

COUNTY COMMISSIONERS' MINUTES
WEDNESDAY, AUGUST 24, 2022

The Board of County Commissioners met today for a Commissioners' Meeting.

Present at today's meeting were:

Ray D'Agostino, Chairman
Joshua G. Parsons, Vice-Chairman
John B. Trescot
BOARD OF COUNTY COMMISSIONERS

Lawrence M. George
COUNTY ADMINISTRATOR/CHIEF CLERK

Jacquelyn Pfursich, Esquire
COUNTY SOLICITOR

Also, present were:

Craig Haertter, Director
PROPERTY ASSESSMENT

Matt Knepper, Director
AGRICULTURAL PRESERVE BOARD

Mark Lauriello, Chairman and CEO Emeritus
RETTEW

Christa Miller, Chief Clerk/Chief Registrar
VOTER REGISTRATION

Kathleen Morrison, First Assistant County Solicitor
SOLICITOR'S OFFICE

Patrick Mulligan, Director
BUDGET SERVICES

Claudia Shank, Attorney
MCNEES WALLACE & NURICK, LLC

Scott Standish, Executive Director
PLANNING DEPARTMENT

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

Commissioner D'Agostino announced the approval of the August 17, 2022, Commissioners' Meeting Minutes.

RESOLUTION NO. 74 OF 2022

RESOLUTION OF THE LANCASTER COUNTY BOARD OF COMMISSIONERS APPROVING EXECUTION OF AN AGREEMENT OF SALE WITH RED ROSE LODGE #16 FRATERNAL ORDER OF POLICE FOR THE PURCHASE OF APPROXIMATELY 5 ACRES OF LAND LOCATED IN LANCASTER TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, BEING LANCASTER COUNTY TAX PARCEL ID NO. 340-16454-0-0000.

On motion of Commissioner Parsons, seconded by Commissioner Trescot;

WHEREAS, the Lancaster County Prison has significant systemic limitations and deficiencies; and

WHEREAS, renovating or adding to the existing facility on the current site is not feasible; and

WHEREAS, the need for a new prison facility has been demonstrated; and

WHEREAS, to facilitate the construction of a new prison facility, by Deed dated and recorded on February 11, 2022, in the Lancaster County Recorder of Deeds Office at Instrument No. 6663861, the County acquired approximately 78.16 acres of property from Clyde and Shirley Kreider located at 100 Greenwood Avenue in Lancaster Township, being Lancaster County Tax Parcels 340-31394-0-0000 and 340-03297-0-0000 (the "Kreider Property"); and

WHEREAS, Red Rose Lodge #16 Fraternal Order of Police company ("FOP"), owns an approximately 5-acre tract of land adjoining the Kreider Property to the west (the "FOP Property"); and

WHEREAS, it is necessary for the County to acquire the FOP Property to provide adequate access from the Kreider Property to Highland Avenue/ S.R. 222; and

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WHEREAS, in consultation with the County Assessor and a licensed real estate appraiser as required by the County Code, the County has determined that the fair market value of the FOP Property is \$265,000.00; and

WHEREAS, FOP has agreed to convey the FOP Property to the County for a purchase price of \$265,000.00, subject to the terms and conditions of a Standard Agreement for the Sale of Real Estate and Addendum thereto, which has been executed on behalf of the FOP (the "Agreement"); and

WHEREAS, the Agreement provides the County with a 60-day due diligence period for the purposes of performing such environmental, title, and other investigations as are deemed necessary to determine the feasibility of acquiring and developing the FOP Property; and

WHEREAS, the County desires to enter into the Agreement of Sale with the FOP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF LANCASTER COUNTY, PENNSYLVANIA to consent to and approve the Agreement of Sale by executing the Agreement, to authorize payment of the \$5,000.00 deposit required thereunder into escrow from the County Capital Improvement Fund, and to further authorize County staff and officials, working in connection with outside consultants, to take all necessary steps to assess the feasibility of acquiring the FOP Property.

Motion passed unanimously.

RESOLUTION NO. 75 of 2022

On motion of Commissioner Trescot, seconded by Commissioner Parsons, it was agreed for the County of Lancaster to enter into Agreements of Sale for Agricultural Conservation Easement with the following property owners:

<u>Name/Township</u>	<u>Type of Easement</u>	<u>County Share</u>	<u>State Share</u>
Jay Vernon Funk, Pamela Sue Funk, and Sara Grace Shearer, now known as S. Grace Shearer-Charles 2007-017 - Manor Township	Perpetual	\$52,902.00	\$0.00

The Commissioners certify that the Funk farm consisting of 30.23 acres is located in the Agricultural Security Area of Manor Township.

