



COUNTY of LUZERNE
PENNSYLVANIA
ESTABLISHED 1786

**LUZERNE COUNTY COUNCIL
INFRASTRUCTURE COMMITTEE MEETING**

**Council Meeting Room
Luzerne County Courthouse
200 N. River Street
Wilkes-Barre, PA 18701**

**AND
Video/Teleconference via ZOOM
January 21, 2025
6:00 PM**

6:00 PM CALL TO ORDER

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL

DELETIONS FROM AGENDA

ADOPTION OF AGENDA

AGENDA ITEMS

1. Approve Recorded Minutes from the September 17, 2024 Meeting
2. Presentation Blue Point LERTA
3. Review Operations Monthly Report

PUBLIC COMMENT

This is an opportunity for members of the public to address the Committee on any agenda or non-agenda item within the subject matter jurisdiction of the Committee. Each speaker shall have three (3) minutes to address the Committee. Speakers may not yield or transfer their time to another speaker.

Those attending in person are asked to complete and submit a Speaker Card to the Clerk of Council before the first speaker is called.

Those attending virtually are asked to refer to the Public Meetings Online page of County's Website at <https://www.luzernecounty.org/1279/Public-Meetings-Online> for more information on how to participate in Public Comment via technology.

ADJOURNMENT

HAZLE TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA



OVERVIEW OF NORTHPOINT

151
MILLION SF
CURRENT INDUSTRIAL
PORTFOLIO

\$18.3
BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

10
MILLION SF
INDUSTRIAL SPACE
UNDER DEVELOPMENT

RECOGNIZED AS THE

#1

INDUSTRIAL DEVELOPER

SINCE 2017

REAL CAPITAL ANALYTICS

8.8
MILLION SF
INDUSTRIAL SPACE
LEASED IN 2023

107
THOUSAND
EST. JOBS CREATED
OPERATIONAL & CONSTRUCTION

26
STATES
WITH DEVELOPMENTS
COMPLETED AND
UNDER CONSTRUCTION

*All stats last updated beginning of Q2 2023

382
INDUSTRIAL
CLIENTS

References available from our clients; a few are represented here



NORTHPOINT DEVELOPMENT PENNSYLVANIA EXPERIENCE

PA TESTIMONIALS:

“It’s refreshing to partner with a team that acts as an extension of our own, working together to design and build out the Hanover Township property, executing flawlessly from beginning to end.”

- Karen Cate,
CFO and COO, Trive Market

“NorthPoint has stood side by side with our entire team in delivering our new Greencastle, Pennsylvania facility. We appreciate their honesty, hard work, and get it done approach.”

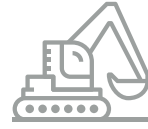
- Bob Hermann
Staples Senior Project Manager -
Engineering & Construction

“NorthPoint has been tremendous on delivering our last three fulfillments centers throughout the US with unprecedented timelines. We consider NorthPoint a true partner in our real estate needs.”

- Mike Gilbert
Chewy.com VP of Operations

“NorthPoint’s professionalism and expertise on local projects including the MARS Petcare manufacturing facility in Bethel Township and the Bed, Bath, and Beyond distribution center in Frackville has created thousands of well-paying, stable jobs and with plans to put properties that were abandoned after decades of mining back on the tax rolls. Their success in Berks and Schuylkill County has strengthened the economic health of our region for decades to come.”

