

**WEDNESDAY, APRIL 17, 2024:**

The Adams County Board of Commissioners met this date in regularly scheduled session at 9:00 a.m. at the Adams County Courthouse, Historic Courtroom and via conference call with Chairman Randy L. Phiel presiding. Others in attendance: Commissioners James E. Martin and Marty Karsteter Qually; Steve Nevada, County Administrator; Sean Mott, First Assistant Solicitor; Danette Laughman, Deputy HR Director; Candi Clark, Court HR Generalist; Phil Swope, Budget & Purchasing Assistant Director; Sherri Clayton-Williams, Planning Director; Phil Walter, CIO (phone) and Rick Harley, Vice President of Treasury for WellSpan. News Reporter Vanessa Pellechio Sanders, *Gettysburg Times* and Chief Clerk Paula V. Neiman.

**Minutes:**

Mr. Martin moved, seconded by Mr. Qually, to approve the Minutes of the April 3, 2024 Commissioner's Meeting as presented.

Motion carried.

**Proclamations:**

- Mr. Martin moved, seconded by Mr. Qually, to adopt and proclaim April 14 – 20, 2024 as "**National Public Safety Telecommunicators Week**" in Adams County. This proclamation was presented to Adams County Telecommunicators and Warren Bladen, Department of Emergency Services Director.

Motion carried.

- Mr. Qually moved, seconded by Mr. Martin, to adopt and proclaim April 28 – May 5, 2024 as "**National Fallen Fire Fighters Week**" in Adams County. This proclamation was presented to Erin Laird, the daughter of fallen firefighter Joshua D. Laird.

Motion carried.

- Mr. Martin moved, seconded by Mr. Qually, to adopt and proclaim April 28 – May 4, 2024 as "**Conservation District Week**" in Adams County. This proclamation was presented to Adam McClain, Conservation District Manager.

Motion carried.

- Mr. Qually moved, seconded by Mr. Martin, to adopt and proclaim April 21 – 27, 2024 as "**National Crime Victims' Rights Week**" in Adams County. This proclamation was presented to Samantha Hoffman, Victim Witness Director, and staff.

Motion carried.

- Mr. Martin moved, seconded by Mr. Qually, to adopt and proclaim May 2024 as "**Motorcycle Safety Awareness Month**" in Adams County. This proclamation was presented to members of ABATE.

Motion carried.

**Public Comment:**

No Public Comment was presented to the Board at this time.

**Probation Services:**

With recommendation from Kristi Fields, Director and after review by Solicitor Molly R. Mudd, Mr. Qually moved, seconded by Mr. Martin, that the Board of Commissioners approve the Intermediate Punishment Treatment Programs Grant Fund Application and the Intermediate Punishment (IP) Treatment Program Authorization Form (FY 2024) with the

Pennsylvania Commission on Crime and Delinquency (PCCD), on behalf of the Commonwealth of Pennsylvania. The Grant Application seeks \$87,070.00 for the purpose of providing drug and alcohol assessments for individuals convicted of DUI-related offenses. The Grant Application is supported by the County Criminal Justice Advisory Board. No County match is required. The IP Authorization Form confirms that the County's IP program will conform with applicable regulations and minimum standards outlined in Act 2000-41. The Grant Application and IP Authorization Form are effective April 17, 2024.

Motion carried.

**Controller:**

With recommendation from Controller Tammy Myers, and after review by Solicitor Molly R. Mudd, Mr. Martin moved, seconded by Mr. Qually, that the Board of Commissioners approve the following:

- March 28, 2024 Letter of Engagement with Zelenkofske Axelrod, LLC ("ZA"), a certified public accounting firm. This Letter of Engagement provides that ZA will audit the County's financial records for compliance with major federal and PA Department of Human Services grant requirements for calendar year 2023. Total cost of the audit shall not exceed \$75,611.00. This Letter of Engagement is effective April 17, 2024.

Motion carried.

**Information Technology:**

With recommendation from Phil Walter, CIO and after review by Solicitor Molly R. Mudd, Mr. Qually moved, seconded by Mr. Martin, that the Board of Commissioners approve the Professional Services Agreement and Quote #9 with Tri-County Electrical Contractors, LLC. This Agreement and Quote provide that Tri-County will install and reroute fiber cabling on the 2<sup>nd</sup> floor of the Courthouse for the purpose of accommodating upcoming office renovations. Total cost of labor and materials is \$2,962.76. The Agreement and Quote are effective April 17, 2024.

