

COUNTY COMMISSIONERS' MINUTES
WEDNESDAY, APRIL 13, 2016

The Board of County Commissioners met today in their weekly Commissioners' Meeting.

Present at today's meeting were:

Dennis P. Stuckey, Chairman
Joshua G. Parsons, Vice Chairman
Craig E. Lehman
BOARD OF COUNTY COMMISSIONERS

Robert T. Still
CHIEF CLERK

Lisa Johnson
ASSISTANT CHIEF CLERK

Crystal Clark, Esquire
COUNTY SOLICITOR

Also present were:

James Cowhey, Executive Director
PLANNING COMMISSION

Justin Eby, Community Development Director
LANCASTER COUNTY HOUSING AND REDEVELOPMENT AUTHORITIES

Crystal Natan, Executive Director
CHILDREN AND YOUTH AGENCY

Marilyn Sachs, Fiscal Technician
PLANNING COMMISSION

Matthew Sternberg, Executive Director
LANCASTER COUNTY HOUSING AND REDEVELOPMENT AUTHORITIES

Commissioner Stuckey called the meeting to order at 9:17 a.m. followed by the Pledge of Allegiance.

Commissioner Stuckey announced the approval of March 9, 2016 Evening Commissioners' Meeting Minutes and postponed approval of March 16, 2016 Commissioners' Meeting Minutes, March 23, 2016 Commissioners' Meeting Minutes, March 30, 2016, Commissioners' Meeting Minutes and April 6, 2016 Commissioners' Meeting Minutes.

Commissioner Stuckey re-announced that there will be no Work Session held on Tuesday, April 26, 2016, and there will be no Commissioners' Meeting held on Wednesday, April 27, 2016.

Presentation of "Child Abuse Prevention Awareness Month" Proclamation

Crystal Natan, Executive Director, Children and Youth Agency
Judge Leslie Gorby, Lancaster County Court of Common Pleas
Robin Boyer, Director of Intake Services, Children and Youth Agency
Amber Redcay, Supervisor of Intake Abuse 1, Children and Youth Agency
Jayme Suess, Supervisor of Neglect 3, Children and Youth Agency
Ann Long, Quality Assurance Social Worker, Children and Youth Agency
Mary Halye, Lancaster County Children's Alliance
Karen Mansfield, Assistant District Attorney
Abby Keiser, Coby Family Services
Jessica Laspino, Executive Director, C.A.S.A.
Kayla Schneider, Ms. Lancaster County

On motion of Commissioner Parsons, seconded by Commissioner Lehman, it was agreed for the County of Lancaster to approve the following:

Agreement With:

Redevelopment Authority of Lancaster County
Lancaster, Pennsylvania

Purpose:

To designate the Redevelopment Authority of Lancaster County to administer the U.S. Department of Housing and Urban Development (HUD) Grant Programs for grant year 2016 in conformance with applicable program regulations for the Community Development Block Grant Program, the HOME Investment Partnerships Program, and the Emergency Solutions Grant Program and all other applicable local, state and federal laws, rules and regulations.

Motion passed unanimously.

**Lancaster County Commissioners' Meeting Minutes
Wednesday, April 13, 2016**

RESOLUTION NO. 37 OF 2016

On motion of Commissioner Lehman, seconded by Commissioner Stuckey;

RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING LANCASTER COUNTY'S CONSOLIDATED PLAN FOR FISCAL YEARS 2016-2020 AND ANNUAL ACTION PLAN FOR FISCAL YEAR 2016 FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, THE HOME INVESTMENT PARTNERSHIPS PROGRAM AND THE EMERGENCY SOLUTIONS GRANT PROGRAM.

WHEREAS, The County of Lancaster (the County) has been designated as an entitlement community under the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program and the Emergency Solutions Grant (ESG) Program by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, The Redevelopment Authority of the County of Lancaster (Authority), acting on behalf of the County, developed a Consolidated Plan for Fiscal Years 2016-2020, outlining the County's needs relative to housing, homelessness, non-homeless special needs, and non-housing community development; and

WHEREAS, The Authority developed an Annual Action Plan for Fiscal Year 2016 that proposes categories of activities and funding recommendations for programs that are designed to address the priority needs and local objectives described in the County's 2016-2020 Consolidated Plan; and

WHEREAS, The Authority utilized a citizen participation process to prepare recommendations for the use of CDBG, HOME and ESG entitlements, and the Authority presented the recommendations to the public for comment at a public hearing held on April 4, 2016; and

WHEREAS, The Board of the Redevelopment Authority of the County of Lancaster has recommended that the Commissioners approve the proposed Fiscal Years 2016-2020 Consolidated Plan and Fiscal Year 2016 Annual Action Plan as presented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, OF LANCASTER COUNTY, PENNSYLVANIA to approve the program objectives and activities presented in the Fiscal Years 2016-2020 Consolidated Plan and the Fiscal Year 2016 Annual Action Plan, and authorize the Redevelopment Authority of the County of Lancaster to submit the plan to the U.S. Department of Housing and Urban Development as Lancaster County's Fiscal Years 2016-2020 Consolidated Plan and Fiscal Year 2016 Annual Action Plan for the Community Development Block Grant Program, HOME Investment Partnerships Program and the Emergency Solutions Grant Program.