- Senator David Argall



36.1M
TOTAL
SQUARE FEET



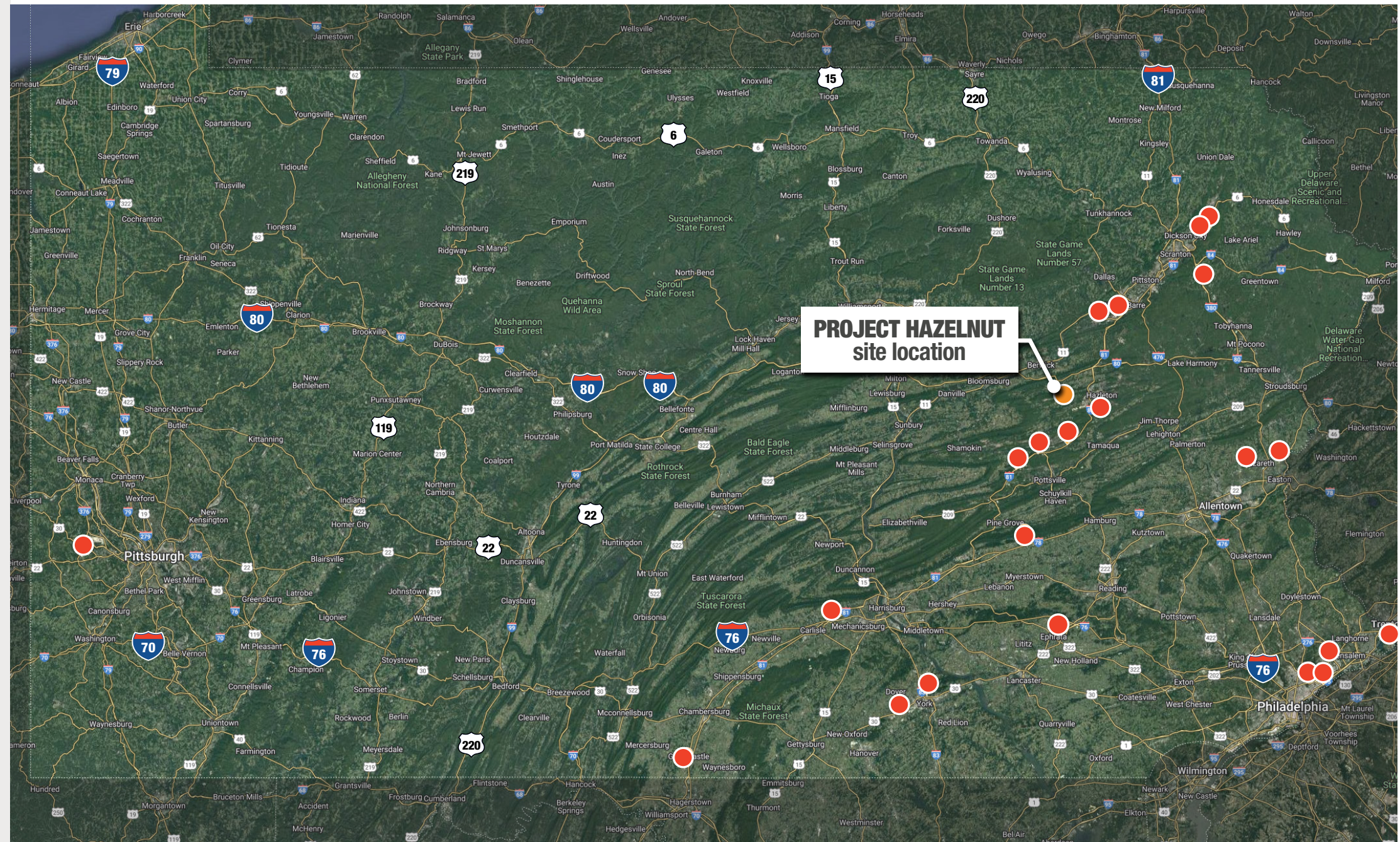
14,436
ESTIMATED
JOBS



\$3.1+
BILLION CAPITAL
INVESTMENT



\$656.8
MILLION ANNUAL
WAGES/BENEFITS

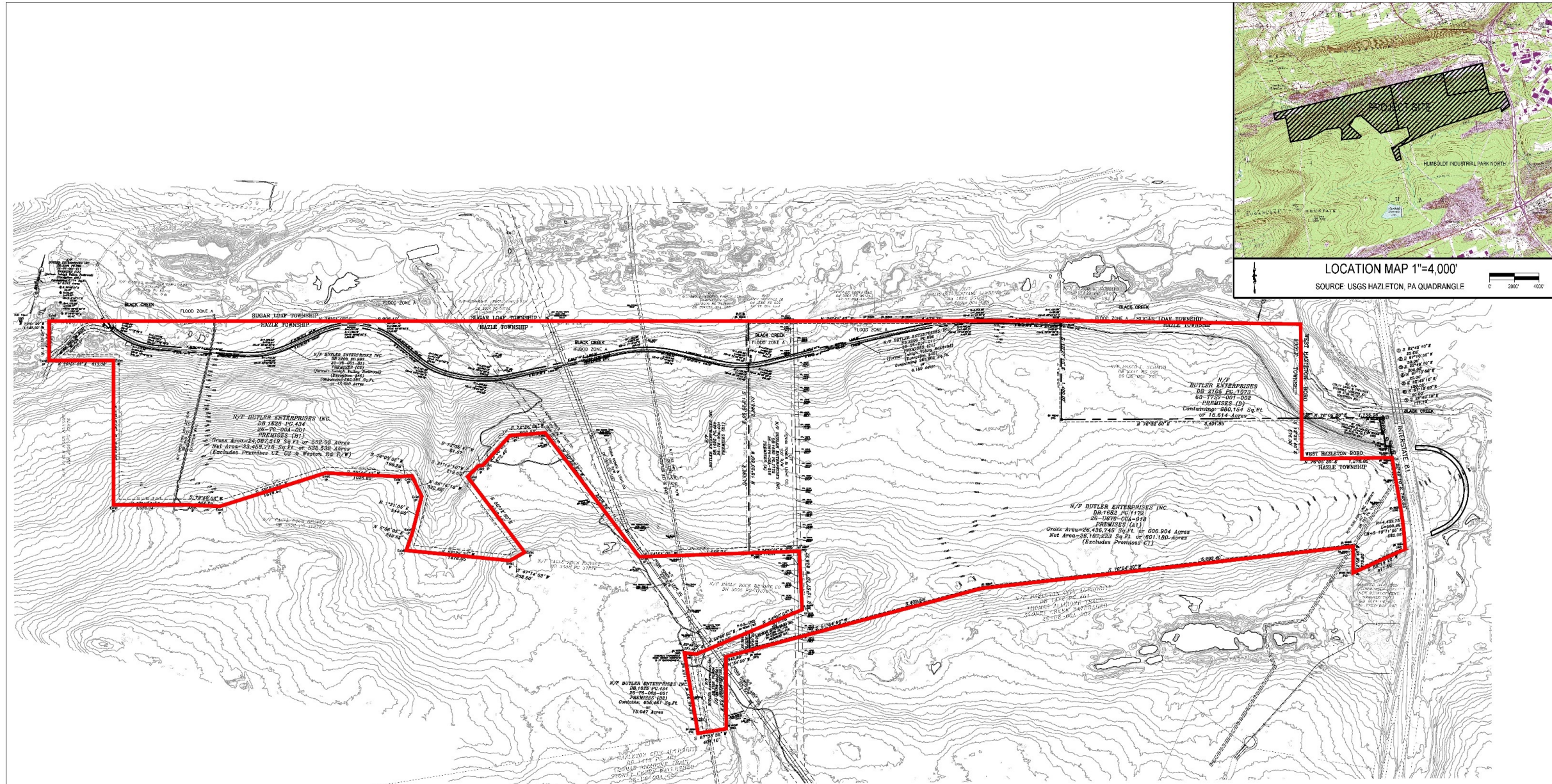


NORTHPOINT DEVELOPMENT **EXPERIENCE IN LUZERNE COUNTY**

- 8,500,000 SF of Completed Projects
- 1,000,000 SF of Available Space
- 15 companies located
- Over 2,000 jobs created
- Over \$1B of Private Capital Invested to Date
- 2 Approved Development Sites Remaining
- +400 acres of land being planned for future industrial development



