

Commissioners:

SCOTT L. METZGER
Chairman

TONY R. MUSSARE
Vice Chairman

RICHARD MIRABITO
Secretary



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

J. DAVID SMITH
Solicitor

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**LYCOMING COUNTY BOARD OF COMMISSIONERS
PUBLIC MEETING MINUTES
THURSDAY, NOVEMBER 3, 2022
10:00 A.M.**

Present: Commissioner Metzger, Commissioner Mussare, Commissioner Mirabito, Director Matthew McDermott, and Solicitor J. David Smith (via telephone).

1.0 OPERATIONS

- 1.1 Opening Prayer
- 1.2 Pledge of Allegiance
- 1.3 Convene Commissioners' Public Meeting
- 1.4 Approve the Minutes of the Previous Meeting

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

- 1.5 Public Comment on Agenda Items Only

2.0 SERVICE AWARD

- 2.1 Board of Commissioners /Jerry Kennedy – Acknowledge the following employee on their years of service:
 - Print Shop: Gary Fox – 20 years

3.0 INFORMATION ITEM

- 3.1 Mya Toon – Acknowledge the County is requesting bids for food products.

4.0 REPORTS

- 4.1 Reighanna Mellott – (presented by Kalen Barnes) Vote for ratification are the invoices due through 11/09/2022 that were paid on 11/02/2022 in the amount of \$907,681.60

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

Recess Commissioners' Public Meeting for the Board of Assessment Revisions

5.0 BOARD OF ASSESSMENT REVISIONS

- 5.1 Convene Board of Assessment Revisions.

- 5.2 Brooke Wright – (via telephone) Certify the tax rolls for 2023:
 - Taxable Parcels – 51,997 Assessment – 5,765,256,341
 - Exempt Parcels – 2,062 Assessment – 1,048,631,590
 - Total Parcels – 54,059 Assessment – 6,813,887,931

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

- 5.3 Adjourn Board of Assessment Revisions.

Reconvene Commissioners' Public Meeting

6.0 PERSONNEL ACTIONS

6.1 Jessica Segraves – (presented by Allison Wolfe) Approve the following Personnel Actions as conditional offers of employment, subject to the successful completion of a background check and all other employment conditions:

- Prison – Nichole Stroup, CO I Relief, Full-Time Replacement, \$20.00 per hour, 80 hours per Pay Period, Anticipated Start Date: 11/14/2022.
- Pre-Release Center – Katie Shay, Resident Supervisor I, Full-Time Replacement, \$17.18 per hour, 80 hours per Pay Period, Anticipated Start Date: 11/14/2022.
- Prison – Tim Taylor, CO I Relief, Part-Time New Position, \$20.00 per hour, Not to exceed 1000 hours, Anticipated Start Date: 11/15/2022.
- PRC – Ikeima Lowe, Resident Supervisor I, Full-Time Replacement, \$17.18 per hour 80 hours per Pay Period, Anticipated Start Date: 11/14/2022.
- Pre-Release Center – Tyran Fisher, Resident Supervisor I, Full-Time Replacement, \$17.18 per hour, 80 hours per Pay Period, Anticipated Start Date: 11/14/2022.
- Courts – Carol Gilberti, Tipstaff, Part-Time Replacement, \$10.43 per hour, not to exceed 1000 hours, Anticipated Start Date: 12/5/2022.

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

Recess Commissioners' Public Meeting for the Salary Board

7.0 SALARY BOARD

7.1 Convene Salary Board.

7.2 Jessica Segraves –(presented by Allison Vote to approve the following salary board actions:

- Prison – Reclassification for Nurse Supervisor position from a Paygrade 10 to a Paygrade 12 due to market adjustment.

Ms. Roger commented on the rate adjustments that are occurring a little bit at a time, stated she will continue to bring this up to the other employees each time.

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

- Prison: Reclassification to Kim Poorman, Paygrade 12.

Ms. Rogers moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

- Commissioners – Add a Full-Time Procurement and Grant Officer position in a Paygrade 8.

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 4-0

7.3 Adjourn Salary Board.

Reconvene Commissioners' Public Meeting

8.0 TDA ACTIONS

8.1 Jessica Segraves – (presented by Allison Wolfe) Approve the following TDA actions:

- Prison – Reclassification for Nurse Supervisor position from a Paygrade 10 to a Paygrade 12 due to market adjustment.
- Prison: Reclassification to Kim Poorman, Paygrade 12.
- Commissioners – Add a Full-Time Procurement and Grant Officer position in a Paygrade 8.

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.0 ACTION ITEMS

9.1 Mya Toon – Vote to approve Proposal with Daikin Applied Americas, Inc. (2022 budget funds available).

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.2 Mya Toon – Vote to approve Act 13 Agreement with West Branch Firemen's Association (Act 13 funded).

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.3 Jason Yorks – Vote to Approve Amendment to Agreement with Mahantango Enterprises, Inc. (2023 budgeted item).

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.4 Jason Yorks – Vote to approve Amendment to Agreement with Kroff Chemical Company, Inc. (2023 budgeted item).

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.5 Jason Yorks – Vote to approve Equipment Rental Agreement with Kroff Chemical Company, Inc. (2022/2023 budgeted item).