Motion carried.

**Building and Maintenance:**

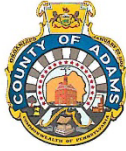
With recommendation from Larry Steinour, Director and after review by Solicitor Molly R. Mudd, Mr. Martin moved, seconded by Mr. Qually, that the Board of Commissioners designate Chairman Randy L. Phiel to sign the Quote for mowing services at Oak Lawn Cemetery with Sheppard's Groundskeeping of Gettysburg. Additionally, it is recommended that the Board sign the Terms and Conditions with Sheppard's. The term of the Agreement commences on April 17, 2024 and will continue until the end of the 2024 summer mowing season. Total cost to the County is \$1,300.00 per mow, not to exceed \$23,000.00 for the entirety of the season.

Motion carried.

**Commissioners:**

- Recommendation from Solicitor Molly R. Mudd that the Board of Commissioners approve the following:
  - At this time First Assistant Solicitor Sean Mott recognized Rick Harley, Vice President of Treasury for WellSpan who participated via WebEx, and provided a very brief overview of the project. With no questions from the Board, Mr. Qually moved, seconded by Mr. Martin, to adopt Resolution No. 8 of 2024 approving the issuance of a Bond by the General Authority of Southcentral Pennsylvania in a principal amount not to exceed \$45,000,000, a portion of which proceeds shall be used to finance a Project for WellSpan Health and its affiliates in Adams County,

in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended. The foregoing approval by this Board does not constitute approval for any permit, license or zoning required for the construction or occupancy of any facilities in Adams County to be financed or refinanced as part of the Project. The credit of the County of Adams is not to be used for the security of the Bonds, and the County will have no liability for any payment of principal, premium or interest on the Bonds as follows:



## Office of the Adams County Commissioners

117 Baltimore St., Room 201, Gettysburg, PA 17325-2391

PHONE (717) 337-9820 · FAX (717) 334-2091

Commissioners: Randy L. Phiel, James E. Martin, Marty Karsteter Qually

Chief Clerk: Paula V. Neiman | County Administrator: Steven A. Nevada

Solicitor: Molly R. Mudd, Esquire

### BOARD OF COUNTY COMMISSIONERS ADAMS COUNTY, PENNSYLVANIA

#### RESOLUTION No. 8 of 2024

Adopted April 17, 2024

A RESOLUTION APPROVING, IN ACCORDANCE WITH SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE OF A BOND TO FINANCE A PROJECT FOR WELLSPAN HEALTH AND ITS AFFILIATES; AND REPEALING ALL PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS.

WHEREAS, the General Authority of Southcentral Pennsylvania (the "Authority") has approved the issuance of its Revenue Refunding Bond, Series 2021 (WellSpan Health Obligated Group) (the "Bond") to finance the Project (defined below) on behalf of the WellSpan Entities defined below; and

WHEREAS, WellSpan Health ("WellSpan"), York Hospital, The Gettysburg Hospital, Ephrata Community Hospital, WellSpan Surgery & Rehabilitation Hospital, WellSpan Health Care Services, WellSpan Properties, Inc., The Good Samaritan Hospital of Lebanon, Pennsylvania, The Chambersburg Hospital and their affiliates (collectively, the "WellSpan Entities"), each of which is a Pennsylvania nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), are the owners and users of the Project; and

WHEREAS, the WellSpan Entities have requested the Authority to issue the Bond in an amount not to exceed \$45,000,000; and

WHEREAS, the proceeds of the Bond, which will be issued as a "qualified 501(c)(3) bond" as defined in Section 145 of the Code for healthcare facilities, will be used to current refund the Authority's Revenue Refunding Bond, Series 2021 (WellSpan Health Obligated Group) (the "Taxable Bond"), the proceeds of which were used to (A) refund the Authority's outstanding Revenue Bonds, Series 2014A (WellSpan Health Obligated Group) maturing after June 1, 2024; and (B) pay the costs of issuing the Taxable Bond and related costs (collectively, the "Project"); and

WHEREAS, a portion of the proceeds of the Bond will be used to refinance the cost of facilities located on portions of the facilities of the WellSpan Entities in (i) the County of York, Pennsylvania, (ii) the County of Lancaster, Pennsylvania, (iii) the County of Adams, Pennsylvania (the "Adams County Facilities"), and (iv) the County of Lebanon, Pennsylvania, each of which is described in further detail in Exhibit A attached hereto; and

