

LANCASTER COUNTY COMMISSIONERS' WORK SESSION AGENDA

TUESDAY, JANUARY 13, 2026

10:00 a.m. – Conference Room #701, 7th Floor

The Work Session is being video recorded for public viewing and is available on the County's website.

1. Executive Session Announcement:

2. Minutes As Distributed: Approval of January 6, 2026 Work Session Minutes.

3. Public Session:

a. 10:00 a.m. EDC Finance Corporation –

Daniella Tristaino, Portfolio Officer

Resolution No. 3 of 2026 – Next Generation Farm Loan with Levi E. and Priscilla B. Stoltzfus

Resolution No. 4 of 2026 – Next Generation Farm Loan with Emanuel J. King Jr. and Lydia L. King

b. 10:05 a.m. Purchasing Department on behalf of General Services – Amended 2026-2027 Fee Schedules for County Engineering Services

Linda Schreiner, Director, Purchasing

Bob Devonshire, Director, General Services

c. 10:10 a.m. Purchasing Department – Enterprise Fleet Management – County Vehicle Leases

Renea Wike-Rivera, Buyer II

Heather Chalfant, Deputy Director

4. Other Discussion Items

1. January 14, 2026 Commissioners' Meeting Agenda

5. Business from Guests

6. Adjourn

RESOLUTION NO. 3 OF 2026

**FUNDING THROUGH THE
NEXT GENERATION FARM LOAN PROGRAM**

On motion of Commissioner _____, seconded by Commissioner _____;

WHEREAS, the Penn Township Lancaster County Industrial Development Authority has held a public hearing on an application/project in the total amount of \$1,200,000.00 for the Next Generation Farm Loan for Levi E. and Priscilla B. Stoltzfus. The Industrial Development Authority financing is in the amount of \$667,000.00. The farm is located at 221 Old Dam Road, Christiana, Lancaster County, Pennsylvania, which is in accordance with the Tax Equity and Fiscal Responsibility Act of 1982; and

WHEREAS, the Penn Township Lancaster County Industrial Development Authority has determined that the application/project conforms to the public purpose, eligibility, and financial responsibility requirements of the Pennsylvania Economic Development Financing Law and has approved the above application/project at a publicly advertised meeting; and

WHEREAS, the project’s details are set forth in the public notice announcement on file in the Penn Township Lancaster County Industrial Development Authority Office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, that the Board hereby approves the revenue obligation or tax-exempt issues as stated above; and

BE IT FURTHER RESOLVED that the approval granted hereby shall not, in any way, pledge or obligate the credit or taxing power of the County, nor shall the County be liable for the payment of the principal of, or interest on, any obligations issued by the Authority.

ADOPTED this ____ day of January 2026, by the Board of Commissioners of the County of Lancaster, Pennsylvania, in lawful session duly assembled.

ATTEST:

Lawrence M. George
County Administrator/Chief Clerk
County of Lancaster, PA

Ray D’Agostino, Chairman

Joshua G. Parsons, Vice Chairman

Alice Yoder, Commissioner

Board of Commissioners of
Lancaster County, PA

**Penn Township Lancaster County
Industrial Development Authority**

Board Members

Thomas Kifolo,
Chairman

Joe Eisenhower, Vice
Chairman

Seth Obetz, Treasurer

Mark Hiester,
Assistant Secretary

Jennifer Tulonen,
Secretary / Assistant
Treasurer

Mark Hiester,
Township Manager

Sean B. Frederick, Esq.,
Solicitor

PROJECT

Levi E. and Priscilla B. Stoltzfus

Next Generation Farm Loan

Project Description: Levi E. and Priscilla B. Stoltzfus will purchase a farm of approximately 57-acres from their parents, Amos F. and Anna E. Glick. The farm is located at 221 Old Dam Road, Christiana, Bart Township, Lancaster County, PA. The farm has a dairy operation marketed to Dairy Farmers of America. Crops grown on the farm are corn and alfalfa for feed along with tobacco that is contracted with Lancaster Leaf Tobacco Company. The farm is being sold to Levi and Priscilla for \$1,200,000. The NGFLP program will be funding \$667,000 of the total with Univest Bank financing \$333,000 and the remainder in borrower equity. The seller will provide an in-kind gift for the non-ag residence.

