

**COUNTY COMMISSIONERS' WORK SESSION AGENDA**  
**TUESDAY, JULY 19, 2016**

**9:00 A.M.:**

**EXECUTIVE SESSION:**

Christina Hausner, County Solicitor

**10:00 A.M.:**

**PUBLIC SESSION:**

Postpone approval of July 5, 2016 Work Session Minutes and July 12, 2016 Work Session Minutes.

**Re-announcement:**

There will be no Work Session held on Tuesday, July 26, 2016, and there will be no Commissioners' Meeting held on Wednesday, July 27, 2016.

**Announcement:**

There will be no Work Session held on Tuesday, August 9, 2016, and there will be no Commissioners' Meeting held on Wednesday, August 10, 2016.

**10:00 a.m.**

Matt Knepper, Director, Agricultural Preserve Board – Contracts of Sale of Agricultural Conservation Easements (please refer to motion on tomorrow's agenda)

**10:05 a.m.**

Lawrence George, Executive Director, or Judy Erb, Deputy Director of Administration, Behavioral Health/Developmental Services – Amended Agreements and Agreements (please refer to motion on tomorrow's agenda)

**10:10 a.m.**

Charles Douts, Director, Facilities Management – Right-of-Way Agreement and Temporary Construction Easement Agreement (please refer to motion on tomorrow's agenda)

**10:15 a.m.**

Treasurer Amber Green – Designation of an Additional Depository for the County of Lancaster (please refer to Resolution No. 61 of 2016 on tomorrow's agenda)

Other Discussion Items:

1. Appointments/Reappointments to County Boards
2. July 20, 2016 Commissioners' Meeting Agenda

**Adjourn**

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, it was agreed for the County of Lancaster to enter into Contracts of Sale of Agricultural Conservation Easements with the following property owners:

<u>Name/Township</u>	<u>Type of Easement</u>	<u>County Share</u>	<u>State Share</u>	<u>Township Share</u>
Jonas S. and Sadie Allgyer Caernarvon Township	Perpetual	\$129,454.00	\$0.00	\$49,790.00

The Commissioners certify that the Jonas S. and Sadie Allgyer property, consisting of 49.79 acres, is located in the Agricultural Security Area of Caernarvon Township.

<u>Name/Township</u>	<u>Type of Easement</u>	<u>County Share</u>	<u>State Share</u>	<u>Township Share</u>
Nelson K. and Mary L. Ginder East Donegal Township	Perpetual	\$83,118.00	\$0.00	\$0.00

The Commissioners certify that the Nelson K. and Mary L. Ginder property, consisting of 44.33 acres, is located in the Agricultural Security Area of East Donegal Township.

I, Robert T. Still, Chief Clerk to the County of Lancaster, Pennsylvania, do hereby affirm that the above motion was adopted by the Lancaster County Board of Commissioners at its regularly scheduled meeting held on the 20<sup>th</sup> day of July, 2016.

ATTEST: \_\_\_\_\_  
Chief Clerk  
County of Lancaster, Pennsylvania  
Date: \_\_\_\_\_

7/20/16

## REQUEST SUMMARY

### ITEMS FOR COMMISSIONERS' AGENDA ON July 19 and 20, 2016

#### From Agricultural Preserve Board

Item #	Name of Contract Provider	Term	Amount being Requested	Percent of Increase/Decrease	Goals	Trends
1	Agricultural Conservation Easement granted by Jonas S. and Sadie Allgyer	Duration of easement is perpetual.	<p><u>\$129,454.00 from the County of Lancaster.</u></p> <p><u>\$49,790.00 from Caernarvon Township.</u></p> <p>Per acre cost of the easement is <b>\$3,600.00 for the 49.79 acre farm.</b></p> <p><i>The Appraised Easement Value is \$235,805.00</i></p> <p><i>The Easement Purchase Price is \$179,244.00</i></p>	<p>The Easement Purchase Price is 22% more than the 2013-2015 County Average of \$2,897.00/acre.</p> <p>The Easement Purchase Price is 76% of the Appraised Easement Value.</p>	<p>i00% of soils are in capability classes I-II.</p> <p>Located within one mile of five preserved farms.</p> <p>There are 1,133 acres preserved in Caernarvon Township.</p> <p>The farm is approximately 3 miles from the Goodville Urban Growth Area.</p> <p>The farm is approximately 2 miles east from public water and sewer.</p>	<p>The Allgyer family farm is a crop and livestock farm.</p> <p>Joint preservation project with Caernarvon Township.</p> <p>Landowners applied to preserve their farm in 2010.</p> <p>Landowner offered to accept 90% Bargain Sale.</p> <p>The farm ranked #136 of 198 in the 2014 ranking year.</p>

