

Commissioners:

SCOTT L. METZGER  
*Chairman*

MARC C. SORTMAN  
*Vice Chairman*

MARK MUSSINA  
*Secretary*



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

CHRISTOPHER H. KENYON  
*Solicitor*

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COUNTY of LYCOMING  
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WILLIAMSPORT, PA 17701

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**LYCOMING COUNTY BOARD OF COMMISSIONERS  
PUBLIC MEETING MINUTES  
THURSDAY, OCTOBER 17, 2024  
10:00 A.M.**

**Present: Commissioner Metzger, Commissioner Sortman, Commissioner Mussina,  
Director Matthew McDermott, and Solicitor Christopher H. Kenyon**

**1.0 OPERATIONS**

- 1.1 Opening Prayer
- 1.2 Pledge of Allegiance
- 1.3 Convene Commissioners' Public Meeting

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

- 1.4 Approve the Minutes of the Previous Meeting **None**
- 1.5 Public Comment on Agenda Items Only

**2.0 AWARDS**

- 2.1 Prison – The following individuals were recognized with a Job Well Done Award for their quick response to a medical emergency which saved the life of an inmate:  
Sgt. Monica Laird, CO Zachary Baylor, CO Jonathon Hamm, CO Matthew Vogel, CO Evan Young, CO Michael Grosso, CO Shane Bastress, CO Justin Witmer.

**3.0 BID OPENING**

- 3.1 Krista Rogers – Open the following bid:  
Hazard Mitigation Plan Consultant

**4.0 REPORTS**

- 4.1 Krista Rogers – Vote to ratify accounts payable cash requirement report for invoices due through 10/23/24 to be paid on 10/16/24 in the amount of \$4,559,346.70.

**5.0 INFORMATION ITEMS**

- 5.1 Jenny Picciano and Michele Christina – Presentation of the Analysis of Brownfield Cleanup Alternative for the Williamsport Ballpark Project.
- 5.2 Michael Hagen – Elected Official Personnel Actions:
  - Sheriff – Marc Storms, Deputy Sheriff 114, DS, \$22.63 per hour, 80 hours per pay period, Effective Date: October 14, 2024.

***Recess Commissioners' Public Meeting for the Salary Board***

## **6.0 SALARY BOARD**

- 6.1 Convene Salary Board.
- 6.2 Vote to approve the Salary Board minutes from the October 10, 2024 meeting.
- 6.3 Vote to approve the following Salary Board Actions:
  - Prison -Delete Full Time LPN position from the TDA
- 6.4 Adjourn Salary Board.

### ***Reconvene Commissioners' Public Meeting***

## **7.0 PERSONNEL ACTIONS**

- 7.1 Mike Hagen – Approve the following Personnel Actions as conditional offers of employment, subject to the successful completion of a background check and all other employment conditions as outlined in Attachment (A).

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

### ***Recess Commissioners' Public Meeting for the Board of Assessment Revisions***

## **8.0 BOARD OF ASSESSMENT REVISIONS**

- 8.1 Convene Board of Assessment Revisions.
- 8.2 Brooke Wright – Approve/Deny the following real estate exemptions as outlined in Attachment B:
- 8.3 Adjourn Board of Assessment Revisions.

### ***Reconvene Commissioners' Public Meeting***

## **9.0 ACTION ITEMS**

- 9.1 Jenny Picciano – Vote to approve the Bownfield RFL Loan Agreement with Williamsport Ballpark, Inc. in the amount of \$670,000.00. (2024 approved budgeted item)

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

- 9.2 Jenny Picciano – Vote to ratify the ARC Power Grant Agreement with the Appalachian Regional Commission in the amount of \$1,867,395.00. (2024 approved budgeted item)

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

- 9.3 Forrest Lehman– Vote to approve the revised Change Order #2 to the contract with H&P Construction to correct a mathematical error on the original Change Order #2. (2024 approved budgeted item)

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

9.4 John Lavelle – Vote to approve the Grant Contract with Lycoming County Fair Association in the amount of \$260,000.00 of ARPA funding. (2024 approved budgeted item)

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

9.5 Matthew McDermott – Vote to approve the Amendment to the LOI with Chance Aluminum.

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

9.6 Matthew McDermott - Vote to ratify the Engagement Letter with Hickman Consulting Services, LLC. (2024 approved budgeted item)

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

9.7 Mya Toon – Vote to approve the Bill of Sale for Surplus Property in the amount of \$6,200.00 Issued by check # 1957000. (2024 approved budgeted item)

