

WEDNESDAY, SEPTEMBER 3, 2025:

The Adams County Board of Commissioners met this date in regularly scheduled session at 9:03 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; Lindsey Ringquist, Assistant Solicitor; Beth Cissel, Deputy Controller; Danette Laughman, HR Deputy Director; Candi Clark, Court HR Generalist; Phil Swope, Assistant Director of Budget & Purchasing; Sarah Finkey, ACCYS Administrator; Sherri Clayton-Williams, Director of Planning; Deana Duvall, Grants Coordinator; Warren Bladen, Department of Emergency Services Director; News Reporter Michael Cooper-White, *Gettysburg Times* and Chief Clerk Paula V. Neiman.

Minutes:

Mr. Martin moved, seconded by Mr. Phiel, to approve the August 27, 2025 Commissioners' Meeting Minutes as presented.

Motion carried.

Proclamations:

- Mr. Martin moved, seconded by Mr. Qually, to adopt and proclaim September 2025 as “**LIBRARY CARD SIGN-UP MONTH**” in Adams County. This proclamation was presented to Miranda Wisor, Adams County Library Executive Director and staff members.

Motion carried.

Public Hearing #1 – 2025 Community Development Block Grant (CDBG) Program:

Chairman Phiel opened the hearing at 9:13 a.m. and announced this is the date and time advertised to hold the public hearing. Chairman Phiel recognized Deanna Duvall, Grants Coordinator who announced this is the time to give citizens an opportunity to make their comments known regarding what types of eligible activities Adams County should apply for under the 2025 CDBG Program, and to solicit citizen input on possible activities to be included in the application, as well as past performance. The tentative amount of the 2025 CDBG Grant is \$318,267.00. September 15th is the deadline for receiving applications. Chairman Phiel asked if any of his colleagues would like to comment. Commissioner Qually noted housing, housing, housing. Affordable housing is a critical need for the County. Commissioner Martin agreed, however, we need to replace infrastructure. Some of our infrastructure has reached its capacity and needs replaced – water/sewer lines – especially in the Fairfield area. Without this how can there be housing. Chairman Phiel agreed – without water/sewer, there could be no housing.

Chairman Phiel asked if there was any public comment to be received. The record shall show there was no public comment received.

Chairman Phiel closed the 2025 Community Development Block Grant hearing closed at 9:16 a.m. this date.

Public Hearing – 2024 Community Development Block Grant Program:

Chairman Phiel opened the hearing at 9:17 a.m. and announced this is the date and time advertised to hold the public hearing. Chairman Phiel recognized Deanna Duvall, Grants Coordinator who announced this is the time to give citizens an opportunity to make their comments known regarding the proposed budget modification for the 2024 Community Development Block Grant Program. Adams County intends to remove \$260,329.00 from the Luminest North Ridge Senior Housing Project and add \$260,329.00 to the Possum Valley Municipal Authority (PVMA) Water Main Replacement Project. She noted Luminest will not receive funding from CDBG, however, this project is receiving funding from the Adams County's Affordable Housing fund.

Chairman Phiel asked if there were any comments from the Board members. The record shall not comment was received from the Board. He then asked if there was any other public comment to be received. The record shall show no public comment was received and Chairman Phiel closed the public hearing at 9:18 a.m.

Public Comment:

No Public Comment was brought before the Board at this time.

Children & Youth Services:

Recommendation from Sarah Finkey, Administrator, that the Board of Commissioners approve the following:

- Mr. Qually moved, seconded by Mr. Martin, to approve and sign the submission of the 2026-2027 Needs Based Budget for Adams County Children & Youth Services to the PA Department of Human Services. Chairman Phiel noted a presentation was provided at the August 27th meeting for public information.

Motion carried.

- Mr. Martin moved, seconded by Mr. Qually, to approve and sign the 2025-2026 Purchase of Service Agreements with the following: George Junior Republic in Pennsylvania; Bethany Christian Services of Central PA; Folium d/b/a Laurel Life Services; The Children’s Aid Society of Franklin County; Clear Vision Residential Treatment Services, Inc.; Pressley Ridge; Children’s Choice, Inc.; Diakon Child Family & Community Service

Motion carried.