NORTHPOINT DEVELOPMENT PROJECT HAZELNUT LERTA BOUNDARIES



NorthPoint Hazelton North Campus Development

Proposed LERTA Parcels:

- 26-U6V6-00A-018: 601.2 acres (A - Butler eastern portion)
- 26-T6-00A-001: 538.5 acres (B1 - Butler western portion)
- 26-T6-00A-001: 15.0 acres (B2 - Butler southwestern portion)
- 26-T6-001-011: 6.2 acres (C1 - Butler Grassy Path portion)
- 26-T6-001-011: 13.1 acres (C2 & C3 - Butler Grassy Path portion)
- 26-T6-00A-70C: 109.2 acres (Schiavo Parcel 1)

TOTAL PROPOSED: 1,283.2 ACRES

NORTHPOINT DEVELOPMENT **PROJECT HAZELNUT SUMMARY**

- **Data Center Campus with 15-data center buildings and ancillary buildings**
- **Buildings to be delivered in 3 phases**
 - › Phase 1 – 5 Buildings beginning in Q4 2026
 - › Phase 2 – 3 Buildings beginning in Q1 2028
 - › Phase 3 – 7 Buildings beginning in Q2 2029
- **Primary Entrance will be North Park Drive through the Humboldt North Industrial Park**
- **Low Traffic Projection**
 - › Traffic primarily associate with employee vehicles
 - › Minimal truck traffic only from daily deliveries

Division of Operational Services

Project Management Department Progress Report

Red-PennDOT Yellow-ARPA

Harris Hill Road Bridge Replacement 26305 Kingston Township Bridge Replacement

Bridge is currently closed to traffic. Ready to advertise. Waiting for PennDOT signal Project to be completed. PennDOT has reached out regarding a completion date for this project so they can proceed with their project on Carverton Road. County looking for funding options to move forward. Added to ARPA internal project list. The Infrastructure Committee is considering ARPA Interest Funds for this project. Council voted to approve ARPA Interest funds in the amount of 1.9 million for this project. Engineers are finishing design for Spring 2025 construction. Working with PennDOT on Utility clearance movement for project design and construction.

Hanover Industrial Estates Safety Improvements Phase 2 NA Hanover Township Shoulder Widening

We continue with the URMS (PennDOT Utility Clearance) process. Obstacles include private sewer. (Wyoming Valley Chamber of Commerce) Chamber has taken ownership of manhole covers. Project is proceeding once manhole risers are in place. *URMS clearances are closing out. Spring 2025 construction start.*

Kisenwether Road Bridge Replacement 57311 Sugarloaf Township Bridge

Replacement Project is ready to bid. County is sourcing funding for this bridge replacement. Placed on ARPA internal list. ARPA application was approved for this project.

Chick's Lane Bridge Replacement CB54501 Black Creek Township Bridge Replacement

Replacing a stone arch culvert with a precast box. Plans, specifications, and estimates complete. Utilities have been relocated. Arrow/County was working on ROW through eminent domain. County to determine bid date. Condemnation of right of way property still in progress to proceed. Condemnation documents are in the hands of the Office of Law.

County Bridge Group 2 - Union Township CB47408, CB47417, CB47412, CB47415 Union Township- 2 Culvert Replacements and 2 Culvert Rehabilitations

Waiting on DEP permit for one culvert replacement. ROW to be provided to the County in February. Right of way process started over due to Energy provider selling property to Amazon by Arrow Land Solutions. *Arrow Land Solutions is proceeding with ROW documents for this project. ROW documents are being received. Council approved payments to claimants and checks are being cut.*

Main Road

Design has been finalized. Funds will be sourced between ARPA and Federal Funds from Representative Meuser. Bidding process on hold until HUD requirements for this project are received. HUD 24 requirements should be received soon and this project can be bid. Welcome email for grant has been received and the County is assigning users to the system.

Sweet Valley Road Re-Surfacing Project CR 63 Ross Township Roadway Repairs

Continued design. Scoping approved. Funding is being sourced from ARPA and Representative Meuser's office. URMS clearances are in process and project will be ready to bid in early 2025. RAS dashboard resolution was passed by Council.