**Mr. Mussina moved to approve. Mr. Sortman 2nd the motion. Approved 3-0**

#### **10.0 COMMISSIONER COMMENT**

**Mr. Mussina expressed the importance of getting your annual screenings and mammogram because it can save your life.**

**Mr. Metzger echoed the importance of doing timely screenings as well.**

**Mr. Sortman commented on Senator Vance’s event yesterday at Liberty Arena and asked the community to go the website to see the live stream. He thanked Senator Vance for visiting our community and for the cooperation of the people that had their travel plans delayed due to the senators visit.**

**Mr. Metzger thanked the Secret Service and Williamsport Law Enforcement for the amazing job they did during Senator Vance’s visit. Mr. Metzger also shared Mr. Vance’s first impression when getting off the plane, “what a beautiful area to live in”.**

#### **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.

**None**

#### **YOUTUBE COMMENT**

*Thomas Adams: Good morning commissioners and Lycoming County. I realize there is a push for pipeline CO2 storage. This is an extremely dangerous and very foolish practice. I hope Lycoming County, having the responsibility for public safety and in the interests of*

*protecting our farmers and wildlife, in accordance with your constitutional authority, to disallow such activity in the county. I think it is a travesty, our nation is not honoring Christopher Columbus, as we have for over 200 years! This is comes from a purposeful attack and the rewriting of American history. Many people are brainwashed or just ignorant of his contributions to the founding of America and his commitment to the gospel and a Biblical foundation for governance. He faced great adversity from the Cannib and Caribs tribe, who cannibalized a ship's crew, of whom he left after the ship ran aground on a return trip to Spain for supplies. He didn't believe the warning from the very friendly Taino tribe. This is only a snippet of his challenges and his success with the Tainos. There were several from the Tainos that begged him to visit Spain and some were made a part of the royal court. To keep this short, Cannibs is where we get the word cannibalism. From Caribs; Caribbean. We don't worry about cannibalism in the Caribbean Islands today, because Coloram Columbus had to wipe them out or make slaves of them. He saved many many indigenous people's lives, and other explorers lives. When civilizations are polar opposites in values, morality and practices the only solutions are annihilation or slavery/ imprisonment. The devaluing of human life is a core issue that challenges people today. Hopefully, before it gets to a point of total disregard, we begin realizing how precious is human life. Without Life there is no Liberty; there is pursuit of happiness. There are many other great things Columbus did to protect life and promote safety and security in his day and age of circumstances. Excellent plan for the agriculture community.  
LycoSecrets: good morning Commissioners.*

## **12.0 NEXT SCHEDULED MEETING**

The next Commissioners Public Meeting will be held on Thursday, October 24, 2024, at 10:00 A.M. in the Commissioner's Board Room, 3<sup>rd</sup> Floor, 33 West Third Street, Williamsport, PA 17701.

***To view this meeting click the link below:***

**<https://www.youtube.com/watch?v=41n6qyXbMxA>**

## ATTACHMENT (A)

### PERSONNEL ACTIONS:

Adult Probation – Alexandria Horafus, Adult Probation Officer, AP, \$21.81 per Hour, 80 Hours per Pay Period, Anticipated Start Date: October 21, 2024.

Facilities Management – Mary Peterman, Custodial Worker, Pay Grade 3, \$13.4128 per Hour, 75 Hours per Pay Period, Anticipated Start Date: October 28, 2024.

Human Resources – Awhbree Friday, HR Support Specialist, Pay Grade 5, \$15.75 per Hour, 75 Hours per Pay Period, Effective Date: October 13, 2024.

Human Resources – Michael Hagen, Director of Human Resources, Pay Grade 14, \$87,750 per Year, 75 Hours per Pay Period, Effective Date: October 13, 2024.

Prison – Mercedes Beck, Licensed Practical Nurse, Pay Grade 10, \$30.00 per Hour, Not to exceed 1000 hours annually, Anticipated Start Date: October 28, 2024.

Public Defender – Kristin Tarantella, Paralegal, Pay Grade 7, \$19.6575 per Hour, 75 Hours per Pay Period, Anticipated Start Date: October 28, 2024.

Public Defender – Giovanna Daniele, Assistant Public Defender, Union, \$62,315.00 per Year, 75 Hours per Pay Period, Anticipated Transfer Date: October 24, 2024.