Planning Department:

With recommendation from Director Sherri Clayton-Williams, and after review by Solicitor Molly R. Mudd, that the Board of Commissioners approve the following:

- Mr. Qually moved, seconded by Mr. Martin, to approve and sign Resolution #9 of 2025 as follows adopting the Adams County Heritage Plan as an Amendment to the Adams County Comprehensive Plan, effective September 3, 2025:

9/8/25, 2:19 PM

Print Document



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

**RESOLUTION NO. 9 2025
A RESOLUTION OF THE ADAMS COUNTY BOARD OF COMMISSIONERS,
APPROVING THE ADOPTION OF THE ADAMS COUNTY HERITAGE PLAN, AN
AMENDMENT TO THE ADAMS COUNTY COMPREHENSIVE PLAN.**

WHEREAS, the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended), hereafter referred to as the MPC, empowers counties to plan for the preservation and protection of historic resources through the development of comprehensive plans and various implementing ordinances and tools, and

WHEREAS, Adams County has a rich history and has retained many cultural resources and stories associated with that history for which planning tools must be put into place to protect and preserve, and

WHEREAS, the Adams County Office of Planning and Development has developed the Plan to address the continued preservation and protection of the historic resources that remain as reminders of that rich history, and

WHEREAS, the Adams County Office of Planning and Development analyzed extensive information including, but not limited to, existing planning documents and programs, various inventories of existing historic resources, and the county’s developmental history, and

WHEREAS, the Adams County Office of Planning and Development conducted various exercises to receive public input on various historic preservation planning issues, to determine a vision for the Plan, and to develop goals and recommendations for implementation, and

WHEREAS, the Adams County Heritage Plan has been developed in a manner to address at a county-wide level, the historic preservation issues, goals, and recommendations identified in the public input and planning process, and

WHEREAS, the Adams County Heritage Plan includes the following chapters.

1. Introduction
2. Adams County’s Story
3. Preservation Efforts & Resources
4. Public Engagement
5. Action Plan

WHEREAS, The Adams County Office of Planning and Development and the Adams County Planning Commission held a Public Meeting on December 18, 2024, to present the draft Adams County Heritage Plan to the public and to receive public comment on the draft Plan, and

WHEREAS, the draft Adams County Heritage Plan has been distributed to each Adams County municipality, adjoining counties, adjoining municipalities in adjoining counties, all Adams County school districts, and adjoining school districts in adjoining counties for review and comment, and

WHEREAS, the Adams County Board of Commissioners have conducted a public hearing on August 6, 2025, to receive public comment on the draft Plan, and

WHEREAS, it has been determined that the Adams County Heritage Plan builds upon the recommendations of the Adams County Comprehensive Plan of 1991, as amended.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Adams County Board of Commissioners that:

1. The Adams County Board of Commissioners hereby adopts the Adams County Heritage Plan as an amendment to the Adams County Comprehensive Plan of 1991, as amended, pursuant to Article III of the MPC.
2. This Resolution shall become effective upon its passing and be in force immediately.

ADOPTED THIS 3RD DAY OF SEPTEMBER 2025, by the Adams County Board of Commissioners

Attest: 
Paula V. Neiman
Chief Clerk


Randy L. Phiel
Chairman


James E. Martin
Vice-Chairman


Marty Karsteter Qually
Commissioner

Motion carried.

- Mr. Martin moved, seconded by Mr. Qually, to ratify the Declaration of Restrictive Covenants with North Ridge I, LP, a Luminest company. This Declaration imposes deed restrictions on the property located at 90 Dew Drop Lane in Gettysburg, Cumberland Township (Tax Parcel 09F11-0028G-000) and requires North Ridge, a recipient of the County's Affordable Housing Trust Fund monies, to maintain the property for purposes of affordable housing for qualified low-income County residents for a 20-year period. This Declaration is effective August 27, 2025.

Motion carried.