Broadway Road Bike Lanes CR 65 Ross Township Bike Lanes/Roadway Repairs

Continued design. Scoping approved. Ross Township residents are concerned about mailboxes and guidewire for utility wiring repositioning. Waiting for PPL and Penn Core for Utility replacement. County is sourcing different options for the Bike Lanes to satisfy residents. *Meeting with Ross Township officials on 11/20/24 to go over citizen complaints. The Township wants to go through with bike lane project.*

Nanticoke Bridge

ECMS project dashboard is being developed. Council will be voting on the ECMS Resolution at the August 6th meeting. ECMS resolution was passed and the ECMS advertisement has been created. County will now wait for submissions. Submissions have been received. The County will have to rate vendors for a selection from the committee. The committee rated the top 3 vendors for this project. Working with PENNDOT to finalize Engineering selection.

WBW Apron Rehabilitation Project Phase II (Construction)

The project involves the construction for rehabilitation of the airport apron pavement. This is BOA grant funded project. Benesch is the consultant completing the design work. The design of the rehabilitation is currently taking place. Bids were received on May 30, 2023. New Enterprise Stone & Lime Co was the low bidder. Grant application was submitted to BOA on July 24, 2023. The grant application has been approved. Notice to Proceed needs to be issued. Construction on this project has been completed. Close out in process.

MS4 Permitting

DEP issued approval of the permit on May 5, 2020, which is good for 5 years. Annual reports are required to be submitted by the end of September. Updating the mapping, preparing the annual report and other requirements are ongoing. Field verification for 2022 of outfalls is currently ongoing. Mapping Department updated field maps for our annual submission. The annual submission was completed and submitted on September 30, 2022. Annual outfall inspection took place in the Spring 2023. A GIS database is being developed to save time and to better track changes in the field. Annual report was submitted on September 29, 2023. Nick Vough met with Barry Isett to go over deliverables for 2024. County is on track to meet 2024 guidelines. County employees are being brought together for a MS4 committee going forward. County submitted MS4 report on 9/24/24 for the 9/30/24 deadline.

LCCF Main Prison - Elevator Modernization

The project consists of modernization of the two existing elevators at the main prison. Proposals have been requested from elevator contractors. Barry Isett & Associates was assigned the design for this project and Otis elevators secured the bid. This is an ARPA funded project. The first elevator was completed in late fall with a few delays mainly the software and the flooring contractor. The 2nd elevator was started at the conclusion of the 1st elevator. The elevator cab build out is almost complete for the 2nd elevator. The flooring will then be installed. Inspection process follows.

River Commons Rehabilitation Project

The project consists of repairs to the River Commons Park. A scope of work is currently being developed for repairs and rehab. A site walk-through was conducted on July 24, 2023. The project is projected to take place in the Spring 2024. Council approval is required. Project on hold due to timing of Rockin' the River event.

Courthouse Chiller Replacement

The project consists of the replacement of the existing chiller located inside the Courthouse and at Penn Place. This is an ARPA approved project. Trane is the supplier and contractor for this project. Equipment for the Courthouse and Penn Place was ordered in December. Meeting with Trane every month to go over timeline for the Spring start date.

Palmer Statue Restoration

The project consists of restoration and placement of the Palmer Statue. The project is currently on hold pending County approval. Act 13 committee passed the funds for this project. This is going through the approval process through County Council. *This project was approved. Baut Studios are continuing repairs for Spring finish.*

Penn Place Window Replacement

The project consists of replacement of all windows at the Penn Place Building. The project will be in design shortly and expected to be bid out early next year. This is a Capital Plan approved project. This project will be re-scoped to focus on weather facing windows and leaking facade. This scope will be focused on outside façade and worn-down windows to prevent further leaks.

