

COMMISSIONERS GENERAL SESSION

February 24, 2025

**Present at the meeting were
Commissioners:**

R. Franklin Campbell – Chair
Brenda L. Watson – Vice Chair
William G. Lyons - Secretary
Shannon Hines - Chief Clerk
William R. Bunt - Solicitor

Present from the Press: Paul Wyatt

Present from the Public: Tyler Dombroski, Olivia Frymoyer, Kristie Gantt, Jeff Garman, Sarah Geesaman, Jay Hamilton, Taira Little, Donna McMillen, Robbyn Metz, Dave Reisinger, Larry Reisinger, John Sledzinski Jr., Marty Smith, Francesca Trevenen, Randy Waggoner, Ashley Weaver, Brian Weidow, Josh Wilson

Commissioner Campbell opened the meeting at 10:00 a.m. on February 24, 2025 with the Pledge to the Flag and a moment of silence. Commissioner Campbell asked that all in attendance remember the tragedy in Cumberland County. The meeting was recorded by the County, Ashley Weaver, and Paul Wyatt.

Updates/Announcements: None

Public Comments: Francesca Trevenen asked the Commissioners if they were aware of the grossly inflated home values that were assigned during the tax reassessment. Commissioner Campbell said that the first round of public comments was reserved for agenda items.

Robbyn Metz said that the financial statements were not online with the agenda so she did not have a chance to review them. She asked that the Commissioners elaborate on the financial overview.

Larry Reisinger said one of the biggest regrets he had as County Commissioner was not completing the purchase of a building that could have eliminated rent for Children & Youth and Aging. He commented that he had a purchase price and he had the building appraised and the appraisal came in over the purchase price. Mr. Reisinger said he should have pushed harder to make the purchase to get rid of the rent for two departments. He requested that the Commissioners consider this option.

Amend Previous Meeting Minutes: Commissioner Watson made a motion to amend the minutes from the February 3, 2025 meeting. Commissioner Lyons seconded the motion. Commissioner Campbell noted that the revision was to add the approval of the previous meeting minutes. All agreed. Motion carried unanimously.

Approval of Minutes: Commissioner Lyons made a motion to approve the minutes of the February 10, 2025 meeting. Commissioner Watson seconded the motion. All agreed. Motion carried unanimously.

Approval of the Warrant List(s): Commissioner Watson made a motion to approve the warrant lists totaling \$991,271.90 and noted that \$97,460.09 was 2024 expenses and \$893,811.81 was 2025 expenses. Commissioner Lyons seconded the motion. All agreed. Motion carried unanimously.

Meeting Business: Commissioner Campbell stated that two financial overviews were being provided at the meeting. One was for November and the other was for December. He noted that the left side of the documents were calculated on an accrual basis while the right sides were on a cash basis. He also said that the documents show unrestricted and investment funds. Commissioner Campbell stated they are unaudited numbers and noted that all funds that can be invested and earn interest are invested and are earning interest. Robbyn Metz asked if the numbers reflect the most recent audit changes or adjustments.

Solicitor Bunt opened the one bid for the Perry County Area Agency on Aging office space. The bid was for \$5,295/month or \$190,620 for 36 months. The bid was from David Reisinger. Solicitor Bunt recommended that the bid documents be provided to the Director for review and possible action at a future date.

Commissioner Watson made a motion to approve the 2024/2025 Purchase of Service Agreement for Children & Youth Services (below). Commissioner Lyons seconded the motion. Kristie Gantt, Director, noted that it was purchase of service for foster care, kinship, and case management services. She confirmed it is paid as services are used. All agreed. Motion carried unanimously.

- Jewish Family Service of Greater Harrisburg – CYS – Levels from \$103.51 - \$113.53/day (new contract)

Commissioner Lyons made a motion to approve the CDBG Budget Revision Certification for the Liverpool Borough Wastewater Treatment Plant Rehabilitation project. Commissioner Watson seconded the motion. Tyler Dombroski, from SEDA-COG, stated that the Oliver Township Wastewater Collection Rehab project concluded and there was approximately \$17,500 left over. He said the budget revision would move the funds to the Liverpool Borough project. All agreed. Motion carried unanimously.

Commissioner Watson made a motion to approve the following CDBG/HOME program documents. Commissioner Lyons seconded the motion. Tyler Dombroski, from SEDA-COG explained that these policy and procedure documents are a requirement of the CDBG and/or HOME programs. He further stated that Language Access Plan template is provided by DCED and takes into account any populations within the County that may need alternate translations available and updates every five years. Mr. Dombroski said the Procurement Policy is needed to abide by State, Federal, and County procurement thresholds and recent updates are the reason for the updated policy. All agreed. Motion carried unanimously.

