

COUNTY COMMISSIONERS' MINUTES
WEDNESDAY, JUNE 1, 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

Christina L. Hausner, Esquire
COUNTY SOLICITOR

Also present were:

Vicki Bricker, Deputy Director of Intellectual Disabilities
BEHAVIORAL HEALTH/DEVELOPMENTAL SERVICES

Anna Edling
EXCENTIA

Karen Fitzgerald, Director of Development and Marketing
EXCENTIA

Lawrence George, Executive Director
BEHAVIORAL HEALTH/DEVELOPMENTAL SERVICES

John Hewlett, Director
SUSQUEHANNA GROUP ADVISORS

Tim Horstmann, Esquire
MCNEES WALLACE AND NURICK

Lon Hughes, Esquire
REPRESENTING BUYER'S AGENT FOR 2260 ERIN COURT PROPERTY

Donna Kreiser, Esquire
MCNEES WALLACE AND NURICK

Brandon MacPherson, Vice President of Client Services
DEVNET

John Mavrides, Director
PROPERTY ASSESSMENT

Christine Sable, President and Broker
SABLE COMMERCIAL REALTY

Linda Schreiner, Senior Buyer
PURCHASING

Chris Shaak, CEO
EXCENTIA

Aaron Tyska, Project Manager
DEVNET

Lou Verdelli, Managing Director
RBC CAPITAL MARKETS

Jeremy Wiker, CFO
EXCENTIA

Commissioner Stuckey called the meeting to order at 9:15 a.m. followed by the Pledge of Allegiance.

Commissioner Stuckey announced to postpone approval of May 18, 2016 Commissioners' Meeting Minutes and May 25, 2016 Commissioners' Meeting Minutes.

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**Lancaster County Commissioners' Meeting Minutes
Wednesday, June 1, 2016**

Re-announcements:

- 1) The County of Lancaster will conduct public hearings to discuss the County's proposed Human Services Block Grant categorical funding allocations for Fiscal Year 2016-2017 on the following dates:

Wednesday, June 8, 2016 at 6:00 p.m., Public Safety Training Center, 101 Champ Boulevard, Manheim;

Monday, June 13, 2016 at 3:00 p.m., Room 701, 150 North Queen Street, Lancaster;

Wednesday, June 29, 2016 at 9:15 a.m. during the County Commissioners' Meeting, Room 701, 150 North Queen Street, Lancaster, at which time the Board of Commissioners will consider the adoption of the Human Services Block Grant categorical funding allocations for Fiscal Year 2016-2017.

The block grant encompasses mental health and intellectual disabilities base funds, Act 152 drug and alcohol funds, behavioral health services initiative funds, Human Services Development Fund, child welfare special grants and homeless assistance funding.

Public participation is invited.

- 2) An evening Commissioners' Meeting will be held on Wednesday, June 15, 2016 at 7:00 p.m. at Elizabethtown Borough Municipal Building, 600 South Hanover Street, Elizabethtown, Pennsylvania. There will be no Commissioners' Meeting scheduled for Wednesday morning, June 15, 2016 at 9:15.

New Business:

**ORDINANCE NO. 119
OF THE BOARD OF COMMISSIONERS
OF THE
COUNTY OF LANCASTER, PENNSYLVANIA**

On motion of Commissioner Parsons, seconded by Commissioner Lehman;