WHEREAS, Section 147(f) of the Code requires that the applicable elected representative of the governmental unit on behalf of which bonds are issued and of each governmental unit having jurisdiction over the area in which any facilities with respect to which financing is to be provided from the net proceeds of such bonds is located, approve bonds after a public hearing in order for a private activity bond to be a qualified bond under the Code; and

WHEREAS, in accordance with Section 147(f) of the Code, a joint public hearing was held by the Authority in connection with the issuance of the Bond on April 3, 2024 in the City of York, Pennsylvania following publication of a notice of such hearing (in the form of the Notice of Hearing) on the primary public website of Adams County which was posted at least seven days prior to such hearing and the Authority has reported that no one from the general public appeared at such hearing; and

WHEREAS, the Board of County Commissioners of the County of Adams (the "Board of County Commissioners"), is the applicable elected representative of the governmental unit having jurisdiction over the area in which the Adams County Facilities are located and such Board of County Commissioners has determined to approve the issuance by the Authority of the Bonds to finance the Project;

WHEREAS, the County is not making any determinations as to whether the Bond may be validly or legally authorized and issued in order to finance the Project; and

WHEREAS, the County is not obligated to pay, and neither the faith and credit nor taxing power of the County is pledged to the payment of the principal or redemption price, if any, of and interest on the Bond;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Adams as follows:

**SECTION 1.** The issuance of the Bond and the financing of the Project located in the County is hereby approved for purposes of Section 147(f) of the Code.

**SECTION 2.** The Board of County Commissioners hereby pursuant to Section 147(f) of the Code, hereby approves the issuance by the Authority of the Bonds in a principal amount not to exceed \$45,000,000 to finance the Project. The Board of County Commissioners hereby acknowledge and confirm that a transcript of the TEFRA Hearing has been provided to the Board of County Commissioners for the record.

**SECTION 3.** The foregoing approval is for the purposes of the applicable provisions of the Code as aforesaid, and does not constitute approval for any permit, license or zoning required for the construction or occupancy of any facilities to be financed or refinanced as part of the Project.

**SECTION 4.** The credit of the County of Adams is not to be used for the security of the Bonds and the County of Adams will have no liability for any payment of principal of, premium, if any, and interest on the Bonds.

**SECTION 5.** All actions of this Board of County Commissioners taken in conformity with the intents and purposes of this Resolution are ratified, confirmed and approved in all respects.

**SECTION 6.** This Resolution shall take effect immediately. All prior ordinances or resolutions or portions thereof inconsistent herewith are hereby repealed.

RESOLVED AND ADOPTED this 17<sup>th</sup> day of April, 2024, at a regular meeting of the Board of County Commissioners of the County of Adams, Pennsylvania.

COUNTY OF ADAMS

Attest: Paula V. Neiman  
Paula V. Neiman, Chief Clerk

By: Randy L. Phiel  
Randy L. Phiel, Chairman

By: James E. Martin  
James E. Martin, Vice Chairman

By: Marty Karsteter Qually  
Marty Karsteter Qually, Commissioner

[Signature page to Adams County Commissioners Approval Resolution]

**EXHIBIT A**  
**TEFRA NOTICE**

[Attached]

JOINT PUBLIC MEETING NOTICE

A joint public hearing, on behalf of York County, Adams County, Lancaster County and Lebanon County, will be held on April 3, 2024, at 9:00 a.m., prevailing time in the offices of the General Authority of Southcentral Pennsylvania (the "Authority") located at the York County Economic Alliance, 144 Roosevelt Avenue, York, Pennsylvania, 17401, to discuss the proposed issuance by the Authority of its tax-exempt revenue bond (the "Bond"), pursuant to a plan of finance in one or more series, in the aggregate principal amount of not more than \$45,000,000 for the benefit of the WellSpan Entities as defined below.

**Project Owners and Users:** The owners and users of the Project (defined below) are wholly-controlled affiliates of WellSpan Health ("WellSpan"), including York Hospital, The Gettysburg Hospital, Ephrata Community Hospital, WellSpan Surgery & Rehabilitation Hospital, WellSpan Health Care Services, WellSpan Properties, Inc., The Good Samaritan Hospital of Lebanon, Pennsylvania, The Chambersburg Hospital and their affiliates (collectively, the "WellSpan Entities"). Each of the foregoing entities is a Pennsylvania non-profit corporation which is exempt from federal income tax as an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

**Project:** The proceeds of the Bond, which will be issued as a "qualified 501(c)(3) bond" as defined in Section 145 of the Code for hospital and medical facilities, will be used to refinance the Authority's Revenue Refunding Bond, Series 2021 (WellSpan Health Obligated Group) (the "Taxable Bond"), the proceeds of which were used to (A) refund the Authority's outstanding Revenue Bonds, Series 2014A (WellSpan Health Obligated Group) maturing after June 1, 2024; and (B) pay the costs of issuing the Taxable Bond and related costs (collectively, the "Project").