<p><b>Agricultural Conservation Easement</b> granted by Nelson K. and Mary L. Ginder</p>	<p>Duration of easement is perpetual.</p>	<p><b>\$83,118.00 from the County of Lancaster.</b>  <b>Per acre cost of the easement is \$1,875.00 for the 44.33 acre farm.</b>  <i>The Appraised Easement Value is \$166,237.50</i>  <i>The Easement Purchase Price is \$83,118.00</i></p>	<p>The Easement Purchase Price is 43% less than the 2013-2015 County Average of \$2,897.00/acre.  The Easement Purchase Price is 50% of the Appraised Easement Value.</p>	<p>100% of soils are in capability classes I-IV.  Located adjacent to two preserved farms.  There are 6,773 acres preserved in East Donegal Township.  The farm is adjacent to the Donegal Urban Growth Area, where public water and sewer exist.</p>	<p>The Ginder family farm is a crop and horticultural farm.  Landowners applied to preserve their farm in 2015. Landowner is excluding two acres.  Landowner offered to accept 50% Bargain Sale.  The farm ranked #75 of 189 in the 2015 ranking year.</p>
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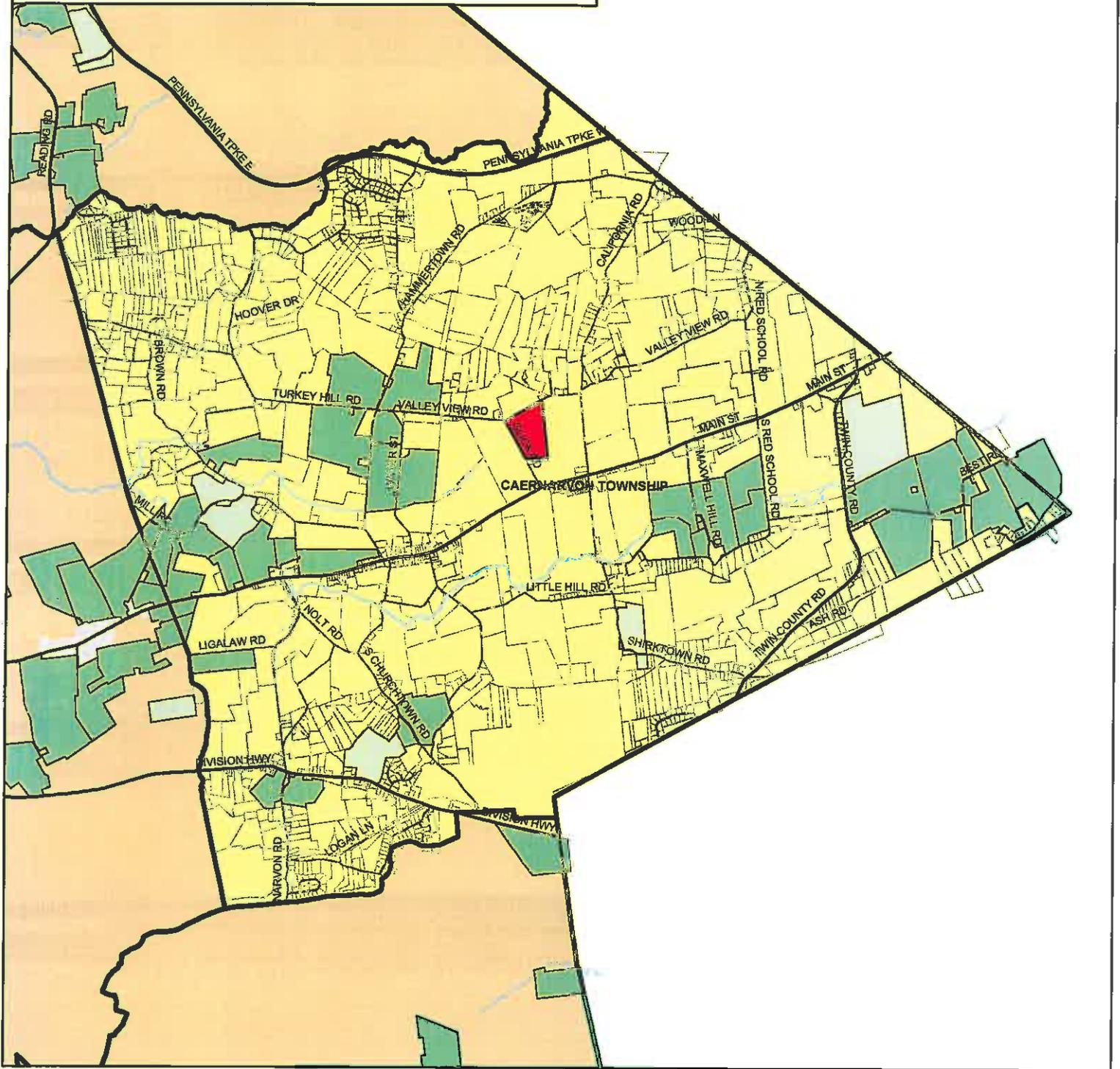
**As of Commissioners Meeting:**