TO AUTHORIZE AND DIRECT THE INCURRING OF NON-ELECTORAL DEBT THROUGH THE ISSUANCE OF ONE OR MORE SERIES OF GENERAL OBLIGATION BONDS (THE "BONDS") IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$33,000,000 OF THE COUNTY OF LANCASTER, PENNSYLVANIA (THE "COUNTY") FOR THE PURPOSE OF PROVIDING FUNDS TO (A) ADVANCE REFUND THE COUNTY'S OUTSTANDING GENERAL OBLIGATION BONDS, SERIES OF 2006 (THE "2006 BONDS"), (B) CURRENTLY REFUND THE COUNTY'S OUTSTANDING GENERAL OBLIGATION BONDS, SERIES OF 2011 (THE "2011 BONDS"), AND (C) PAY THE COST OF ISSUING THE BONDS OR ANY OR ALL OF THE SAME; STATING THE PURPOSE OF THE REFUNDING; DESCRIBING CERTAIN PRIOR PROJECTS AND RATIFYING AND CONFIRMING THE ORIGINALLY ESTIMATED REALISTIC USEFUL LIFE THEREOF AND STATING THE REMAINING USEFUL LIFE THEREOF; DIRECTING THE PROPER OFFICERS OF THE COUNTY TO PREPARE, CERTIFY AND FILE THE REQUIRED DEBT STATEMENT AND BORROWING BASE CERTIFICATE; COVENANTING THAT THE COUNTY SHALL INCLUDE THE AMOUNT OF ANNUAL DEBT SERVICE IN ITS BUDGET FOR EACH FISCAL YEAR; PROVIDING FOR FULLY REGISTERED BONDS, DATE OF THE BONDS, INTEREST PAYMENT DATES, PROVISIONS FOR REDEMPTION AND STATED PRINCIPAL MATURITY AMOUNTS AND FIXING THE RATES OF INTEREST ON SUCH BONDS AND PROVIDING FOR BOOK-ENTRY ONLY BONDS; AUTHORIZING THE PROPER OFFICERS OF THE COUNTY TO CONTRACT WITH A BANK OR BANK AND TRUST COMPANY FOR ITS SERVICES AS SINKING FUND DEPOSITORY, PAYING AGENT AND REGISTRAR AND STATING A COVENANT AS TO PAYMENT OF PRINCIPAL AND INTEREST WITHOUT DEDUCTION FOR CERTAIN TAXES; PROVIDING FOR THE REGISTRATION, TRANSFER AND EXCHANGE OF BONDS; PROVIDING FOR THE EXECUTION, DELIVERY AND AUTHENTICATION OF BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; APPROVING THE FORM OF THE BONDS, PAYING AGENT'S AUTHENTICATION CERTIFICATE AND ASSIGNMENT AND PROVIDING FOR CUSIP NUMBERS TO BE PRINTED ON THE BONDS; AWARDED SUCH BONDS AT A NEGOTIATED SALE AND STATING THAT SUCH SALE IS IN THE BEST FINANCIAL INTEREST OF THE COUNTY; CREATING A SINKING FUND AND APPROPRIATING ANNUAL AMOUNTS FOR THE PAYMENT OF DEBT SERVICE ON THE BONDS; AUTHORIZING AND DIRECTING THE PROPER OFFICERS OF THE COUNTY TO CERTIFY AND TO FILE WITH THE PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT CERTIFIED COPIES OF THE NECESSARY PROCEEDINGS; SETTING FORTH CERTAIN COVENANTS AND REPRESENTATIONS RELATING TO THE FEDERAL INCOME TAX STATUS OF THE INTEREST TO BE PAID ON THE BONDS; APPROVING THE CONTENT AND FORM OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING THE DISTRIBUTION THEREOF AND AUTHORIZING THE PREPARATION, EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT AND THE UNDERTAKING OF CERTAIN CONTINUING DISCLOSURE; APPOINTING BOND COUNSEL FOR THE BONDS; AUTHORIZING AND DIRECTING THE ADVANCE REFUNDING OF THE 2006 BONDS AND THE CURRENT REFUNDING OF THE 2011 BONDS; AUTHORIZING APPROPRIATE OFFICERS OF THE COUNTY TO TAKE CERTAIN ACTIONS AND TO EXECUTE CERTAIN DOCUMENTS IN CONNECTION WITH ISSUANCE OF THE BONDS; AUTHORIZING AND DIRECTING THE PROPER OFFICERS OF THE COUNTY TO PAY ISSUANCE COSTS; AUTHORIZING

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Full detail of Ordinance filed in Commissioners Office.

Motion passed unanimously.

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

**Addendum/Endorsement to
Agreement of Sale With:**

Lancaster Holdings and Asset Management
Lancaster, Pennsylvania

Purpose:

To extend the financing commitment date to July 22, 2016 and extend the settlement date to July 29, 2016 for the purchase of 2260 Erin Court, Lancaster, Pennsylvania.

Motion passed unanimously.