Project Cost: \$1,200,000

Amount of IDA Financing: \$667,000 (NGFL)

Location of Project: 221 Old Dam Road, Christiana, PA

Is Farm Preserved: Yes No X

Bank: Univest Bank, Randy Ringler

Timeline: The Stoltzfuses plan to close this loan by the end of February 2026.

RESOLUTION NO. 4 OF 2026

**FUNDING THROUGH THE
NEXT GENERATION FARM LOAN PROGRAM**

On motion of Commissioner _____, seconded by Commissioner _____;

WHEREAS, the Penn Township Lancaster County Industrial Development Authority has held a public hearing on an application/project in the total amount of \$1,117,000.00 for the Next Generation Farm Loan for Emanuel J. King Jr. and Lydia L. King. The Industrial Development Authority financing is in the amount of \$667,000.00. The farm is located at 1619 Robert Fulton Highway, Quarryville, Lancaster County, Pennsylvania, which is in accordance with the Tax Equity and Fiscal Responsibility Act of 1982; and

WHEREAS, the Penn Township Lancaster County Industrial Development Authority has determined that the application/project conforms to the public purpose, eligibility, and financial responsibility requirements of the Pennsylvania Economic Development Financing Law and has approved the above application/project at a publicly advertised meeting; and

WHEREAS, the project’s details are set forth in the public notice announcement on file in the Penn Township Lancaster County Industrial Development Authority Office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, that the Board hereby approves the revenue obligation or tax-exempt issues as stated above; and

BE IT FURTHER RESOLVED that the approval granted hereby shall not, in any way, pledge or obligate the credit or taxing power of the County, nor shall the County be liable for the payment of the principal of, or interest on, any obligations issued by the Authority.

ADOPTED this ____ day of January 2026, by the Board of Commissioners of the County of Lancaster, Pennsylvania, in lawful session duly assembled.

ATTEST:

Ray D’Agostino, Chairman

Lawrence M. George
County Administrator/Chief Clerk
County of Lancaster, PA

Joshua G. Parsons, Vice Chairman

Alice Yoder, Commissioner

Board of Commissioners of
Lancaster County, PA

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Industrial Development Authority**

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Mark Hiester,
Assistant Secretary

Jennifer Tulonen,
Secretary / Assistant
Treasurer

Mark Hiester,
Township Manager

Sean B. Frederick, Esq.,
Solicitor

PROJECT

**Emanuel J. King Jr. and Lydia L.
King**

Next Generation Farm Loan

Project Description: Emanuel J. King Jr. and Lydia L. King will purchase a farm of approximately 95-acres from Emanuel's parents, Emanuel J. and Katie S. King. The farm is located at 1619 Robert Fulton Highway, Quarryville, East Drumore Township, Lancaster County, PA. The farm has a dairy operation marketed to Maryland Virginia Milk Producers Association. Crops grown on the farm are corn and alfalfa for feed along with tobacco that is contracted with Lancaster Leaf Tobacco Company. The total project cost is \$1,117,000. \$167,000 of that total will be for the construction of new agricultural buildings on the property. The farm is being sold to Emanuel and Lydia for \$950,000. The NGFLP program will be funding \$667,000 of the total with the seller financing the remainder. The seller will provide an in-kind gift for the non-ag residence.

