

COUNTY COMMISSIONERS' WORK SESSION MINUTES
TUESDAY, August 16, 2016

The Board of County Commissioners met today in their weekly Work Session.

Present at today's meeting were:

Joshua G. Parsons, Vice-Chairman
Craig E. Lehman
BOARD OF COUNTY COMMISSIONERS

Robert T. Still
CHIEF CLERK

Lisa Johnson
ASSISTANT CHIEF CLERK

Christina Hausner, Esquire
SOLICITOR

Also present were:

Daniel A. Berger, Realtor & Broker
U.S. COMMERCIAL REALTY

Dale Brubaker, Grant Coordinator
DISTRICT ATTORNEY

Amy Campbell, Director of Quality Assurance
CHILDREN AND YOUTH AGENCY

Bruce Clark, Resident
NEW HOLLAND

James Cowhey, Executive Director
PLANNING COMMISSION

Kelly Decker, Business Administrator
YOUTH INTERVENTION CENTER

Lawrence George, Executive Director
BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES

Rick Kastner, Executive Director
DRUG AND ALCOHOL COMMISSION

Arthur Morris, Resident
LANCASTER CITY

Christine Sable, President and Broker
SABLE COMMERCIAL REALTY

Marilyn Sachs, Fiscal Technician
PLANNING COMMISSION

Linda Schreiner, Senior Buyer
PURCHASING

Commissioner Parsons called the meeting to order at 10:02 a.m.

Commissioner Parsons announced that the Board of Commissioners met in Executive Session on Thursday, August 11, 2016 to discuss a Personnel Matter and an update on 2260 and 2270 Erin Court and on Tuesday, August 16, 2016 to discuss Personnel Matter, an update on 2260 and 2270 Erin Court and Pending Litigation including the Benjamin case.

Commissioner Parsons announced the postponement of the approval of the July 5, 2016 Work Session Minutes, July 19, 2016 Work Session Minutes and August 2, 2016 Work Session Minutes.

1. Kelly Decker, Business Administrator, presented an Agreement on behalf of the Youth Intervention Center.

NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 17, 2016.

2. Dale Brubaker, Grant Coordinator, presented a Grant Application on behalf of the District Attorney's Office.

NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 17, 2016.

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3. Amy Campbell, Director of Quality Assurance, presented Agreements on behalf of the Children and Youth Agency.
NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 17, 2016.
4. Linda Schreiner, Senior Buyer, presented an Appointment of Board of Commissioners' Public Representative on the Selection Committee for Appointment of Two County Engineers on behalf Purchasing.
NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 17, 2016.
5. Lawrence George, Executive Director, presented Amended Agreements and Agreements on behalf of Behavioral Health/Developmental Services.
NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 17, 2016.
6. James Cowhey, Executive Director, and Marilyn Sachs, Fiscal Technician, presented an Agreement and a Budget Adjustment on behalf of the Planning Commission.
NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 17, 2016.
7. Christine Sable, President and Broker, presented two offers for the purchase of 2260 Erin Court, including an offer from William Tell in the amount of \$1,000,000 and an offer from 2260 Erin Court, LP, in the amount of \$1,045,000.
Mr. Berger made comments on behalf of his client William Tell regarding his offer to purchase 2260 Erin Court.
Commissioner Parsons stated the he feels that he has a fiduciary responsibility to the taxpayers of Lancaster County to choose the one that is willing to pay more for 2260 Erin Court.
NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 16, 2016.
8. Christina Hausner, County Solicitor, presented a Change to the Listing Contract with Sable Commercial Realty to extend the term for an additional six months.
Commissioner Parsons stated that he would be comfortable with a three month extension and not a six month extension.
Ms. Sable stated some reasons why she feels that a six month extension is a fair amount of time and that she feels that three months would be too short of an extension.
Commissioner Parsons stated that he wants to move this along and that his position is that three months is adequate at this point and if it has to be re-looked at that would be fine.
Mr. Clark and Mr. Morris made comments in favor of extending the listing contract with Ms. Sable for six months.
Commissioner Lehman asked Ms. Sable questions to help him understand what the financial benefit to the County would be for extending the listing contract for three or six months.
Ms. Sable stated that there is no financial difference between a three month or six month extension but that it would keep the property on the market without any interruptions.
Commissioner Lehman asked Ms. Stable if it was just a matter of continuity of services with this extension and Ms. Sable responded that is correct. Also Commissioner Lehman stated that his colleagues and he have a difference of opinion on selling 2270 at the recently accept price. However, Ms. Sable has done a wonderful job for the County and has been very responsive on this matter. He also noted that his questions were simply to better understand what the benefit was to the County by having it shorter versus longer agreement.
Commissioner Parsons stated that he agrees with everything that Commissioner Lehman said but that it should not be construed as something other than what it is. Also he stated that he is fairly dissatisfied with the whole situation and that the County had Capital assets that are unused and in his view the board needs to sell and that they is at a disadvantage to some degree.
NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 17, 2016.
9. Rick Kastner, Executive Director, presented Agreements on behalf of the Drug and Alcohol Commission.
NOTE: For more information please refer to the County Commissioners' Meeting Minutes dated August 17, 2016.
10. On motion of Commissioner Lehman, seconded by Commissioner Parsons, the following appointment was made to the Drug and Alcohol Advisory Board for a three year term starting August 2016 through December 30, 2018:
Appointment for a three year 1st term from August, 2016 through December 30, 2018.

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Bryant J. Glick
213 Sycamore Lane
New Holland, PA 17557

Motion passed.

Commissioner Stuckey	Absent for the vote
Commissioner Parsons	Yes
Commissioner Lehman	Yes

11. Lisa Johnson, Assistant Chief Clerk, presented the August 17, 2016 Commissioners' Meeting Agenda adding Resolution No. 67 of 2016 and noting no other changes.

12. Mr. Morris made comments readdressing the Change of Listing contract for Ms. Sable.

Commissioner Parsons stated that the only thing that he is doing with his position is essentially providing the County more flexibility, and they can get to the three month mark and extend it again, the only difference with the six month is the County doesn't have that flexibility. Also Commissioner Parsons stated that he understands Mr. Morris' point but that he is just trying to preserve some flexibility for the County and that he will think it over tonight and make a decision tomorrow.

13. On motion of Commissioner Lehman, seconded by Commissioner Parsons, the meeting was adjourned at 11:08 a.m.

Motion passed.

Commissioner Stuckey	Absent for the vote
Commissioner Parsons	Yes
Commissioner Lehman	Yes

Respectfully submitted,

Sara E. Glatfelter, Executive Assistant
Commissioners' Office