**July 12-13, 2016**

**Preserved Farms in Lancaster County**

	<b>Farms</b>	<b>Acres</b>
<b>APB:</b>	930	78,458
<b>LFT:</b>	464	28,398
<b>Other:</b>	(36)	1,815
<b>Joint:</b>		(2,500)
<b>Total:</b>	1,358	106,271
<b>Waiting List:</b>	190	

# The Allgyer Farm



**Features**

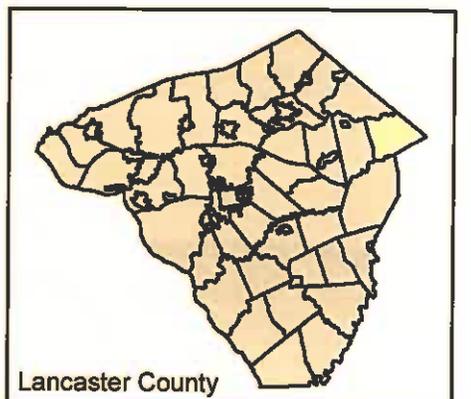
- Allgyer Farm
- Easements
- Applications
- Water Feature
- Urban Growth Boundary
- Village Growth Boundary
- Major Road
- Minor Road
- Parcel
- Selected Municipality
- Surrounding Municipalities