Project Cost: \$1,117,000

Amount of IDA Financing: \$667,000 (NGFL)

Location of Project: 1619 Robert Fulton Highway, Quarryville, PA

Is Farm Preserved: Yes No X

Bank: Uninvest Bank, Randy Ringler

Timeline: The Kings plan to close this loan by the end of February 2026

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

1. Amended Agreement With:

RETTEW Associates, Inc.
Lancaster, PA

Purpose:

To provide an annual rate increase for professional engineering services as the appointed Primary County Engineer as follows:

Rate Schedule:

Compensation for Personnel:

2026:

Principles	\$193.00/hour
County Engineer	\$208.00/hour
Senior Professionals	\$195.00/hour
Senior Project Manager	\$170.00/hour
Project Managers	\$157.00/hour
Senior Designers	\$134.00/hour
Professional 2	\$118.00/hour
Professional 1	\$104.00/hour
Technician 2	\$94.00/hour
Technician 1	\$82.00/hour

Compensation for Expenses and Other Charges:

Mileage	Federal rate
Direct Expenses	Cost + 15%
Public Board of Commissioners' Meeting Attendance	\$193.00/mtg.

Term:

January 18, 2026 through January 17, 2027.

Funding:

Budgeted through General Services.
Increase of 3.78% from 2025 to 2026.

2. Amended Agreement With:

GFT Infrastructure, Inc.
Camp Hill, PA

Purpose:

To provide an annual rate increase for professional engineering services as the appointed Secondary County Engineer as follows:

Rate Schedule:

Compensation for Personnel:

2026:

Principles	\$250.50/hour
County Engineer	\$220.80/hour
Senior Professionals	\$205.20/hour
Senior Project Manager	\$187.80/hour
Project Managers	\$164.50/hour
Senior Designers	\$174.60/hour
Professional 2	\$156.00/hour
Professional 1	\$136.50/hour
Technician 2	\$119.80/hour
Technician 1	\$98.80/hour

Compensation for Expenses and Other Charges:

Mileage	\$0.70/mile
Direct Expenses	Varies
Public Board of Commissioners' Meeting Attendance	\$187.00/mtg.

Term:

January 18, 2026 through January 17, 2027.

Funding:

Budgeted through General Services.
Increase of 3.20% from 2025 to 2026.

HISTORICAL COUNTY ENGINEER COSTS

RETTEW ASSOCIATES INC.

A. COUNTY ENGINEER RATE SCHEDULE		2022	2023	2024	2025	2026
Compensation for position shall be in accordance with the following hourly rates:		HOURLY RATE				
A-1.	Principles (CEO, President, Vice President, Director)	\$171.00	\$173.00	\$ 179.00	\$ 186.00	\$ 193.00
A-2.	County Engineer	\$183.00	\$186.00	\$ 193.00	\$ 200.00	\$ 208.00
A-3.	Senior Professionals (Senior Professional 2, Chief Engineer, Group Manager, Project Manager 3, Regional Manager, Senior Project Manager)	\$174.00	\$176.00	\$ 182.00	\$ 189.00	\$ 195.00
A-4.	Senior Project Manager (Senior Professional 1, Funding Coordinator, Project Manager 2, Watershed Specialist)	\$150.00	\$152.00	\$ 158.00	\$ 164.00	\$ 170.00
A-5.	Project Managers (Professional 3, Project Manager 1, Senior Resident Project Representative)	\$139.00	\$141.00	\$ 146.00	\$ 151.00	\$ 157.00
A-6.	Senior Designers (Historical Resource Specialist, Project Surveyor 2, Resident Project Representative 3, Senior Designer, Senior Party Chief)	\$118.00	\$121.00	\$ 125.00	\$ 129.00	\$ 134.00
A-7.	Professional 2 (Professional 2, CADD Manager, Designer, GPS Specialist, Party Chief, Project Surveyor 1, Resident Project Representative 2/1, Technician 4, Zoning/Code Enforcement Officer)	\$102.00	\$105.00	\$ 109.00	\$ 113.00	\$ 118.00
A-8.	Professional 1 (Professional 1, Junior Party Chief, Project Technician, Technician 3)	\$91.00	\$94.00	\$ 97.00	\$ 100.00	\$ 104.00
A-9.	Technician 2 (Assistant Professional, Administrative Assistant, CADD Operator, Field Technician, Technician 2)	\$83.00	\$85.00	\$ 88.00	\$ 91.00	\$ 94.00
A-10.	Technician 1 (Assistant CADD Operator, Survey Technician (CADD), Administrative Assistant)	\$70.00	\$73.00	\$ 76.00	\$ 79.00	\$ 82.00
B. EXPENSES and OTHER CHARGES		2022	2023	2024	2025	2026
Compensation for expenses and other charges shall be as follows:		RATE	RATE	RATE	RATE	RATE
B-1.	Mileage	Federal Rate				
B-2.	Direct Expenses	Cost +15%				
B-3.	Public Board of Commissioners Meeting Attendance (Project specific meetings will be billed at standard rates.)	\$171.00	\$173.00	\$ 179.00	\$ 186.00	\$ 193.00
TOTAL HOURLY RATES		\$1,452.00	\$1,479.00	\$ 1,532.00	\$ 1,588.00	\$ 1,648.00
PERCENTAGE CHANGE per YEAR		2.69%	1.86%	3.58%	3.66%	3.78%
		2021 vs. 2022	2022 vs. 2023	2023 vs 2024	2024 vs 2025	2025 vs 2026
PERCENTAGE CHANGE over 2 YEAR PERIOD		4.09%	4.60%	5.51%	7.37%	7.57%
		2020 vs 2022	2021 vs 2023	2022 vs 2024	2023 vs 2025	2024 vs 2026

