community Development Profile

For the year 2000, it was reported that domestic travelers spent approximately \$175 million in Lycoming County. The Williamsport/Lycoming Chamber of Commerce estimated the Little League World Series, a 10-day event, accounts for \$11 million of this total. Additionally, the *total* economic impact of travel and tourism in Lycoming County was calculated to be approximately \$395 million.¹⁰ A total economic impact calculation includes direct, indirect, and induced impacts of both spending and employment compensation. Little League World Series' total economic impact is thus assessed to be about \$25 million. Little League Baseball's year round economic impact is believed to be somewhat in excess this \$25 million, since it draws travelers to the county throughout the year for summer camp, ancillary events, and the Little League Museum.

Issue – Affordable Taxes:

Locally, many perceive that lower taxes in Lycoming County are attractive to businesses and potential employees who may want to live in the area.

Lycoming County property taxes are affordable when compared to property taxes in other counties in Pennsylvania. The following table shows Lycoming County property taxes on a hypothetical home valued at \$150,000 as compared to four other selected counties.

Table 1-24 Property Tax						
	Common Level Ratio ⁽¹⁾	County Mills	Municipal Mills	School District Mills	Total Mills	Estimated Tax on \$150,000 (Market Value) Home
Lycoming County (Average)	69.7	4.9	1.821148	15.61308	22.33423	\$2,335.04
Allegheny County (Average)	81.2	4.69	5.144548	19.3503	29.18485	\$3,554.71
Cumberland County (Average)	93.7	2.149	0.788218	24.78471	27.72192	\$3,896.32
Luzerne County (Average)	7.7	90.8	20.12013	202.4605	313.3807	\$3,619.55
Lycoming High - Williamsport City	69.7	4.9	9.88	17.35	32.13	\$3,359.19
Lycoming Low - Pine Twp.	69.7	4.9	0.55	8.52	13.97	\$1,460.56

(1) The Common Level Ratio is an empirical ratio which measures how a county's assessments compare with current real estate market valuations. Each year the [Pennsylvania State Tax Equalization Board](#) (STEB) certifies each county's common level ratio. It is developed by comparing the recent actual arm's length selling prices of real property in the county with the assessments of each sold property. Thus, if a property with an assessment of \$20,000 sells at arm's length for \$100,000, its individual empirical assessment ratio is 20 percent. The average of all such assessment ratios of county properties which sold at arm's length over the past year is certified as the common level ratio or STEB ratio.

Source: Pennsylvania's Governors Center for Local Government Services: Municipal Statistics Online Database

Issue – Access to Capital and Small Business Opportunities:

Locally, there is the perception that the local business community does have access to capital for financing business development.

¹⁰ D.K. Shifflet & Associates, *The Economic Impact of Travel in Pennsylvania: 1999-2000*, page B-25.

Technical Background Studies

No. 1 – Community Development Profile

All businesses need adequate access to capital for success. In particular, small businesses need financing in order to remain competitive with larger companies in the marketplace. Moreover, small businesses with limited equity capital, fewer assets to pledge as collateral, uncertain earnings, and high failure rates have a more difficult time than larger businesses securing necessary capital. Small businesses often fail because they lack sufficient access to capital at start-up or during key growth phases.

In addition to competitive bank financing, public sector loan programs can be used with private sector financing to provide attractive financing packages to businesses throughout Pennsylvania. In Lycoming County, the following public sector loan programs are available to businesses:

- Small Business Administration (SBA) Loan Guarantee or 7(a) Loan Programs. This is SBA's largest loan program. Since 1992, the program has provided almost \$76 billion in capital to America's small entrepreneurs. 7(a) loans make-up nearly 30 percent of all long-term loans made to U.S. small businesses.
- The Certified Development Company or "504" Loan Program. This program generally provides financing that includes 50% banking participation, 40 % SBA participation, and 10% owner's equity injection.
- The Small Business Investment Company Program. The SBIC program is the most successful equity investment program in our nation's history. The SBIC program provides funding to all types of manufacturing and service businesses.

Pennsylvania state loan programs that are available for businesses in Lycoming County include:

- Opportunity Grant Program
- PA Economic Development Financing Authority Tax Exempt Financing
- PA Economic Development Financing Authority Taxable Financing
- PA Capital Finance Program
- Small Business First

Bond Financing

- PA Economic Development Financing Authority (PEDFA) Tax-Exempt
- PA Economic Development Financing Authority (PEDFA) Taxable
- Industrial Sites Reuse Program
- Infrastructure Development Program

Infrastructure

- Infrastructure Development Program
- Opportunity Grant Program
- Pennsylvania Infrastructure Investment Authority
- Rail Freight Assistance
- Enterprise Zone Program
- Pennsylvania Industrial Development Authority
- Pennsylvania Smart Lease
- Small Business First

Technical Background Studies

No. 1 – Community Development Profile

Loan Guarantee

- Capital Access Program
- Machinery & Equipment
- Enterprise Zone Program
- Machinery and Equipment Loan Fund
- Opportunity Grant Program
- Pollution Prevention Assistance Account
- Pennsylvania Smart Lease
- Small Business First

Retail and Commercial

- Community Economic Development Loan Program
- Pennsylvania Community Development Bank Grant Program
- Pennsylvania Community Development Bank Loan Program
- Pennsylvania Minority Business Development Authority
- PA Capital Access Program

Working Capital

- Opportunity Grant Program
- Small Business First

Human Service Characteristics

Overview of Human Services Needs

Identifying the human service needs of the Montoursville/Muncy Creek Growth Corridor population is one of the most fundamental components of a comprehensive plan. A determination of the most immediate needs can be attained, in part, by analyzing the trends and issues of the planning area's school age and senior populations.

Data collected from the U.S. Census Bureau was used to identify the growth changes occurring within each age group. As presented in Table 1-25, the planning area's population ages 0 to 4 has decreased dramatically over the 1990 to 2000 Census period. This trend, coupled with a shrinking young adult population, suggests that future school enrollments will continue to decline. This trend is also supported by the fact that local school enrollments are projected to decrease over the next 20 years. In addition, a continued decrease in the number of persons ages 0 to 4 suggests that there will not be an overwhelming demand for daycare or pre-school service opportunities. Similar trends are also occurring at the county and state levels.

Similar to statewide trends, the Montoursville/Muncy Growth Corridor is experiencing an increase in its elderly population or persons 65 years of age and older. As presented in Table 2-25, the planning area as a whole experienced a 18.9 percent increase in its elderly population over the 1990 to 2000 Census period. This growth rate exceeded the rates enumerated for both the county (7.3 percent) and state (4.9 percent). Moreover, the senior population growth rates of the planning area townships – particularly, Fairfield Township – far exceeded county and state growth rates, which demonstrates an immediate need to further explore the service need

Technical Background Studies

No. 1 – Community Development Profile

impacts of this population segment. Such services may include, but are not limited to, adult daycare, assisted living and medical services, specialized housing opportunities, recreational and social programs, and transportation services.

Table 1-25
Trends in Special Populations (Young & Elderly)

Municipality	Age 0-4			Age 5 - 19			Age 65+		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Pennsylvania	797,058	727,804	-8.7	2,361,520	2,542,780	7.7	1,829,106	1,919,165	4.9
Lycoming County	8,165	6,601	-19.2	25,127	25,294	0.7	17,940	19,251	7.3
Montoursville/Muncy Growth Corridor	554	436	-21.3	1,644	1,775	8.0	1,366	1,624	18.9
Fairfield Township	221	168	-24.0	562	581	3.4	255	365	43.1
Montoursville Borough	266	212	-20.3	891	991	11.2	951	1,082	13.8
Muncy Township	67	56	-16.4	191	203	6.3	160	177	10.6

Source: U.S. Census Bureau

Issue – Considered safe place to live but there is concern for perceived increase in crime and drug use rates

For the year 2000, Lycoming County ranked 49th among the 67 counties for violent and property crimes (Part 1 offenses). Its crime rate per 100,000 people was 1,497. This compares to Philadelphia County with a crime rate of 6,905 (per 100,000) and Union County with a crime rate of 773 (per 100,000). For the year 2000, no murders were reported in Lycoming County.¹¹

When looking at metropolitan statistical areas (MSAs), the City of Williamsport and Suburban Williamsport-Lycoming were among the *bottom five* MSAs for violent and property crimes (Part 1 offenses). For the year 2000, Suburban Williamsport-Lycoming’s rate of violent and property crime offenses was slightly better than the City of Williamsport at 1,475.5 and 1,560 offenses per 100,000 people, respectively.¹²

Pennsylvania has conducted biannual surveys of school students (6th, 8th, 10th & 12th graders) to assess their attitudes and behaviors involving alcohol, tobacco and other drugs. The 2001 survey, known as the Pennsylvania Youth Survey, presents findings at the state and regional level, but not at a county or local level. For the North Central Region of Pennsylvania (includes the counties of Lycoming, Potter, Tioga, Bradford, Clinton, Centre, Union, Snyder, Northumberland, Montour, Columbia and Sullivan) the following was reported:¹³

- Lifetime use of alcohol was 57.7%; lifetime use of cigarettes was 28.2%; and lifetime use of marijuana was 15.6%. The next two most frequently used drugs were stimulants, lifetime use of 8.4%, and depressants, lifetime use of 6.5%.

¹¹ Pennsylvania State Police, *2000 Crime in Pennsylvania Annual Uniform Crime Report*, “Table 2: Part 1 Offenses Reported by County.”

¹² Pennsylvania State Police, “Table 4: Offenses by Metropolitan Statistical Area.”

¹³ Pennsylvania Commission on Crime & Delinquency, *Communities that Care: Pennsylvania Youth Survey 2001*, “Table 63: Lifetime Use of Alcohol, Tobacco and Other Drugs, Statewide and Regional Estimates

Technical Background Studies

No. 1 – Community Development Profile

- When compared to the other regions of the state – Northwest, Northeast, Southwest, South Central, and Southeast – the North Central Region had the *lowest* lifetime use of all the drugs/behaviors mentioned above: alcohol, cigarettes, marijuana, stimulants and depressants.

The Lycoming County Health Improvement Coalition, Inc. has reported some of the following findings from local surveys conducted in 1995 and 2000:¹⁴

- The number of students who have drunk alcohol one or more times in the last 12 months has decreased across all grade levels.
- Tobacco use among teenagers in Lycoming County has decreased from 1995 to 2000.
- Marijuana use has decreased among 6th, 7th and 9th graders, and increased among 10th, 11th and 12th graders.
- Experimental cocaine use has increased among 7th, 9th, 10th, and 11th graders.

Issue – Perception that residents of Lycoming County have good access to health and human services

The Lycoming County Health Improvement Coalition Inc. was organized in 1994 and consists of a voluntary collaboration of 37 board members and over 50 Task Force Team volunteers representing various sectors of the community, including religious organizations, schools and higher education, minority groups, municipal and county government, public health, health care, civic and community organizations. The coalition's mission is to improve the health status of the Lycoming County community by identifying and facilitating response to priority health and wellness issues through a collaborative community-driven process.

This coalition currently lists approximately 250 different community service organizations and programs in its directory ([See www.lchic.org](http://www.lchic.org)).

A selected look at PA Department of Health Family Health Statistics can provide an indicator snapshot of how Lycoming County compares to the state and other counties in terms of health and morbidity rates ([See www.health.state.pa.us/stats](http://www.health.state.pa.us/stats)).

Clearly Lycoming County is making a conscious effort to provide information on and access to important human services; however, a review of select statistics, for which data is readily available, provides an indicator of the effectiveness of those services to improve the wellness of a community, do not seem to indicate a system that clearly provides a comparative advantage to this community in terms of human services.

¹⁴ Website: http://www.lchic.org/Priority_Issues/priority_issues.html, "Priority Issues."

Technical Background Studies

No. 1 – Community Development Profile

Data Category	Pennsylvania	Lycoming County
Low Birth Weight (Percent)	7.7	5.8
No Pre-natal care in 1 st trimester (Percent)	14.6	18.1
Mothers under 18 (Percent)	3.5	4.6
Infant Death Rate (Per 1000)	7.0	6.0
Hospital Beds (Per 1000)	2.9	2.6
Nursing Home Beds (Per 1000)	49.5	60.7

Green indicates a rate better than the statewide rate
Yellow indicates a rate worse than the statewide rate

Source: Pennsylvania Department of Health

Data Category	Pennsylvania	Lycoming County	Healthy People 2010 Target
Pregnancy Rate Among Females 15-17	31.3	27.8	43
Maltreatment of Children Under 18	8.0	7.7	10.3
Fetal Death Rate (20+ weeks gestation)	7.0	6.1	4.1
Perinatal Death Rate (28+ weeks gestation – 6 days of age)	7.5	7.6	4.5
Infant Death Rate (Under 1 year)	7.3	8.1	4.5
Neo-natal Death Rate (0-27 days)	5.1	5.4	2.9
Postneonatal Death Rate (28 – 364 Days of Age)	2.2	2.7	1.2
Child Death Rate 1 to 4 (Per 100,000)	31.1	54.4	18.6
Adolescent Death Rate 10-14 (Per 100,000)	18.8	24.4	16.8
Adolescent Death Rate 15-19 (Per 100,000)	63.6	57.2	39.8
Young Adult Death Rate 20-24 (Per 100,000)	91.2	62.7	49.0
Percent of Births to Mothers Beginning Prenatal Care in First Trimester	85.1	81.9	90.0
Percent of Live Births to Mothers Who Received Early and Adequate Prenatal Care	71.8	56.6	90.0
Percent of Low-Risk First-Time Mothers Giving Birth by Cesarean	19.0	23.7	15
Percent of Infants Born at Low Birth Rate	7.8	6.1	5.0
Percent of Infants Born at Very Low Birth Weight	1.6	0.9	0.9
Percent of Preterm Live Births	9.4	7.8	7.6
Percent of Live Births to Women Who Did Not Smoke During Pregnancy	83.1	75.9	99.0

Green indicates rate is equal to or better than both the statewide rate and the target rate.
Yellow indicates rate is equal to or better than the statewide rate but worse than the target rate.
Orange indicates rate is worse than both the statewide rate and the target rate.

Source: Pennsylvania Department of Health

Technical Background Studies

No. 1 – Community Development Profile

Issue – Increasing elderly population requiring elder care options

As shown in the following table, the elderly population in Lycoming County is increasing.

Table 1-28 Elderly Population					
	1980	1990	2000	% Change 1980 - 1990	% Change 1990 - 2000
Age 65 – 74					
Greater Williamsport Area 2000 Alliance Planning Area	5,003	5,459	4,598	9.1%	-15.8%
Lower Lycoming Creek Joint Planning Area	1,667	2,343	2,239	40.6%	-4.4%
Lycoming County Planning Area	1,050	1,376	1,767	31.0%	28.4%
Montoursville/Muncy Growth Corridor	647	841	930	30.0%	10.6%
Muncy Creek Area Joint Planning Area	839	1,073	1,026	27.9%	-4.4%
U.S. 15 South Joint Planning Area	437	496	464	13.5%	-6.5%
U.S. 220 / Future I-99 Joint Planning Area	733	765	753	4.4%	-1.6%
Grand Total	10,376	12,353	11,777	19.1%	-4.7%
Age 75 – 84					
Greater Williamsport Area 2000 Alliance Planning Area	2,761	3,351	3,834	21.4%	14.4%
Lower Lycoming Creek Joint Planning Area	961	1,341	1,898	39.5%	41.5%
Lycoming County Planning Area	493	647	862	31.2%	33.2%
Montoursville/Muncy Growth Corridor	305	418	564	37.0%	34.9%
Muncy Creek Area Joint Planning Area	434	599	748	38.0%	24.9%
U.S. 15 South Joint Planning Area	205	267	249	30.2%	-6.7%
U.S. 220 / Future I-99 Joint Planning Area	436	404	542	-7.3%	34.2%
Grand Total	5,595	7,027	8,697	25.6%	23.8%
Age 85+					
Greater Williamsport Area 2000 Alliance Planning Area	985	1,271	1,482	29.0%	16.6%
Lower Lycoming Creek Joint Planning Area	486	685	786	40.9%	14.7%
Lycoming County Planning Area	108	149	198	38.0%	32.9%
Montoursville/Muncy Growth Corridor	69	107	130	55.1%	21.5%
Muncy Creek Area Joint Planning Area	117	186	275	59.0%	47.8%
U.S. 15 South Joint Planning Area	43	71	76	65.1%	7.0%
U.S. 220 / Future I-99 Joint Planning Area	132	122	192	-7.6%	57.4%
Grand Total	1,940	2,591	3,139	33.6%	21.2%

Source: U.S. Census Bureau

In Pennsylvania, the Department of Health utilizes a population based methodology to estimate future nursing home bed need by County and the number of Medicare/Medicaid certified nursing beds allowable per County is based on these calculations. (Title 55 - § 1187.21a (28 Pa.B. 138, January 9, 1998). The estimated bed need in Lycoming County is 928. There are currently 1,162 nursing beds in the County, which indicates a surplus of 234 nursing beds.