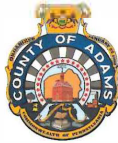
Community Development Block Grant Program:

2024 Community Development Block Grant Program:

With recommendation from Sherri Clayton-Williams, Director and after review by solicitor Molly R. Mudd, Mr. Qually moved, seconded by Mr. Martin, that the Board of Commissioners approve the following:

- Following a public hearing held this same date, the Budget Modification Request related to the Community Development Block Grant (CDBG) funds for fiscal year 2024 under Contract No. C000093237. This Request to the PA Department of Community and Economic Development (DCED) seeks to reallocate \$260,329.00 of CDBG funding from the Luminest affordable housing project at Misty Ridge, Cumberland Township, which has secured additional funding, to the Possum Valley Municipal Authority (PVMA) Water Main Replacement project. This Request is effective September 3, 2025.

- Resolution No. 8 of 2025. This Resolution reinforces that the County, the Borough of Gettysburg, and the Borough of Littlestown, as administrators of federal Community Block Grant Development funds, will ensure equal opportunity in affordable housing for all persons regardless of race, color, sex, national origin, religion, familial status, handicap (disability), age, or ancestry, under applicable state and federal laws. This Resolution is effective September 3, 2025.



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FAIR HOUSING RESOLUTION FOR 2025
RESOLUTION NO. 8 OF 2025

LET IT BE KNOWN TO ALL PERSONS of the County of Adams, Borough of Gettysburg, and the Borough of Littlestown that discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services, because of race, color, sex, national origin, religion, familial status (families with children), or handicap (disability) is prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Act) and the Pennsylvania Human Relations Act extends this prohibition of discrimination to the additional protected classes of age, ancestry, use of guide or support animals due to the blindness, deafness, or physical handicap of the user, and the handling or training of support or guide animals. It is the policy of the County of Adams, Borough of Gettysburg, and the Borough of Littlestown to implement programs to ensure equal opportunity in housing for all persons regardless of race, color, sex, national origin, religion, familial status, handicap (disability), age, ancestry, use of guide or support animals due to the blindness, deafness, or physical handicap of the user, and the handling or training of support or guide animals. Therefore, the County of Adams, Borough of Gettysburg and the Borough of Littlestown does hereby pass the following resolution.

BE IT RESOLVED, that within available resources the County of Adams, Borough of Gettysburg, and the Borough of Littlestown will assist all persons who feel they have been discriminated against because of race, color, sex, national origin, religion, familial status, handicap (disability), age, ancestry, use of guide or support animals due to the blindness, deafness, or physical handicap of the user, and the handling or training of support or guide animals to seek equity under federal and state laws by filing a complaint with the local Fair Housing Officer, Pennsylvania Human Relations Commission and the U.S. Department of Housing and Urban Development, whichever is chosen by the person filing the complaint.

BE IT FURTHER RESOLVED that the County of Adams, Borough of Gettysburg, and the Borough of Littlestown shall make publicly known this Resolution and through this publicity shall cause owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Act, the Pennsylvania Human Relations Act, and any local laws or ordinances.

FURTHER ACTION will at a minimum include, but not to be limited to:

- (1) Publicizing the name and contact information of the local Fair Housing Officer, which will include the process to file a complaint if a person feels they have been discriminated against in housing in any

If you're a person with a disability and require a reasonable accommodation to be able to access any notification, please contact the business offices of Robert Thaeler or Sherri Clayton-Williams, Office of Planning and Development, 670 Old Harrisburg Road, Gettysburg, PA 17325 by calling (717) 337-9824 or TTY 7-1-1 or by emailing rthaeler@adamscountypa.gov or sclayton@adamscountypa.gov or by visiting the County of Adams website at www.adamscountypa.gov

If you're Limited English Proficient and require a document translation of any notification, please contact the business offices of Robert Thaeler or Sherri Clayton-Williams, Office of Planning and Development, 670 Old Harrisburg Road, Gettysburg, PA 17325 (717) 337-9824, rthaeler@adamscountypa.gov or sclayton@adamscountypa.gov.

Approved at the regularly scheduled meeting of the County of Adams held the 3rd day of September 2025

ATTEST:

Paula V. Neiman
Chief Clerk

ADAMS COUNTY COMMISSIONERS

Randy L. Phiel, Chairman

James E. Martin, Vice-Chairman

Marty Karsteter Qually, Commissioner

Motion carried.

