

COUNTY COMMISSIONERS' WORK SESSION MINUTES
TUESDAY, MAY 26, 2026

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

Present at today's meeting were:

Ray D'Agostino, Chairman
Joshua G. Parsons, Vice-Chairman
Alice Yoder
BOARD OF COUNTY COMMISSIONERS

Lawrence M. George
COUNTY ADMINISTRATOR/CHIEF CLERK

Amy M. Campbell
DEPUTY CHIEF CLERK

Jacquelyn Pfursich, Esquire
COUNTY SOLICITOR

Also, present were:

W. Bryan Byler, Esquire
BYLER & WINKLER, P.C.

Vincent Cash, Buyer II
PURCHASING DEPARTMENT

Miguel Castro, Deputy Warden
PRISON

William Clark, Executive Director
PLANNING DEPARTMENT

Robert Devonshire, Director
GENERAL SERVICES

Justin Eby, Executive Director
LANCASTER COUNTY REDEVELOPMENT AUTHORITY

Dwight Groff, Treasurer
LANCHESTER DISTRICT OF LANCASTER MENNONITE CONFERENCE (LMC)

Russ Hauser, Interim Chief Information Officer
INFORMATION TECHNOLOGY

Tom Lisi, Reporter
LNP

Jennifer Luciano, Director
ADULT PROBATION AND PAROLE SERVICES

Paul Marler, Deputy Chief Information Officer
INFORMATION TECHNOLOGY

Tania Maser, Executive Director
BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES

Cheri Modene, Director
JUVENILE PROBATION

Crystal Natan, Executive Director
CHILDREN AND YOUTH AGENCY

Jennifer Nissley, Deputy Director
ADULT PROBATION AND PAROLE SERVICES

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**Brian Pasquale, Executive Director
DEPARTMENT OF PUBLIC SAFETY**

**Linda Schreiner, Director
PURCHASING DEPARTMENT**

**Carmen Simone, Deputy Director
GENERAL SERVICES**

**Cheryl Steberger, Warden
PRISON**

**Daniella Tristaino, Portfolio Officer
EDC FINANCE CORPORATION**

Commissioner D'Agostino called the meeting to order at 10:00 a.m.

Commissioner D'Agostino announced that the Board of Commissioners met in Executive Session on Monday, May 20, 2026, at 10:43 a.m. to discuss a matter of potential litigation and a Personnel matter. The Board also met in Executive Session today, Tuesday, May 26, 2026, at 9:23 a.m. to discuss a matter of potential litigation and a Labor matter.

Commissioner D'Agostino announced approval of the May 12, 2026, Work Session Minutes.

1. W. Bryan Byler, Esquire, and Dwight Groff, Treasurer, presented a Request for Forgiveness of Real Estate Taxes for Properties Located at 45 North Kinzer Road, Kinzers, Pennsylvania.
2. Daniella Tristaino, Portfolio Officer, presented Resolution No. 30 of 2026: Next Generation Farm Loan with Michael F. and Sadie S. Beiler, and Resolution No. 31 of 2026: Next Generation Farm Loan with Abner S. and Salome E. Stoltzfus.
3. Justin Eby, Executive Director, presented an Approval of Fiscal Year 2026 Annual Action Plan for U.S. Department of Housing and Urban Development (HUD) Funding, and an Administrative Agreement with the County of Lancaster for HUD Grant Programs.
4. Miguel Castro, Deputy Warden, presented a Renewal Agreement with I.B. Abel, Inc.
5. Linda Schreiner, Director, presented an Authorization to Purchase Natural Gas.
6. Brian Pasquale, Executive Director, presented an Annual Grant Agreement with the Pennsylvania Emergency Management Agency (PEMA).
7. Russ Hauser, Interim Chief Information Officer, and Paul Marler, Deputy Chief Information Officer, presented a Cybersecurity Grant Agreement with the Pennsylvania Emergency Management Agency (PEMA).
8. Jennifer Luciano, Director, and Jennifer Nissley, Deputy Director, presented a New Grant Application with the Pennsylvania Commission on Crime and Delinquency (PCCD).
9. Tania Maser, Executive Director, presented Renewal Agreements.
10. Crystal Natan, Executive Director, presented a Health Services Coordination Agreement with UPMC For You, Inc.
11. Vincent Cash, Buyer II, and Crystal Natan, Executive Director, presented an Agreement with CDW Government, LLC.
12. Crystal Natan, Executive Director, and Cheri Modene, Director, presented Renewal Agreements.
13. Cheri Modene, Director, presented a Grant Award from the Juvenile Court Judges' Commission.
14. William Clark, Executive Director, presented a Letter of Support for York County Grant Application.
15. Carmen Simone, Deputy Director, presented an Approval of Proposals for Chillers from Carrier Commercial Service.