<u>Name/Township</u>	<u>Type of Easement</u>	<u>County Share</u>	<u>State Share</u>
Joel A. Frey, Jaclyn L. Frey, Wayne L. Hershey and Maryanne W. Hershey 2005-010 - Manor Township	Perpetual	\$70,567.00	\$0.00

The Commissioners certify that the Frey farm consisting of 44.81 acres, of which 41.51 is proposed for preservation, is located in the Agricultural Security Area of Manor Township.

<u>Name/Township</u>	<u>Type of Easement</u>	<u>County Share</u>	<u>State Share</u>
Randall C. and Maria R. Kreider 2022-001 - Manor Township	Perpetual	\$37,000.00	\$0.00

The Commissioners certify that the Kreider farm consisting of 82 acres of which 20.00 acres is proposed for preservation is located in the Agricultural Security Area of Manor Township. (The remaining 62 acres are already preserved.)

<u>Name/Township</u>	<u>Type of Easement</u>	<u>County Share</u>	<u>Township Share</u>
Isaac M. and Anna Mae Shirk 2020-009 - Caernarvon Township	Perpetual	\$209,442.00	\$50,000.00

The Commissioners certify that the Shirk farm consisting of 67.46 acres, of which 66.10 is proposed for preservation, is located in the Agricultural Security Area of Caernarvon Township.

Motion passed unanimously.

RESOLUTION NO. 76 OF 2022

On motion of Commissioner Parsons, seconded by Commissioner Trescot;

WHEREAS In 1996, 2005 and 2018 Lancaster County completed a reassessment of all properties in the County for purposes of real estate taxation, the first County-wide updates of assessments since the County's reassessment project which was completed in 1962; and

WHEREAS A reassessment project is designed to achieve fair and equitable distribution of the real estate tax burden among all County property owners; and

WHEREAS The County must conduct reassessment programs on a timely basis in order to maintain a fair and equitable distribution of the real estate tax burden among all County property owners; and

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WHEREAS, It is imperative upon this Board of Commissioners to establish a date for the next County-wide reassessment program so that the Board of Assessment Appeals can plan accordingly; and

WHEREAS, The Board of Commissioners, by Resolution No. 53 of 2011, which is hereby repealed, previously established a reassessment program policy which provided for reassessments to occur every eight (8) years, with one such reassessment to take effect on January 1, 2025; and

WHEREAS, The Board of Commissioners recognizes that there has been unpredictability and instability in the market for real property within Lancaster County since the 2018 reassessment which directly impacts the analysis of home sales for purposes of establishing a fair assessed value; and

WHEREAS, The implementation of a reassessment program in an unpredictable and fluctuating market may not further the County's goal of achieving the fair and equitable distribution of the real estate tax burden among all County property owners.

NOW, THEREFORE, WE, THE BOARD OF COMMISSIONERS OF LANCASTER COUNTY, PENNSYLVANIA, Do hereby direct the Lancaster County Board of Assessment Appeals to conduct a County-wide reassessment program for all properties within Lancaster County with the new assessments taking effect January 1, 2027, and to conduct additional County-wide reassessment programs every eight (8) years thereafter.

Motion passed unanimously.

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

- Contract Amendment with:** Pennsylvania Department of Transportation (PennDOT)
Transportation Planning and Programming
Harrisburg, PA
- Purpose:** To approve a no costs extension to the current Contract #08A690 - Work Order Amendment 1C - Local Project Delivery Assistance.
- Term:** October 21, 2022, through April 30, 2023.
- Funding:** 100% State funding.

Motion passed unanimously.

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

- Agreement With:** South Central Transit Authority (SCTA)
Lancaster, PA
- Purpose:** Approve sub-contract Agreement C920001369, Work Order No. 1 with SCTA, which agrees to provide Metropolitan Planning Organization (MPO) related work on the following tasks included in the 2022-2024 Unified Planning Work Program (UPWP): transportation planning and programming, transit asset management plan and safety plan, human services transportation plan, transit services/connections among counties in south central PA, analysis of bus stop locations and signage, review municipal ordinances related to bus shelters, county-wide or municipal transportation planning studies and any administration and coordination support of these items.
- Amount:** \$65,000 Year One and \$65,000 Year Two, for a total of \$130,000 Federal Transit Funds.
- Term:** July 20, 2022, to June 30, 2024.
- Funding:** The County agrees to pay SCTA up to 80% of actual costs incurred. The 20% local match required by PennDOT will be provided by SCTA.

Motion passed unanimously.

On motion of Commissioner Trescot, seconded by Commissioner Parsons, 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 With:** Agape Care, Inc.
Lancaster, PA

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Purpose: To correct the units for the year.