- Language Access Plan
- Procurement Policy

Commissioner Lyons made a motion to approve the Addendum to the Master Agreement with Teleosoft for CountySuite software for the Sheriff's Office at a cost of \$60,341. Commissioner Watson seconded the motion. Sheriff Hammar stated that the addendum involved moving from one cloud storage to another and a real estate sale module. All agreed. Motion carried unanimously.

Employee Status: Commissioner Watson made a motion to accept the resignation of Ashley Kramer, Deputy Prothonotary/Clerk of Court in the Prothonotary's Office, effective February 18, 2025. Commissioner Lyons seconded the motion. All agreed. Motion carried unanimously.

Commissioner Lyons made a motion to approve the appointment of Michael Steadele to the position of Probation Officer 2 in the Probation Department, effective February 25, 2025 at an hourly rate of \$31.43. Commissioner Watson seconded the motion. All agreed. Motion carried unanimously.

Commissioner Watson made a motion to approve the appointment of Brooke Holley to the position of Deputy Director in the Elections/Voter Registration Office, effective February 25, 2025 at an hourly rate of \$17.27. Commissioner Lyons seconded the motion. All agreed. Motion carried unanimously.

Solicitors Report: None

Post Comments: Sarah Geesaman thanked the Commissioners for approving her new hire. She further said the last day to file and collect signatures on petitions is March 11th. She commented that all petition information must be notarized. Ms. Geesaman said that a listing of all candidates that have filed petitions are posted on the Election page of the County website and it is updated as time permits.

Taira Little stated that the Perry County Chamber and the EDA had previously put out Discover Perry County guide books last year. She said they are now putting out a full color Perry County map. She commented that a mock up of the map is available at the Chamber Office.

Francesca Trevenen said the reassessment values are grossly inflated, especially when you take into account escrow. She stated that people move to Perry County for affordability and the reassessed prices put most values outside of what home buyers can afford. She further commented that the rates she has seen are thousands above even the highest number she could get for her home.

Randy Waggoner, Chief Assessor, stated that he had audited over 3,000 reassessment values and he was very pleased with the numbers, but did say there may be some properties that needed updated. He said one of the biggest changes between the 2010 reassessment and the 2025 reassessment was the change to the Assessment Law regarding the informal appeal process. He stated that previously during the informal appeal process, you could resolve value issues, but due to the law change, the current informal review processes can only adjust physical or tabular data. Mr. Waggoner commented that if your dispute is regarding the value, property owners should file a formal appeal directed to the Vision Office and follow the process.

Francesca Trevenen said her concern was that the new valuations did not take into account increased escrow.

Solicitor Bunt asked Ms. Trevenen to explain what she meant by increased escrow.

Francesca Trevenen explained that when your taxes increase and your approved for a set amount to pay on a home each month, your buying power is reduced.

Donna McMillen asked if someone in her township pays way over what a property is valued at, does that increase her home value. She asked if the assessment would be based on the high sale.

Randy Waggoner said typically a reassessment company looks at three years of property sales, but in the case of the Perry County reassessment five years of sales was considered. He further said there is case law that says one sale does not constitute market value. Mr. Waggoner explained that all taxing authorities must go through a two-step process on the year in which the reassessment will take effect. He provided an example and stated that the Assessment Law says that the first step in calculating revised mileage as a result of a reassessment, is to calculate at revenue neutral. He commented that this means at what mileage rate will you collect the same amount of tax revenue as the year prior if everyone pays at face value. Mr. Waggoner stated that even if your assessed value increases your taxes cannot increase proportionally. He further said that once the taxing authority calculates the revenue neutral mileage, they can increase budgetary revenues by not more than 10%. Mr. Waggoner said after the 2010 reassessment, all taxing authorities went with revenue neutral mileage.

Robbyn Metz asked if the Board that would have oversight over the proposed centralized EMS, be paid Board members. She said EMS needs addressed and she has an appreciation for EMS and fire staff as she personally witnessed the fire in Cumberland County. Ms. Metz commented that we have municipalities that do not have EMS services and are being served by other municipalities and noted the issue this causes as every second counts.

Commissioner Campbell stated that an EMS work session would be held that evening at Susquenita at 6:30 p.m.

Robbyn Metz further stated that EMS is different than fire. She said fire services service a property in most cases. She said her municipality imposed a 1% mil on property owners that is split between fire and EMS. She commented that EMS services are for everyone and said maybe it should be funded under the per capita tax. Ms. Metz said this tax is for everyone and is more fair.

Ashley Weaver commented that she went to her township meeting and said that EMS was begging for an AED kit in the township. She said her township was going to apply for grants and asked the Commissioners if there are any recommendations on how to get an AED kit in her township building.

Comments from Press: None

Commissioner Watson made a motion to adjourn at 10:34 a.m. Commissioner Lyons seconded the motion. All agreed. Motion carried unanimously.

Shannon Hines, Chief Clerk

William G. Lyons, Secretary