Brominski Building New Entrance Door Resolution

The project consists of a resolution to the new entrance doors that were installed in 2021. The fire rated doors have been problematic since they were installed. The contractor has agreed to replace the doors. A different type of door that still meets the building code requirement has been approved by County Administration. Shop drawings were approved. Contractor reached out for times to start this replacement.

Butler Township Subdivision

The project consists of the subdivision of a large County owned property in Butler Township. This is an approved project. Alternates were discussed and pending decision. Council has decided not to move forward with subdividing this land.

Hazleton Broad Street Business Exchange

East side façade masonry repairs are completed. The other sides still need to be addressed. Flooding occurred in the basement from a blocked sewer line. Probation will be moving to Suite 200 on the second floor. Reilly Engineering is working on a scope and price estimate for the façade. Mark Sobeck and Hunter Roofing working on the scope for the roof.

Coroner's Generator:

Generator needed for Morgue area. Decision made to install a generator power switch to save money and utilize a County owned portable generator in the event of a power outage. Electrical Contractor started this job on 1/7/25. There was a minor issue running the wire from the generator and the contractor is working on a solution.

Courthouse Mold Remediation

Judge Gelb mold remediation and reconstruction of chambers has been completed. Judge Sklarosky's chambers have begun. There was extra mold found in Judge Sklarosky's Chambers and Forrester Environmental is continuing remediation. Once mold is remediated the reconstruction of the Chambers will take place.

Follies Road Bridge Emergency Repairs

Emergency repairs were made to this bridge after the storm on 8/9/24. This bridge is crucial to the SCI Prison in Dallas. More repairs to follow in the coming weeks. Scope for further repairs being worked up by Reilly.

Miller Road Bridge Culvert Exeter Township

Bridge culvert needs to be replaced. Reilly is getting a scope together. Funding needs to be secured for this project.

Crestwood Industrial Park Drainage Improvements

Design is ongoing. This project will be ready for bid in early 2025 for Spring 2025 start of construction. Permitting has begun for this project. A meeting with Wright Township will be setup to go over the scope of the project.

Patla Road Superstructure Replacement

Replacement of this superstructure was approved for ARPA funding. Design is ongoing for Spring 2025 start of project.

Lower Demunds K-Route

Lower Demunds Road K-Route was approved for ARPA funding. 1.96 miles of roadway will undergo drainage/stormwater improvements along with paving. Design is ongoing.

MPO-TIP Projects

Sleepy Hollow Road Bridge Replacement 54718 Butler Township Bridge Replacement

Bridge currently closed to traffic. Ready to advertise. There is a gas line that requires relocation. If the County desires to construct in 2024, we must advertise ASAP and verify with UGI that gas line relocation can occur. UGI pole and gas line move will happen in Fall 2024 so project can proceed. ARPA Interest funding being sourced for this project depending on vote from Council. Council will vote on this funding in early October. ARPA interest funding for this project was rejected.

Boiler Plant

- Records building roof top units were installed on June 18th and are functioning.
- Waiting on commissioning and official startup of units.
- Penn Place chiller was cleaned and serviced on June 17th and 18th.
- Voter warehouse A/C unit parts are on order waiting for installation.
- The Corners office dehumidification system is now working properly.

Planning & Zoning

Planning & Zoning

- The Department is being overseen by Interim Director of Planning and Zoning, Dan Reese.
- The Burger Farm is the next on the list to join the Luzerne County Farmland Preservation Program, closing is scheduled for July 19th.
- \$29,770.00 in fees were collected through the zoning service program.
- \$6,645.00 in fees were collected for review of subdivisions and land development proposals.
- Continued enforcement against illegal possession of chickens in residential zones.
- Enforcement also re: unpermitted structures; illegal short-term rentals; Illegal businesses operations and more.
- 36 zoning permits were issued.
- 14 subdivisions and land development proposals were received for review.
- Administered zoning board hearing on June 4.
- Seven letters verifying comprehensive plan consistency given to municipalities seeking grants.