**Project Addresses:** It is anticipated that the proceeds of the Bond will be used to finance or refinance property at the following locations in York County, Adams County, Lancaster County and Lebanon County, as set forth below:

(1) **York County** – York Hospital, 1001 South George Street, York; Behavioral Health Services (Delphic), 1600 South George Street, York; Hayshire Family Medicine, 2775 North George Street, York; WellSpan Health Human Resources, 1135 Edgar Street, York; York Hospital Community Health Center and Hoodner Dental Center, 605 South George Street, York; WellSpan Office Center, 45 Monument Road, York; Apple Hill Women's and Imaging Center, 35 & 37 Monument Road, York; WellSpan Surgical and Rehab Hospital, 55 Monument Road, York; 1575 Bannister Street, York; BHS - Meadowlands, 3550 Concord Road, York; Population Health Services, Concord Executive Center, 3421 Concord Road, York; Quest, 3578 Concord Road, York; Brockie Internal Medicine, 924B Colonial Avenue, York; WellSpan Rehabilitation, Cape Horn Square, 635 Lombard Road, Red Lion; CareExpress, D.J. Plaza, 2058 S. Queen Street, York; CareExpress, Deleo Centre, Giant Food Stores, 1255 Carlisle Road, York; Dallastown Family Medicine and WellSpan Pharmacy, Dallastown Medical Bldg., 755 S. Pleasant Avenue, Dallastown; Dewey Street Warehouse, 203 Dewey Street, York; Dover Internal Medicine, York Pediatric Medicine, Dover Diagnostic Center, Nurse Call Center and York Hospital Sleep Disorders Lab at the Dover Health Center, 4020 Carlisle Road, Dover; 140 North Duke Street, York; York Health Foundation, 50 North Duke Street, York; WellSpan Family Medicine, 1401 Roosevelt Avenue, York; East Berlin Family Medicine and Diagnostic Center, 105 Fourth Street, East Berlin; East York Family Medicine, 1010 Plymouth Road, York; East York Diagnostic and WorkFirst and ReadyCare, 2250 East Market Street, York; Behavioral Health Services, Parent Education, York Hospital Specialty Clinics, Crisis Intervention and OB/GYN Clinic at Edgar Square, 1101 Edgar Street, York; Indian Rock Office Building at 915 Indian Rock Dam Road, York; Indian Rock Land, Indian Rock Dam Road, York; Pine Grove Adult Medicine 300 Pine Grove Commons, York; Center for Mind Body Health, 140 Pine Grove Commons, York; WellSpan Geriatrics, 130 Pine Grove Commons, York; Prospect Commerce Center, Physician Billing, TransLab, CPAL, Buildings A, B