There are fifteen (15) licensed assisted living facilities in Lycoming County with 15 or more beds each, with a total of 739 beds. Since assisted living is not reimbursable under Medicare or Medicaid, elderly residents must have either the income or assets to pay privately for assisted living care. It is estimated that there are approximately 4,738 residents in the County age 75+

Technical Background Studies

No. 1 – Community Development Profile

with incomes or assets sufficient to pay for assisted living care. Based on 1990 Census numbers, approximately 30 percent of elderly residents live alone, and approximately 35% have either mobility limitations or self-care limitations. Assuming that residents with mobility or self-care limitations who live alone are the prime candidates for assisted living, we can estimate that the approximate need among 75+ residents who could afford to pay privately for assisted living care is 497 beds, which indicates a surplus of 242 assisted living beds. In addition, there are approximately 190 independent living units in the County.

Issue – Quality Educational System

In the late 1990s, the State Board of Education adopted curriculum regulations, replacing student learning outcomes with statewide academic standards. This policy shift reflected the administration's desire to institute a higher level of accountability, for both students and schools, within the state's educational system. These new academic standards assess student performance in three areas – math, reading, and writing. Each year, every Pennsylvania student in grades 5, 8 and 11 are assessed in reading and math, while students in grades 6,9, and 11 are assessed in writing. Based upon student scores, various performance levels can be achieved¹⁵:

Advanced: Superior academic performance indicating an in-depth understanding and exemplary display of the skills included in Pennsylvania's Academic Standards;

Proficient: Satisfactory academic performance indicating a solid understanding and adequate display of the skills included in Pennsylvania's Academic Standards. The Board of Education has established this performance level as the expected level of student achievement;

Basic: Marginal academic performance. Indicates a partial understanding and limited display of the skills included in the Academic Standards; and

Below Basic: Inadequate academic performance. Indicates little understanding and minimal display of the skills included in the Academic Standards.

Under this system, schools are able to benchmark each student's performance against their peers. Parents utilize the PSSA results to track their children's progress and to determine if assistance (e.g. tutoring) is needed to support their child's educational goals. The PSSA is also a useful measure of school performance. In this section, PSSA results are utilized to determine if Lycoming County's schools are competitive with other counties in the Commonwealth. As a secondary measure of school performance, combined Stanford Achievement Test (SAT) results are compared to determine if achievement gaps exist between Lycoming County and other school districts in the Commonwealth. Finally, dropout rates are examined to determine if Lycoming schools are effectively retaining their student population. Every dropout event reflects a student who has left school without transferring to another academic institution. Because higher dropout rates are indicative of lower work-life earnings and a higher propensity toward risky behaviors, a high dropout rate is cause for concern.

¹⁵ A description of the PSSA performance levels was obtained from the PA Department of Education web site at <http://www.pde.state.pa.us>

Technical Background Studies

No. 1 – Community Development Profile

The indicators of school performance – dropout rates, PSSA scores, and SAT scores – are presented in Table 1-29. Some preliminary observations can be made from this data:

- Dropout rates in Lycoming County are consistent with dropout rates experienced Statewide.
- Compared to Statewide PSSA score distribution, a higher percentage of Lycoming County students exceeded the State proficiency requirement.
- In the 2000-2001 school year, the Williamsport Area School District showed the highest percentage of students (43% of all grade 11) achieving *below basic* PSSA math scores. The district's reading scores were also lower than other districts in the County. As the County's only urban school district, the lower performance scores may reflect a higher percentage of low-income households, and English as Second Language (ESL) students. Further research would be needed to determine how demographic and social conditions impact the district's comparatively weaker performance.
- While the Montgomery Area School District did not deliver the highest SAT scores in the 2000-2001 school year, a majority of its student population met either the *proficient* and/or *advanced* levels of PSSA performance in both reading and math.
- Students in the Loyalsock Township School District scored the highest overall SAT scores in the last academic year. Twenty-four percent (24%) of students taking the exam scored in the top quartile – a higher ranking than other Commonwealth school districts (22%).

Table 1-29 Indicators of School District Performance 2000-2001 School Year						
School District	Dropout Rate Grades 7-12	Pennsylvania System of School Assessment Math (Reading) Scores Percent of Grade 11 Students Achieving Scores in the Following Score Groups				SAT Scores Overall Averages (Math & Verbal) (Percent scoring in Top Quartile)
		Advanced	Proficient	Basic	Below Basic	
East Lycoming	1.7	18 (12)	30 (46)	24 (18)	28 (24)	985 (17%)
Jersey Shore Area	2.6	15 (14)	29 (46)	26 (21)	29 (19)	966 (9%)
Loyalsock Township	2.2	* (17)	* (54)	* (11)	* (18)	1057 (24%)
Montgomery Area	2.2	34 (16)	30 (43)	18 (21)	17 (21)	984 (15%)
Montoursville Area	3.4	19 (14)	29 (47)	26 (24)	26 (15)	987 (16%)
Muncy	1.7	19 (17)	38 (56)	24 (19)	19 (8)	1011 (14%)
South Williamsport	1.3	12 (12)	34 (42)	26 (24)	28 (22)	1063 (20%)
Williamsport Area	2.7	16 (13)	21 (33)	21 (18)	43 (36)	974 (18%)
STATE AVERAGE	2.4	25 (26)	26 (25)	23 (25)	25 (24)	999 (22%)

*An asterisk indicates data that has been suppressed to protect student privacy.

Source: Pennsylvania School Profiles & Public Secondary School Dropouts, Pennsylvania Department of Education (2002)

Technical Background Studies

No. 1 – Community Development Profile

School Enrollment

Lycoming County is experiencing an overall decline in its school enrollment and this trend is expected to continue over the next ten years as demonstrated in Table 1 - 30. This trend is not surprising given the decline in numbers of children under five years of age.

Table 1-30 Enrollment Projections Lycoming County School Districts								
	East Lycoming	Jersey Shore Area	Loyalsock Township	Montgomery Area	Montoursville Area	Muncy	South Williamsport Area	Williamsport Area
2002-2003	1,844	3,118	1,416	1,030	2,165	1,138	1,530	6,055
2003-2004	1,814	3,068	1,372	1,003	2,034	1,133	1,490	5,865
2004-2005	1,772	2,984	1,372	977	1,963	1,129	1,480	5,695
2005-2006	1,722	2,921	1,413	934	1,864	1,127	1,467	5,959
2006-2007	1,682	2,869	1,462	890	1,762	1,121	1,451	5,416
2007-2008	1,640	2,821	1,520	827	1,673	1,109	1,418	5,271
2008-2009	1,597	2,764	1,579	791	1,588	1,079	1,386	5,105
2009-2010	1,574	2,716	1,642	755	1,509	1,054	1,348	4,941
2010-2011	1,542	2,687	1,709	721	1,428	1,016	1,323	4,795
2011-2012	1,511	2,653	1,805	689	1,392	983	1,278	4,660
Ten-Year Projected Growth	-18.0%	-15.0%	+27.0%	-33.0%	-36.0%	-14.0%	-16.0%	-23.0%

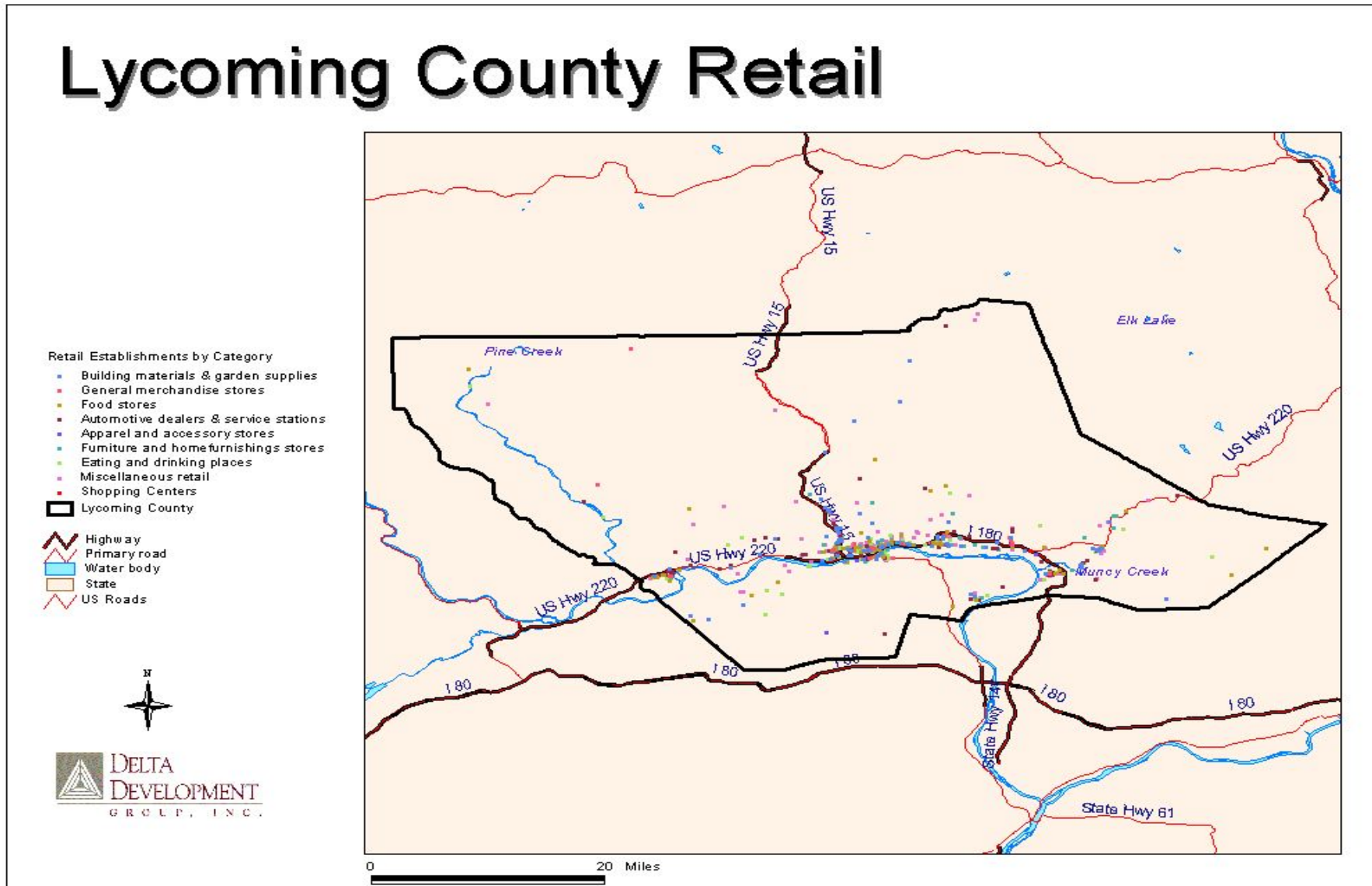
Source: Enrollment Projections prepared by the PA Department of Education (based on 2001 enrollments)

Issue: Lack of retail centers and increasing storefront vacancies

Countywide, lack of retail was viewed as an issue; however, due to the presence of the Lycoming Mall, this is not an important issue for this planning area.

At this time, there are no known sources of data available to track the trends in storefront vacancies. This is a data gap that may need to be addressed in the future. Such data may be helpful in establishing any relationship between vacancies and economic growth in the business districts.

Lycoming County Retail



Technical Background Studies

No. 1 – Community Development Profile

APPENDIX A

Population Forecasts Methodology

BonData provides population projections on an as is basis with no guarantee expressed or implied. As with all projection they are a guess into the future and cannot be verified. Calculations are based on mathematical formulas only. All areas are treated the same and no “special” knowledge of a locality enters into the calculations. BonData uses accepted methodology for these calculations.

The Population projections are calculated at 5-year increments from 2005 to 2020, each year independent of the previous. They are based on model that uses average of four mathematical calculations. All projections use base census populations from the 1990 and 2000 censuses.

Procedure:

Smaller geographic areas are always adjusted so that they can be summed to the larger hierarchical area. For example, the sum of the municipalities (MCD's) in a county will add up to that county's total and the sum of the counties will equal the state total. The procedure works downward from highest (state) to lowest (MCD).

Projections for the State are obtained from the US Bureau of the Census and used as the controlled Base population. Using this official projection, the population for each county is calculated and adjusted to an accepted State total. The procedure is the same for each level. Statewide projection for counties are completed first and used as the adjustment base for the municipalities.

Linear – assumes a constant rate of growth

Share – assumes changes in population are based on a municipality's share of county growth

Exponential – assumes an increasing rate of growth

Shift (modified exponential) – assumes growth increases at a declining pace

If any one method produces a zero or negative total population, the results for that method are discarded from further calculations. Results are also manually scanned for any one results that are obviously off the scale, for example; if a population goes from 1000 to 3 and this differs greatly from the results of the other methods, it would not be included in the average.

Averages are then adjusted to count totals, i.e., adjustments are made based on a municipality's share of the sum so that the sum of the municipalities equals the county total.

Technical Background Studies

No. 2 - Existing Land Use Profile

Introduction

Modern decision-making is indeed a multi-faceted process, particularly when decisions affect large geographic areas and the populations, economics, and environments within these areas, as regional planning does. Land use data is only one aspect of the inventory phase of the planning process; however, it is an extremely important one as modern society continues to develop land while controlling negative impacts.

Key Land Use Issues

Through consultation with the Planning Advisory Team (PAT) and interviews with key persons within the planning area and throughout the county, the important issues that could impact the community in terms of land use conditions were identified for the **Montoursville-Muncy Growth Area** as follows:

- ☑ **Ridgetop development** - One of the most important issues that has surfaced during this phase of the comprehensive planning process is the need to preserve Lycoming County's scenic resources. Development along the study area's ridgetops is perceived as having a negative impact on the county's scenic landscapes. Regulation of such development is necessary to preserve these resources and ultimately the county's rural character.
- ☑ **"Strip" Housing Developments** - Residents are concerned with the trend to build housing developments that are strung out along one road, which creates access management problems. In addition, they are not really conducive to developing a sense of neighborhood.
- ☑ **Steep slope development** - Development of steep slopes often results in increased stormwater runoff, which, in turn, causes siltation of streams and erosion of stream banks. Steep slope development also requires improved on-lot sewage disposal technologies as approved by the Pennsylvania Department of Environmental Protection. At the present time, steep slope development is only regulated through zoning and subdivision/land development ordinances in Muncy Township.
- ☑ **Commercial Development Along the I-180 and U.S. 220 Corridors** - The I-180 and U.S. 220 corridors represent one of Lycoming County's fastest growing residential and commercial areas. The Montoursville-Muncy Growth Area is right in the middle of this area and is supported by an excellent transportation system, as well as a growing public sewer and water system. According to Lycoming County's GIS mapping, commercial land uses comprise almost 634 acres of the Montoursville-Muncy Creek planning area. Much of this commercial development is focused on the Lycoming Mall area in Muncy Township.
- ☑ **Land Use Impacts from I-99 Improvements**- The development of Interstate 99 through Lycoming County will increase accessibility throughout the county and will likely increase

Technical Background Studies

No. 2 - Existing Land Use Profile

traffic flows through the I-180 and U.S. 220 corridors. These increased traffic flows will put additional growth pressures on the Montoursville-Muncy Growth Area municipalities.

- ☑ **Industrial Farm Operations** - The sustainability of the traditional family farm is becoming increasingly harder to achieve as trends in the agricultural industry are shifting towards franchising and cooperatives, where independent producers enter into a production contract with animal processing corporations. In addition to the environmental impacts, research is beginning to reveal negative social impacts as well. Lycoming County is in the process of amending the county's zoning ordinance to limit concentrated animal feeding operations to areas zoned specifically for agriculture, and then only after a public hearing and proof that measures have been taken to protect public health and safety. If approved, such measures would only apply to those municipalities who have adopted the county's zoning ordinance.
- ☑ **Telecommunication towers** - The proliferation of the nation's telecommunications industry has left many Pennsylvania municipalities ill-prepared for the impacts caused by wireless telecommunication towers and associated infrastructure. The Montoursville-Muncy Growth Area municipalities have already experienced the development of wireless telecommunication facilities, but have not adopted any measures to regulate them.
- ☑ **Standardized land use inventory** - The need for developing a standardized land use inventory system has long been recognized. Such a system would greatly benefit regional cooperation and planning initiatives, as well as enhance economic development initiatives. Moreover, a standardized land use system would help local municipalities and the County to achieve consistency in their comprehensive planning policies and land use regulations. To this end, the County, in cooperation with its municipal partners, has drafted the **Lycoming County Comprehensive Plan Consistency Manual**, which uses the American Planning Association's Land-Based Classification Standards (LBCS) model in their GIS-based land use inventory and classification procedures.
- ☑ **Uniform Construction Code** - The Pennsylvania Uniform Construction Code (Act 45 of 1999) will establish consistent construction standards in every municipality in the commonwealth. The goal of the law is to prevent substandard construction, both for residential and commercial purposes. The impact of the UCC on the Montoursville-Muncy Growth Area municipalities may be minimal considering that each municipality has enacted a building code, such as BOCA.

Existing Land Use Patterns

The Lycoming County Planning Commission (LCPC) developed a countywide inventory of land uses using the American Planning Association's Land-Based Classification Standards (LBCS) model. The LBCS provides a *consistent* model for classifying land uses based on their characteristics and updates the 1965 Standard Land Use Coding Manual (SLUCM).

Technical Background Studies

No. 2 - Existing Land Use Profile

The standards employed under the LBCS methodology are based on a multi-dimensional land-use classification model. For local planning purposes, LBCS calls for classifying land uses in the following dimensions: Activity, Function, Structure Type, Site Development Character, and Ownership. APA provides the following descriptions for these five dimensions.

- Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.).
- Function refers to the economic function or type of establishment using the land, e.g. agricultural, commercial, or industrial.
- Structure refers to the type of structure or building on the land, e.g., single-family house, office building, warehouse, hospital, or highway.
- Site development character refers to the overall physical development character of the land. For most land uses, it is simply expressed in terms of whether the site is developed or not.
- Ownership refers to the relationship between the use and land rights, namely public or private.



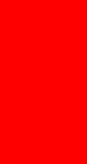







According to the APA, the underlying principle of the LBCS model is its ability to adapt to a variety of planning applications, data collection methods, data-sharing and data-integrating methods, and color coding and mapping. The flexibility makes it possible to assign new categories, accommodate new methods and technologies for analysis, and to customize the model for local needs without losing the ability to share data.

The LCPC prepared an initial land use inventory by photo-interpreting the county's low level digital aerial photography, which was recently updated in 2000. The identified land uses were primarily classified using the LBCS's Activity and Structure dimensions. Table 1-1 presents a descriptive overview of each classification used by the LCPC.

Technical Background Studies

No. 2 - Existing Land Use Profile

Table 1-1, Land Use Classifications Summary

Dimension	Code	Land Use Classification	Description	Color (RGB)	Color Fill
Activity	1000	Residential	Includes activities that occur in all types of residential uses (except multi-family), structures, ownership characteristics, or the character of the development.	Yellow (251, 248, 60)	
Structure	1200	Multi-family (Residential)	A subset of the Residential Activity, the Multi-family Structure dimension is defined by the number of units and not by the number of floors or stories in the structure.	Orange (255, 102, 0)	
Activity	2000	Commercial	This category captures all uses that are business related. Use it as a catch-all category for all retail, office, commercial, and industrial activities when the subcategories are either too specific or otherwise unknown (as in comprehensive plan designations).	Red (233, 51, 51)	
Activity	3000	Industrial	Includes land accommodating manufacturing, assembly, warehouse, and waste management activities. Use this as a catch-all category for anything not specified in subcategories below.	Purple (172, 89, 202)	
Activity	5000	Transportation	This category encompasses activities associated with all modes of transportation. It includes rights-of-way and such linear features associated with transportation.	Gray (210, 210, 210)	
Activity	6000	Insitutional	The Activity dimension includes land that is currently used for schools, government, hospitals, public recreational facilities, nursing homes, and treatment facilities.	Dark Blue (0, 0, 128)	
Activity	8300	Field	This LCPC classification includes uses associated with non-cultivated land areas that are typically used for pasturing, grazing and grass harvesting activities.	Chocolate (139, 69, 19)	
Activity	8100	Cultivated	This LCPC classification Agricultural activities, such as farming, plowing, tilling, cropping, seeding, cultivating, and harvesting for the production of food and fiber products. Also includes sod production, nurseries, orchards, and Christmas tree plantations. Excludes forest logging and timber-harvesting operations.	Light Green (204, 255, 204)	
--	9000	Water	Identifies the county's surface water features, which include lakes, major streams, and the Susquehanna River.	Aqua (0, 255, 255)	
--	9000	Woodlands	Identifies the county's forested areas and includes activities associated with forestry and outdoor recreational activities. It also includes private hunting club structures.	Dark Green (0, 139, 0)	

As is the case throughout the County, land use has been heavily influenced by the area's topography. The past importance of the Susquehanna River as a transportation corridor has combined with the rough terrain of the surrounding area to focus development in the relatively flat areas along the river and its tributaries. More recently this planning area has been shaped

Technical Background Studies

No. 2 - Existing Land Use Profile

by the construction of I-180. Once the Central Susquehanna Valley Throughway is completed later this decade, development pressures will increase, as most north-south traffic through the region is expected to use the I-180 corridor.

Fairfield and Muncy Townships are rural areas with the exception of the area around the Lycoming Mall. Montoursville Borough is a town center that has a viable downtown with residential and commercial shopping areas. The Borough is also the location of the Williamsport Regional Airport, Montoursville High School, the Wal-Mart Plaza and the offices of PennDOT District 3-0.

The major land uses in the planning area are woodlands, 35 percent and agriculture, 27 percent. Currently I-180 serves as a boundary with most development occurring south of the interstate. North of the interstate remains largely rural and wooded with scattered development.

The following is a brief summary of the land use patterns in the Montoursville - Muncy Growth Area.

Residential - For the Planning Area as a whole, residential uses account for approximately 13 percent of all land uses; however, this varies for each municipality. In Fairfield Township residential uses account for about 17 percent, in Montoursville about 18 percent, while in Muncy Township they are only 8 percent of all uses.

Commercial/Industrial - This planning area is host to the Lycoming County Mall and adjacent commercial uses. This is a regional shopping center that attracts users from throughout the north-central region of Pennsylvania. With the proposed increased usage of I-180 and the potential for a full interchange at the mall this area will come under more intense pressure for commercial and related development.

Institutional - This type of land use includes schools, hospitals, and other public and semi-public facilities. In the Planning Area, this accounts for approximately 3 percent of the total area. However, in Montoursville, these uses account for approximately 14 percent, which reflects the presence of the Williamsport Regional Airport.

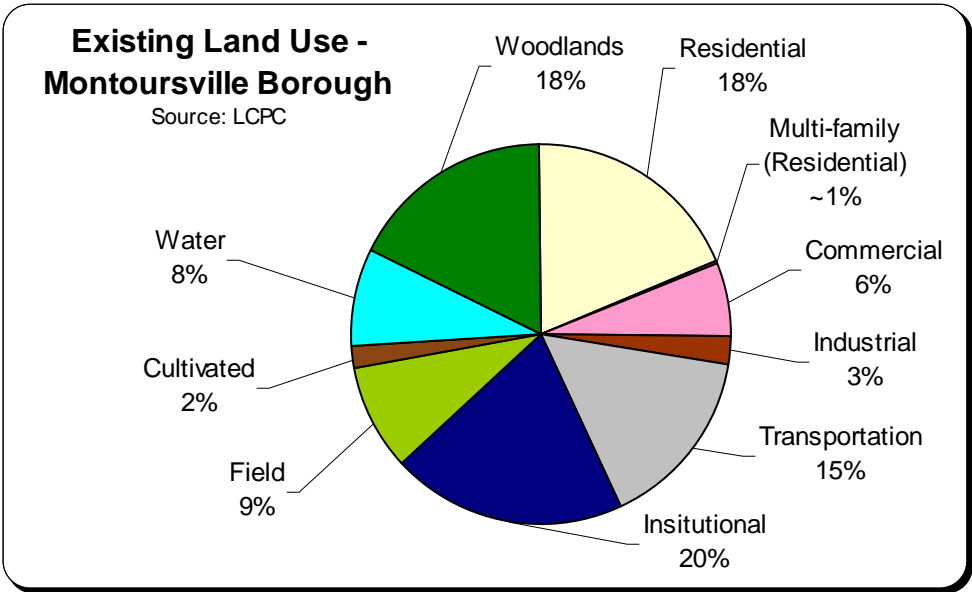
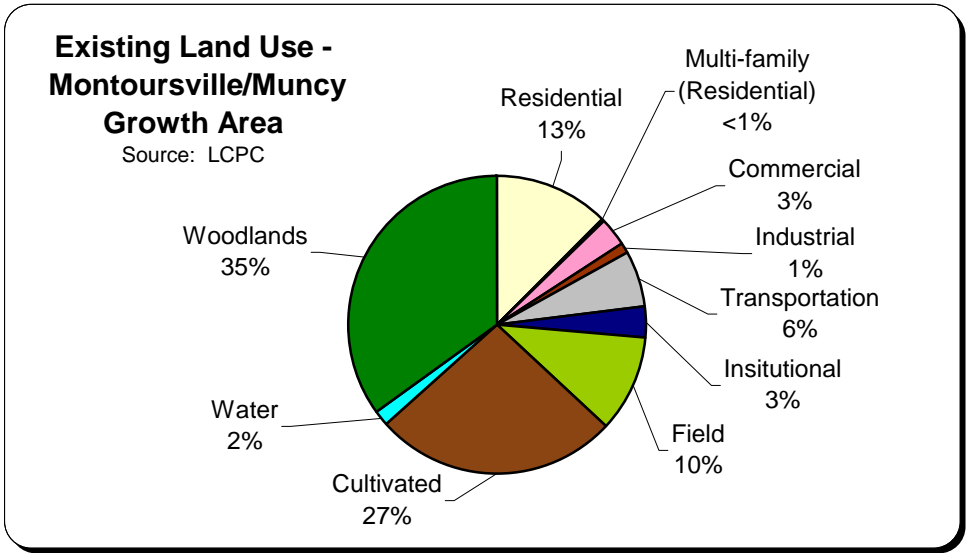
Agriculture and Open Space - These types of land use are by far the most dominant throughout the Planning Area. They include the LBCS categories of Field, Cultivated, and Woodlands for purposes of this discussion. For the entire Planning Area, they account for approximately 75 percent of all land use; however, the ratio of each use is different for each municipality as shown in the following series of graphs.

Transportation - The amount of area devoted to transportation facilities within the Planning Area is about 6 percent. However, within the municipalities it ranges from 5 percent Muncy and Fairfield Townships to 11 percent in Montoursville Borough.

Floodplain - The Loyalsock Creek creates a very large floodplain in both the Borough of Montoursville and Fairfield Township. While much of this area is protected there are some limited opportunities for development that will need to be considered as this Plan is completed.

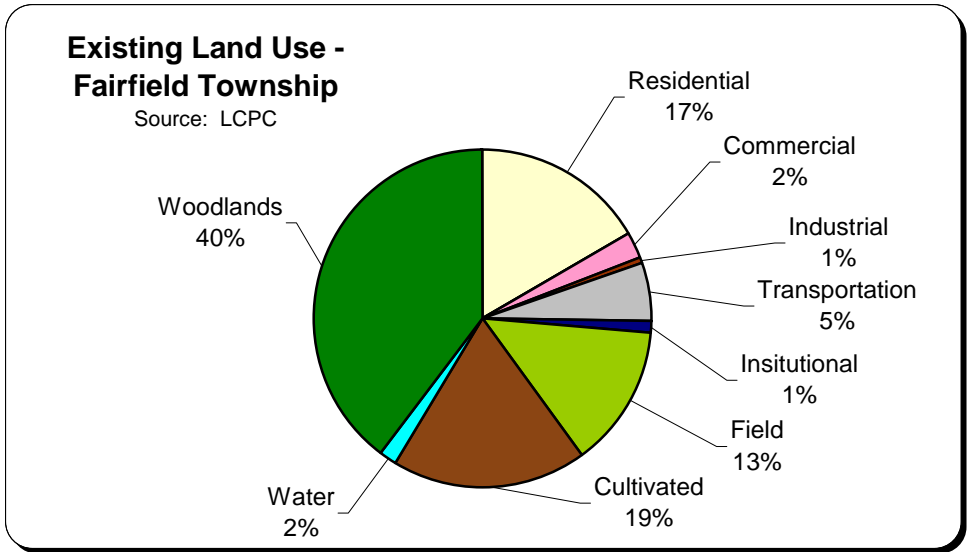
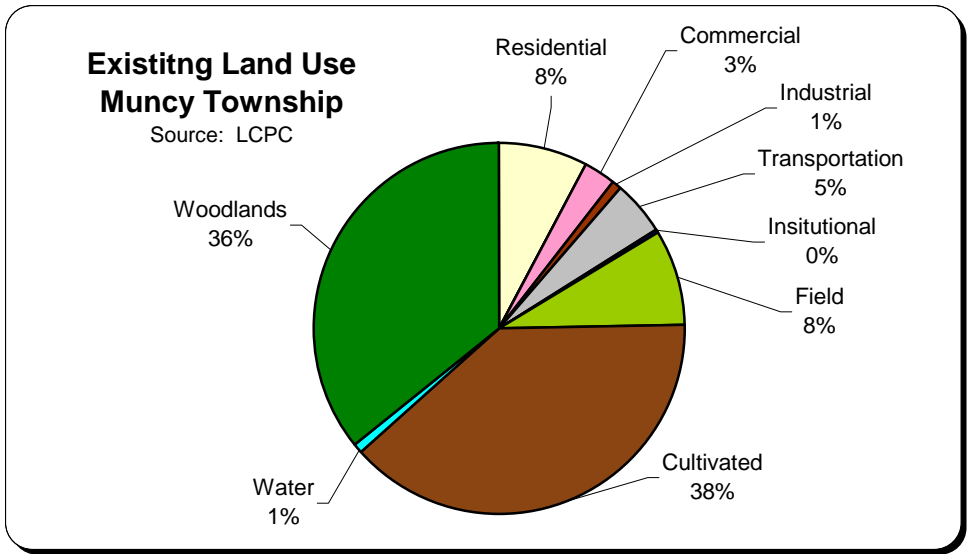
Technical Background Studies

No. 2 - Existing Land Use Profile



Technical Background Studies

No. 2 - Existing Land Use Profile



Technical Background Studies

No. 2 - Existing Land Use Profile

LAND USE REGULATIONS

The Pennsylvania Municipalities Planning Code (MPC) provides the legal framework for local governments to enact, administer and enforce both zoning, and subdivision and land development regulations. Zoning and subdivision/land development regulations are just one many methods that the Montoursville-Muncy Creek Growth Area municipalities use to regulate the use and development of land and structures. The following table presents a selected inventory of regulations as enacted by the Montoursville-Muncy Growth Area municipalities. As shown, Muncy Township has adopted the regulations as enacted by Lycoming County.

Selected Land Use Regulations for the Montoursville/Muncy Growth Area

Municipalities	Zoning Ordinance	Subdivision/Land Development Ordinance	Floodplain Development	Stormwater Management
Montoursville Borough	■	■	■	■
Fairfield Township	■	■	■	■
Muncy Township	□	□	□	□

Legend:

- Municipal Enacted Ordinance
- Lycoming County Enacted Ordinance

Technical Background Studies

No. 3 – Utilities Profile

Introduction

This chapter examines the full range of utilities infrastructure, available in the Montourville/Muncy Growth Area related to the functioning of the communities, economic growth, health, education, welfare, safety and other needs of the citizens. These utilities include sewer, water, electric, gas and telecommunications. Available utilities infrastructure has a big effect on future economic development and growth. Adequate infrastructure is an essential ingredient in fostering new development and in retaining and strengthening existing business and industry. This profile is useful in identifying strengths as well as inadequacies and needs.

Key Utilities Issues

Through consultation with the Planning Advisory Team and interviews with key persons and focus groups within the planning area and throughout the County, the important issues that could potentially impact on the community in terms of utilities were identified. The utilities issues that were noted for the Montoursville/Muncy Growth Area are as follows:

- ☑ **Storm Water Management Problems** - Development has occurred without storm water management controls required. This has led to runoff problem areas adjacent to township roads and complaints amongst residents.
- ☑ **Sewer Expansion Capacity** - The Montoursville Sewerage System has capacity for significant growth.
- ☑ **Flood Protection** - Flood protection from the Susquehanna River is a primary concern of many citizens.
- ☑ **Uneven Natural Gas Distribution** - Natural gas is readily available in the major urban areas. However, availability of natural gas is sporadic in the outlying areas of the County.
- ☑ **Lack of Rural Water Service** - The public water supply does not provide service to the rural areas of these municipalities. In conjunction with water quality and quantity of wells in the rural areas, water supply becomes a limiting factor to growth in the rural areas.
- ☑ **Broadband Service** - A variety of broadband service carriers are available in the major urban areas, and to industrial and commercial developments.
- ☑ **Regional Water System** - There is no public water supply in Muncy Township or outlying areas of Fairfield Township.
- ☑ **Failing Septic Systems** - There are failing septic systems in the rural areas, which will lead to groundwater and surface water contamination if not properly addressed.

Technical Background Studies

No. 3 – Utilities Profile

Background Utilities Data

Utility Networks

Residential and commercial development in the Montoursville/Muncy Growth Area will place greater demands on natural gas, electricity, cable service, and telecommunication services. Although most of the service providers have the ability to meet increased demands, it is essential that a review of service providers and service areas be completed for the Comprehensive Plan.

Natural Gas

PGEnergy provides gas service to the Montoursville/Muncy Growth Area where feasible.

Bottled propane Gas

Propane gas is available to all of the municipalities within this planning area. The following providers make deliveries: Agway Energy Products, Amerigas, Montour Oil Service Company, and Suburban Propane.

Electricity

PPL Utilities, Inc., 4810 Lycoming Mall Drive, Montoursville, PA 17754, is the major provider of electric service in the Montoursville/Muncy Growth Area. Pennsylvania is one of several states that offer residents a choice in their electric service generation supplier. Under the Electric Choice program established in 1999, customers can select their electric service based on cost, services and incentives, or personal preference.

Telephone

Verizon Communications, 365 Union Avenue, Williamsport, PA 17701, provides local service for residents of the Montoursville/Muncy Growth Area. Long distance service is offered by a number of long-distance carriers.

Cellular Service

Cellular Telephone services are available through AT&T Wireless, Cellular One, Conestoga Wireless, Montour Wireless, Nextel, Radio Shack and Verizon Wireless.

Cable TV

Susquehanna Communications, 330 Basin Street, Williamsport, PA 17701, provides cable TV services to the more densely populated areas of the Montoursville/Muncy Growth Area. Satellite service is available in areas where cable service is not available.

