

**COUNTY COMMISSIONERS' WORK SESSION MINUTES**  
**TUESDAY, JUNE 23, 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:

**Robert Devonshire, Director**  
**GENERAL SERVICES**

**Greg Downing, Executive Director**  
**SOUTH CENTRAL TRANSIT AUTHORITY**

**Timothy Horstmann, Legal Advisor**  
**ECKERT SEAMANS**

**Matt Knepper, Director**  
**AGRICULTURAL PRESERVE BOARD**

**Tom Lisi, Reporter**  
**LNP**

**Garrett Moore, Senior Managing Consultant**  
**PFM FINANCIAL ADVISORS, LLC**

**Tim Stuhldreher, Resident**  
**LANCASTER CITY**

**Jake Thorsen, Chief Impact Officer**  
**TENFOLD**

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

**Scott Wiglesworth, Controller**  
**CONTROLLER'S OFFICE**

**Daniel Youngs, Executive Director**  
**LCSWMA**

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, June 22, 2026, at 10:10 a.m. to discuss a matter of litigation, which is the Brett case, docket number 25-5845, Eastern District Court. They also discussed a Labor matter.

Commissioner D'Agostino announced approval of the June 16, 2026, Work Session Minutes.

**Lancaster County Commissioners' Work Session  
Tuesday, June 23, 2026**

1. Daniella Tristaino, Portfolio Officer, presented Resolution No. 33 of 2026: Next Generation Farm Loan with John S. and Malinda F. Lapp; Resolution No. 34 of 2026: Next Generation Farm Loan with Mattilio Farms LLC; Resolution No. 35 of 2026: Next Generation Farm Loan with Daniel S. and Mary L. Smucker; Resolution No. 36 of 2026: Next Generation Farm Loan with Henry F. and Fannie G. Stoltzfus, and Resolution No. 37 of 2026: Next Generation Farm Loan with Eli B. and Tina R. Weaver.
2. Matt Knepper, Director, presented Resolution No. 38 of 2026: Agreement of Sale for Conservation Easements.
3. Greg Downing, Executive Director, presented Resolution No. 39 of 2026: Local Match for State Funding.  
  
Jacquelyn Pfursich, Solicitor, noted that the motion contains an error and that the amount will need to be confirmed.
4. **Updated Presentation of Potential Financing Options for the Lancaster County Correctional Facility (LCCF)**  
Garrett Moore, Senior Managing Consultant, PFM Financial Advisors, LLC

Garrett Moore provided a recap of the presentation he gave in March. He covered the following topics:

**Possible Financing Tools & Strategies:**

Timing of issue(s) based on cash needs and other budget considerations initiatives

- Single borrowing/multiple borrowings

Bonds / Bank Loan / Other State/Federal Funding Sources

Debt financing strategies to consider:

- Shorten/extend borrowing length based on budgetary implications
- Phase in of debt service to ensure a gradual increase to budget; mitigating the impact to taxpayers
- Other various structures of borrowing all to meet specific needs of County

Use interest earnings on bond proceeds to downsize overall project cost or phase in the debt service

Debt restructuring

Use of capitalized interest

Use of existing reserves to offset borrowing costs

**How Much does the County have to Borrow?**

Knowing the right amount to borrow, and when to borrow, can often be a difficult question to answer as it involves several variables.

There are more than one plan/strategies that the County could consider to fully fund the proposed project. A construction draw schedule helps provide a more prescriptive financing plan.

**Key Decision Points for Consideration:**

**Financing Tools & Techniques**

- Number of Financings:
- Use of Capitalized Interest:
- Use of County Reserves/Interest Earnings:
- Debt Service Phase-In Period
- Restructuring of Existing Debt

**County Priorities**

- Lowest possible interest expense:
- Minimizing Annual Budgetary Impact:
- Length of Financing

**Scenario 1: Single Borrowing**

- Number of Financings:
- Use of Capitalized Interest:
- Use of County Reserves/Interest Earnings:
- Debt Service Phase-In Period
- Existing Debt Restructuring

**Scenario 2: Multi-Borrowing with Capitalized Interest**

- Number of Financings:
- Use of Capitalized Interest:
- Use of County Reserves/Interest Earnings:
- Debt Service Phase-In Period
- Existing Debt Restructuring

**Lancaster County Commissioners' Work Session  
Tuesday, June 23, 2026**

**Scenario 3: Multi-Borrowing, Capitalized Interest & Use of Reserves**

- Number of Financings:
- Use of Capitalized Interest:
- Use of County Reserves/Interest Earnings:
- Debt Service Phase-In Period
- Existing Debt Restructuring

**Scenario 4: Multi-Borrowing, Capitalized Interest & Debt Restructuring**

- Number of Financings:
- Use of Capitalized Interest:
- Use of County Reserves/Interest Earnings:
- Debt Service Phase-In Period
- Existing Debt Restructuring

**Scenario 5: Multi-Borrowing, Capitalized Interest & Debt Restructuring**

- Number of Financings:
- Use of Capitalized Interest:
- Use of County Reserves/Interest Earnings:
- Debt Service Phase-In Period
- Existing Debt Restructuring

**Next Steps:**

County consideration of a Reimbursement Resolution  
County release of project bid documents  
County receipt/approval of bids

**On or around receipt/approval of bids:**

County consideration of a Parameters Ordinance/Debt Ordinance  
Take all steps necessary to enter the bond market  
Price Bonds (rates locked-in)  
Settlement of Bonds (funds become available for County use)

Commissioner Parsons appreciated the presentation and the work the team has done to ensure the Board has all the information necessary to make informed decisions. He said he is leaning toward a multi-borrowing approach rather than a single borrowing, as it makes more sense given the size of the project. He also said it makes sense to use a portion of the County's reserves, which have been built up over many years in anticipation of this project.