Transportation / MPO

- Prepared the TIP for public comment period; updated MPO website, ran newspaper ad before June 8th. Held internal meetings with Lackawanna staff. Delivered physical copies of the TIP to LCTA and HPT for public comment/review.
- Helped prepare kick-off meeting with Michael Baker International to start work on the new LRTP, scheduled for June 18th. Work must start by July 1st.
- Prepared the RFP for the Safe Streets for all (SS4A) project, RFP for Hazard Mitigation plan.
- Met with GIS/Mapping to collect county road field data/photos on May 31st.
- Prepared fixes for the Standard Assurances in our contract language.
- LLTS MPO hosted a Complete Streets webinar on June 5th
- Attended the following meetings:
 - MPO pre-meeting to create agenda for July 9th quarterly June 12th,
 - NEPA Moves on June 11th,
 - HOP with PennDOT and Zoning on June 7th,
 - STC June 18th,
 - Hazleton Airport 2024 Planning Session on June 6th,
 - NEPA Alliance MPO June 18,
 - Hazard Mitigation plan management June 19,
 - SEDACOG on June 14, 2024
- Attended the following webinars:
 - SMART Stage 1 Grant webinar on May 28th,
 - Vision Zero 101 on May 29th,
 - State DOT and MPO Resilience Improvement Plans on May 29th,
 - Climate Change Center on May 30th,
 - Charging and Fueling Infrastructure Grant on June 6th & June 11th,
 - Dangerous by Design: How Street Design Contributes to the Pedestrian Safety Crisis on June 6th,
 - PennDOT EVC-RAA June 11th,
 - Designing Transportation for non-drivers June 13th,
 - Meaningful Public Involvement in Transportation Decision Making July 14,
 - DOT climate change June 18,
 - Complete Streets-Lessons Learned from on the Ground June 20

Solid Waste Management Department

- 901 Municipal Waste Planning HHW Administration Disbursement Request Grant completed and submitted to DEP Northeast Regional Office for approval.

- Weekly updates 903 Recycling Coordinators Grant.
- The Department supported and participated in four municipal special collection events.
- Met with Hazle Township Secretary to discuss rules, regulations, and grant information available as a newly mandated recycling municipality.

Road & Bridge Department Monthly Report December, 2024

- Tree removal on Tunnel Rd, Barrys Rd, Honey Hole Rd, and Salt and Plow Roads (11/23)
- Trash removal at the River Commons (11/25)
- Trash removal at the Hanover Industrial Park (11/26-27)
- Cold-patched Crestwood Drive (12/2)
- Respond to snow events, plow and salt all roads and lots (12/3-4)
- Salt roads and tree removal on Church Rd and Crestwood Drive (12/5)
- Salt roads and maintenance of District sheds (12/6)
- Tree removal on St Johns Rd (12/9)
- Install signs at County Bridge 15306 (12/10)
- Trash removal at the River Commons (12/11)
- Respond to the winter storm, salt and plow all roads and lots (12/12, 13, 14, 15, and 12/16)
- Garbage removal at the Hanover Industrial Park and tree removal on Ransom Rd (12/17)
- Tree and brush removal on Tunnel Rd, Church Rd, and Honey Hole Rd and cold patch areas on Follies Rd and Ransom Rd (12/18)
- Cut brush on Follies Rd (12/19)
- Respond to various citizen complaints within 24 hours of notice
- Service and repair numerous county fleet vehicles
- All roads checked daily

Building & Grounds

- Penn Place exterior ceiling tiles replaced. Heating issues addressed
- 111. N Pennsylvania Ave. Roof leak, in hatch under repair.
- 111. N Pennsylvania Ave Electrical issue repaired in 277
- LCCH Judge Skylarosky remediation started
- Brominski roof panels damaged repairs plans being made
- LCCF Elevator project proceeding at expected pace
- 1199 Building plan in place for soil amendments and heating issues fixed
- Road & Bridge Garage Mt.Top quotes to upgrade interior garage lighting
- Broad Street Exchange Air duct work cleaned in basement (photos included)
- Elections warehouse Leaks detected in roofing repairs were completed

Department of Emergency Services

9-1-1

Operations:

Current Staffing is as follows:

- 38 Full-time Telecommunicators with 22 Vacancies.