Technical Background Studies

No. 3 – Utilities Profile

Internet Service Providers

Local internet service providers include Susquehanna Communications, Chili Tech, and Keystone Community Network. Many national internet service providers are also available, such as Earthlink, AOL, Compuserve and MSN.

Broadband Service

Broadband service is available primarily in urban and industrialized areas. See the Broadband Service by Zip Code Map for availability of broadband service.

Public Water Service Facilities

The Montoursville Borough Waterworks provides public water service to residents of the Montoursville Borough. The Timberland Estates Mobile Home Park, Twin Hills Mobile Home Park, Vali-View Mobile Home Park, and Village Water Inc. also have a public water supply system. The table below contains information pertaining to these public water systems. The remaining residents are served by private, on-lot wells.

All of these systems have adequate capacity through 2020, except Village Water Inc. Improvements needed to meet minimum standards identified for the Timberland Estates Mobile Home Park include a generator and storage. Improvements needed to meet minimum standards identified for the Twin Hills Mobile Home Park include storage and a blowoff valve. Improvements needed to meet minimum standards identified for the Vali-View Mobile Home Park include additional well, generator, storage and a blowoff valve. Improvements needed to meet minimum standards identified for the Village Water Inc. include additional storage.

Additional information is available in the Lycoming County Water Supply Plan completed in September 2001. The Water Service Area Map shows those areas that are capable of connecting to a public water supply source. Also refer to the Groundwater Availability Map which shows the areas with potential problems for private wells.

MONTOURSVILLE/MUNCY GROWTH AREA WATER SYSTEMS							
Water System	Area Served	Water Source	Population Served	Treatment		Storage	
				Filtration	Capacity (gpd)	Raw (gallons)	Finished (gallons)
Montoursville Borough Waterworks	Montoursville & Fairfield Township	5 Wells	4,777	No	N/A	660,000	1,050,000

Technical Background Studies No. 3 – Utilities Profile

MONTOURSVILLE/MUNCY GROWTH AREA WATER SYSTEMS							
Timberland Estates Mobile Home Park	Fairfield Township	2 Wells	360	No	N/A		Unknown
Twin Hills Mobile Home Park	Fairfield Township	2 Wells	372	No	N/A		480
Vali-View Mobile Home Park	Fairfield Township	1 Well	150	No	N/A		3,700
Village Water Inc.	Fairfield Township	2 Wells	378	No	N/A	32,000	23,000

Public Sewer Service Facilities

The Pennsylvania Sewage Facilities Act of 1966 as amended is also known as “Act 537”. It is the primary law controlling individual and community sewage disposal systems. It requires every municipality in the state to prepare and maintain an up-to-date sewage facilities plan. These plans are required to be reviewed and updated as necessary every five years. The following table indicates plan approval dates:

Montoursville Borough	1/5/1995	Plan Approval Date 1991 - 1996
Fairfield Township	1/5/1995	Plan Approval Date 1991 - 1996
Muncy Township	7/24/1994	Plan Approval Date 1991 - 1996

Lycoming County Water and Sewer Authority Treatment System

Lycoming County Water and Sewer Authority operates and maintains a sewage treatment plant serving Montoursville Borough and portions of Fairfield Township, Muncy Township and Muncy Creek Township (a portion along SR 2014 and Industrial Pard Road). The Sewer Service Area Map shows those areas that are capable of connecting to a public sewer. The Borough's and Township's conveyance systems consists of 8" to 24" collector and interceptor mains and 10" to 16" force mains combined. The conveyance system is strictly a sanitary system in both the Borough and Townships. There are 6 pumping stations located in Montoursville Borough, Fairfield Township, Muncy Township and Muncy Creek Township.

The plant is designed for 1.5 mgd, with an average daily flow of 459,000 gpd.

On-lot Septic Systems

The remaining areas are serviced by on-lot septic systems. Muncy Township has a Sewage Enforcement Officer on staff, while Fairfield Township's is with the Lycoming Sanitary

Technical Background Studies

No. 3 – Utilities Profile

Committee. As outlined in the Lycoming County Soil Survey, soil type also affects septic tank absorption. Soils are rated according to their absorption capabilities, and range from slight, i.e., few limitations to absorption, to severe, i.e., limitations so difficult to overcome that special designs and additional costs are necessary. Many of the planning area's soils are classified as severe. While this does not preclude development, the cost of installing adequate on-lot sewage disposable systems is much higher. Without the proper systems, the chances of groundwater contamination due to system failure are much greater. Site-specific analysis for new development is essential to ensure that the proper systems are put in place.

Technical Background Studies

No. 4 – Transportation System Profile

Introduction

The transportation network of a community is the backbone for its development and prosperity. It can help to attract merchants and residents and is the overall foundation for community growth. A carefully planned roadway network will ultimately provide for the advancement and success of a community; however, if poorly planned or maintained, it can deter prosperity and overshadow a community's positive attributes.

Key Transportation Issues

- ☑ **The Planning Area's local road system is nearing capacity** and in some cases exceeding it. Growth in the Planning Area, including infrastructure improvements will continue to put pressure on the system.
- ☑ **The Williamsport Regional Airport** is located in the Borough of Montoursville. It is classified by the Pennsylvania Bureau of Aviation as a scheduled service facility, and provides services to Planning Area businesses, residents, and companies visiting the region. Although the airport provides direct connections to USAir hubs in Pittsburgh and Philadelphia, they are very expensive when compared to other facilities, such as HIA in Harrisburg and Pittsburgh International.
- ☑ **City Bus provides public, fixed route transit services to the Planning Area.** The Montoursville route provides services to and from downtown Williamsport with several stops along the way.
- ☑ Traffic on Broad Street in Montoursville was noted as problematic.

Existing Roadway Network Overview

There are a total of 46.51 miles of Township Roads and 31.14 miles of State Highway System roads within the Planning Area. The major roadways servicing the U.S. 15 South Planning Area are as follows:

- Interstate 180 roughly follows the path of the Susquehanna River in the southern part of the Planning Area. It skirts to the north of Montoursville in Fairfield Township, joining US 220 through all of Fairfield and into Muncy Township. US 220 cuts off at the interchange just to the southwest of Pennsdale and heads northeast into Wolf Township.
- SR 2014, also known as Broad Street, roughly parallels I-180 to the south and runs through the heart of Montoursville.

Technical Background Studies

No. 4 – Transportation System Profile

Functional Classification

Roadways are grouped into categories according to the service they are intended to provide. Known as the functional classification system, the categories serve as a guide for both planning and funding purposes and are summarized below.

Interstates are limited access highways designed for traffic between major regional Planning Areas or larger urban communities of 50,000 or more. These highways extend beyond state boundaries, with access limited to interchanges located by the U.S. Department of Transportation. I-180 is the only interstate in the Planning Area.

Freeways are limited access highways designed for large traffic volumes between communities of 50,000 or more to regional traffic generators (such as central business districts, suburban shopping centers, and industrial Planning Areas). Freeways should be tied directly to arterial roads, with accessibility limited to specific interchanges to avoid the impediment of thru traffic. There are no freeways in the Planning Area.

Principal Arterials are roads that provide land access while retaining a high degree of thru traffic mobility and serve major centers of urban activity and traffic generation. These roadways provide a high speed, high volume network for travel between major destinations in both rural and urban Planning Areas. SR 2014, locally known as Broad Street, is the Planning Area's only principal arterial.

Minor Arterials are roads that provide land access with a lower level of thru traffic mobility than principal arterials and serve larger schools, industries, institutions, and small commercial Planning Areas not incidentally served by principal arterials. SR 2075 north out of Montoursville (Montour Street), which turns into SR 87 north of I-180, and US 220 east of the I-180 interchange are classified as minor arterials.

Collectors are roads that link traffic between local roads and arterial streets and provide access to abutting properties. Collectors serve minor traffic generators, such as local elementary schools, small individual industrial plants, offices, commercial facilities, and warehouses not served by principal and minor arterials. Middle Road south of Pennsdale in Muncy Township and Township Roads 852 and 856 in Fairfield Township are all considered major collectors. TR858 and Quaker Church Road in Muncy Township and TR855 in Fairfield Township are minor collectors.

Local roads serve farms, residences, businesses, neighborhoods, and abutting properties. The remaining roads fall into this classification.

Technical Background Studies

No. 4 – Transportation System Profile

Traffic Volumes

The most fundamental and visible description of a highway's function is the volume of traffic using that highway over a given time. To standardize this number, volume is generally expressed over a twenty-four hour period, factored by both day of the week and month of the year, to produce an Average Annual Daily Traffic (AADT) value.

PENNDOT keeps track of this data for the state road system. As would be expected, I-180 handles the largest number of trips – about 22,000 through Muncy Township to Montoursville, where the number jumps to about 28,000 trips per day. Broad Street handles between 8,000 and 14,000 trips. US 220 east of I-180 handles between 7,700 and 9,700 trips per day and Montour Street averages around 8,200 trips.

Aviation

The Williamsport Regional Airport, which is owned and operated by the Williamsport Regional Airport Authority, is located in Montoursville Borough in Fairfield Township. This facility provides regularly scheduled commercial service through US Airways. There are seven flights daily – five to Pittsburgh and two to Philadelphia. Additional charter services are provided by DeGol Aviation. Federal Express offers air-freight services as well.

At the present time, PENNDOT is preparing the environmental impact studies for a new access road to the airport. In addition, plans for rehabilitating the terminal, including a new addition, have been completed and are awaiting FAA approval.

The cost of flying from the Williamsport Regional Airport is rather expensive when compared to flying from Harrisburg International and similar facilities. This has limited the ability to attract more customers. Another limitation to the growth of the airport involves the length of its primary runway. The Airport would like to extend its primary runway in order to attract other carriers; however, they have been unable to obtain approval from the FAA because they do not meet the necessary criteria.

It is expected that US Airways' recent filing for bankruptcy will not have an impact on the services provided at the Williamsport Regional Airport. The daily flights to Pittsburgh and Philadelphia are provided through contract carriers that are not wholly owned by USAir and are not included in the bankruptcy filing.

Public Transit

Williamsport City Bus has a number of fixed routes in the Montoursville/Muncy Growth Area. These operate in the more heavily developed Planning Areas along the Susquehanna River, particularly in Montoursville. There are no fixed routes in the outlying areas.

City Bus Plus, is a paratransit service operated by City Bus, and provides transportation for individuals with disabilities that prevent them from being able to use the regular bus routes. The

Technical Background Studies

No. 4 – Transportation System Profile

service Planning Area extends $\frac{3}{4}$ of a mile from any City Bus route within the municipalities participating in the City Bus fixed route system. Individuals must be certified as ADA eligible in order to take advantage of this service.

The Lycoming-Clinton Counties Commission for Community Action, Inc., also known as STEP, provides the only other public transit available to Planning Area residents. They operate a shared ride, demand-responsive transportation service throughout the County for senior citizens and people with disabilities. Currently, the base fare is \$11.00 per one-way trip and reservations must be made by 2:00 PM the day before.

Rail Service

The Lycoming Valley Railroad Short Line follows the north shore of the Susquehanna River in the Planning Area. This railroad is a switching carrier and a Norfolk Southern handling line carrier. They only provide freight services; there are no passenger rail services in the Planning Area. There is a station located in Muncy Borough, where team track services (rail to truck) are available. The line connects to the Norfolk Southern Main Line across the river and in Newberry Yard, Williamsport. There is also a rail siding located at Halls Station with opportunities for additional access.

Intermodal Facilities

Currently, the Lycoming County Planning Commission has plans to begin a needs and feasibility study for a rail/truck/air freight intermodal facility for Northcentral Pennsylvania. At the present time, the closest intermodal facilities are located in Harrisburg and Taylor (near Scranton), PA. This type of facility could enhance economic development in the region by providing services that could help reduce transportation costs for existing manufacturers in the Planning Area, as well as provide incentives for new businesses to locate in the Planning Area. In addition, it is felt that a facility of this type would help reduce truck traffic throughout the Planning Area, thus improving public safety. It is also likely that the study will consider other intermodal options, such as an air cargo facility.

The County Planning Commission, the SEDA-COG Regional Transportation Planning Advisory Committee and SEDA-COG Joint Rail Authority will work together to coordinate the study. Elements of the study will include a definition of the study Planning Area, evaluation of potential sites, and an analysis of potential transportation impacts. A cost analysis, including a financial plan would also be within the scope of the project.

Transportation Improvement Programs /WATS Long Range Plan

The Williamsport Area Transportation Study was formed in 1968 to serve as the Metropolitan Planning Organization for the Williamsport Urbanized Area. The study area was expanded to

Technical Background Studies

No. 4 – Transportation System Profile

include the entire county in September 2002, with additional voting representation for local municipalities and intermodal providers. The WATS Long Range Plan is included in the Lycoming County Comprehensive Plan and currently contains over \$165 million in projects throughout the county. The plan is updated every two years, and the County, through WATS, coordinates with local municipalities to develop transportation project needs and priorities.

In accordance with federal regulations, WATS identifies transportation needs throughout the Planning Area and develops a Long Range Transportation Plan. The plan covers road, air, rail, and bike/pedestrian modes of transportation. These recommendations are then incorporated into the Statewide Long Range Transportation Plan based on realistic funding opportunities.

The WATS most recent 20 Year Long Range Plan – Stage One (2001-2004) includes these projects in the Montoursville/Muncy Growth Area

- Highway restoration – I-180 Loyalsock Creek to Halls Station
- Highway construction – Construct full interchange @ Lycoming Mall Road
- Highway construction – Airport Access Road – Montoursville, Loyalsock
- Williamsport Regional Airport – Runway extension; convert runway to taxiway; sealcoat taxiways; acquire land for R/W; extend taxiway; relocate airport road.

WATS projects scheduled in the 2003 Statewide Transportation Improvement program are listed in Table 1.

Table 1
PENNDOT 2003 Twelve Year Transportation Improvement Program for the Montoursville/Muncy Growth Area

Project	Route	Project Title	Improvement	Program Period	Cost (\$000)							
					Study	PE	FD	UTL	ROW	CCN	PRA	Total
Highway												
6001	180	Lycoming Mall Ramps	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,842	\$ -	\$ 6,842
6252	180	Montoursville-Halls Station	Highway Restoration	1st	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 3,400	\$ -	\$ 3,500
6274	2088	Wmrspt Airport Access	Additional Lanes	1st	\$ -	\$ 250	\$ 750	\$ 150	\$ 500	\$ 8,000	\$ -	\$ 9,650

Source: PENNDOT 2003 Twelve Year TIP

Journey to Work

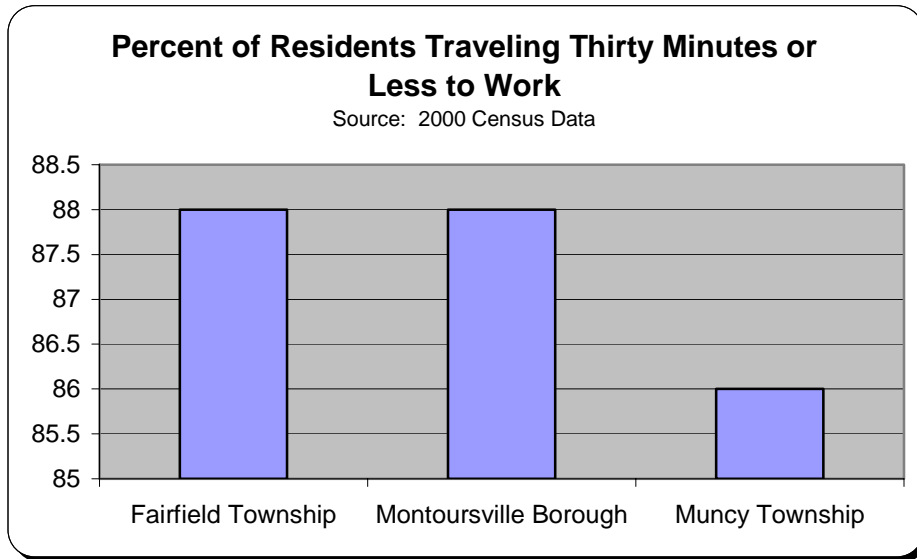
Obtaining a basic knowledge about commuting patterns and the characteristics of commuter travel of the Planning Area is an essential component to the comprehensive planning process. Such trends are useful for planning highway improvements and developing public transportation services, as well as for designing programs to ease traffic problems during peak hours, conserve energy, and reduce pollution.

Place of work and commuting patterns statistics for the Planning Area municipalities were obtained from the 1990 and 2000 Censuses, and are presented in Table 2. On average, 91 – 94

Technical Background Studies

No. 4 – Transportation System Profile

percent of the Planning Area’s residents work in Lycoming County. Most people drive alone to work – between 85 and 92 percent, and as shown in the following graph, the majority of residents travel less than 30 minutes to work – about 87 percent.