HISTORICAL COUNTY ENGINEER COSTS

GFT Infrastructure, Inc.

A. COUNTY ENGINEER RATE SCHEDULE		2022	2023	2024	2025	2026
	Compensation for position shall be in accordance with the following hourly rates:	HOURLY RATE				
A-1.	Principles (CEO, President, Vice President, Director)	\$ 210.50	\$ 213.20	\$ 232.80	\$ 240.90	\$ 250.50
A-2.	County Engineer	\$ 185.60	\$ 188.00	\$ 205.10	\$ 212.30	\$ 220.80
A-3.	Senior Professionals (Senior Professional 2, Chief Engineer, Group Manager, Project Manager 3, Regional Manager, Senior Project Manager)	\$ 172.00	\$ 174.20	\$ 190.60	\$ 197.30	\$ 205.20
A-4.	Senior Project Manager (Senior Professional 1, Funding Coordinator, Project Manager 2, Watershed Specialist)	\$ 156.10	\$ 158.10	\$ 174.50	\$ 180.60	\$ 187.80
A-5.	Project Managers (Professional 3, Project Manager 1, Senior Resident Project Representative)	\$ 147.00	\$ 148.90	\$ 152.80	\$ 158.20	\$ 164.50
A-6.	Senior Designers (Historical Resource Specialist, Project Surveyor 2, Resident Project Representative 3, Senior Designer, Senior Party Chief)	\$ 153.20	\$ 155.20	\$ 162.20	\$ 167.90	\$ 174.60
A-7.	Professional 2 (Professional 2, CADD Manager, Designer, GPS Specialist, Party Chief, Project Surveyor 1, Resident Project Representative 2/1, Technician 4, Zoning/Code Enforcement Officer)	\$ 136.80	\$ 138.60	\$ 144.90	\$ 150.00	\$ 156.00
A-8.	Professional 1 (Professional 1, Junior Party Chief, Project Technician, Technician 3)	\$ 119.60	\$ 121.20	\$ 126.70	\$ 131.20	\$ 136.50
A-9.	Technician 2 (Assistant Professional, Administrative Assistant, CADD Operator, Field Technician, Technician 2)	\$ 105.10	\$ 106.50	\$ 111.30	\$ 115.20	\$ 119.80
A-10.	Technician 1 (Assistant CADD Operator, Survey Technician (CADD), Administrative Assistant)	\$ 86.70	\$ 87.80	\$ 91.80	\$ 95.00	\$ 98.80
B. EXPENSES and OTHER CHARGES		2022	2023	2024	2025	2026
	Compensation for expenses and other charges shall be as follows:	RATE	RATE	RATE	RATE	RATE
B-1.	Mileage	Federal Rate	Federal Rate	Federal Rate	Federal Rate	\$0.70/mile
B-2.	Direct Expenses (All rates will be invoiced at actual costs with receipts provided)	Varies	Varies	Varies	Varies	Varies
B-3.	Public Board of Commissioners Meeting Attendance (Project specific meetings will be billed at standard rates.)	\$ 170.00	\$ 172.00	\$ 187.00	\$ 194.00	\$ 187.00
TOTAL HOURLY RATES		\$1,642.60	\$1,663.70	\$ 1,779.70	\$ 1,842.60	\$ 1,901.50
PERCENTAGE CHANGE per YEAR		1.35%	1.28%	6.97%	3.53%	3.20%
		2021 vs. 2022	2022 vs. 2023	2023 vs 2024	2024 vs 2025	2025 vs 2026
PERCENTAGE CHANGE over 2 YEAR PERIOD		2.68%	2.65%	8.35%	10.75%	6.84%
		2020 vs 2022	2021 vs 2023	2022 vs 2024	2023 vs 2025	2024 vs 2026