Commissioner Parsons added that phasing in debt service over time would make sense for the County's budget by providing a gradual glide path for future annual budgets, which are a puzzle to put together each year.

In reviewing the financing plan, Commissioner Parsons said Scenarios 3, 4, and 5 are similar. However, he is interested in hearing what his colleagues have to say before making a final decision. At this point, he is leaning toward either Scenario 3 or Scenario 4.

Commissioner Yoder thanked Mr. Moore for the presentation and the refresher. She is also in support of multi-borrowing and is in favor of phasing in the debt. She is also leaning toward Scenario 5.

Commissioner Yoder is inclined to not use County reserves, or to use them only minimally, mainly due to other County funding priorities and the need to balance those priorities with the prison project, as well as keep the County's Capital Improvement Program (CIP) projects in line.

Commissioner Yoder asked Mr. Moore if he has a recommendation. Mr. Moore stated that, at this time, their plan calls for either Scenario 3 or Scenario 4. Whether it ultimately ends up being Scenario 3, 4, or even 5 will be driven by the interest rate environment, as well as the actual construction draw schedule.

Commissioner D'Agostino stated that, like his colleagues, he is borderline on Scenarios 3, 4, and 5. He is more inclined to support Scenario 4, as it represents a middle ground in terms of overall cost. He did raise concerns about how the project would be phased in, noting that it cannot put too much of a burden on taxpayers over the next few years. He said the project needs to be looked at from a long-term perspective when it comes to affordability and how it will be paid for. Commissioner D'Agostino also said he is not in favor of using too much of the reserves, but would be more comfortable relying on interest earned on the project funds.

**Lancaster County Commissioners' Work Session  
Tuesday, June 23, 2026**

Garrett Moore addressed Tim Stuhldreher's questions about the interest rates used in the scenarios.

5. Timothy Horstmann, Eckert Seamans, presented Resolution No. 40 of 2026: County Reimbursement of Tax-Exempt Obligations Relating to Prison Project.
6. Robert Devonshire, Director, presented an Approval of the Design Development Phase for Lancaster County Correctional Facility (LCCF).
7. Amy Campbell, Deputy Chief Clerk, and Jake Thorsen, Chief Impact Officer presented a Renewal Agreement with Tenfold.
8. Daniel Youngs, Executive Director, presented an Authorization to Sign Department of Environmental Protection (DEP) Form for Lancaster County Solid Waste Management Authority (LCSWMA).
9. Scott Wigglesworth, Controller, presented Fiscal Year 2025 Ending General Fund Balance and Possible Transfer to Capital Reserves.
10. **Lancaster County Solid Waste Management Authority (LCSWMA) Annual Update**  
Daniel Youngs, Executive Director

Daniel Youngs presented some of LCSWMA's 2025 Significant Accomplishments:

- Completed first phase of Waste Characterization Study
- Held Public Officials Meeting & Hauler Meetings
- Completed final phase of FFLF vertical expansion
- Completed alternative in-county landfill site evaluation
- Secured a new 25-year agreement for landfill gas-to-energy generation at FFLF
- Achieved AAA rating from S&P Global Ratings
- Funded \$17.5M in capital investment
- Managed 960,618 tons of waste

He also shared their 2026 Initiatives:

- Complete next phase of Waste Characterization Study
- Complete Rail Feasibility Study
- Pursue future landfill capacity
- Explore alternative waste processing and diversion technologies
- Continue long-term Integrated System planning (Northeast Lancaster Transfer Campus)
- Enhance Public Education & Communication (website & brand refresh, public tours)
- Expand Risk Management Framework
- Continue Long-Term Financial Planning to ensure strong finances for future investments
- Continue to strengthen culture through a "One Team, One Mission" approach

He also shared their Challenges & Opportunities Ahead:

- Capacity and Contingency Planning
- Public Education
- Risk Management
- Emerging Technologies
- Legislative and Regulatory Priorities

The Commissioners thanked Mr. Youngs for the update and expressed appreciation for the continued focus on innovation. The Board also commended the LCSWMA team for their efforts.

11. June 24, 2026, Commissioners' Meeting Agenda – Lawrence George, County Administrator/Chief Clerk, noted that the SCTA amount will be verified, as well as the amount in the CIP motion.
12. On motion of Commissioner Parsons, seconded by Commissioner Yoder, the meeting was adjourned at 10:56 a.m.

Motion passed unanimously.

**Lancaster County Commissioners' Work Session  
Tuesday, June 23, 2026**

Respectfully submitted,

*Lydia Kovalchuk*

Lydia Kovalchuk, Executive Assistant  
Commissioners' Office