0 0.25 0.5 1  
Miles

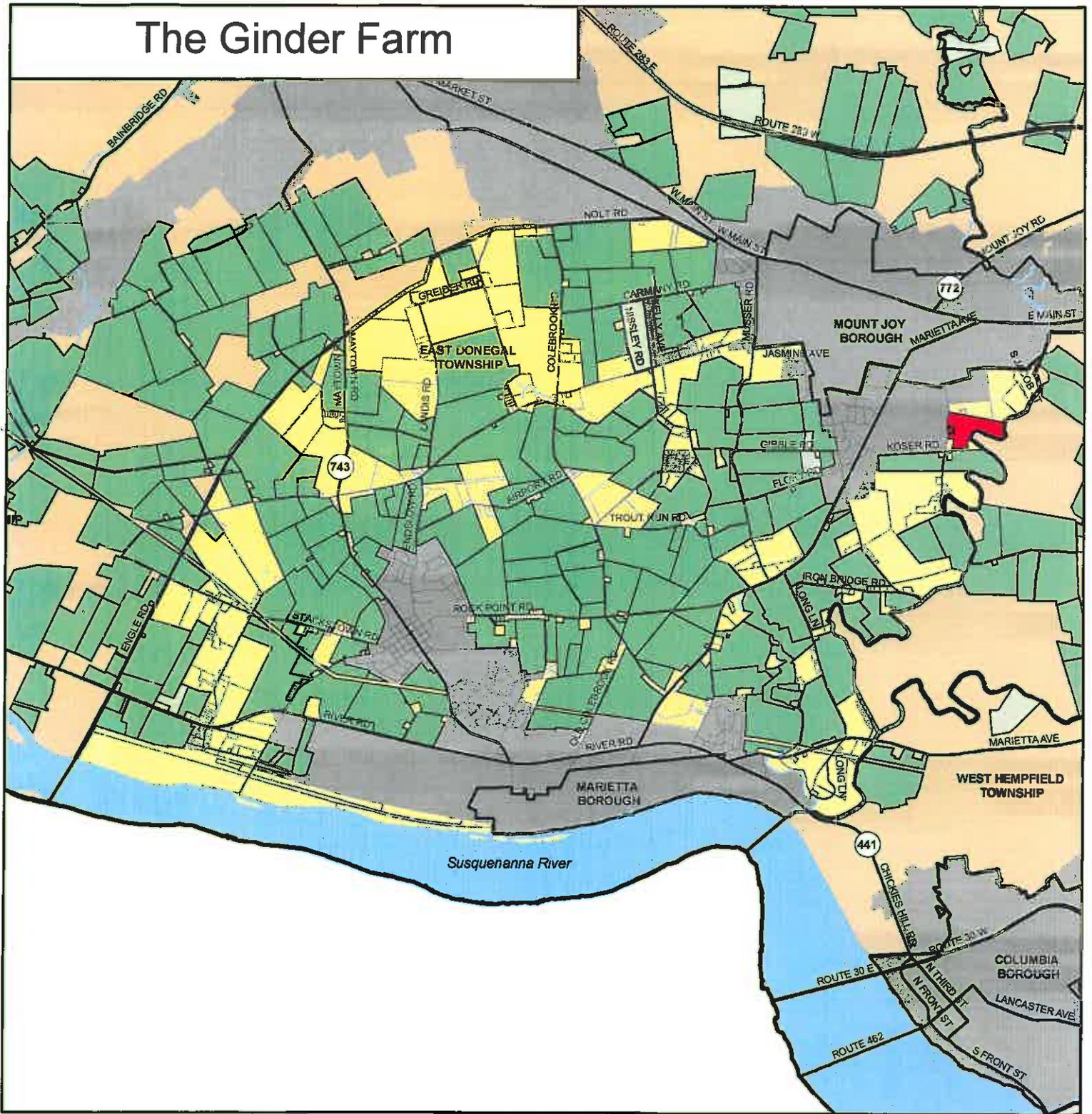
**The Allgyer Farm**  
**050 - 06303 - 0 - 0000**  
**Caernarvon Township**  
**2010-003**

Farmland information furnished to the Lancaster County Agricultural Preserve Board, and contained in this data, was obtained from sources considered reliable and believed to be accurate. However, this information is not warranted, and no responsibility for the accuracy of this information is assumed by the Lancaster Agricultural Preserve Board or the Lancaster County Geographic Information Systems Department.

Produced by:  
 Lancaster County IT - GIS Division  
 Bryan Grill  
 July 05, 2016



# The Ginder Farm



## Features

- |  |                         |  |                            |
|--|-------------------------|--|----------------------------|
|  | Ginder Farm             |  | Exclusion                  |
|  | Easements               |  | Major Road                 |
|  | Applications            |  | Minor Road                 |
|  | Water Feature           |  | Parcel                     |
|  | Urban Growth Boundary   |  | Selected Municipality      |
|  | Village Growth Boundary |  | Surrounding Municipalities |



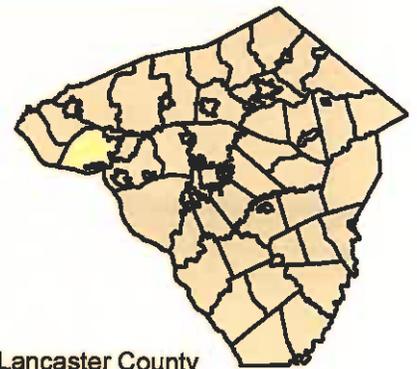
0 0.275 0.55 1.1  
Miles

## The Ginder Farm

150 - 01659 - 0 - 0000  
East Donegal Township  
2015-008

Farmland information furnished to the Lancaster County Agricultural Preserve Board, and contained in this data, was obtained from sources considered reliable and believed to be accurate. However, this information is not warranted, and no responsibility for the accuracy of this information is assumed by the Lancaster Agricultural Preserve Board or the Lancaster County Geographic Information Systems Department.

Produced by:  
Lancaster County IT - GIS Division  
Bryan Gill  
July 08, 2016



Lancaster County

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, it was agreed for the County of Lancaster, acting on behalf of Behavioral Health/Developmental Services (BH/DS), to approve the following:

1. **Amended Agreement No. 2 With:** Helping Hands Therapy, Inc.  
Denver, Pennsylvania

**Purpose:** To increase occupational therapy and special instruction services and decrease physical therapy services based on projected utilization of services.