and Building C, at 1803 Mt. Rose Avenue, York; Springdale Pediatric Medicine and Clinical Weight Loss at 2339 S. George St., York; WellSpan General Surgery, 1601 South Queen Street, York; WellSpan Dialysis Center, 308 St. Charles Way, York; WellSpan Infusion Services, 304 St. Charles Way, York; Physician Space - Sublease, 302 St. Charles Way, York; Health Connect, Vehicle Garage, 300 St. Charles Way, York; 298 St. Charles Way, York; St. Charles Internal Medicine, 296 St. Charles Way, York; WellSpan Endocrinology, 292 St. Charles Way, York; WellSpan Rheumatology, 290 St. Charles Way, York; Apple Hill Internal Medicine, 370 St. Charles Way, York; WellSpan Nephrology, 380 St. Charles Way, York; Adult Neurology, Neurosurgery, Pain Center, Pediatric Neurology, Rehab Physiatry, and Spine Center, 228 St. Charles Way, York; Stein Property, 2280 S. George St., York; Community Room, Diagnostic Center, Spring Valley Family Medicine, and York Women's Health at Stonebridge Health Center, 13515 Wolfe Road, New Freedom; StonyBrook Family Medicine, York Hospital Lab Services and York Women's Health at Stonybrook Health Center, 4222 Lincoln Highway, York; Wyntax Brooke Land, Wyntax Brooke Drive, York; Westgate Lab Annex, Westgate Plaza, 1550 Kenneth Road, York; 212 Rosedale Drive, Manchester; Windsor Diagnostic Center, Gotham Internal Medicine, Springdale Pediatrics at Windsor Health Center, 3065 Windsor Road, Red Lion; 1620 South Queen Street, York; WellSpan Ob/Gyn and Pediatrics, 2050 South Queen Street, York; East York Ortho at 2250 E Market St, York, York Hospital Wound Care Center, 1399 South Queen Street, York; York Women's Health Center, 3130 Grandview Drive, Hanover; Apple Hill Medical Center, 25 Monument Road, York; Fritz Land and Farmette, 2230 Old Baltimore Pike, York; Valley Green Family Medicine and York Hospital Lab Services, 1790 Old Trail Road, Etters; Purchasing, 2595 S. George St., York; Wheatfield St. Warehouses 390 A&B Wheatfield St., York; CareExpress, Windsor Commons Shopping Center, Giant Food Stores, 3185 Cape Horn Road, Red Lion; Finance Building, 3350 Whiteford Rd., York; Office building, 912 S. George St., York; WellSpan Orthopedics, 2319 S. George St., York; BHS at Stonebridge, 781 Far Hills Dr., New Freedom; WellSpan Plastic Surgery, 50 Wyntax Brooke Dr., York; 2500 South George Street, York; Pleasant Valley Road, East York; Stonewick Property, Route 94 South, Hanover; Lot 9, Commerce Court, Shrewsbury; 2295 Grantley Road, York; Wheatlyn Family Medicine and Wheatlyn Rehab, 235 Rosedale Drive, Manchester; Healthy Community Pharmacy, 116 South George St., York; Greenway Tech Building, 540 South George St., York; Chanceford Family Medicine, 10 Muddy Creek Forks Road, Brogue; Hanover Family Medicine and Workfirst, 100 Frederick Street, Hanover; WellSpan Cardiovascular Services, Hillside Medical Center, 250 Fame Avenue, Hanover; WellSpan Rehabilitation at Queensgate Towne Center, 2051 Springwood Road, York; York Hospital Childbirth & Family Education, 2017-2019 Springwood Road, York; WellSpan Laboratory Services, 2015 Springwood Road, York; Hanover Orthopaedics, WellSpan Imaging, and WellSpan Rehabilitation, 207 Blooming Grove Road, Hanover; Meadowview Family Medicine, 460 Clover Lane, Hanover; Hanover Lab, North Point Plaza, 1150 Carlisle Avenue, Hanover; Cherry Tree Cancer Center, 773 Cherry Tree Court, Hanover; WellSpan Gastroenterology, 795 Cherry Tree Court, Hanover; WellSpan Rehabilitation at Shrewsbury Professional Building, 73 East Forrest Avenue, Shrewsbury; Springdale Medical Center, WellSpan Gastroenterology and WellSpan Lung Sleep and Critical Care, Yorktowne Medical Center, 2350 Freedom Way, York

(2) **Adams County** – Gettysburg Hospital, 147 Gettys Street, Gettysburg; WellSpan Health Center, 450 South Washington Street, Gettysburg; Gettysburg Medical Building, 455 South Washington Street, Gettysburg; Gettysburg Hospital Rehab. and Herr's Ridge Family Medicine at Herr's Ridge Health Center, 820 Chambersburg Road, Gettysburg; VNA Home Health Care and Gettysburg Adult Medicine, 37 & 39 N. 5th Street, Gettysburg; Diagnostic Scheduling Service, 524 South Washington Street, Gettysburg; Little House, 147 Gettys Street, Gettysburg; Heller Building, 204 Lincoln Lane, Gettysburg; 424 S. Washington St.; Littlestown Family Medicine, 300 W King Street, Littlestown; 432-434 S. Washington St., and 428 S. Washington St., Gettysburg; WellSpan Pharmacy, Fairfield Family Medicine, Gettysburg Rehab at Towne Center, 4910 Fairfield Road, Fairfield; Gettysburg Hospital Auxiliary Thrift Shop, 10 Lincoln Square, Gettysburg; Littlestown Dialysis Center and WellSpan Nephrology, 43 Columbus Ave., Littlestown; Preventive Cardiology, WellSpan Rehabilitation and Yorktowne Family Medicine at Adams Center, Cross Keys Internal Medicine, 2900 Carlisle Pike, New Oxford; Adams Cumberland Family