**ATTACHMENT B**

<b>2024-EXEMPTION- REQUESTS</b>					
<u>PARCEL</u>	<u>NAME</u>	<u>SITE-LOCATION</u>	<u>REASON-FOR-EXEMPTION</u>	<u>ASSESSED- VALUE</u>	<u>LOSS- IN- TAXES</u>
26-349-105.Z-999	West-Cong-Jehovah-Witnesses	Cemetery-Rd	Water-retention-pond-&-hillside	35,180	-
73-005-108	George-Henry-Whaley-Jr-Private	675-677-Campbell-St	<u>Non-Profit-Agency</u>	80,760	-
	Express-Trust				



# Lycoming County Brownfields Coalition

## Brownfield Revolving Loan Fund – WBP Project



**Commissioners' Meeting – October 17, 2024**

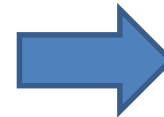


## What is a brownfield?

*A brownfield is any property that is underutilized or where the expansion, redevelopment, or reuse may be complicated by the presence or perceived presence of a hazardous substance, pollutant, or environmental contaminate.*

### **Examples:**

- Former gas stations
- Dry cleaners
- Manufacturing sites
- Factories







# Brownfield Cleanup

## 2018 EPA Grant: Revolving Loan Fund - \$800,000

- Provides low-interest loans and grants to finance brownfield site cleanups
- Run in-house by Lycoming County
- Revolving Loan Fund Committee
- Fund is replenished as loans are repaid over the course of the loan term
- County-hired environmental professional to provide technical oversight for cleanup projects (Brownfield Redevelopment Solutions, “BRS”)





# Revolving Loan Fund Program Summary

## Overview

- Used for cleaning up sites
- Grants available for municipal entities and non-profit organizations
- Low to 0% interest rate loans for private entities and other entities
- No application or loan origination fees
- \$50,000-\$250,000 per site
- Funds available: \$335,000 loans; \$335,000 grants

## Terms & Conditions

- No prepayment penalties
- Davis-Bacon prevailing wage required for construction activities
- 20% matching funds required
- Required site cleanup plan and cost estimate
- Public meeting required for each site





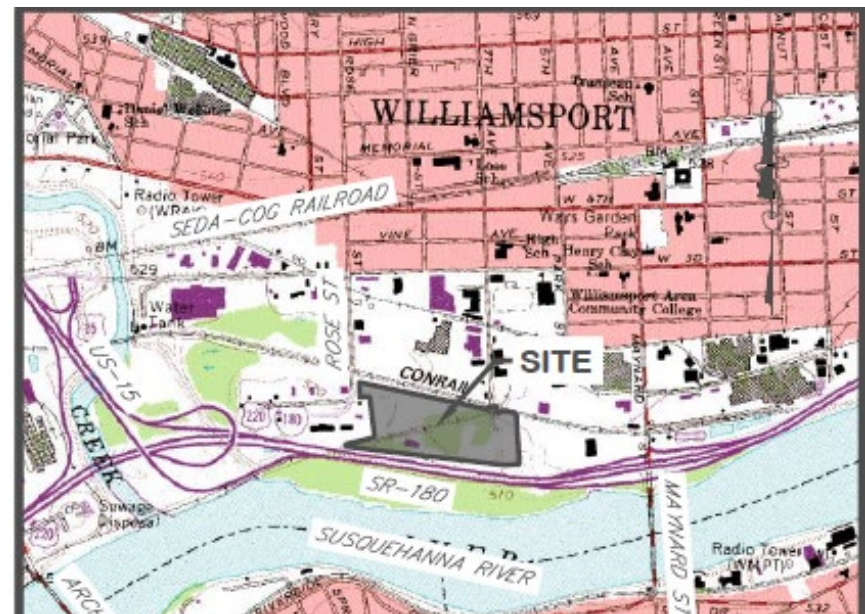
# Revolving Loan Fund – WBP Project

## Williamsport Ballpark, Inc Project Overview

- The Old Williamsport Landfill at 2 Rose Street
- 28.43 Acres
- Redevelopment will be seven turf ballfields with surrounding outbuildings
- Cap for landfill is already in place. EPA RLF funding to be used for earthwork to facilitate installation of the stormwater management system needed for redevelopment.