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.6 Jason Yorks – Vote to approve Amendment to Agreement with Federal Bureau of Prisons (2022/2023 budgeted item).

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.7 Jason Yorks – Vote to approve Master Power Purchase and Sale Agreement Confirmation Letter #3 with Energy Power Investment Company, LLC.

(2022/2023 budgeted item).

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.8 Jenny Picciano – Vote to approve submission of the 2022 PHARE grant application to PHFA in the amount of \$1,000,000

Mr. Mirabito moved to approve all applications, abstaining from voting on Asbury Foundation, Mr. Mussare 2nd the motion. Approved 3-0

Mr. Mussare moved to approve Asbury Foundation. Mr. Metzger 2nd the motion Approved 2-0

9.9 Shannon Rossman – Vote to approve deadline extension to Redevelopment Assistance Capital Program application and business plan submission for the DiSalvo’s Restaurant Addition and Renovation Project.

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

9.10 John Lavelle – Vote to approve Lycoming County Housing Starts Initiative Grant Award to T-Ross Brothers Construction, Inc. contingent upon Agreement documents (Act 13 funded item).

Mr. Mirabito moved to approve. Mr. Mussare 2nd the motion. Approved 3-0

10.0 COMMISSIONER COMMENT

Mr. Metzger read a statement about Lycoming Mall (see attached page 6) Also noted there are still working with the Coroner and discussing possibilities with the property at the Airport, expanding land parcel sizes at the Hospital and also a speaking with a land owner in Newbery.

Mr. Mussare spoke of Act 13 monies – we need to appreciate and support our natural gas industry.

Mr. Mirabito outlined that the Mall project has loan protection, the County has first lien position, however the need for it isn’t anticipated.

11.0 GENERAL PUBLIC COMMENT

Speakers who wish to address the Board of Commissioners will be limited for no more than three (3) minutes on any particular item. The speaker must state his/her name and address for the record. Any deviation from this rule must be approved by the Board Chairman.

Jason Fink/Chamber of Commerce: The Mall project was a loan request not a grant request, the developers are also applying for grant funding for other parts of the project. He noted, this development group has also had two successful projects on the Golden Strip just recently.

Thomas Adams/ Williamsport: Topics: Associated Press; God; Repentance

YouTube Public Comments:



[3L Coyo](#)

[6 days ago](#)

Kalen is working hard for the county!

S

20:49 Shannon Barnes Good job Kalen!

12.0 NEXT SCHEDULED MEETING

The next Commissioners Public Meeting will be held on **Thursday, November 10, 2022, at 10:00 A.M.** in the Commissioner's Board Room, 1st Floor, Executive Plaza, 330 Pine Street, Williamsport, PA 17701.

For more information regarding this meeting, please refer to the video link below:

https://www.youtube.com/watch?v=025A1Jv_OBk

Commissioner Metzger: (read statement below)

The Lycoming Mall has been a staple in our County for the past 40 years. We have witnessed a once vibrant and robust mall that was heavily utilized go into a steady decline over the past decade. Over the years we have witnessed an economic decline that added to unemployment and taxes being reduced due to appeals. Many anchor stores and business within the mall have left. This past year we saw a \$79,000 reduction in taxes after an appeal. Currently there a hand few of stores still open.

The mall is one subject that many in the community discuss on a regular basis with a hope that prosperity would shine from the other side of the arch that sits at the entrance. It sits now in the eastern end of the county in our growth corridor as a sad empty shell of what was once a great location for shopping, families and fun. It reminds me of downtown Williamsport 15 years ago that had many store fronts empty and resembled a ghost town. Through a great deal of hard work by several in our community and a shared vision they have brought Downtown Williamsport back and it continues to grow with an exciting future that once was cast off a town of yester year.

Recently, the Lycoming County Chamber scheduled a meeting with the commissioners and advised us that of a group of developers that shared their vision of the restoration of the Lycoming Mall. We met with the Chamber and the developer to hear that exciting that would add a positive impact in the middle of the addition of the recently constructed Geisinger Medical Center and the growth of the Lycoming Crossings.

The Board Commissioners believe that the acquisition of the mall by these developers will bring new life with employment opportunities, possible housing and increased tax revenue for the County.

The County would be exploring a 5-year loan at 3 percent interest. The developers would be a third of the collateral into the agreement along with a local bank and the County lending equal amounts of the other two thirds. The County's portion would be a 5 million dollar for a 5-year period at 3 percent interest. The monies would come from Act 13 monies under economic development. As the commissioners weigh this decision we want to emphasis this is loan and not a grant. We have received feedback that the developers have also met with local state officials who are a favorable opinion of this project and the boost it would provide Lycoming County. They are also exploring funding options that the state may be granting. This is an invest in the growth corridor of the county that has the potential to pay dividends and rewards for a generation or more. The local bank Board of Directors will be meeting in mid-November to discuss their approval for their portion of the loan.

The County and the bank would share joint lien holders on the loan as co-equal 1st lien holders. This information is being presented today to inform the public that

we would invite feedback prior to us placing this matter on a future agenda for a vote. It is important as we utilize public monies on all county matters that we engage the public for respectful and important dialogue before those decisions are reached. At this time I would ask if my two colleagues would like to make a statement followed by Jason Fink Chamber president who has joined us this morning.