**Amount/Term:** Increase the amount of the existing contract by \$11,037.66, for a total contract amount not to exceed \$299,393.95 for Fiscal Year 2015-2016.
  
2. **Amended Agreement No. 3 With:** The Arc of Lancaster County  
Lancaster, Pennsylvania

**Purpose:** To provide for the following one-time items: file cabinet, paper cutter, paper, database, case management software, Information Technology support, and an e-mail program.

**Amount/Term:** Increase the amount of the existing contract by \$8,018.90, for a total contract amount not to exceed \$180,564.90 for Fiscal Year 2015-2016.
  
3. **Agreement With:** Bentley, Gibson, Kopecki, Smith, P.C.  
Wyomissing, Pennsylvania

**Purpose:** To provide emergency mental health hearings for individuals being served by Lancaster County Behavioral Health. Mileage will be reimbursed at the prevailing U.S. General Services Administration rate currently at \$0.54 per mile.

**Amount/Term:** Not to exceed \$22,300.00 for Fiscal Year 2016-2017.
  
4. **Agreement With:** Kaleidoscope Family Solutions, Inc.  
Bryn Mawr, Pennsylvania

**Purpose:** To provide home and community habilitation services to individuals being served by Lancaster County Intellectual Disabilities.

**Amount/Term:** Not to exceed \$23,360.40 for Fiscal Year 2016-2017.

“continued”

**Behavioral Health/Developmental Services – Amended Agreements and Agreements**

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5.     **Agreement With:**                     Lehman Speech and Language Services  
   Manheim, Pennsylvania
- Purpose:**                                 To provide special instruction and speech therapy services to children being served by Lancaster County Early Intervention.
- Amount/Term:**                     Not to exceed \$51,422.15 for Fiscal Year 2016-2017.
6.     **Agreement With:**                     Theraplay, Inc.  
   West Chester, Pennsylvania
- Purpose:**                                 To provide special instruction and various therapies to children being served by Lancaster County Early Intervention.
- Amount/Term:**                     Not to exceed \$39,009.67 for Fiscal Year 2016-2017.

7/20/16

# REQUEST SUMMARY

ITEMS FOR COMMISSIONERS' AGENDA ON JULY 20, 2016

from

## LANCASTER COUNTY BEHAVIORAL HEALTH/DEVELOPMENTAL SERVICES

Item #	Unit	Name of Contract Provider	Term	Budget Amount Being Requested	Percent of Increase/Decrease	Goals (Define goals by percentages when applicable)	Trends
1	EI	Helping Hands Therapy, Inc.	07/01/15 – 06/30/16	\$299,393.95	3.83% Increase	Provides special instruction and therapies to children being served by Lancaster County EI	Amendment #2 Adjusted occupational therapy and special instruction service lines based on projected utilization (+\$21,931.34). The physical therapy service line anticipated utilization was decreased (-\$10,893.68). The contract has a net increase of (+\$11,037.66).
2	ID	The Arc of Lancaster County	07/01/15 – 06/30/16	\$180,564.90	4.65% Increase	Provides family education services, as well as program quality monitoring for individuals being serviced by Lancaster County ID	Amendment #3: The Arc requested and was approved for the following one-time-only items: File cabinet and paper cutter (max approved \$180.00), paper \$299.90), database (\$279.00, case management software (\$1,938.00), Information Technology (IT) support (\$5,100.00) and an e-mail program (\$222.00). Total approved is (\$8,018.90). Please see Provider Specific Terms and Conditions.
3	MH	Bentley, Gibson, Kopecki, Smith, P.C.	07/01/16 – 06/30/17	\$ 22,300.00	5.19% Increase	Provides emergency mental health hearings for individuals being serviced by Lancaster County Behavioral Health	Mileage will be reimbursed at the prevailing US General Service Administration (GSA) rate; currently \$0.54 effective 01/01/16.