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

**Addendum to Service Agreement
With:**

The PAI Corporation
dba Excentia
Lancaster, Pennsylvania

Purpose:

To develop an innovative residential habilitation program designed to successfully launch adults, ages 25 to 55 years, with intellectual disabilities into their own independent living arrangement.

Amount/Term:

Increase the amount of the existing contract by \$89,030.07, for a total contract amount not to exceed \$230,185.38 for Fiscal Year 2015-2016.

Motion passed unanimously.

Presentation – County of Lancaster's 2018 Reassessment Process

John Mavrides, Director of Property Assessment, presented an overview of the Lancaster County Property Reassessment process including the reasons for doing a countywide reassessment; brief history of reassessments in Lancaster County; approximate breakdown of parcels; the road to progress; establishing a property assessment; fee appraising vs mass appraising; computer aided mass appraisal (Cama system); does this mean my taxes will definitely go up; basic assumptions; basic computation; individual effect; 2018 reassessment notices and answers to questions; appeal information; other resources. The new assessment will be effective as of January 1, 2018 for municipal taxes and July 1, 2018 for school district taxes. Detailed information is on file in the County Commissioners' Office.

Commissioner Parsons emphasized the importance of clear, concise and effective communication so that taxpayers have an understanding of the reassessment process. He recommended that Mr. Mavrides follow up with the following and provide an update at next month's presentation:

- Develop a fact sheet for posting on the County's website and social media defining the purpose of a Countywide reassessment, the timeline, and addressing if taxes will increase following a reassessment.
- Develop a communication plan on getting the message out to the public.
- The taxpayers' guide to reassessment and the fact sheet should be posted front and center on the Property Assessment's website.

Commissioner Parsons added that they are doing a great job and he appreciates all of the hard work that has been put into this.

Commissioner Lehman commented that Commissioner Parsons makes a really good observation about making sure that we communicate what reassessment is and what it is not. He stated that the impact on individual tax bills may vary and there is no new money to the County unless the millage rate is raised after setting a neutral millage rate. Also, because of how reassessment has been done in the past a tax increase could be hidden in reassessment by setting the millage rate 10% higher. Legally this is no longer allowed to happen so there is no new money for the County during a reassessment process. Commissioner Lehman asked Mr. Mavrides when all appeals for assessment will be considered and decided by. Mr. Mavrides said that the date can't go beyond November.

Commissioner Stuckey commented that the reason reassessment has to be done is to make sure that everyone's property is assessed on a fair and balanced basis so that everyone is paying their fair share of tax.

Christina Hausner, County Solicitor, asked if they plan to present the presentation to other groups in the community.

In response to Ms. Hausner's question, Robert Still, Chief Clerk, said that he and Mr. Mavrides are in the process of developing a communication campaign that will reach out to elected officials, department heads, township officials and municipal officials. Mr. Mavrides added that there are four meetings already set up in various municipalities throughout the County.

Commissioner Parsons asked how this information will be communicated.

In response to Commissioner Parsons question, Mr. Mavrides said that the information is going to be communicated in all of the

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Merchandise newspapers, the Property Assessment website, Facebook, all municipalities and possibly doing a story in the Lancaster newspaper.

Commissioner Stuckey thanked John Mavrides for his efforts.

Devnet Presentation

Brandon MacPherson, Vice President of Client Services of Devnet and Aaron Tyska, Project Manager of Devnet, presented an overview of the computer aided mass appraisal system (Cama system); ratio studies; analysis and application of ratio factors.

Commissioner Parsons asked if the schedule is on track.

Mr. MacPherson replied that the schedule is on track and he doesn't foresee any delays. Linda Schreiner, Senior Buyer of Purchasing, agreed that at this point they are still on schedule for July.

Commissioner Stuckey thanked Mr. MacPherson and Mr. Tyska for being here and the commitment that Devnet has made to this process.

Commissioner Lehman thanked John Mavrides and the Assessment staff, Devnet, Purchasing and IT. He also told them that the Board appreciates all of the hard work that has been done and that they are looking forward to hitting that important milestone in July.

On motion of Commissioner Lehman, seconded by Commissioner Parsons, the meeting adjourned at 10:40 a.m.

Motion passed unanimously.

Respectfully submitted,

Heather E. McDevitt, Executive Assistant
Commissioners' Office