Technical Background Studies

No. 4 – Transportation System Profile

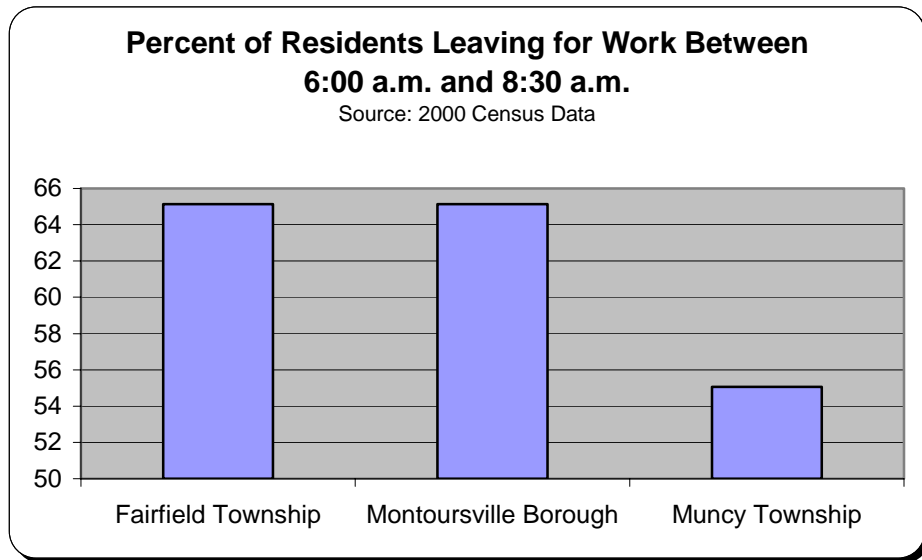
Table 2
Place of Work and Journey to Work

Category	Total Persons					
	Fairfield Township		Montoursville Borough		Muncy Township	
Place of Work	1990	2000	1990	2000	1990	2000
Worked in the minor civil division of residence	47	99	595	580	65	102
Worked outside minor civil division of residence	1,309	1,130	1,744	1,589	475	425
Worked in county of residence	1,244	1,158	2,255	1,938	498	481
Worked outside county of residence	100	67	84	178	36	43
Journey to Work (Mode)	1990	2000	1990	2000	1990	2000
Car, truck or van	1,293	1,182	2,117	1,986	1,511	486
Drove alone	1,176	1,098	1,858	1,828	1,347	449
Carpooled	117	84	259	158	164	37
Public transportation	0	0	55	0	0	0
Motorcycle	0	0	0	0	0	0
Bicycle	0	0	9	23	0	0
Walked	16	6	108	110	30	17
Other Means	0	5	14	21	3	2
Journey to Work (Travel Time)	1990	2000	1990	2000	1990	2000
Less than 5 minutes	32	43	74	103	19	43
5 to 9 minutes	166	199	433	499	64	61
10 to 14 minutes	245	308	549	563	111	144
15 to 19 minutes	406	267	650	461	121	88
20 to 24 minutes	231	218	355	208	102	82
25 to 29 minutes	42	42	38	71	27	33
30 to 34 minutes	89	52	99	72	32	31
35 to 39 minutes	23	7	22	14	6	2
40 to 44 minutes	18	4	25	10	5	10
45 to 59 minutes	25	15	58	19	8	7
60 to 89 minutes	32	30	0	37	10	4
90 or more minutes	0	8	0	83	4	0
Worked at home	47	36	36	29	31	22
Time Leaving Home for Work	1990	2000	1990	2000	1990	2000
12:00 a.m. to 4:59 a.m.	32	28	39	66	7	34
5:00 a.m. to 5:29 a.m.	27	16	36	39	23	16
5:30 a.m. to 5:59 a.m.	36	62	59	82	45	34
6:00 a.m. to 6:29 a.m.	90	120	132	135	49	53
6:30 a.m. to 6:59 a.m.	226	151	282	247	50	77
7:00 a.m. to 7:29 a.m.	176	128	243	319	65	52
7:30 a.m. to 7:59 a.m.	222	222	549	410	82	70
8:00 a.m. to 8:29 a.m.	153	156	386	283	58	26
8:30 a.m. to 8:59 a.m.	46	42	145	121	17	26
9:00 a.m. to 9:59 a.m.	48	27	134	108	30	24
10:00 a.m. to 10:59 a.m.	63	19	15	69	6	13
11:00 a.m. to 11:59 a.m.	0	22	29	9	0	2
12:00 p.m. to 3:59 p.m.	89	90	116	148	37	35
4:00 p.m. to 11:59 p.m.	101	110	138	104	40	43

Source: U.S. Census Bureau

Technical Background Studies

No. 4 – Transportation System Profile



As shown in the preceding chart, approximately 65 percent of those who travel to work in Fairfield Township and Montoursville Borough leave between 6:00 a.m. and 8:30 a.m. In Muncy Township the figure is closer to 55 percent. It is interesting to note that between 12 and 17 percent of the Planning Area's residents leave for work between 12 noon and midnight.

Technical Background Studies

No. 5 – Community Facilities and Services Profile

Introduction

This chapter examines the full range of community facilities and services available in the Montoursville / Muncy Growth Area related to the functioning of the communities, economic growth, health, education, welfare, safety and other needs of the citizens. These services include both public and private police protection, emergency services, recreation, education and health care. The timely and orderly arrangement of facilities and services is important to the well being of all residents. This profile is useful in identifying strengths as well as inadequacies and needs. Adequate infrastructure is an essential ingredient in fostering new development and in retaining and strengthening existing business and industry.

Key Facilities and Services Issues

Through consultation with the Planning Advisory Team and interviews with key persons and focus groups within the planning area and throughout the County, the important issues that could potentially impact on the community in terms of facilities and services were identified. The key facilities, services, and utilities issues that were noted for the Montoursville / Muncy Growth Area are as follows:

- ☑ **Good school systems (public/private)** - The communities in the Montoursville / Muncy Growth Area have the opportunity to attend quality public and private school systems at the elementary, middle school and high school levels. Additionally, there are excellent technical schools, colleges, and universities in the immediate area.
- ☑ **Intermunicipal Cooperation** - There are cooperative agreements in-place and a general spirit of cooperation between the municipalities in providing services.
- ☑ **Public Infrastructure** - The existing infrastructure, including road network, utilities, and services is in place and can support continued growth.
- ☑ **Hospital and Medical Support** - High quality hospital and medical support supports continued growth of the communities and is an important factor in attracting new industry to the area.
- ☑ **Access to the Susquehanna River** - Access to the river is both a strong point and a weakness. The river is a tremendous recreational asset flowing through the community. In some respects it is readily accessible, however, there is room for significant improvements in boating access and general public access.
- ☑ **Bikeway Connectivity** - Construction plans are in process for completing the section of the Susquehanna Trail that will connect to the Montoursville/Loyalsock Bikeway, the Lycoming Creek Bikeway, and Susquehanna State Park.
- ☑ **Natural Beauty** - This area of central Pennsylvania is rich in natural beauty, with tree covered mountains and rich valleys. There are vistas and scenic overlooks throughout the County. A single trip along any one of a number of scenic corridors, such as the Pine Creek Valley, Route 15, or Loyalsock Creek, will bring visitors back to our area year after year.

Technical Background Studies

No. 5 – Community Facilities and Services Profile

There is seasonal beauty with snow-covered mountains in the winter, lush greenery and abundant wildlife in the spring and summer, and fall foliage that rivals any in the world.

- ☑ **Outdoor Recreation** - There are many opportunities for outdoor recreation with numerous hiking and mountain biking trails in nearby State Forest Land and State Game Lands. The opportunities for outdoor recreation in the vast forestland and open fields of Lycoming County are endless. The region is also rich with quality streams and creeks, plus the Susquehanna River, offering opportunities for swimming, boating and fishing.
- ☑ **Sports Programs** - The region has a wide variety of sports programs, from youth leagues through adult leagues.
- ☑ **Natural Areas** - Lycoming County has a high percentage of forestland and natural fields with State Forest Lands, State Game Lands, and large tracts of land from private hunting and fishing clubs. This abundance of forestland and fields provide natural areas and varied habitat for the enjoyment of all.
- ☑ **Lack of Public Recreation** - There is a tremendous potential for recreation in this area. Although there are excellent facilities at Indian Park and the public schools, there is an overall lack of public recreation parks and facilities serving these communities. Recreation opportunities along the river are mostly private. This is currently being evaluated in the County Open Space and Recreation Plan.

Background Infrastructure Data

Public Safety

9-1-1 Communications Center

The Lycoming County's 9-1-1 Communications Center receives emergency phone calls for both Lycoming and Sullivan Counties and dispatches fire, police and emergency medical services in the two county area. Telecommunicators, the individuals who receive and dispatch calls for the 9-1-1 Center, receive approximately 600 hours of training to perform their job functions. Telecommunicators are Pennsylvania State Certified, and Emergency Medical Dispatch (EMD) certified. This permits the Telecommunicator to provide emergency care instructions to the caller prior to arrival of emergency services. The Communications Center dispatches approximately 45,000 to 50,000 incidents and receives over 200,000 telephone calls from the general public annually.

The mission of the Lycoming County Communications Center is to provide a county-wide communications system that permits 9-1-1 access to any individual in need of assistance in the County, dispatch of the appropriate police, fire, emergency medical services, emergency management personnel, and other affiliated agencies to emergency incidents by certified telecommunicators. They work in conjunction with the County Emergency Management

Technical Background Studies

No. 5 – Community Facilities and Services Profile

Agency, Regional Emergency Medical Services Council, and Hazardous Materials Planning Division of the Department of Public Safety, as well as State agencies.

The 9-1-1 Communications Center is at the heart of Lycoming County's Fire, EMS, Sheriff and Police services. Lycoming County 9-1-1 services operate with state-of-the-art equipment. Telecommunication is performed by experienced, trained, emergency personnel who operate the "Simulcast" communications system, which is a radio tower network tied to the Communications Center. Dispatching decisions are made by the box card system that keeps track of cooperative agreements between fire companies, police, and emergency medical services.

Emergency Management

The Lycoming County Emergency Management Agency (EMA) is responsible for developing plans to respond to natural and man-made disasters, and to protect the lives and property of residents/visitors to the county. The County Commissioners have appointed a full time Emergency Management Coordinator who is responsible for the development of these plans as well as maintaining a county Emergency Operations Center (EOC) where county officials, support agencies, and volunteers meet to coordinate disaster activities. In addition to these functions, a major task of the Emergency Management Agency is working with all local municipal EMA Coordinators and assisting them with developing their EOC's and emergency operations plans. The Lycoming County Emergency Management Agency is also the focal point in any major disaster that coordinates the activities between federal, state and municipal government agencies.

The Pennsylvania Emergency Management Services Code (35 Pa. C. S. Section 7101-7707) requires that all counties and municipalities develop and maintain an emergency management program consistent with state and federal emergency management programs. Each county and municipal program is administered by a director, who is appointed by the Governor based upon the recommendation of county and/or municipal officials and the Pennsylvania Emergency Management Agency.

Floods are the primary source of mass destruction from weather related emergencies in Lycoming County. The National Weather Service and the Lycoming County 9-1-1 Center have access to information from the fifteen (15) IFLOWS gauges within the county. The gauges report a digital signal, through the County owned microwave system, to the IFLOWS computer located in the County EMA Emergency Operations Center.

With any impending major emergency (i.e.: flood, tornado, hazardous materials) the EOC is activated with provisions for 24-hour staffing. Upon determining a need for warning due to flood or other severe weather, the County 9-1-1 Center will dispatch (by pager) all of the County Department of Public Safety (DPS) Management Team staff. This staff will report to the EOC to gather data and determine the complexity and severity of the event as well as to notify elected officials, emergency responders and municipal EMA Coordinators. Warning information is disseminated by the 9-1-1 Communications Center, The National Weather

Technical Background Studies

No. 5 – Community Facilities and Services Profile

Service via radio stations, door-to-door, and the Disaster Communications Team-made up of amateur radio operators.

During major emergencies such as floods, tornadoes, snow storms and power failures, there is often the need to provide congregate care shelters for residents who may be unable to stay in their own homes. In Lycoming County, the American Red Cross maintains agreements with the owners of over 150 shelter sites.

Emergency Medical Services Council

The Regional Emergency Medical Services Council of Lycoming, Sullivan and Tioga Counties contracts with the Department of Health in Harrisburg to coordinate activities with our local Emergency Medical Services personnel. Basic Life Support, and rescue training is provided by the Regional EMS Council as well as inspections of our local basic and advanced life support vehicles, coordination of the DOH Voluntary QRS (Quick Response Service) program, preparation of grants for purchases of equipment and vehicles, Quality Assurance, Public Education, and data collection of patient information.

Hazardous Materials

In Pennsylvania, each county is required under Act 165 to have a contract with a state certified hazardous materials response team. The program, which is managed by the Pennsylvania Emergency Management Agency (PEMA), establishes operational, staffing, training, medical monitoring, supply, and equipment guidelines. The County has contracted with Teem Environmental Services, a State certified response and recovery Haz-Mat team for their Haz-Mat response services. This team will be responsible for responding to a wide variety of incidents involving the storage and transport of hazardous materials. Each of Pennsylvania's 67 counties is designated as a Local Emergency Planning District and each is required to have a Local Emergency Planning Committee (LEPC).

Lycoming County LEPC members are appointed by the governor from a list of nominees submitted by Department of Public Safety director, one County commissioner, and at least one person selected from the following groups:

- Elected officials representing local government within the County;
- Law enforcement, first aid, health, local environment, hospital and transportation personnel;
- Firefighting personnel;
- Emergency management personnel;
- Broadcast and print media;
- Community groups not affiliated with emergency services groups; and
- Owners and operators of facilities subject to the requirements of the Superfund Amendments and Reauthorization Act of 1986 (SARA).

LEPC responsibilities are essentially those established by SARA (Superfund

Technical Background Studies

No. 5 – Community Facilities and Services Profile

Amendments and Reauthorization Act of 1986) Title III, with additional specific requirements under Pennsylvania Act 165. In Pennsylvania, an offsite emergency response plan is required for each SARA EHS planning facility. This plan becomes a supplement to the County emergency operations plan. Lycoming County has 93 SARA EHS planning facilities, each having a plan filed with the County's emergency management office.

The focus of the Hazardous Materials (Haz-Mat) section is compliance with Federal and Pennsylvania hazardous materials regulations. Through planning, training, and public information, the impact of hazardous chemical emergencies is lessened. Haz-Mat works closely with the Lycoming County Local Emergency Planning Committee, hazardous chemical users, and emergency responders.

Site-specific emergency plans are kept current for 93 facilities in Lycoming County. Training courses, many of them customized for local needs, are offered to emergency responders. Exercises are conducted to allow operators, facilities, responders, and support agencies to operate jointly to solve a common problem. Programs are offered to the public upon request. Haz-Mat assists local responders, the County's Haz-Mat team, the Lycoming Decontamination Task Force, and foam bank during chemical emergencies.

Counter-terrorism

The Commonwealth of Pennsylvania has created nine (9) regional counter-terrorism task forces for the purpose of regionalizing the planning and preparedness for and response to weapons of mass destruction incidents. Lycoming County is the administrative host to one of the task forces. Presently, municipalities can best aid counter terrorism task force efforts by supporting their municipal public safety agencies such as fire, police, emergency management, and emergency medical services.

Fire Protection Services

Volunteer fire companies provide service to all of the County's municipalities. The City of Williamsport has a paid fire department. Some fire companies are using paid day shifts to operate the ambulance(s) for times they do not have volunteer coverage. The county is split into primary service areas for fire protection. Primary service areas represent a specific jurisdiction to which an individual fire company has "first-call" responsibility for providing fire and rescue service. Fire protection services are conducted in a multi-municipal manner for efficient coordination and cooperation. The location of the fire stations and the primary service areas are shown on the Fire Service Areas Map. Primary service providers for the Montoursville/Muncy Growth Area include:

Company	Current Number of Active Staff Members *	Optimum Staff of Active Members *	Average Response Time	Dedicated Fire Tax	Remarks

Technical Background Studies No. 5 – Community Facilities and Services Profile

Company	Current Number of Active Staff Members *	Optimum Staff of Active Members *	Average Response Time	Dedicated Fire Tax	Remarks
Pennsdale Fire Department	25	50	6-8 min.	No	Daytime staffing is a problem. 6:00 a.m. to 4:00 p.m. is the critical time.
Willing Hand Hose Company - Montoursville	45	60	3 min.	Yes (Borough, Fairfield Twp, Upper Fairfield Twp)	Daytime staffing is a problem. Monday - Friday 6:00 a.m. to 4:00 p.m. is the critical time.
Williamsport Regional Airport - Montoursville	8 (paid staff) (2 FT; 6 PT)	6 FT staff (2 on duty at all times with current air traffic)	1 min.	No; funded by the Airport Authority. Not eligible for grants that other fire departments can receive.	This fire department is mostly focused on the airport. Can assist other fire departments if called to help. This department has equipment to fight special types of fire (i.e. oil fires).

* Information on current and optimum staffing obtained from current Fire Chiefs.

Company	Engine	Tanker	Ambulance	Utility	Brush	Remarks
Pennsdale Fire Department	2	1	1	-	1	
Willing Hand Hose Company - Montoursville	2	1	1	-	1	
Williamsport Regional Airport - Montoursville	2	-	-	1	-	This fire department is mostly focused on the airport. Can assist other fire departments if called to help. This department has equipment to fight special types of fire (i.e. oil fires).

Cooperative agreements exist between fire companies. These agreements are formed by the fire chiefs of each fire department. These agreements change frequently and are updated as needed in the Lycoming County 9-1-1 system card file. The card file lists each fire chief's preferences and order of call up for the backup from other departments. The County 9-1-1 Telecommunicators use the card file to send backup from other departments.