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16. **Update on Lancaster County Correctional Facility (LCCF) Design Development Phase**

Linda Schreiner, Director, Purchasing Department
Cheryl Steberger, Warden, Prison
Robert Devonshire, Director, General Services

Linda Schreiner, Director, provided a brief update on the Lancaster County Correctional Facility (LCCF) Design Development Phase, which was presented at last week's Prison Board meeting. The presentation included Cost Reduction Initiatives, which the team continues to evaluate. Initially, the focus was on refinement of the project. The Project Team has taken steps throughout the project, both before and during the design process, to identify areas to reduce costs, improve operational efficiency, and promote the reduction of recidivism.

The team then explored Add Alternates, which were presented during the Schematic Design Phase. These represented potential components that could be bid and/or constructed separately as part of the LCCF project. Following that presentation, the Commissioners directed the team to further explore additional cost-saving opportunities through Value Engineering.

Value engineering is a structured method used to improve a product, process, or project by delivering the required function at the lowest total cost without reducing quality, safety, reliability, or performance. In construction, it typically involves analyzing design, materials, systems, and methods to identify alternatives that provide the same or better outcomes while reducing unnecessary costs and maintaining project requirements.

Robert Devonshire, Director, discussed Design Refinement Solutions – Footprint Reduction, which was identified as one of the key focus areas between the Schematic Design and Design Development phases.

Warden Cheryl Steberger and Robert Devonshire also presented six potential Add Alternates identified by the Project Team for the Board of Commissioners to consider as part of the Design Development Phase:

- Additional Medical Beds
- Work Release Area
- Support Clusters two Male and one Female
- Central Booking Space
- Dedicated On-Site Maintenance Space

The team also reviewed the Value Engineering Solutions identified during the evaluation process. The Project Team assessed numerous options to reduce project costs. These represent all opportunities reviewed to determine whether they would or would not result in net savings for the project. Not all of these options are being recommended for the Board's consideration.

Building/Site

- Reduce Building Footprint
- Reduce Underground Basin
- Site Placement
- Alter Finishes
- Lower Building Pad
- Minimize Lobby
- Change Roofing
- Reduce Second Floor Square Footage
- Reduced Secure Access Roads
- Flexible-Use Rooms

Facilities

- Eliminate Redundant Electric Source
- Water Cooled Chillers

Staff/Office Space

- Eliminate Warden's Restroom
- Eliminate Conference/Prison Board Room
- Eliminate Staff Wellness Area
- Reduce Admin Office Space

Housing Units

- Eliminate Courtyards
- Eliminate Juvenile Housing Unit
- Add Bunk Beds

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- Eliminate Housing Units

Operations

- Reduce Sallyport Area
- Reduce Programming Space

Linda Schreiner stated that, at this point, the Design Team is looking to the Commissioners to review the information provided and identify any additional information needed so the team can move forward into the next phase of the project.

Commissioner Parsons appreciated the presentation and the continued detailed study examining every possible cost-saving measure. He noted that many of the add alternates are highly integrated into the plan and, in some cases, would be very difficult to remove. The most expensive item is Work Release, which he does not believe can be eliminated because the courts continue to sentence individuals to Work Release. He added that the other items are relatively minor within the overall scope of the project. He also stated that Central Booking needs to be included.