A.	County Engineer Rate Schedule - RETTEW	2024	2025	2026	2025-2026
	Compensation for position shall be in accordance with the following hourly rates:	HOURLY RATE	HOURLY RATE	HOURLY RATE	% Increase
A-1.	County Engineer (David D. Miller, PE)	\$ 179.00	\$ 186.00	\$ 193.00	3.76
A-2.	Senior Project Manager, Project Manager 3	\$ 193.00	\$ 200.00	\$ 208.00	4.00
A-3.	Project Professional (Senior Construction Manager, Senior Environmental Scientist 2, Senior Geologist 2)	\$ 182.00	\$ 189.00	\$ 195.00	3.17
A-4.	Senior Engineer (Construction Manager 2, Project Manager 2, Senior Community Development Specialist, Senior Engineer 1)	\$ 158.00	\$ 164.00	\$ 170.00	3.66
A-5.	Engineer 3 (Engineer 3, Construction Manager 1, Environmental Specialist 3, Project Manager 1)	\$ 146.00	\$ 151.00	\$ 157.00	3.97
A-6.	Engineer 2 (Engineer 2, Community Development Specialist 2, Resident Project Representative 3, Environmental Scientist 2)	\$ 125.00	\$ 129.00	\$ 134.00	3.88
A-7.	Engineer 1 (Engineer 1, Environmental Scientist 2, Resident Project Representative 2)	\$ 109.00	\$ 113.00	\$ 118.00	4.42
A-8.	Designer (Community Development Specialist 1, Designer 1, Environmental Scientist 1, Resident Project Representative 1)	\$ 97.00	\$ 100.00	\$ 104.00	4.00
A-9.	Technician 2 (Administrative Assistant, Field Technician 2, Zoning & Code Enforcement Officer)	\$ 88.00	\$ 91.00	\$ 94.00	3.30
A-10.	Technician 1	\$ 76.00	\$ 79.00	\$ 82.00	3.80

B.	Expenses and Other Charges - RETTEW	2024	2025	2026
	Compensation for expenses and other charges shall be as follows	RATE	RATE	RATE
B-1.	Mileage	Federal Rate	Federal Rate	Federal Rate
B-2.	Direct Expenses & Subconsultants	Cost +15%	Cost +15%	Cost +15%
B-3.	Public Board of Commissioners Meeting Attendance (Project specific meetings will be billed at standard rates.)	\$ 179.00	\$ 186.00	\$ 193.00
	TOTAL HOURLY RATES (Add rows A-1 thru A-10 + B-3)	\$ 1,532.00	\$ 1,588.00	\$ 1,648.00
	PERCENTAGE CHANGE per YEAR	5.51%	3.66%	3.78%
		2023 vs 2024	2024 vs 2025	2024 vs 2025
	PERCENTAGE CHANGE over 2 YEAR PERIOD	5.51%	7.37%	7.57%
		2022 vs 2024	2023 vs 2025	2024 vs 2026