The biggest issues concerning volunteer fire companies are manpower and equipment costs, because the delivery of fire protection services is almost entirely dependent upon local

Technical Background Studies

No. 5 – Community Facilities and Services Profile

volunteers. Volunteerism is declining nationwide and this area is no exception. Factors attributing to declining membership include:

1. A volunteer's daily schedule is constrained by time commitments required for family life and employment obligations. Volunteerism, therefore, produces an added burden and increases personnel stress.
2. Interest in volunteering appears to be diminishing because of the large number of hours necessary to conduct fund-raising activities. Constant fund-raising becomes tiresome to the volunteer who is interested in training and fire fighting. The increased need and emphasis on fund-raising often jeopardizes the strength levels of local fire services, and moreover, tends to dissuade new membership.
3. Other service organizations are competing for volunteers and donations, thus, limiting the number of individuals available for membership.
4. Training requirements for becoming a Firefighter or Emergency Medical Technician are extensive.
5. The declining wage level and the loss of family sustainable incomes from a single job have forced more people to work more than one job to support their families. This has led to a decline in volunteerism as people have less time to give.

As mentioned above, fundraising is an integral part of a volunteer fire company organization. The companies serving the Montoursville/Muncy Growth Area raise money through a variety of community events. Bingo, carnivals, and dinners at the fire stations have historically been successful in both fund-raising and community interaction.

Recent legislation was passed to set aside a fund to make it easier for volunteer fire companies to obtain new equipment.

Emergency Medical Services

Emergency medical services involve the transportation of patients from the scene of a medical emergency to a local medical care facility for treatment. Emergency medical services are provided by Basic and Advanced Life Support ambulance units, as well as non-transport quick response units (QRS) from the volunteer fire companies and the Williamsport Bureau of Fire.

Similar to the system for fire protection, the county is split into primary service areas for emergency medical services. Primary service areas represent a specific jurisdiction to which an individual team has "first-call" responsibility for providing emergency medical service. Because Primary Response Areas are not mutually exclusive, there may be municipalities that are served by one or more EMS services. The location of the services and the primary service areas are shown on the Ambulance Service Areas Map. There are also mutual aid agreements on file at the 9-1-1 Command Center. Primary service providers for the Montoursville/Muncy Growth Area include:

Technical Background Studies

No. 5 – Community Facilities and Services Profile

- Williamsport Regional Airport Quick Response Service
- Muncy Township Volunteer Fire Company - Pennsdale
- Willing Hand Hose Company - Montoursville

Fire and Emergency Services Training

Fire Training:

- Basic training for a new recruit is approximately 140 hours consisting of primarily 4-5 courses.
- Re-certification training is needed for Haz-Mat certification each year and consists of 2 classes per year totaling 7 hours.
- Generally, training is provided at no cost to the firefighter.
- Training is made available through the PA Fire Academy, the Department of Education and several community college systems. The Pennsylvania fire academy in Lewistown, and Bucks County-Doylestown provide classroom instructors, and financially support this system.

Emergency Medical Technician Training:

- Basic training for a new recruit is approximately 120 hours
- Training is made available through the Department of Health several community college systems. The Harrisburg Area Community College provides EMT training, in Lycoming County.

Additional training and practice is provided by local fire training associations:

- Central Area Fire Chiefs Association (CAFCA) - 1750 W. Third Street, Williamsport PA. This training association has a facility with these features:
 - Two burn rooms
 - 4-story drill tower-for rope training evaluations and aerial device training
 - Drafting pit
 - State Firefighter I & II, and Fire Officers I & II testing certification site. Currently the only one within a 50 mile radius of Williamsport.
 - Technical rescue Practice area
 - Concrete pad encircling the 4-story tower and the associated burn rooms
 - Concrete area for vehicle rescue classes
 - Pump test area
- Muncy Area Mutual Aid Association (MAMA) This training association has a facility with these features:

Technical Background Studies

No. 5 – Community Facilities and Services Profile

- Maze building
- Smoke Building
- Swede Flashover Building
- Tower Building-for ladder and repelling training
- Ventilation Mock-up Building
- Vehicle Rescue Pad

Police Services

Police protection is an essential service required for the protection of local residents and the business community. The traditional role of the police involves three functions – (1) law enforcement, (2) order maintenance, and (3) community service. Law enforcement involves the application of legal sanctions, usually arrest, to persons who injure or deprive innocent victims of life or property. Order maintenance involves the handling of disputes. The third aspect of the police function, and the one most likely to occupy the major portion of the officer's time, are activities not necessarily related to criminal acts and include such tasks as traffic control, education, and other public services.

Two municipal police departments serve in the Montoursville/Muncy Growth Area:

Montoursville Police Department

- 10 sworn officers (7 full-time, 3 part-time)
- Is involved in county wide mutual aid
- One holding cell with a 2 person capacity
- Contracts with no other municipalities
- Comment: sometimes residents of Fairfield Twp. Mistakenly call the Montoursville Police Department

Muncy Township Police Department

- 3 sworn officers
- Is involved in county wide mutual aid
- Contracts with no other municipalities

The municipal police departments within Lycoming County have Mutual Aid agreements in place that allow the various municipal departments to acquire reinforcements for various situations.

Police coverage in Fairfield Township is provided by the Pennsylvania State Police, Troop F. The State Police may call in neighboring local forces.

Troop F has 260 sworn officers and 37 civilian employees. 73 of the Troopers and 14 of the employees are assigned here in Lycoming County, although at times, dependent on their specialty, their duties take them outside the county. The Captain can bring any of the other 187 Troopers assigned to the rest of Troop F to assist in Lycoming County, if necessary. In addition,

Technical Background Studies

No. 5 – Community Facilities and Services Profile

the Captain can also bring in any number of Troopers from outside the Troop area if exigent circumstances dictated a greater response.

State Police response times vary with the following factors: weather conditions, distance from the Trooper's position in an assigned zone to the incident, number of Troopers working on a particular day and shift, number of other incidents in progress, etc. Since Troopers are assigned to "zones", the response time is figured from the Trooper's position in the zone, not from the Montoursville Barracks. The State Police do not have any holding facilities; however they have designated detainment areas that are CALEA compliant.

Other law enforcement groups that contribute to Lycoming County's public safety include the Lycoming County Sheriff Department, the local office of the Federal Bureau of Investigation.

Correctional Custody

Correctional Custody Services are provided by the Lycoming County Prison located in Williamsport. The inmate capacity of the Lycoming County Prison is 250. Electronic Monitoring is done by the county and usually involves a global positioning system that is contracted to two different companies. House arrest is a more passive involvement where the person is usually confined to a house. Lycoming County also conducts a work release program from the County facility off Warrensville Road in Loyalsock Township, at the Lysock View Complex. The work release program allows prisoners to have full-time jobs in the community that pays a nominal wage. The work crew program is for part-time workers. Lycoming County has entered into an agreement with Clinton County to house female inmates.

The Muncy State Prison for male and female inmates in Clinton Township, has a population capacity of 843. The Allenwood Federal Prison Complex is located in Gregg Township.

Health Care Facilities

Health care for the residents of the Montoursville / Muncy Growth Area is provided by the Susquehanna Health System, Geisinger Health System, and the Jersey Shore Hospital.

In July 1994, an alliance was formed among three area hospitals signaling the beginning of a new era in healthcare for the region. This alliance, called Susquehanna Health System, brought together the Williamsport Hospital & Medical Center, Divine Providence Hospital and Muncy Valley Hospital, along with their subsidiaries into a fully-integrated healthcare System. While some services such as general surgery, anesthesiology, laboratory and x-ray services are offered at the three hospital campuses, other specialized services are concentrated at the hospital that has already established itself as a recognized Center of Excellence for those services. Divine Providence Hospital is, for example, designated as the Center of Excellence for Outpatient Services in Williamsport.

Founded in 1915, Geisinger Health System provides more than two million people in 31 counties in Pennsylvania a complete continuum of quality health care. Geisinger Health System

Technical Background Studies

No. 5 – Community Facilities and Services Profile

offers a complete range of quality health care services. Services for this planning area are provided through satellite centers at Muncy and McElhattan, and at the Jersey Shore Hospital.

Regional Health Care Facilities readily available to the residents of the U.S. 220/Future I-99 Planning Area include:

Facility	Type	Beds	Location
Divine Providence Hospital	Hospital	31	1100 Grampian Boulevard Williamsport, PA 17701
Jersey Shore Hospital	Hospital	49	Thompson Street Jersey Shore., PA 17740
Muncy Valley Hospital	Hospital	25 Acute Care 139 Long Term	215 East Water Street Muncy, PA 17756
Williamsport Hospital & Medical Center	Hospital	260	777 Rural Avenue Williamsport, PA 17701
Interim Health Care of Central PA	Home Health	-	160 Chad Road Muncy, PA 17756
Susquehanna Regional Home Health Services	Home Health	-	1100 Grampian Boulevard Williamsport, PA 17701
North Central PA Dialysis Clinics	End Stage Renal Disease	-	1660 Sycamore Road Montoursville, PA 17754
Evangelical Community Hospital	Hospital	190	One Hospital Drive Lewisburg, PA 17837
Susquehanna Regional Hospice Services	Hospice	-	1100 Grampian Boulevard Williamsport, PA 17701

Facility	Type	Location
Behavioral Health Center	Mental Health	1100 Grampian Blvd, Williamsport, PA
Central Penna Therapy and Wellness Center	Mental Health	252 Broad St., Montoursville, PA
Community Services Group	Mental Health	201 Academy St. Williamsport, PA
Counseling & Consulting Specialists	Mental Health	1965 Lycoming Creek Road, Williamsport, PA
Green Ridge Counseling Center	Mental Health	520 West Fourth, Williamsport, PA
Lycoming-Clinton Mental Health & Retardation Program	Mental Health	200 East Street, Williamsport, PA
Miele Nicole LCSW	Mental Health	904 Campbell Street, Williamsport, PA
Williamsport Psychological Associates	Mental Health	811 Market Street, Williamsport, PA

Technical Background Studies

No. 5 – Community Facilities and Services Profile

Facility	Type	Location
Genesis Eldercare	Nursing Home	1201 Rural Ave., Williamsport, PA
Manorcare Health Services	Nursing Home	101 Leader Dr., Williamsport, PA
Muncy Valley Hospital Skilled Nursing Unit	Nursing Home	215 East Water Street, Muncy, PA
Millville Health Center	Nursing Home	State Street, Millville, PA
Williamsport Home	Nursing Home	1900 Ravine Road, Williamsport, PA
Valley View Nursing Center	Nursing Home	2140 Warrensville Road, Montoursville, PA
Sycamore Manor Health Center	Nursing Home	1445 Sycamore Road, Montoursville, PA
Susque-View Home & Health Center	Nursing Home	22 Cree Drive, Lock Haven, PA
Outlook Pointe At Loyalsock	Nursing Home	2985 Four Mile Drive Montoursville, PA
Insinger's Personal Care-South	Nursing Home	6 East Central Ave. South Williamsport, PA

Educational Facilities

Public Facilities

Muncy School District includes the townships of Muncy and Muncy Creek as well as the borough of Muncy. The district is approximately thirty-two (32) square miles with a student population of 1200 students in grades Kindergarten through twelfth grades.

The two schools in the district are Ward C. Myers Elementary and the Muncy Jr. /Sr. High School. The district offices are located at 46 South Main Street, Muncy, PA 17756.

The professional staff evaluates and updates the curriculum on a yearly basis. All planned courses of instruction are up to date and textbooks are current. The use of technology to enhance the quality of teaching and learning is incorporated in the classrooms. For example, the Science curriculum includes the use of instrumentation, calculators and computers. New, state-of-the-art science labs (general science, physics, biology and physics) at the high school offer one computer for every two students. Simulations, database and word processing software programs are available as well as videodisc and CD software programs.

Technical Background Studies

No. 5 – Community Facilities and Services Profile

The Muncy School District contracts with the BLaST Intermediate Unit #17 for services such as speech, hearing, and psychological testing and services. The district also contracts with the Children’s Development Center for occupational and physical therapy services.

The table below provides student capacity, 2001-2002 actual student population, and student population projections from 2002 through 2012. Projections are from the Pennsylvania Department of Education statistical reports published at “<http://enrlproj.ed.state.pa.us/>.”

MUNCY SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Capacity	727							677						
2002-2003	73	79	84	74	94	100	92	103	90	87	86	92	84	1138
2003-2004	75	76	79	85	75	94	104	95	107	91	84	80	88	1133
2004-2005	79	78	76	80	86	75	97	108	98	108	88	79	77	1129
2005-2006	70	82	78	77	81	86	78	101	112	99	105	82	76	1127
2006-2007	68	72	82	79	78	81	89	81	105	113	96	98	79	1121
2007-2008	66	70	72	83	80	78	84	92	84	106	110	90	94	1109
2008-2009	64	68	70	73	84	80	81	87	95	85	103	103	86	1079
2009-2010	62	66	68	70	74	84	83	84	90	96	82	96	99	1054
2010-2011	60	64	66	68	71	74	87	86	87	91	93	77	92	1016
2011-2012	58	62	64	66	69	71	77	90	89	88	88	87	74	983

* From PA Department of Education School District Projections 2001

The Montoursville Area School District is located in the southeastern section of Lycoming County. It is comprised of the Borough of Montoursville and the following townships: Cascade, Eldred, Fairfield, Gamble, Plunkett’s Creek, and Upper Fairfield. The district is over 12,000 and the district covers 185 square miles.

The table below provides student capacity, 2001-2002 actual student population, and student population projections from 2002 through 2012. Projections are from the Pennsylvania Department of Education statistical reports published at “<http://enrlproj.ed.state.pa.us/>.”

MONTOURSVILLE AREA SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Capacity	1075							2092							3167
2002-2003	130	126	124	141	134	195	178	193	187	212	177	167	201	2165	
2003-2004	127	123	129	124	141	137	180	180	189	191	186	170	157	2034	
2004-2005	136	120	126	129	124	144	127	182	176	193	167	179	160	1963	
2005-2006	116	128	123	126	129	127	133	128	178	179	169	160	168	1864	
2006-2007	113	110	131	123	126	132	117	134	125	181	157	162	151	1762	
2007-2008	110	107	113	131	123	129	122	118	131	127	159	151	152	1673	
2008-2009	107	104	110	113	131	126	119	123	116	133	111	153	142	1588	

Technical Background Studies

No. 5 – Community Facilities and Services Profile

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
2009-2010	104	101	107	110	113	134	116	120	120	118	116	106	144	1509
2010-2011	101	98	103	107	110	115	124	117	117	122	103	111	100	1428
2011-2012	100	95	100	103	107	112	106	125	115	119	107	99	104	1392

* From PA Department of Education School District Projections 2001

Private Facilities

A number of private schools are located in close proximity to the Montoursville / Muncy Growth Area. These additional educational resources provide a variety of options to the community residents.

LICENSED, PRIVATE ACADEMIC SCHOOLS:

School	Enrolled	Location
Bostley's Preschool Learning Center	31	Williamsport
Bostley's Preschool Learning Center	80	Hughesville
Fairfield Private Academic School	35	Montoursville
LCCC's Children's Development Center	700 served	Williamsport
Lycoming Nursery School		Williamsport
Magic Years	70	Williamsport
Miller Training Center	85	Williamsport
Paddington Station	186	South Williamsport
West Branch School		Williamsport

NON-LICENSED, PRIVATE ACADEMIC SCHOOLS:

School	Enrolled	Location	Affiliation
Bishop Neumann High School	198	Williamsport	Roman Catholic
Christian School At Cogan Station	54	Cogan Station	Other Christian Denomination
Immaculate Conception School	88	Williamsport	Roman Catholic
Independent Christian Academy	unknown	Montoursville	Baptist
Memorial Baptist Christian School	75	Williamsport	Baptist
Pine Woods Nippenose Valley	unknown	Jersey Shore	Amish
St Ann's Elementary School	161	Williamsport	Roman Catholic
St Boniface School	171	Williamsport	Roman Catholic
St Josephs School	115	Williamsport	Roman Catholic
Valley Bell School	unknown	Montgomery	Amish
Walnut Street Christian School	188	Jersey Shore	Baptist

Technical Background Studies

No. 5 – Community Facilities and Services Profile

School	Enrolled	Location	Affiliation
White Deer Valley School	unknown	Allenwood	Amish
Williamsport Christian School	unknown	Williamsport	Baptist
YMCA Kindergarten	238	Williamsport	Other Christian

Charter Schools and Home Schooling

There are no Charter Schools the Montoursville / Muncy Growth Area.

Facilities for Higher Education

Residents of the Montoursville / Muncy Growth Area who choose to pursue higher education levels have access to a number of excellent facilities within Lycoming County and adjacent counties. The following institutions provide the residents with additional higher education opportunities:

- Bloomsburg University
- Bucknell University
- Lock Haven University
- Lycoming College
- Newport Business Institute
- Pennsylvania College of Technology

Library Facilities

The Dr. W.B. Konkle Memorial Library is located in the Montoursville/Muncy Growth Area. It is a member of the Lycoming County Library System. The Lycoming County libraries share a common online catalog, participate in resource sharing, and work together to bring superb library services to the citizens of Lycoming County. Library card holders have access to any of the online resources using their library card barcode number. The members of the Lycoming County Library System (LCLS) run a daily shuttle between all of the public libraries in Lycoming County. You can request and return materials to any of the member facilities by using only one card.