4	ID	Kaleidoscope Family Solutions, Inc.	07/01/16 – 06/30/17	\$ 23,360.40	213.75%	Provide Home & Community Habilitation services to individuals being served by Lancaster County ID	Payment is based upon the availability of funding. The contracted amount may need to be adjusted based upon the final allocation received by Lancaster County ID. There was an increase in requests for this provider at the end of the FY 2015-16.
5	EI	Lehman Speech & Language Services	07/01/16 – 06/30/17	\$ 51,422.15	11.08% Increase	Provides special instruction and speech therapy for children being served by Lancaster County EI	N/A
6	EI	Theraplay, Inc.	07/01/16 – 06/30/17	\$ 39,009.67	(\$631.00) Decrease	Provides special instruction and various therapies for children being served by Lancaster County EI	N/A

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, it was agreed for the County of Lancaster, acting on behalf of the Facilities Management Department, to approve the following:

**Right-of-Way Agreement and  
Temporary Construction Easement  
Agreement With:**

Samuel M. and Lydiann Stoltzfus  
Gordonville, Pennsylvania

To grant and convey to the County of Lancaster .082 acre of required right-of-way and a temporary easement for construction area of .242 acre (Tax Account No. 490-36966-0-0000), located at 76 Meadow Lane, Gordonville, Pennsylvania, Paradise Township, for the purpose of allowing the County to complete the Pequea No. 5 Bridge replacement project in accordance with the terms and conditions set forth in the Agreements.

**Amount:**

\$2,013.50 (Liquid Fuels funding).

**Term:**

Effective July 20, 2016 through completion of project.

7/20/16

**This completed document must be submitted to the Chief Clerk by 9:00 am the Wednesday prior to the County Commissioners' Work Session and Commissioners' Meeting. Please don't wait until the deadline to submit the request.**

**COVER SHEET FOR**

**CONTRACTS/AGREEMENTS/GRANT APPLICATIONS/ CHANGE ORDERS, ETC.**

**Submitted by:** Name and Title: Charles Douts  
 Department: Facilities Management  
 Date: July 14, 2016

**Board Action Requested:**

(Specify Agreement, Amended Agreement, Grant App., Change Order, Bid Award etc.)

Right of way and temporary construction easement for Pequea # 5 Bridge replacement

**Provider Information: (Name, Address):**

**Proposed Program Budget Information:**

Service	2016 Amount to be Approved	2016 Amount	Amount Increase/ Decrease	Percent Increase/ Decrease	Percent Funding Source (Co., State, Fed)

**Term of Contract:**

**Budget Comments:**

**Program Information:**

Right of way and temporary construction easement for the Pequea # 5 Bridge replacement project. Property owners Samuel and Lydiann Stoltzfus, 76 Meadow Lane, Gordonville, PA 17529. Right of way- .082 acre, temporary construction easement-.242 acre. Consideration \$2,013.50. County portion will be paid with liquid fuels funding

**Complete sections pertaining to bid awards and Request for Proposals:**

# of Bids Received	Is Proposed Contract to the Lowest Bidder (Y/N)	If No, Please Explain	Performance Bond Required?	Define Funding Source

**Complete Sections Pertaining to Construction Projects:**

Amount of Change Order	Amount of Original Budget	Revised Total Budget Reflecting Change	Define Funding Source

July 20, 2016

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**Who will be in attendance at the County Commissioners' Work Session? Please include name and title:**

Charles E. Douts, Jr., Director, Facilities Management Department

**RESOLUTION NO. 61 OF 2016**

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_;

**BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF LANCASTER COUNTY, PENNSYLVANIA,**

That Pennsylvania Local Government Investment Trust (PLGIT) be named as a depository for the County of Lancaster and added to the bank accounts on file in the County Controller's Office and/or County Treasurer's Office effective July 20, 2016.

7/20/16

# LANCASTER COUNTY COMMISSIONERS' MEETING

## AGENDA

JULY 20, 2016



1. Meeting Called to Order: This morning's meeting will be conducted by Commissioner Dennis Stuckey.
2. Pledge of Allegiance
3. Minutes as Distributed: Postpone approval of June 29, 2016 Commissioners' Meeting Minutes, July 6, 2016 Commissioners' Meeting Minutes, and July 13, 2016 Commissioners' Meeting Minutes.
4. Old Business:
  - a. **Re-announcement:**  
There will be no Work Session held on Tuesday, July 26, 2016, and there will be no Commissioners' Meeting held on Wednesday, July 27, 2016.
5. New Business:
  - a. **Announcement:**  
There will be no Work Session held on Tuesday, August 9, 2016, and there will be no Commissioners' Meeting held on Wednesday, August 10, 2016.
  - b. **Presentation of Star Performer Award to Diana Serrano**  
Diane Serrano, Recipient of Star Performer Award, and Youth Care Worker, Youth Intervention Center  
William Peters, Director, Human Resources  
Sue Lao, Deputy Director, Human Resources  
Drew Fredericks, Director, Youth Intervention Center  
Fred Arnold, Detention Supervisor, Youth Intervention Center  
Kelly Decker, Business Manager, Youth Intervention Center  
Joseph Choi, Detention Supervisor, Youth Intervention Center  
Jennifer Horn, Training Coordinator, Youth Intervention Center

