

COUNTY COMMISSIONERS' MINUTES
WEDNESDAY, FEBRUARY 22, 2017

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

E. William Peters
INTERIM CHIEF CLERK

Lisa Johnson
ASSISTANT CHIEF CLERK

Christina Hausner, Esquire
COUNTY SOLICITOR

Also present were: **Bruce Clark, Resident**
NEW HOLLAND

Kelly Decker, Business Administrator
YOUTH INTERVENTION CENTER

Charles Douts, Director
FACILITIES MANAGEMENT DEPARTMENT

John Mavrides, Director
PROPERTY ASSESSMENT

Scott Russell, County Engineer
RETTEW

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

Commissioner Stuckey announced postpone approval of the January 25, 2017 Commissioners' Meeting Minutes, February 8, 2017 Commissioners' Meeting Minutes and February 15, 2017 Commissioners' Meeting Minutes.

Commissioner Stuckey re-announced there will be no Work Session held on Tuesday, February 28, 2017, and there will be no Commissioners' Meeting held on Wednesday, March 1, 2017.

Commissioner Stuckey announced an evening Commissioners' Meeting is scheduled on Wednesday, March 15, 2017 at 7:00 p.m. at the Mountville Borough Municipal Building, 21 East Main Street, Mountville, Pennsylvania. There will be no Commissioners' Meeting held on Wednesday morning, March 15, 2017 at 9:15 a.m. There will be no Work Session held on Tuesday, March 28, 2017.

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

Agreement With:

Pike County
Milford, Pennsylvania

Purpose:

To allow Pike County to purchase secure detention bed space and shelter bed space at the Youth Intervention Center, with the stipulation that Lancaster County has top priority in terms of bed space usage and certain rights of refusal.

Amount/Term:

\$299.37/day per child for secure detention area and \$182.63/day per child for secure shelter area for the period July 1, 2016 through June 30, 2017. The rate for both secure detention and secure shelter areas shall be increased by \$75.00 per day for one Unit if the Unit requires individualized staffing, including constant watches, court ordered seclusions, medical watches and extreme mental health issues.

Motion passed unanimously.

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

Supplemental Engineering Agreement With:

RETTEW
Lancaster, Pennsylvania

Purpose:

To provide inspection services for the replacement of the Pequea Lane Bridge, Pequea Bridge No. 5, in conformance with PennDOT's standards.

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Amount: Not to exceed \$119,482.13 (Transportation Improvement Program (TIP) funded project; County is responsible for five percent (5%) of the costs).

Term: Construction is expected to commence in the spring of 2017.

Motion passed unanimously.

On motion of Commissioner Parsons, seconded by Commissioner Lehman, it was agreed for the County of Lancaster to appoint the following County representatives to the Erin Court Condominium Association Board effective February 22, 2017. The County representatives will serve on the Board until the earlier of 1) the termination of the period of declarant control or 2) replaced by the declarant, which in this context, is the County, or the creator of the Condominium Association:

County Representatives:

E. William Peters
Interim Chief Clerk

Christina Hausner
County Solicitor

Claudia Shank
Assistant County Solicitor

Charles Douts, Director
Facilities Management Department

Motion passed unanimously.

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

**Change to Listing Contract -
Exclusive Right to Sell and/or Lease
Commercial Property With:**

Sable Commercial Realty
Lancaster, Pennsylvania

Purpose:

To extend the existing contract with Sable Commercial Realty to serve as the Seller Agent to market the County's property at 2270 Erin Court, Lancaster, Pennsylvania, and to negotiate with potential buyers in accordance with the terms and conditions set forth in the Agreement:

- (1) Beginning March 1, 2017, the listing for 2270 Erin Court shall be extended on a month to month basis, renewing automatically at the end of each month, unless the County gives Sable Commercial Realty seven (7) days' written notice to terminate, in which case the listing will terminate at the end of the month in which the termination notice is provided. If the County provides less than seven (7) days' notice prior to the end of any month, the listing shall continue for one (1) additional month.
- (2) This agreement shall begin as of March 1, 2017, and shall terminate on December 31, 2017 unless the County terminates sooner or elects to extend past this date.