Commissioner Parsons thanked Mr. Sternberg and stated that he appreciates all the work he does and all the work the Authority does. He stated that he supports him running this and that's why he voted in favor of the last motion, but as he mentioned at yesterday's Work Session, he has some concerns about the balance and the input. Also Commissioner Parsons stated that he should have some input on how it's allocated because the money flows through the County and is voted on by the Commissioners. Commissioner Parsons also noted that when you see an imbalance in the amount of money allocated for affordable rental properties as opposed to the amount allocated to create affordable owner units that it doesn't comport with what we ought to be doing in this County to incentivize home ownership.

Mr. Stenberg stated that he would be happy to spend as much time as Commissioner Parsons would like discussing this. Also Mr. Stenberg re-emphasized that the moneys that they are dealing with are entitlement awards by HUD to the County of Lancaster and that they need the Commissioners' support.

Commissioner Lehman stated that he understands Commissioner Parsons's perspective and that everyone here is in favor of home ownership. Also Commissioner Lehman also stated that part of the reason that the Redevelopment Authority is proposing what they are is because of the efficiencies of resources argument in terms of the number of units that could be developed in the rental space and the number of units that could be developed in the ownership space. Commissioner Lehman relayed this information from the housing market department analysis that was performed back in 2013; occupancy rates in nearly all rental properties exceeds ninety-five percent and these extremely high occupancy rates combined with the cost burdens carried by a majority of renters at these properties points to a serve shortage of rental housing at all price points throughout the County. Finally Commissioner Lehman stated that we need to recognize the market conditions in Lancaster County; the need to address the shortage of rental units; and that Lancaster County is at the table trying to address that shortage in some fashion.

Commissioner Parsons stated that he is not saying that it is not an issue to be addressed, but that when there is an imbalance something needs corrected.

Commissioner Stuckey stated that he is going to support Resolution 37 but that he does respect Commissioner Parson's viewpoint on this and asked that on a forward basis we look at the balance and how we distribute the funds and whether or not we should redirect them towards home ownership, which we all know is positive for the community.

Motion passed.

Commissioner Stuckey	Yes
Commissioner Parsons	No
Commissioner Lehman	Yes

**Lancaster County Commissioners' Meeting Minutes
Wednesday, April 13, 2016**

On motion of Commissioner Parsons, seconded by Commissioner Lehman, it was agreed for the County of Lancaster, acting on behalf of the Planning Commission, to approve the following:

**Contract No. 521160 -
Work Order No. 1 With:**

Pennsylvania Department of Transportation
Transportation Planning and Programming
Harrisburg, Pennsylvania

Purpose:

To perform services in the field of transportation and planning and programming in accordance with the Unified Planning Work Program which includes the following source of funding:

\$160,000 in Pennsylvania State Motor License Funds (Highway and Safety Improvements).

\$1,160,000 in Federal Highway Administration Metropolitan Planning Funds (Highway Planning and Construction).

\$200,000 in Federal Transit Administration Metropolitan/ Consolidate Planning Funds (Highway Planning and Construction).

\$12,000 in Federal Highway Administration Metropolitan Planning Funds (Highway Planning and Construction) and (Local Technical Assistance Program Supplement).

Funding will be used to support the Lancaster County Transportation Coordinating Committee's work over the next two State fiscal years. Funds are primarily used by Lancaster County Planning Commission staff and some funding is used to cover consulting fees, RRTA transportation planning activities, and special studies.

Amount/Term:

\$856,000 for Fiscal Year 2016-2017 and \$856,000 for Fiscal Year 2017-2018, for a total amount not to exceed \$1,712,000 (\$1,372,000 Federal funding; \$160,000 State funding; and \$180,000 local funding) for the period July 1, 2016 through June 30, 2018.

Motion passed unanimously.

On motion of Commissioner Lehman, seconded by Commissioner Parsons, the meeting adjourned at 9:50 a.m.

Motion passed unanimously.

Respectfully submitted,

Sara E. Glatfelter, Executive Assistant
Commissioners' Office