Commissioner Yoder made the following statement:

"I want to begin by thanking our staff, consultants, and everyone involved in this process for the tremendous amount of time, expertise, and thoughtful analysis that has gone into these design development plans. The level of detail and the clear effort to identify efficiencies and cost-saving opportunities without compromising the core needs of this facility has been evident throughout this process.

This is a building that will likely serve Lancaster County for at least the next 50 years. Decisions we make today will impact generations of correctional staff, inmates, and our broader community, so it is critical that we think long-term and make choices based on safety, and functionality for decades to come.

I appreciate the meaningful community input that helped shape these plans, including concerns raised by neighboring residents.

I believe those conversations resulted in a stronger project that better reflects issues such as traffic flow, safety, aesthetics, and the overall impact on the surrounding community. I also appreciate the incorporation of sustainable components that will improve long-term efficiency, reduce operational costs over time, and reflect responsible stewardship of county resources.

For those reasons, I support moving this plan forward as presented including incorporating all six add alternates into the base bid and retaining the four value engineering solutions that were recommended. I believe these elements are important investments in the long-term success and functionality of the facility.

This project is about far more than constructing a jail. It is about creating a safe environment for staff, inmates, and the public, while also providing space needed for programming and services that can reduce recidivism, improve recruitment and retention of employees, and ultimately make our communities safer in both the short and long term.

We do not get many opportunities to make an investment of this magnitude. We owe it to future generations to build a facility that is safe, functional, durable, sustainable, and forward-looking one that will serve Lancaster County well for decades to come. I believe this design plan positions us to do exactly that."

Commissioner D'Agostino appreciated the team's work and agreed with Commissioner Parsons' comments regarding Work Release being a major component of the project that could result in savings if the courts decide to pursue an alternative approach. Commissioner D'Agostino also expressed support for including Central Booking and stated that he does not believe it is something the Board should consider changing.

He stated that the next step is to bring the matter back before the Commissioners so they can vote on moving forward with the next phase, including the financing component. He added that all of this could be accomplished within the next few weeks.

Commissioner D'Agostino stated there will be another update after the Planning Commission meeting in June to recommend Final Plan Approval to the Lancaster Township Board of Supervisors, and after the Lancaster Township Board of Supervisors meeting in July to approve the Final Plan Approval.

The Board also addressed Tom Lisi's questions regarding the LCCF project.

17. May 27, 2026, Commissioners' Meeting Agenda – there will be an amendment to a Behavioral Health and Developmental Services item to reflect a decrease, rather than an increase, in the amount. In addition, there will be

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an amendment to a motion for the Children and Youth Agency to include authorization for County Administrator/Chief Clerk Lawrence George to sign the agreement.

18. Commissioner Yoder brought up her request to have on the agenda a Memorandum of Understanding with Franklin & Marshall College for an intern to be placed in the Behavioral Health and Developmental Services (BHDS) Department, which was not placed on the agenda. She asked whether this may have been a misunderstanding.

Commissioner Yoder clarified that the intern would be working on efforts related to the Administrative Office of Pennsylvania Courts' behavioral health initiatives. She noted that the intern's workstation would be located in the BHDS Department and that she would serve as the intern's supervisor.

Commissioner Yoder asked whether, if additional information is provided, the matter could be placed on next week's agenda for a possible motion.

19. Commissioner D'Agostino explained that a project like this would need to be under the direction of staff and is not typically initiated from the Commissioners' perspective. He noted that if staff is supportive of the proposal, it would then move through the standard review process and come before the Commissioners for consideration and possible placement on the agenda.

20. On motion of Commissioner Parsons, seconded by Commissioner Yoder, the meeting was adjourned at 11:51 a.m.

Motion passed unanimously.

Respectfully submitted,



Lydia Kovalchuk, Executive Assistant
Commissioners' Office