Motion passed.

Commissioner Stuckey	Yes
Commissioner Parsons	Yes
Commissioner Lehman	No

Commissioner Lehman said his opposition to this motion was no reflection on Sable Commercial Realty. He believed it was in the best interest of the County to retain 2270 Erin Court for County use. Commissioner Lehman voted no to remain consistent with his position to retain the property for County use.

Presentation - Reassessment Update

Mr. Mavrides indicated preliminary notices were on schedule to be mailed out on March 1st. The letter contains information including: what the notice is and that Assessment Office staff will be out at Park City from 10:00 a.m. to 8:00 p.m. March 13 through 31. Mr. Mavrides said individuals can review their property information and ask questions via a phone bank specifically for reassessment (390-7742) along with a special email: paquestions@co.lancaster.pa.us, noting the goal is to return any inquires within the next business day. Also on the form is contact information

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regarding the Pennsylvania Property Tax Rent Rebate and for Disabled Veterans. Any properties that are in Clean and Green will have a note saying the Pennsylvania Clean and Green land values will appear on the final notices in June. Mr. Mavrides will confirm those numbers with the Pennsylvania Department of Agriculture.

Mr. Mavrides explained the revenue neutral process per Commissioner Lehman's request and referred to the anti-windfall provision in the statute, noting there used to be a one step process where the millage rate could be changed to whatever was wanted as long as the end result was not more than 10% of the previous year's revenue for county and municipal. To be more transparent, it was changed to a distinct two-step process. First the millage rate is set so when it is applied against the new assessments, in this case most likely higher, that rate will be reduced so they can take the same amount of taxes. In the second step, the taxing body decides if they want to take any increase. As a result of the first neutral rate being set, the County would not get additional money. Mr. Mavrides agreed with Commissioner Parsons summarization - it is likely to assume that there is going to be more value across the County so what the Board would do as a taxing entity is reset our millage rate, which is currently 3.735, down to some millage rate that gives us exactly the same amount of revenue so we are not bringing any more revenue in and every taxing entity will have to do this as well.

Once the informal meetings are done at Park City, Mr. Mavrides said his staff will have four weeks to make changes and make sure all information is correct for the printer by the first week of May. Final notices are mailed out in June and then citizens will have 40 days to file a formal appeal. Hearings will be held in the first floor conference room from June thru October. They will have two to three auxiliary boards and also their regular board members. Once the appeals occur the taxing bodies will know what the readjusted assessments are and municipalities will be able to set their millage rates for 2018. Mr. Mavrides noted that after January 2, 2018 the old assessments will no longer apply for county and municipal purposes, however schools will go to July 1, 2018.

Mr. Mavrides has given over 20 presentations and interviews including one at the State Capital and is planning on attending town meetings with State Representatives in their districts, along with talking to Lancaster Newspapers.

Mr. Mavrides responded to Commissioner Stuckey's question by saying people are encouraged to wait for the final notice to appeal and can appeal anytime within the 40 day window even though a hearing may not be held until the close of the 40 days.

Commissioner Lehman asked what kind of documentation someone should have for a formal appeal. Mr. Mavrides said they do not have to have an appraisal of their property, but if it a unique property they might want to get one, along with whatever information they can bring to show what their property is worth as opposed to what is on the notice, including information from the sale of their property.

Mr. Mavrides confirmed for Ms. Hausner that all this information is available through a link on their website.

On motion of Commissioner Lehman, seconded by Commissioner Parsons, the meeting adjourned at 9:43 a.m.

Motion passed unanimously.

Respectfully submitted,

Christine M. Carrigan, Executive Assistant
Commissioners' Office