Medicine, Biglerville Family Medicine, Gettysburg Hospital Rehab, Lab and Imaging at the Aspers Health Center 2060 Carlisle Road, Aspers; 423 S. Washington St., Gettysburg; WellSpan Surgical Center, 236 West St., Gettysburg; WellSpan Imaging and Orthopedics, 18 Deatrick Dr., Gettysburg; WellSpan Rehabilitation at Deatrick Commons, 16C Deatrick Drive, Gettysburg; WellSpan Adams Health Center, 40 V Twin Drive, Gettysburg

(3) Lancaster County – Akron Family Practice, 101 S 7th Street, Akron; Guest House, 102 and 106 Third Street, Ephrata; WellSpan Family Medicine-Manheim, 107 West End Drive, Manheim; State Street Family Practice, 11 South State Street, Ephrata; Guest House, 143 and 166 Martin Avenue, Ephrata; Leola Ambulance Building, 143 W Main Street, Leola; Physician Support- Bareville, 15 Zimmerman Road, Leola; Reinholds Family Practice, 171 Chapel View Drive, Reinholds; Ephrata Home Care and Meditech Training Facility, 300 W Chestnut Street, Ephrata; Leacock Family Practice, 3413 Harvest Drive, Gordonville; Ephrata Diagnostic Center, 446 N. Reading Road, Ephrata; Ephrata Cancer Center, 460 N Reading Road, Ephrata; Medic 9, 501 E Main Street, New Holland; EME Warehouse, 518 N Reading Road, Ephrata; Conestoga Family Practice, 770 Broad Street, Terre Hill; Heart Specialists of Lancaster County, 802 New Holland Pike, Lancaster; Trout Run Family Practice, 808 Pleasant View Drive, Ephrata; Education Center, 95 N Reading Road, Ephrata; Brossman Center for Health, Lake Street Family Practice and Lake Street Rehab, 136 Lake Street, Ephrata; YH Maternal Fetal Medicine and Pain Management, Brownstown Commons, 4150 Barrett Blvd, Ephrata; Community Relations and Development, Cloister Office Building, 722 W Main Street, Ephrata; The Rehab Center, 71 W Church Street, Stevens; Ephrata Medical Lab and Georgetown Family Health, Community Services of Georgetown, 1135 Georgetown Road, Christiana; Cornerstone OB/GYN, Medical Lab, Imaging, and Rehab Center, Cornerstone Center, 6 W. Newport Road, Lititz; Crossroads Family Medical Center, Medical Lab, Imaging, Occupational Therapy, Speech Therapy, and Rehab Center, 4131 Oregon Pike, Brownstown; Ephrata Community Hospital, 169 Martin Avenue, Ephrata; Schannauer House, 205 Martin Avenue, Ephrata; Garden Spot Center for Health, 435 S Kinzer Avenue, New Holland; Conestoga Pulmonary & Sleep Medicine, 211-227 Granite Run Drive, Lancaster; Ephrata Sleep Center, 217 Granite Run Drive, Lancaster; Granite Run Imaging & Lab, Eden Family Medicine and Ephrata Community OB/GYN, 264 Granite Run Drive, Lancaster; The Rehab Center, 270 Granite Run Drive, Lancaster; Grace Pediatrics, 100 Highlands Drive, Lititz; Rothsville Family Practice, Pulmonary Rehab and Medical Lab, Rothsville Medical Center, 2320 Rothsville Road, Lititz; Ephrata Medical Equipment, 1081 Sharp Avenue, Ephrata; Conestoga Pulmonary & Sleep Medicine, Stone Mill Commercial Center, 3440 Rothsville Road, Ephrata; The Meadowbrook Center for Health, 345 W. Main Street, Leola; The Rehab Center, 337 W. Main Street, Leola; Ephrata Medical Lab, 2590 N Reading Road, Denver; Coalico Family & Sports Medicine and Cocalico Diagnostic Services, 30 W. Swartzville Road, Reinholds