EXHIBIT A-Revised 2026

COUNTY of LANCASTER, PA AGREEMENT with GFT, Inc. (Formerly Gannett Fleming, Inc.) for PROFESSIONAL ENGINEERING SERVICES

A. COUNTY ENGINEER RATE SCHEDULE		2026	
Compensation for position shall be in accordance with the following hourly rates:		HOURLY RATE	
A-1.	Principles (CEO, President, Vice President, Director)	\$250.50	
A-2.	County Engineer	\$220.80	
A-3.	Senior Professionals (Senior Professional 2, Chief Engineer, Group Manager, Project Manager 3, Regional Manager, Senior Project Manager)	\$205.20	
A-4.	Senior Project Manager (Senior Professional 1, Funding Coordinator, Project Manager 2, Watershed Specialist)	\$187.80	
A-5.	Project Managers (Professional 3, Project Manager 1, Senior Resident Project Representative)	\$164.50	
A-6.	Senior Designers (Historical Resource Specialist, Project Surveyor 2, Resident Project Representative 3, Senior Designer, Senior Party Chief)	\$174.60	
A-7.	Professional 2 (Professional 2, CADD Manager, Designer, GPS Specialist, Party Chief, Project Surveyor 1, Resident Project Representative 2/1, Technician 4, Zoning/Code Enforcement Officer)	\$156.00	
A-8.	Professional 1 (Professional 1, Junior Party Chief, Project Technician, Technician 3)	\$136.50	
A-9.	Technician 2 (Assistant Professional, Administrative Assistant, CADD Operator, Field Technician, Technician 2)	\$119.80	
A-10.	Technician 1 (Assistant CADD Operator, Survey Technician (CADD), Administrative Assistant)	\$98.80	
B. EXPENSES and OTHER CHARGES		2026	
Compensation for expenses and other charges shall be as follows:		RATE	RATE
B-1.	Mileage	\$0.70/mile	
B-2.	Direct Expenses (All rates will be invoiced at actual costs with receipts provided)	Varies	
B-3.	Public Board of Commisioners Meeting Attendance (Project specific meetings will be billed at standard rates.)	\$187.00	

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

Annual Agreement With:

Enterprise Fleet Management, Inc.
Harrisburg, PA

Purpose:

To lease 22 vehicles for eight County offices: Adult Probation & Parole, Children & Youth Agency, Coroner, District Attorney, Department of General Services, Office of Aging, Prison and Sheriff's Office.

Amount/Term:

\$360,919.44 for the first year of the 60-month lease.

Funding:

Included in the 2026 Vehicle Budget.

Authorization to Sign:

The Board of Commissioners authorizes Lawrence M. George, County Administrator/Chief Clerk, to sign lease documents on behalf of the County of Lancaster as outlined in Resolution No. 20 of 2022 approved on February 23, 2022.

LANCASTER COUNTY COMMISSIONERS' MEETING AGENDA
WEDNESDAY, JANUARY 14, 2026
9:15 a.m. – Conference Room #701, 7th Floor

The Commissioners' Meeting is being video recorded for public viewing and is available on the County's website.



1. Meeting Called to Order: This morning's meeting will be conducted by Commissioner Ray D'Agostino.
2. Pledge of Allegiance
3. Minutes as Distributed: Approval of January 7, 2026 Commissioners' Meeting Minutes.
4. Old Business:
5. New Business:

- a. **EDC Finance Corporation –**
Daniella Tristaino, Portfolio Officer

Resolution No. 3 of 2026 – Next Generation Farm Loan with Levi E. and Priscilla B. Stoltzfus

Resolution No. 4 of 2026 – Next Generation Farm Loan with Emanuel J. King Jr. and Lydia L. King

- b. **Purchasing Department on behalf of General Services – Amended 2026-2027 Fee Schedules for County Engineering Services**
Linda Schreiner, Director, Purchasing
Bob Devonhire, Director, General Services
- c. **Purchasing Department – Enterprise Fleet Management – County Vehicle Leases**
Renea Wike-Rivera, Buyer II
Heather Chalfant, Deputy Director

6. Business from Guests
7. Adjourn