## Financing Parameters

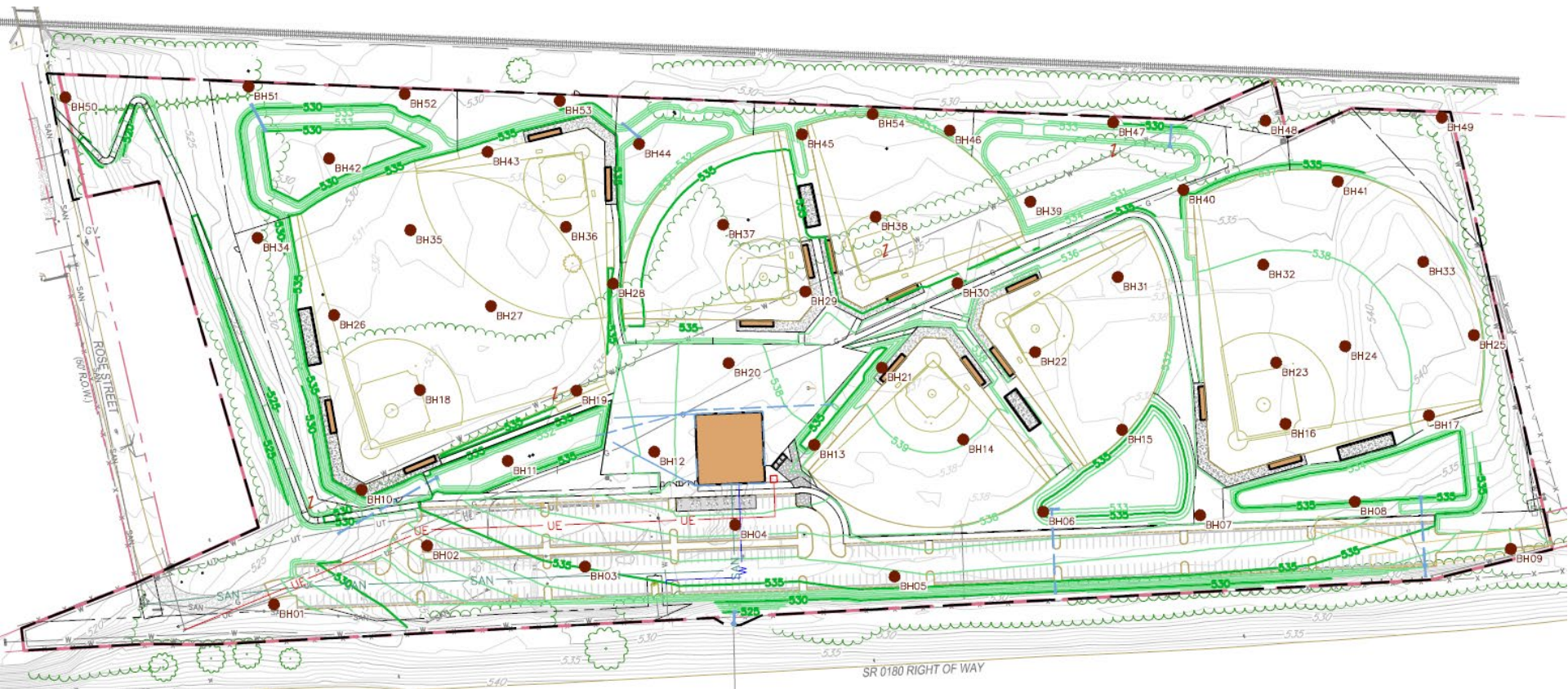
- Loan: \$670,000 recommended for award
- Match to be provided by WBP: \$160,000
- Discounted Loan Amount: \$190,000
- Principal to be Repaid: \$480,000
- Interest: 2.5% flat rate
- Term: Five years
- Will close out EPA Cooperative Agreement







# Proposed Redevelopment – WBP Project





# Next Steps – WBP Project

## Next Steps

- Public Comment on Cleanup Plan
- Commissioners Authorization of Loan to WBP, Inc.
- Enter into loan agreement and supporting documents
- Construction Kick Off Meeting with Lycoming County, BRS, Contractor and Subcontractor
- WBP Begins Construction
- Lycoming County/BRS Compliance Checks / Oversight



# Questions – WBP Project

**Questions?**

**Comments on Cleanup?**





# Contact

**Lycoming County**

**Department of Planning & Community Development**

**Jenny Picciano**

**Community Development/Lead Planner**

(570) 320-2136

[jpicciano@lyco.org](mailto:jpicciano@lyco.org)

**BRS, Inc**

**Michele Christina**

(609) 332-2667

[michele@BRSinc.com](mailto:michele@BRSinc.com)

**Project Website:**

[www.lyco.org/brownfields](http://www.lyco.org/brownfields)