(4) Lebanon County – The Good Samaritan Hospital, 4th & Walnut Streets, Lebanon; The Hyman S. Caplan Pavilion, 4th & Willow Streets, Lebanon; Union Street Garage, Lebanon; 31, 33 and 35 E. Cumberland Street, Lebanon; 202 Hathaway Park, Lebanon; 1503 Quentin Road, Lebanon; 6 Perri Avenue, Route 2, Myerstown; 328 Wilkin Street, Lebanon; 200 S. 4th Street, Lebanon; 320 Wilkin Street, Lebanon; 318 ½ Wilkin Street, Lebanon; 51 Locust Street, Lebanon; 208 Hathaway Park, Lebanon; 403 Noble Street, Lebanon; 424, 426, and 230 Walnut Street, Lebanon; 420 Pershing Avenue, Lebanon; 420 Willow Street, Lebanon; 104 N. 4th Street, Lebanon; 35 N. 3rd Street, Lebanon; 204 and 206 Hathaway Park, Lebanon; 225 and 229 S. Fourth Street, Lebanon; 419 S. Third Street, Lebanon; 440 Oak Street, Lebanon; 618 and 624 Cornwall Road, Lebanon; 711 S. Eighth Street, Lebanon; 301 Schneider Drive, Lebanon; 431 W. Lincoln Avenue, Myerstown; 805 Helen Drive, Lebanon; 629 S. Eighth Street, Lebanon; 830 Tuck Street, Lebanon; 223 S. Fourth Street, Lebanon; 209 Hathaway Park, Lebanon; 1111 Guilford Street, Lebanon; 459 Jonestown Road, Jonestown; 241 and 259 S. Fourth Street, Lebanon; 1151 Cornwall Road, Suite 5, Lebanon; 840 Tuck Street, Lebanon; 844 Tuck Street, Lebanon; 117 South Fifth Street, Lebanon; 100 East Queen Street, Jonestown; Lot 60, Tuck Business Park, 735 Norman Drive, Lebanon; 755 Norman Drive, Lebanon; 781 Norman Drive, Lebanon; 950-952 and 954-956 Isabel Drive, Lebanon;

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750 Norman Drive, Lebanon; 1400 South Forge Road, Palmyra; 101 Fairview Circle, Lebanon; 850 Tuck Street, Lebanon; 297 W. Lincoln Avenue, Myerstown; 775 Norman Drive, Lebanon

At the joint public hearing, any and all persons in attendance will be afforded an opportunity to comment on the proposed Project and the issuance by the Authority of its Bond.

This notice is published in accordance with the public notice requirements of Section 147(f) of the Code and regulations promulgated thereunder.

Minutes of Public Hearing

RE: General Authority of Southcentral Pennsylvania (the "Authority"), WellSpan Health Tax-Exempt Bonds 2024 (the "Financing")

Kenetha Hansen, representing the Authority, called to order on April 3, 2024 at 9:00 am a public hearing regarding the Authority's Financing of a project to be owned and operated by WellSpan Health, and its affiliate entities.

The following individuals were in attendance: Richard Harley, VP, Treasury Management, WellSpan Health and J. Kenetha Hansen, Assistant Secretary, General Authority of Southcentral Pennsylvania.

The hearing convened for the purpose of discussing the Financing and the project to be funded with the proceeds of the Financing pursuant under Section 147 (f) of the Internal Revenue Code of 1986.

Kenetha Hansen declared that the notice of the hearing (the "Notice") was duly advertised on the County of York's website, commencing March 20, 2024 and the Authority's website commencing March 25, 2024.

The hearing is being held on behalf of the Counties of York, Adams, Lebanon and Lancaster. The Notice was posted on the websites for Adams County commencing March 26, 2024 and Lebanon County commencing on March 21, 2024, and was published in the newspaper of general circulation on March 26, 2024 in Lancaster County as evidenced by screenshots or certifications and the proof of publication.

Ms. Hansen conducted the public hearing. Rick Harley introduced himself and summarized the Financing and the project.

The proceeds of the Financing, which will be issued as a "qualified 501(c)(3) bond" as defined in Section 145 of the Code for hospital and medical facilities, will be used to refinance the Authority's Revenue Refunding Bond, Series 2021 (WellSpan Health Obligated Group) (the "Taxable Bond"), the proceeds of which were used to (a) refund the Authority's outstanding Revenue Bonds, Series 2014A (WellSpan Health Obligated Group) maturing after June 1, 2024; and (b) pay the costs of issuing the Taxable Bond and related costs.

It is anticipated that the proceeds of the Financing will be used to finance or refinance property at locations in York County, Adams County, Lancaster County and Lebanon County described in the Notice.

No additional comments or testimony were offered regarding the Financing or the project.

The public hearing was adjourned at 9:02 am.



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J. Kenetha Hansen, Assistant Secretary  
General Authority of Southcentral Pennsylvania

Motion carried.