Dr. W.B. Konkle Memorial Library has a strong collection of children's books including both picture books and nonfiction. It also provides up-to-date materials for adult recreational reading. The Konkle library offers patrons' access to Pennsylvania's POWER Library. The library is located at 384 Broad Street, Montoursville, PA 17754.

Members of the Lycoming County Library System	
Facility	Location
James V. Brown Library	Williamsport

Technical Background Studies No. 5 – Community Facilities and Services Profile

Members of the Lycoming County Library System	
Facility	Location
Dr. W.B. Konkle Memorial Library	Montoursville
Montgomery Public Library	Montgomery
Muncy Public Library	Muncy
Hughesville Public Library	Hughesville
Jersey Shore Public Library	Jersey Shore

Other Libraries	
Facility	Location
John G. Snowden Memorial Library (Lycoming College)	Williamsport
PA College of Technology Library	Williamsport
Lycoming County Courthouse Law Library	Williamsport
Learning Resources Center (Medical Library Susquehanna Health Systems)	Williamsport

Municipal Facilities and Services

	Municipal Building	Business Hours	Public Meeting Space Capacity	Automation						Maintenance		Outside Storage
				Municipal PC	Word Processing	E-Mail	Internet	Accounting / Billing	Web Page	Building	# Bays	
Montoursville	Y	8:30 - 5	40	Y	Y	Y	Y	Y	Y	Y	7	Y
Fairfield Township	Y	7-8 AM	40	Y	Y					Y	3	Y
Muncy Township	Y	8-4 M-TH 8-12 F	60	Y	Y	Y	Y			Y	1	Y

Solid Waste Management

Lycoming County Resource Management Services has a 505 acre site situated along U.S. Route 15 which is used for land filling and recycling. The facility primarily serves Lycoming, Columbia, Montour, Northumberland, Snyder, and Union Counties, with a few other counties having small tonnages. The landfill accepts municipal, residual, sewage sludge, infectious, construction / demolition, ash, and asbestos wastes.

Technical Background Studies

No. 5 – Community Facilities and Services Profile

The permitted landfill facility of 175.2 acres is 85% in use for active land filling. The site is projected to be in use until August 2011 if filling rates remain on their current trend. Permits allow filling at a rate of 1600 ton/day average with a 2000 ton maximum per day. The current average rate of filling is 1113 tons/day. This rate being less than the maximum is acceptable since it extends the useful life of the landfill.

The Authority is constantly seeking ways to improve its processes, and as a result has been operating a fully integrated recycling system since 1993. The Authority recently received a federal grant to build a 7.6 Million dollar recycling plant that is currently under construction.

The goal of the Authority is to reduce the amount of land filling and gain maximum use of the permitted 175 acre site. To achieve this, the Authority is using the recycling operations to generate revenue, and to slow the filling rate. Also the Authority is operating experimental anaerobic digesters that are being developed by university researchers, with the goal of full implementation, which will extend the useful life of the landfill by reducing the filling rate by 50%. The Authority is already selling approximately 1000 kilowatt hours per day of electrical energy to PPL that is generated by the burning of methane 2 co-generation units. The authority is also in the process of setting up the permits and the pipeline to supply methane gas to the Federal Bureau of Prisons which is located nearby. The new recycling plant will also make use of methane gas for heating the facility.

The County operates one solid waste transfer station in the City of Williamsport, which is located along Third Street, and it is primarily for the convenience of public.

One of the major concerns for the landfill/recycling facility is to have long term financial assurance to maintain the landfill years after it is filled. The law requires that a landfill be maintained at least 30 years beyond the closing of the site, and this will be a major cost long after revenues being generated through the selling of space have ceased.

Within Lycoming County, a large recycling system is in operation through County government. Montoursville offers a curbside recycling pick-up service. Recycling drop off centers for the Montoursville/Muncy Growth Area include these locations: Montoursville at Indian Park.

Stormwater Management Planning (Act 167)

No Act 167 Stormwater Management Plans have been completed for the watersheds in the Montoursville/Muncy Growth Area. There are also no specific Stormwater Management Ordinances for any of these municipalities. Stormwater management is controlled through Subdivision and Land Development Ordinance provisions.

Technical Background Studies

No. 5 – Community Facilities and Services Profile

National Pollutant Discharge Elimination System (NPDES) permit regulations require a degree of stormwater management on some projects. Persons proposing earth disturbance activities which disturb one (1) to less than five (5) acres with a point source discharge to surface waters of the commonwealth, or five (5) or more acres require an NPDES permit. As part of the NPDES permit requirements, a Post Construction Stormwater Management Plan (PCSM) is needed. A PCSM Plan identifying Best Management Practices (BMPs) to be installed, which manage and treat the stormwater discharges to protect water quality after construction, must be prepared and implemented. Such BMPs should be designed to maximize groundwater infiltration, to protect the structural integrity of the stream, and to protect existing and designated uses. The PCSM Plan is designed to manage the stormwater resulting from the 2-year/24-hour storm.

Federal Phase II stormwater regulations established NPDES permit requirements for MS4 discharges from Municipal Separate Storm Sewer Systems (MS4s). Pennsylvania is required to implement these MS4 requirements by December 2002. Based on 1990 census data there are approximately 700 municipalities and other facilities within the Commonwealth that must meet the Phase II permit requirements. Municipalities in this planning area that require an MS4s permit are: Montoursville Borough and Fairfield Township.

In general terms, the MS4 permit requirements are to develop, implement and enforce a BMP based Stormwater program with these six elements:

1. Implement a public education program;
2. Include public involvement in decision making;
3. Eliminate or treat discharges not composed entirely of stormwater;
4. Require erosion and sediment controls for construction activities;
5. Require BMPs to manage post-construction Stormwater for new development and redevelopment; and
6. Require pollution prevention/good housekeeping for municipal operations.

EPA's Phase II regulations allow existing state and local regulatory programs to be used to meet the MS4 requirements. The Department will use a general permit to cover the required program elements in watersheds other than special protection. Pennsylvania will use the Stormwater Management Act ("Act 167") Program as a centerpiece of the MS4 program for Pennsylvania. In general, municipalities that have developed and are implementing an Act 167 Plan developed on a watershed basis that includes the water quality protective measures, including an MS4 module, will be able to meet the EPA MS4 NPDES requirements through the Act 167 process.

Municipalities that are required to obtain an MS4 permit but which have discharges to watersheds without an approved Act 167 Plan that meets the water quality requirements of 25 Pa. Code Section 93.4a, will be encouraged to work with their county to develop a Stormwater plan that meets the requirements of Act 167 and the Phase II MS4 permit. Financial assistance for that effort is authorized under Act 167, and a special MS4 module is available for this purpose. Municipalities that do not want to participate in the Act 167 process will be required

Technical Background Studies

No. 5 – Community Facilities and Services Profile

to develop a separate municipal plan to meet the MS4 requirements, without the use of state cost-sharing funding under Act 167.

Recreation and Open Space

An updated Lycoming County Recreation, Parks and Open Space Plan is being prepared concurrently with this Plan. This update process includes an Advisory Committee, a public survey, and a public involvement process. Key recreation issues developed for this Planning Area have been provided to the Advisory Committee for inclusion in that plan.

The Lycoming County Recreation, Parks and Open Space Plan contains more information pertaining to recreation and open space. The residents of this Planning Area live in close proximity to a multitude of public and private recreation facilities. Please refer to the Public Recreation Facilities Map for identification and location of public recreation facilities.

Technical Background Studies

No. 6 – Natural and Cultural Resources Profile

Introduction

The Montoursville-Muncy Planning Area lies at the foothills of the Allegheny Ridge between the City of Williamsport and the Muncy Creek Valley. The northern portion of the Planning Area contains deeply rolling upland formations that gradually decline into the broad bottomlands of the West Branch of the Susquehanna River and Loyalsock Creek. Numerous river islands, which are highly influenced by shifting deposits of sediment, comprise the southern most land masses, known locally as “the Gut.” The river corridor is wide and flat, particularly south of Montoursville and east of Halls Station, where the Planning Area overlays the Muncy Creek Valley. (Terrain Model and Elevation Maps)

The identification and characterization of the natural and cultural resources of the Montoursville-Muncy Planning Area is an important part of the planning process. These resources are numerous and are a key element of the quality of life in the area. Protecting these resources while allowing for future economic growth will be a challenge for planners in the years to come.

Key Natural and Cultural Resource Trends and Issues

The following is a summary of the key trends and issues regarding the natural and cultural resources of the County. These have been identified through consultation with the Planning Advisory Team (PAT).

- ☑ **Preserving prime agricultural lands is a priority** - Not only does agriculture produce income, it also provides additional open space and wildlife habitats. Agricultural preservation programs and tax incentives are just two ways of accomplishing this goal.
- ☑ **Karst Topography** - Portions of the Planning Area’s landscape are underlain by limestone-based geologic formations that are susceptible to the formation of solution caverns and sinkholes. Also known as karst topography, these areas are considered to be both hazardous, because of the danger of collapse, and beneficial because they provide unique habitats, mineral sources, and recreational opportunities. These areas are very susceptible to changes in land use and development.
- ☑ **Groundwater** - Groundwater is a main source of drinking water for residents of the area and its protection will require sound practices regarding sewage and septic systems. In addition, new development will need to be sensitive to the fact that paving and other surface alterations will impact both the quality and quantity of accessible ground water.
- ☑ **Surface Water Quality** - The surface waters of the Susquehanna River and its tributaries are very important as they provide drinking water, recreational opportunities, and wildlife habitat. Stormwater management and soil conservation measures are two key tools for maintaining their quality.
- ☑ **Pristine Nature of the Susquehanna** - Within the planning area, the Susquehanna remains unchanged and is currently used for boating and fishing.

Technical Background Studies

No. 6 – Natural and Cultural Resources Profile

- ☑ **Floodplains** - A large portion of the Planning Area is located in the floodplains of the Susquehanna River and Loyalsock Creek and their tributaries. While protection of existing development remains a constant challenge, accurate delineation of the floodplains and appropriate regulations will help ensure that new development is sensitive to this hazard.
- ☑ **Air Quality** - Air quality is very important to the overall quality of life and is generally good in the Planning Area. Identified hazards to air quality include auto emissions and open burning. Methods to minimize their impact will need to be developed.
- ☑ **Scenic Resources** - The natural beauty of the area is one its greatest assets, and is very important not only to the people who live there, but also to those who visit. The 1973 study, *Scenic Resources of Lycoming County* identified many of the scenic vistas in the Planning Area, including the Susquehanna River corridor. New development needs to be sensitive to the intrinsic value of these areas by using design techniques that preserve and enhance the views and scenic beauty of the area.
- ☑ **Cultural Resources** - Cultural and historical resources can be found throughout the area. Together they are an integral part of the overall quality of life in the region. A strong sense of community and volunteerism help to promote these resources.

Natural Resources Inventory

The following sections of the plan identify in more detail the natural resources of the Planning Area so they can be incorporated into the final recommendations. This will help ensure that future development takes place in an environmentally sensitive manner.

Land Resources

Prime Farmland Soils - The Soil Survey of Lycoming County, Pennsylvania (1986) describes the soils found across the County and utilizes soil associations to describe how soil depth, slope, and drainage affect potential land use. Prime farmland soils, i.e., those that produce the highest yields with minimal additional inputs, are located predominantly in the southern portions of Fairfield and Muncy Township. There are approximately 6,800 acres of Prime Farmland soils within the Planning Area, which is almost 33 percent of the total acreage. The next most productive soils are classified as Soils of Statewide Importance. There are a little more than 6,000 acres, or 30 percent of the total, that fall into this classification. Many farmland protection programs use soil classifications as criteria for farmland preservation. (Soil Characteristics Map)

On-lot Septic Suitability - As outlined in the survey, soil type also affects septic tank absorption. Soils are rated according to their absorption capabilities, and range from slight, i.e., few limitations to absorption, to severe, i.e., limitations so difficult to overcome that special

Technical Background Studies

No. 6 – Natural and Cultural Resources Profile

designs and additional costs are necessary. The vast majority of the Planning Area's soils are classified as severe. While this does not preclude development, the cost of installing adequate on-lot sewage disposable systems is much higher. Without the proper systems, the chances of groundwater contamination due to system failure are much greater. Site-specific analysis for new development is essential to ensure that the proper systems are put in place.

The Pennsylvania Sewage Facilities Act of 1966 as amended is also known as Act 537. It is the primary law controlling individual and community sewage disposal systems. It requires every municipality in the state to prepare and maintain an up-to-date sewage facilities plan. These plans are required to be reviewed and updated as necessary every five years. All of the municipalities in the Planning Area have plans approved by the Pennsylvania Department of Environmental Protection (PADEP).

Currently, the County has begun a system-wide investigation of Combined Sewer Overflow in the Williamsport Sanitary Authority (WSA) sewer service area. Known as the Lycoming County Comprehensive Combined Sewer Overflow (CSO) Study, it is a series of nine related projects that will be integrated into a single comprehensive analysis of the WSA area. Their website provides specific details of the projects, and can be accessed through a link on the County Website

Carbonate (Karst) Geology - As previously mentioned, portions of the Planning Area's landscape are underlain by limestone-based geologic formations that are susceptible to the formation of solution caverns and sinkholes. These areas are very susceptible to changes in land use and development. A band of these formations runs through the middle of the Planning Area in an east-west direction, roughly parallel to the River. In these areas, detailed, site-specific studies must take place in order to determine foundation conditions for large structures. These areas may also contain water supplies that would allow for new development; however, extreme caution must be used in designing septic systems in these areas due to the fact that the same conditions that allow water to seep into these cavities, also allow seepage of sewage into the groundwater. (Karst Topography Map)

Scenic and Natural Areas - Undisturbed natural areas have inherent scientific, recreational, ecological, and economic value, in addition to providing refuge from an increasingly complex world. Some of the most prominent natural areas of the County were identified in the 1997 County Comprehensive Plan, including Racetrack Island, King Island, and the River Wetlands.

The historic pattern of development, i.e., concise towns and villages surrounded by fertile valley farmland and forested hillsides and mountains, provides not only visual uniqueness and beauty, but also a clear sense of community. A 1973 study, *Scenic Resources of Lycoming County*, delineates these areas as well. The Susquehanna River Scenic Area and the Allegheny Front Scenic area are in the Planning Area. Protecting these views will require a combination of both zoning and design standards. (Natural Resources Protection Map & Open Space Map)

Technical Background Studies

No. 6 – Natural and Cultural Resources Profile

Water Resources & Air Quality

Surface Waters - Surface waters include rivers, streams and ponds that provide aquatic habitat, carry or hold runoff from storms, and provide recreation and scenic opportunities. The Susquehanna River and Loyalsock Creek and their tributaries flow through the Planning Area. (Surface Water Features Map)

Water Quality - The Pennsylvania Chapter 93 Water Quality Standards classify surface waters according to their water quality criteria and protected water uses. Selected bodies of water that exhibit exceptional water quality and other environmental features are referred to as "Special Protection Waters." Land development, sewage treatment and disposal, industrial and municipal waste, mining and quarrying, timber harvesting, stormwater management, and confined feeding operations must follow guidelines found in PADEP's Special Protection Waters Implementation Handbook. Special Protection Waters in the study area are Loyalsock Creek, Mill Creek, Bennetts Run, Tules Run, Turkey Run, Carpenter Run, and Wolf Run. (Surface Water Quality Map)

Various public agencies and organizations are currently working for the protection and restoration of the County's watersheds. The Lycoming County Conservation District is actively involved in both waterway protection and Erosion and Sedimentation Pollution Control programs. The new Clean Water Institute being developed by Lycoming College Biology Department is also very active in the assessment of the water quality in the County, and is currently monitoring Loyalsock Creek. Their website details current projects and their results and can be found at www.lycoming.edu/biology/cwi. The Susquehanna Chapter of PA Trout Unlimited, The Northcentral Pennsylvania Conservancy, the Susquehanna River Basin Commission (SRBC), and The Alliance for Aquatic Resource Monitoring (ALLARM) are also active in the area.

Stormwater Management - The Pennsylvania Stormwater Management Act, Act 167 of 1978, requires counties to prepare stormwater management plans that provide standards for controlling runoff from new development on a watershed basis. These plans must be prepared in consultation with the affected municipalities. PADEP's Stormwater Management Program administers a grant program under Act 167 for counties to prepare watershed plans. A key objective of is to coordinate decisions of the watershed municipalities. Once the plans have been approved by the PADEP, they may then be implemented through mandatory municipal adoption of ordinance provisions consistent with the plan. All of the municipalities have stormwater management ordinances in effect.