Security:

With recommendation from Mark Masemer, 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 Proposal from Illuminated Integrations, of Middletown, PA, for the purchase of one ExacqVision Camera license and support. This Proposal is made pursuant to Costars Contract #040-E25-296 and is effective September 3, 2025. The term is one (1) year. Total cost to the County is \$245.00.

Motion carried.

Department of Emergency Services:

With recommendation by Director Warren Bladen, and after review by Solicitor Molly R. Mudd, that the Board of Commissioners approve the following:

- Mr. Qually moved, seconded by Mr. Martin, to authorize Dauphin County, as the fiduciary and fiscal agent of the South Central Inter-County Communications Network (SCICNET), of which the County is a member, to approve the Multi-year Maintenance and SUA II Agreement – SCICNET Master & DSR from Motorola Solutions, Inc. This Agreement provides for maintenance and life cycle services for the SCICNET-owned components of the ASTRO 25 radio system. The term of the Agreement is six (6) years, commencing on October 1, 2026 and terminating September 30, 2032. Pursuant to Resolution No. 6 of 2025, the County is responsible for 25% of the total cost of this Agreement. Total cost to the County for the six-year term is \$2,551,811.25. Once the State passes the budget, we anticipate grant funding from PEMA.

Motion carried.

- Mr. Martin moved, seconded by Mr. Qually, to designate Chairman Randy L. Phiel to sign the Multi-year Maintenance and SUA II Agreement with Motorola Solutions, Inc. This Agreement provides for maintenance and life cycle services for the County-owned components of the ASTRO 25 radio system. The term of the Agreement is six (6) years, commencing on October 1, 2026 and terminating September 30, 2032. Total cost to the County for the six-year term is \$5,946,915.00. This is funded through the 9-1-1 service fee.

Motion carried.

Personnel Report:

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

Court:

- Shyanne S. Wydo, Law Clerk for Judge Wagner, effective September 8, 2025
- David K. James IV, Unpaid Court Intern, for 150 hours for course credit, effective August 19, 2025 through approximately December 5, 2025
- Domestic Relations – Emily Aguilera, General Clerk, and Marie Welch, General Clerk, effective September 22, 2025

Employment Offers – pending successful completion of all required pre-employment screenings:

- Children & Youth Services – Michael A. Roth, Caseworker 2, effective September 8, 2025
 - Status change for Kay Hollinger from Information Coordinator to Office Assistant-Independent Living, effective August 11, 2025
- Tax Services – Promotion of Debbie Fringer from Customer Service Assessor to Customer Service Assessor/Tax Claim Assistant, effective August 11, 2025
- IT Department – Gerald Wagner, Network & Systems Administrator, effective September 15, 2025

Adams County Adult Correctional Complex:

- Employment of the following Corrections Officers – Tremaine Hart; Donald Murphy; Wesley Parker; Kahil Thompson, effective September 8, 2025

Separation of Employment with permission to post:

- Madison Lang, Vector Control Program – Conservation District, effective August 22, 2025 (no posting needed, seasonal).
- Emily Ruffner, Court Specialist 1, Clerk of Courts, effective September 12, 2025

Motion carried.

Expenditures:

Mr. Martin moved, seconded by Mr. Qually, to approve the following expenditures for the period August 18, 2025 through August 29, 2025:

General Fund	\$ 1,317,104.96
Payroll – Week #35	<u>\$ 1,113,548.49</u>
Total General Fund	\$ 2,430,653.45
Children & Youth Services	\$ 383,462.09
Liquid Fuels	\$ 4,777.53
HazMat Fund	\$ 3,689.33
Commissary Fund	\$ 6,034.65
Act 137 (Affordable Housing)	\$ 12,327.86
Coroner VISA	\$ 25.00
Capital Projects-Reserve	\$ 224,565.30
Capital Projects	\$ 53,687.00
911 Fund	<u>\$ 595,839.06</u>
Total Special Funds	\$1,284,407.82
Total Expenditures	\$3,715,061.27

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 Commissioners' Meeting at 9:35 a.m. this date.

Motion carried.

Respectfully submitted,

Paula V. Neiman

Paula V. Neiman
Chief Clerk