- Mr. Martin moved, seconded by Mr. Qually, to appoint Chairman Randy L. Phiel to sign on behalf of the Board the Real Property Agreement Estoppel Certificate, Consent and Agreement in favor of Energix LLC, reflecting a certain Transmission and Access Easement in Straban Township by and between the County of Adams and Adams Solar LLC dated October 1, 2019, as Amended and Restated, for access to and occupancy of a solar photovoltaic generating facility and associated infrastructure.

Motion carried.

- Mr. Qually moved, seconded by Mr. Martin, to approve Amendment #1 to the Subrecipient Agreement for Adams Response and Recovery Funds (ARRF) with Anthony's Way Foundation. This Agreement amends the August 10, 2023, Subrecipient Agreement for the purpose of clarifying the scope of the proposed recovery house project by Anthony's Way in McSherrystown and incorporating a zoning determination by the PA Municipal Code Alliance, McSherrystown's zoning enforcement agency. The Amendment is effective April 17, 2024.

Motion carried.

- With recommendation by County Administrator Steve Nevada, and after review by Solicitor Molly R. Mudd, Mr. Martin moved, seconded by Mr. Qually, that the Board of Commissioners approve and ratify the Department of Human Services (DHS) Emergency Rental Assistance Program (ERAP2) Reallocation Funds Certification effective April 4, 2024.

Motion carried.

**Personnel Report:**

Mr. Qually moved, seconded by Mr. Martin, to approve the Personnel Report as presented:

Court:

- MDJ Snyder – Employment of Lynsay Danley, General Clerk, effective April 1, 2024
- Domestic Relations – Separation of employment for Chelsea Abreu Carbajal, Paid Intern, effective May 2, 2024
- Probation – Separation of employment for Olivia Wagner, Probation Officer, effective May 3, 2024; Heath Manalli, Probation Officer, effective April 15, 2024

Coroner:

- Employment of Scott Pennewil, Chief Deputy Coroner, effective April 15, 2024.

Sheriff:

- Employment of Jeffery Prawdzik, Deputy First Class, effective April 15, 2024.

Children & Youth Services:

- Promotion of Kathy Clark from Caseworker 2 to Program Specialist, effective April 22, 2024

Public Defender:

- Employment of Joshua Neiderhiser, Assistant Public Defender, effective April 15, 2024.

Adams County Conservation District:

- Transfer of Christina Anders from Mosquito Borne Disease Monitor/Conservation Tech to the position of Resource Conservation Technician, effective April 3, 2024.

Adams County Adult Correctional Complex:

- Employment of the following Corrections Officers, pending successful completion of background screenings: Keith Fitzgerald, James McKenzie, Luis Ortiz-Alvarez, John Mabry, effective May 6, 2024

Separation of Employment with permission to post:

- Retirement of Samuel Shipley, Corporal, Sheriff’s Department, effective May 31, 2024
- Courtney Stoner, Caseworker 3, Children & Youth Services, effective April 15, 2024
- Trystan Griffith, Caseworker 2/Transition, effective April 26, 2024
- Barry Black, Part Time as Needed Security Officer, effective November 23, 2022
- Cindy Lankford, Corrections Officer, effective April 11, 2024

Motion carried.

**Expenditures:**

Mr. Martin moved, seconded by Mr. Qually, to approve the following expenditures for the period April 1, 2024 through April 12, 2024:

General Fund – Operational	\$ 515,906.55
Payroll – Week #15	<u>\$ 1,186,326.08</u>
<b>Total General Fund</b>	<b>\$ 1,702,232.63</b>
Children & Youth Services	\$ 8,802.88
Commissary Fund	\$ 1,080.89
Records Management	\$ 3,404.00
Hotel Tax Fund	\$ 119,520.99
Coroner VISA	\$ 110.00
Human Services	\$ 1,633.00
Capital Projects	\$ 78,004.77



911 Fund	\$ 63,903.92
Internal Service Fund	\$ 508,712.59
<b>Total Special Funds</b>	<b>\$ 785,173.04</b>
<b>Total Expenditures</b>	<b>\$ 2,487,405.67</b>

Motion carried.

**Other Business:**

No Other Business was brought before the Board at this time.

**Salary Board Meeting:**

The Salary Board Meeting will be held following the Commissioners Meeting.

**Adjournment:**

Mr. Qually moved, seconded by Mr. Martin, to adjourn the Commissioner's Meeting at 10:00 a.m. this date.

Motion carried.

Respectfully submitted,



Paula V. Neiman  
Chief Clerk