Agape Care provides Home & Community Habilitation services to individuals being served by Lancaster County Intellectual & Developmental Disabilities..

Amount/Term: \$55,771.06 for the period July 1, 2021 to June 30, 2022.

Funding: Budgeted in the Human Services Block Grant.
This is an increase of \$655.35, 1.19%.

2. **Amended Agreement With:** Community Services Group
Mountville, PA

Purpose: One time only and the Office of Developmental Program rate increase has generated an increase of \$12,099.58. Reduction in utilization of (\$3,885.86) has resulted in a net change of \$8,213.72.

Community Services Group provides Residential Habilitation Services and Home and Community Habilitation services for individuals being served by Lancaster County Intellectual & Developmental Disabilities

Amount/Term: \$683,599.00 for the period July 1, 2021 -- June 30, 2022.

Funding: Budgeted in the Human Services Block Grant and Social Service Block Grant (Federal).

3. **Amended Agreement With:** Eager, Stengel, Quinn, Sofilka, and Babic
Lancaster, PA

Purpose: To reduce the contract amount to the actual amount utilized for Fiscal Year 2021-2022.

Eager, Stengel, Quinn, Sofilka, & Babic provides emergency mental health hearings for individuals being served by Lancaster County Mental Health.

Amount/Term: \$32,955.00 for the period July 1, 2021, to June 30, 2022.

Funding: Budgeted in the Human Services Block Grant.
Decrease of \$9,345.00, 22.09%.

Motion passed unanimously.

On motion of Commissioner Parsons, seconded by Commissioner Trescot, it was agreed for the County of Lancaster, acting on behalf of the Election and Voter Registration Office, to approve the following:

Agreement With: Runbeck Elections Services
Phoenix, AZ

Purpose: To purchase an Agilis ballot sorter which will scan in all ballots, detect thickness, detect no signature/date and sort to precinct level. It will also be used on election day as an additional ballot opener.

Amount/Term: \$304,000 year one.
\$35,000 years two through five.

Funding: 100% covered under the new Election Integrity Grant Program that was approved by the Pennsylvania legislature on July 11, 2022.
Funds will be received on September 1, 2022.

Motion passed unanimously.

On motion of Commissioner Trescot, seconded by Commissioner Parsons, it was agreed for the County of Lancaster, acting on behalf of the Election and Voter Registration Office, to approve the following:

Agreement With: Opex Corporation
Moorestown, NJ

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Purpose:

To purchase two Opex Ballot Extractors.

One machine can extract up to 3,200 ballots per hour or up to 6,400 per hour with two and this will help speed up the process of opening and removing ballots, which will help keep the election day timeline for Act 88.

Amount/Term:

\$80,050.00.

There is a service fee each year after of \$2,960.00 per machine.

Funding:

100% covered under the new Election Integrity Grant Program that was approved by the Pennsylvania legislature on July 11, 2022.

Funds will be received on September 1, 2022.

Motion passed unanimously.

RESOLUTION NO. 77 OF 2022

On motion of Commissioner Parsons, seconded by Commissioner Trescot, it was agreed for the County of Lancaster to recognize \$2,842,636 in revenues from County American Rescue Plan Act (ARPA) funds to the General Fund and same amount be appropriated to (insert group and project) in the amount(s) referenced in Attachment A.

The allocations presented below for the project detailed in Attachment A were reviewed by the ARPA Work Group and found to be in accordance with the U.S. Department of the Treasury Overview of the Final Rule in the pages identified in the Attachment. Approval of the projects and referenced allocations below, and subsequent disbursement are contingent upon adherence with the County's approved Community Project Guidelines, the United States Treasury guidelines and the executing of the Certification and Acknowledgment of American Rescue Plan Funds County form, Agreement and any other documents required by the County. The County hereby authorizes the signing of approved ARPA funding Agreement upon completion by the recipients.

Revenue:

Lancaster County General Fund Revenues 6711-A-A1111-45050	\$2,842,636.00
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Expenditures:

Lancaster County Lancaster Conservancy Speedwell & Conewago A1111-A-45056-7300	\$1,319,000.00
Lancaster Farmland Trust Preservation Projects Miller & 20 Farms A1111-A-45057-7300	\$1,523,636.00

Motion passed unanimously.

Mr. George, County Administrator/Chief Clerk, stated for the record that none of the proposals that were presented yesterday by Ms. Moyer, Deputy Chief Clerk, which were represented by the various organizations, have been resubmitted.

On motion of Commissioner Parsons, seconded by Commissioner Trescot, the meeting adjourned at 9:48 a.m.

Motion passed unanimously.

Respectfully submitted,



Lydia Kovalchuk, Executive Assistant
Commissioners' Office