- (34 Currently working on the floor and 4 in training)
- 4 Part Time Call takers with 4 vacancies.
- We currently have a PSAP Coordinator and 2 PSAP Supervisor Vacancies.
- We are in the process of hiring a Telecommunicator Class to start in the beginning of September.

9-1-1 Data & Technical:

- Radio Project negotiations between the County, Motorola and MCM Consulting Group are continuing. In-person meeting held on 6/26.
- Two additional projects RM and GPS on PTT which will be funded by ARPA funding are on hold until above negotiations are complete.
- Implementation of the WebQuery “front door” via Amazon is nearing completion. Preparing lists for all agencies to fill out membership that will be allowed access.
- The Countywide EMS Response Plan committee’s meeting will be scheduled for late July/early August.
- New 2024 aerial being moved to all CAD’s completed; Pictometry also updated as well.
- Discussions between Schuylkill County 9-1-1, Luzerne County 9-1-1 and Black Creek Twp. are beginning for a possible switch to Luzerne County for handling 9-1-1 calls. Schuylkill County had always handled 9-1-1 calls in the past as per the township’s protocol.

Next Gen 9-1-1

PEMA (w/ COMTECH) NG9-1-1 Migration Project:

- NECORE Migration Readiness:
 - Monroe & Luzerne Counties performed all necessary testing required for migration.
 - GIS Data confirmed ready for Go Live.
 - ALI Data load from Telco’s now exceeds 76,000 records. Nearing 100% load value.
- NG9-1-1 Phase Status (Phase 4 – Validation/Testing)
 - Luzerne (Host B) ready for make the NG9-1-1 migration Go/No Go decision
 - Acceptance Test Plan (ATP) was completed and considered successful by PEMA
 - Next Generation 9-1-1 migration is scheduled to be completed by the 26th.
- GIS Data Hub
 - Staff continue to upload fresh GIS Data (new Addresses, corrections, etc.)
 - Large influx of data records loaded into ALI DBMS
 - A manageable number of discrepancy reports generated
 - Schuylkill County introduced some boundary discrepancies that must be fixed.
- Luzerne Staff continue the PEMA\COMTECH Next Generation 9-1-1 Migration Meetings:
 - Only 99% of Telco database loaded into COMTECH LDP
 - PSAP Staff continue to work in COMTECH ALI Location Data Platform (LDP) to handle multiple MSAG & ALI Telco Discrepancy Report & Change Report issues

EMA

Trainings, Exercises and Activities Attended or Facilitated by LCEMA staff:

- **No EOC Activations**

Monitored/Supported the following events:

- Provided Command Post and support as needed to Wilkes-Barre PD for July 4th fireworks
- MVA Sugarloaf twp. I80
- Scrapyard fire, Hazle Twp.
- Weather and tornado warning events

- **Attended/Participated:**

- Hazard Mitigation progress meeting
- Multiple Talen Radiological municipal trainings countywide
- SSES Federally Evaluated Drill planning meeting
- County Manager meeting regarding evacuation of Duryea and Coxton areas
- Timber Ridge exercise

- **Facilitated:**

- Assisted Talen Energy with multiple evening EOC trainings presented to municipalities within the Emergency Planning Zone (EPZ), a ten-mile radius circle around the SSES power plant.
- LCEMA quarterly training and appreciation dinner.

Response Calls (in addition to the above mentioned):

LCEMA staff were notified several times of incidents occurring within our county but was not requested to respond or support due to the nature of the call. However, we have assisted several on-scene Incident Commanders and Emergency Management Coordinators with advice, contact information, and knowledge to help mitigate several incidents. All EMA staff members are on-call 24/7, 365 days a year.

Honey Hole Road Bridge Repair





Priority 0 Maintenance Repair on Shedy Hill Road Bridge