"continued"

**County Commissioners' Meeting Agenda**

**Wednesday, July 20, 2016**

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- c. **Proclamation – “Clean Water Counts Month”**
- d. **Resolution No. 61 of 2016**  
Treasurer Amber Green
- e. **Agricultural Preserve Board – Contracts of Sale of Agricultural Conservation Easements**  
Matt Knepper, Director, Agricultural Preserve Board
- f. **Behavioral Health/Developmental Services – Amended Agreements and Agreements**  
Lawrence George, Executive Director, Behavioral Health/Development Services, or  
Judy Erb, Deputy Director of Administration, Behavioral Health/Developmental Services
- g. **Facilities Management – Right-of-Way Agreement and Temporary Construction Easement Agreement**  
Charles Douts, Director, Facilities Management

6. Business from Guests

7. Adjourn

# STAR Performer!

## *Certificate of Appreciation*

awarded to

**Diana Serrano,**

Youth Intervention Center

On Thursday, May 26, 2016, Youth Care Worker Diana Serrano was assigned to Unit 1B. During her watch tour, at approximately 10:45pm, she noticed something was "just not right" with the resident in room 1B3 who was laying underneath the desk area in her room. Youth Care Worker Serrano followed her instincts, called for backup, and entered the resident's room to get a better look. When she entered the room, she discovered that the resident had tied a piece of her undergarments around her neck. The resident was having trouble breathing and was not responding to her name being called. Youth Care Worker Serrano and her partner removed the object from the resident's neck and called a 'Code Blue'. The resident began to come around and regained normal breathing patterns. As a result of Youth Care Worker Serrano following her instincts, a tragedy was avoided.



*[Handwritten Signature]*

Director of Human Resources

JULY 20, 2016

Date



**Office of the Commissioners**

150 North Queen Street  
Suite #715  
Lancaster, PA 17603  
Phone: 717-299-8300  
Fax: 717-293-7208  
www.co.lancaster.pa.us

**County Commissioners**  
Dennis P. Stuckey, Chairman  
Joshua G. Parsons, Vice Chairman  
Craig E. Lehman  
  
**Chief Clerk**  
Robert T. Still

**PROCLAMATION**  
**"Clean Water Counts Month"**

*July 20, 2016*

WHEREAS, Lancaster County is estimated to have nearly 1,500 miles of streams, five lakes and countless smaller ponds; and

WHEREAS, Approximately 700 miles of Lancaster County's streams are classified as polluted; approximately 300 miles are high quality; and the remaining 500 miles are neither classified as polluted nor high quality; and

WHEREAS, residents of Lancaster County rely upon clean water for drinking, a wealth of recreational activities, tourism and, for some, their livelihood; and

WHEREAS, preventing pollution of the waters of our county and reclaiming and restoring our waterways are essential to these purposes; and

WHEREAS, Lancaster County's ability to attract growing businesses and to provide a healthy environment for residents require the prioritization of clean water infrastructure and funding to ensure the protection of clean water sources for residents of Lancaster County; and

WHEREAS, clean water provides greater health, stronger communities and thriving economies in all areas of our county; and

WHEREAS, The Board of Commissioners recognizes the importance of clean water to the people of Lancaster County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF LANCASTER COUNTY, PENNSYLVANIA, that the month of July 2016 be proclaimed as -----  
CLEAN WATER COUNTS MONTH-----  
in Lancaster County.



\_\_\_\_\_  
*Dennis P. Stuckey, Chairman*

\_\_\_\_\_  
*Joshua G. Parsons, Vice Chairman*

\_\_\_\_\_  
*Craig E. Lehman*  
*Board of Commissioners of*  
*Lancaster County, Pennsylvania*