Wetlands - Wetlands are unique environments that are transitional areas between terrestrial and hydrologic systems. Wetlands help to maintain surface stream flow and groundwater recharge. They moderate stormwater runoff and downstream flood crests because they are natural water storage areas. They also provide important habitat for many species of plant and animal life. The Federal Clean Water Act and similar state and local laws have led to the enforcement of wetland protection. In Pennsylvania, the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection strictly regulate development in

Technical Background Studies

No. 6 – Natural and Cultural Resources Profile

wetland areas. Therefore, any development of these areas is subject to both federal and state permitting processes. (Surface Water Features Map)

Groundwater - Historically, groundwater resources have provided an adequate water supply to wells in the region. Average annual rainfall for the Planning Area has been around 40 inches per year. Historically, this amount has been sufficient to replenish groundwater aquifers and meet water supply demands. However, recent droughts across Pennsylvania have impacted both surface and groundwater resources. As a result, PADEP has issued drought watches and warnings across the state requesting and, in some cases, requiring water conservation. Aside from these drought conditions, monitoring and management of groundwater resources has become more challenging due to the increasing number of private domestic wells. Promoting infiltration (groundwater recharge) and protecting well-head source areas will be critical to protecting the supply and quality of the groundwater. (Groundwater Recharge and Availability Maps)

Floodplains - Floodplain areas perform a number of critical ecologic functions. However, since these areas are relatively flat and have good soils, they are also convenient for development. Natural flooding cycles can cause tremendous damage to man-made structures. Much of southern portion of the Planning Area is located in the floodplains of the Susquehanna River and Loyalsock Creeks. Flood hazards and protection continue to be a challenging issue for the municipalities of the Growth Area. Each municipality's zoning ordinance contains floodplain development regulations; however, more decisive regulations could relieve local development pressures and their potential flood-related community impacts. (Surface Water Features and Environmental Hazard Maps)

In mid-September, 2002 funds were finally approved to begin a study of whether a dike system should be built to protect the southwestern corner of Montoursville from Loyalsock Creek Floods. The study is to be funded by the Borough, Lycoming County, and the Army Corps of Engineers. Army COE is slated to conduct the work and final reports are expected to be available by December 2004. The dike project is viewed by many as a key to future economic development in the area.

The Federal Emergency Management Agency (FEMA) has prepared a new set of maps that redefine the flood-hazard areas of Lycoming County. The new mapping addresses the whole County and is available in digital format, to allow for viewing on computers. The maps were sent to County municipalities in September 2002, and are currently under review.

The Pennsylvania Floodplain Management Act (Act 166 of 1978) requires municipalities that have been identified as flood-prone to enact floodplain regulations that, at a minimum, meet the requirements of the National Flood Insurance Program (NFIP). The NFIP is a federal program that allows property owners in participating communities to purchase insurance protection against losses from flooding. All of the Planning Area municipalities participate in the NFIP.

Air Quality - Currently, the PA DEP has an Air Quality Index monitoring station located in Montoursville. Air quality in the Planning Area continues to be in compliance with the criteria of the Clean Air Act.

Technical Background Studies

No. 6 – Natural and Cultural Resources Profile

Biological Resources

Vegetation and Wildlife – Much of the southern portion of the Montoursville-Muncy Growth Area has been cleared and developed for village, residential, and agricultural uses; however, there are still large areas of forest scattered throughout the Planning Area.

The wildlife reflects both the forested landscape, as well as changes to its vegetative patterns due to human activities. Game species, such as deer, black bear, turkey, grouse, pheasant, and coyote, thrive in forest and forest edge habitats. At present, there are concerns about the increasing size of the deer population, which has prompted the State Game Commission to change hunting regulations in an attempt to control the herds. Non-game species flourish as well, including bobcat, otter, herons, bald eagles, osprey, hawks and owls. Trout inhabit the cold-water streams, while large and small mouth bass and muskies populate the warmer waters.

There are a number of organizations that are currently involved in monitoring and protecting the biological resources throughout Pennsylvania. They include The Department of Conservation and Natural Resources (DCNR), The Bureau of Forestry, The PA Boat and Fish Commission, and the PA Game Commission. Also, The Pennsylvania Natural Diversity Inventory (PNDI), which is a partnership of DCNR, The Nature Conservancy, and the Western Pennsylvania Conservancy, has conducted inventories and collected data to identify and describe the Commonwealth's most rare and significant ecological features, both individual species and their habitats. The Northcentral Pennsylvania Conservancy is another organization that is working to protect the rural nature of the County and the surrounding region. Their mission is to conserve, protect, and utilize lands, landmarks, and waterways of special natural, cultural and historic value for the enjoyment and well being of present and future generations. To date they have protected 13 properties in Lycoming County, totaling over 1200 acres, and they continue to work to preserve more parcels in the area.

Cultural Resources

Archaeological/Historical – At present, there are 36 properties located throughout Lycoming County that are either eligible or listed on the National Register of Historic Places; six of these are located in the Planning Area, as shown in the following table. Preservation of these resources helps to maintain connections with the area's heritage, as well as to encourage tourism. (Historical Resources Map)

Historic Property	Municipality	Location	Date Listed	Date Eligible
Unnamed property	Montoursville Borough	S.R.2075 & N. Loyalsock Ave.		7/28/94
West Branch Division Canal	Fairfield Township			
Falls Property	Muncy Township	505-550 N. Main St.		7/25/00
Margaret Hall Property	Muncy Township	231 S. Lycoming Mall Rd		4/17/00
Unnamed property	Muncy Township	Intersection of S.R. 2044 & S.R. 0442		5/11/94
Reading-Halls Station Bridge	Muncy Township	220 yds south of Rte. 147	1/17/80	

Source: Pennsylvania Historical and Museum Commission

Technical Background Studies

No. 6 – Natural and Cultural Resources Profile

Cultural - In addition to the historical resources, numerous cultural activities and resources add to the quality of life in the Planning Area. Local fairs and festivals throughout the area enhance the sense of community, and close proximity to the City of Williamsport provides residents with easy access to theaters, museums, and the symphony.

Recreational - The Planning Area is well situated to take advantage of the vast areas of unspoiled lands throughout the County. Hiking, camping, fishing, and hunting continue to become more popular and the economic potential for the County is well recognized. In addition to State Forests and Game Lands, there are three State Parks in the County and several private campgrounds and hunting reserves. At present, the County is in the process of updating its Parks and Recreation Plan.

Technical Background Studies

No. 7 - Flood Hazards Profile

Introduction

Flooding is a natural phenomenon that occurs wherever there are surface waters, i.e., streams, rivers, lakes, etc. Once human activity is introduced to the areas immediately adjacent to a body of water, flooding becomes a hazard. Lycoming County has approximately 2,200 miles of streams that are subject to flooding. In fact, flooding is the number one hazard that the county has to deal with. This section reviews the nature of flooding within the county, provides a brief discussion of past flood events, and details the current status of the county's efforts to mitigate the impact of future flood events.

The Nature of Flood Hazards

There are two basic factors that impact the nature of flood hazards: topography and historic development patterns. The county's topography is very rugged and is traversed by numerous streams. The West Branch of the Susquehanna River flows through the county, and along with its main tributaries - Pine, Larry's, Lycoming, Loyalsock, and Muncy Creeks - drains thousands of square miles of land. Whenever there is excessive rainfall and/or snowmelt, flooding occurs. Over the centuries, the regular flooding of these waters has created areas of relatively flat, fertile land that are ideal for human settlement.

Yet, it is the presence of human settlements that makes flooding a hazard. Damage to buildings, sewage systems, and other elements of the human landscape are frequently the results of flooding. The River's historic role as a major transportation corridor, in addition to the physical nature of the land itself, has meant that much of the area's development has occurred on the floodplains. As a result, each time the river or one of its tributaries flood, there is usually significant damage to homes and businesses. Residents are acutely aware of the problem, as evidenced by the fact that there is approximately \$165,000,000.00 worth of flood insurance coverage in the County at the present time.

Flood Impacts

There have been 48 significant floods of record in the county since 1814. Most notable are the Flood of 1889, Tropical Storm Agnes in 1972, and the winter storm of 1996.

After the flood of 1889, the city engineer counted 3,402 residential buildings that had been washed away. More than 8,000 people - nearly a quarter of Williamsport's Citizens at the time - lost all possessions. "Inventory was waterlogged in first-floor businesses downtown. Food stocks were ruined and re-supply was impossible. Starvation and disease became serious worries for hastily formed relief committees. Huge piles of lumber filled the streets and practically every bridge in the county was gone. Roads washed so badly that horse-drawn wagons could not use them. Railroads lost dozens of bridges and many miles of track. The West Branch Division of the Pennsylvania Canal was clogged with debris. Telephone and telegraph lines washed away, cutting off the city from the rest of the world. The city's fledgling

electrical generating plant and the natural gas were shut down. Mayor James S. Foresman hired 50 temporary special policemen to prevent looting and ordered all saloons closed." (Lycoming

Technical Background Studies

No. 7 - Flood Hazards Profile

County Flood History, Project Impact Website) By all accounts, there were many things that were never the same in the area after that flood.

In June of 1972, Tropical Storm Agnes dumped enough rain in the area to cause the Susquehanna to rise more than a foot above the City of Williamsport's dikes' design limits. According to County records, over 2,000 buildings in the city and an additional 4,000+ throughout the rest of the county were within the flooded areas. This resulted in millions of dollars worth of damages.

In the winter of 1996, an unusual combination of factors caused flooding that resulted in more than \$25 million in real-estate property damages; 6 deaths, 88 hospitalizations, and 200 injuries; 1,418 damaged homes, with 674 destroyed or heavily damaged, and 160 businesses damaged, putting 1000 jobs at risk.

Flood Hazard Mitigation

Unfortunately, there is no way to prevent flooding; however, it is possible to minimize the damages that might occur as a result of flooding. Flood hazard mitigation is a top priority for the County. In conjunction with numerous organizations, Lycoming County continues to improve the safety of area residents and businesses through a combination of programs and projects designed to reduce flood damages.

Agencies and Organizations

There are many organizations that are involved in the ongoing flood mitigation efforts in Lycoming County. In addition to the Federal Emergency Management Agency (FEMA) and the Pennsylvania Emergency Management Agency (PEMA), there are two local groups that are critical to these efforts: The County's Emergency Management Agency and The Lycoming County Hazard Mitigation Partnership, Inc., also known as Project Impact. The US Army Corps of Engineers is also a key player.

FEMA and PEMA

The Federal Emergency Management Agency is an independent agency that reports to the President and is tasked with responding to, planning for, recovering from and mitigating against disaster. FIMA, the Federal Insurance & Mitigation Administration is the division that manages the National Flood Insurance Program (NFIP) and oversees FEMA's mitigation programs. The NFIP consists of three components: flood insurance, floodplain management, and flood hazard mapping. "Flood insurance is designed to provide an alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods. Flood damage is reduced by nearly \$1 billion a year through communities implementing sound floodplain management requirements and property owners purchasing of flood insurance. Additionally, buildings constructed in compliance with NFIP building standards suffer approximately 80 percent less damage annually than those not built in compliance. And, every \$3 paid in flood insurance claims saves \$1 in disaster assistance

Technical Background Studies

No. 7 - Flood Hazards Profile

payments.” In addition, the NFIP identifies and maps the Nation's floodplains, which creates broad-based awareness of the flood hazards and provides the data needed for floodplain management programs. (FEMA Website)

The Pennsylvania Emergency Management Agency (PEMA) is charged with supporting county and local government in the areas of civil defense, disaster mitigation and preparedness, and planning, response and recovery from man-made or natural disasters. PEMA manages the Integrated Flood Observation and Warning System, also known as IFLOWS. This is a state-wide system of rain and stream gauges that provide rainfall and stream level data via radio and satellite to the counties, the state Emergency Operations Center, PEMA area offices and the National Weather Service offices in Pennsylvania.

County Organizations

The Lycoming County Emergency Management Agency coordinates and supports several programs, including emergency operations planning for all 52 municipalities, emergency planning assistance to public, private, and government agencies, the Flash Flood Warning Volunteer Program, SKYWARN weather observation volunteer program, and National Weather Service assistance and cooperation. They use a combination of Emergency Operations Plans (EOPs), organizations, local Emergency Management Coordinators, and mutual aid agreements to mobilize all possible resources during an emergency situation.

The Agency maintains communications links with the National Weather Service, PEMA, and all other Counties in Pennsylvania. They are also connected via radio through the Emergency Communications Center to police, fire and ambulance services. The County Emergency Operations Center (EOC) is staffed by 30 - 40 volunteers, depending on the situation, who are responsible for the “dispatch and maintenance of equipment, supplies, and personnel...for efficient and effective response”. (Lycoming County Department of Public Safety - Website)

Project Impact is a disaster resistance initiative with the following mission: “...to identify risks and take actions which eliminate life threats and reduce financial losses by being proactive, measuring success, creating incentives for local communities, educating the public to help themselves, providing and implementing long-term solutions, maintaining the initiative and providing leadership” (Project Impact Website)

The organization is a partnership of local utility providers, the chamber of commerce, civic and non-profit groups, private businesses & industries, financial institutions, school districts, local governments, etc. The first full meeting of the Advisory Board was convened on November 24, 1998. Presently, the Lycoming County Project Impact Membership is nearly 200 individuals and organizations. Their website provides a list of current board members and partners, as well as details on current projects and funding.

Technical Background Studies

No. 7 - Flood Hazards Profile

Mitigation Projects

The County Flood Warning System, which originally consisted of stream gauges that were monitored by Volunteer Flood Coordinators and now is coordinated with the state IFLOWS program, has been in place since the early 1970's. It has received State and Federal recognition and is used as a model system by flood prone communities throughout the United States. The Williamsport Dike Flood Protection System was originally approved in 1940 and construction soon began; however, work was interrupted by the outbreak of World War II. The system was finally completed in 1955, and since then has been improved and extended to provide maximum protection. In fact, a look at FEMA mapping shows that the areas protected by the dike system are only included in the 500 year flood plain, not the 100 year.

Numerous other flood hazard mitigation projects are in progress throughout the County. In addition to the projects listed below, the County is also working in partnership with FEMA and the USGS on a Countywide Digitized Flood Insurance Rate Map (DFIRM) to improve flood hazard mapping for all 52 municipalities. Also, flood hazard mitigation planning is underway for the County and Jersey Shore Borough, and has been completed for the Lower Lycoming Creek Area.

Project Impact is working on the following:

- Acquire and demolish 124 residential properties that have been repeatedly flooded
- Acquire and remove 30 Mobile homes and convert the space to a community park
- Development of a "How to Retrofit" video
- Muncy Flood Mitigation Project - flood damage retrofit of utilities in 42 residences and 3 businesses
- Ralston Flood Hazard Mitigation Project - reduce 100-year flood levels in the village by 3-4 feet.
- Retrofit utilities in Jersey Shore Municipal Building and evaluate need for such in the Police Station and The Fire Co./ Red Cross Shelter
- Development of GIS Vulnerability Analysis Database (VAD)
- Partnership Development and Community Awareness

There are also other projects underway in cooperation with PEMA, FEMA, and the Army Corps of Engineers, which include the following:

- Flood warning system upgrade Phase I, I b and II a
- Montoursville Flood Protection
- Trout Run Stream Stabilization
- McClure's Run Flood Protection
- Heshbon/Hepburnville Phase B

Technical Background Studies

No. 7 - Flood Hazards Profile

Zoning

As previously mentioned, the NFIP consists of three components: flood insurance, floodplain management, and flood hazard mapping. Currently each of the county's municipalities participate in the NFIP, and flood insurance coverage in the county is valued at over \$165,000,000.00. Floodplain management is accomplished by zoning ordinances. Several municipalities have local ordinances in effect, and the county has made provisions within the county zoning ordinances to satisfy the state and federal requirements for the Federal Flood Insurance Program for those municipalities that do not have a local ordinance.

In most cases, there are three types of Floodplain Districts: the General Floodplain District (FP), the Flood Fringe District (FF), and the Floodway District (FW). These designations apply to those areas subject to the 100-year flood as identified in the Flood Insurance Study (FIS) and/or maps prepared by FEMA. They are usually considered an overlay on existing uses as shown on the official Zoning Ordinances Maps, meaning that existing uses are still permitted, but new development and substantive improvements are subject to specific flood proofing requirements. If a conflict exists between existing use and floodplain requirements, the more restrictive floodplain provisions apply.

Generally speaking, new development in the FP and FF Districts is permitted as per the underlying uses as long as they are undertaken in strict compliance with required flood proofing measures and are not located "within the area measured fifty (50) feet landward from the top-of-bank of any water course". (Lycoming County Zoning Ordinance) Flood proofing measures include, but are not limited to lowest floor regulations, fill specifications, placement of buildings, anchoring of structures, and flooring, walls, and utilities specifications. There are also special requirements for mobile homes and water management.

In the FW Districts, no new development is permitted that would cause an increase in the elevation of the 100-year floodplain, although in some cases it is permitted if "the effects of such on flood heights is fully offset by accompanying stream improvements" (Old Lycoming Township Zoning Ordinance) and all necessary permits have been obtained. In addition, there are several municipalities that prohibit mobile homes within the FW District. It should be noted that there are several additional uses that are permitted in these districts, namely, agricultural uses such as general farming, outdoor plant nurseries, and forestry; recreational uses such as hiking trails and nature preserves (e.g. the Susquehanna Greenway), and temporary uses such as carnivals.

Flood Hazard Mitigation and Economic Development

The 1997 County Comprehensive Plan incorporates the Lycoming County Commissioners Economic Development Strategy. The overriding goal of the strategy is "To implement changes which will improve the local economy and make Lycoming County a better place to live and conduct business." (County Comprehensive Plan) Flood hazard mitigation plays a critical role by helping to ensure the safety of the County's residents and businesses.

Technical Background Studies

No. 7 - Flood Hazards Profile

Since there is no way to prevent flooding, the next best thing is to implement as many measures as possible to minimize the potential damages. As put forth in the county zoning ordinances, “The purpose of these (zoning) provisions is to prevent the loss of property and life, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base...” (Lycoming County Zoning Ordinance) By creating a safer environment, it is more likely that existing businesses will stay in the area, and new businesses will choose to locate here, which in turn promotes further economic development.