



**DAUPHIN COUNTY BOARD OF COMMISSIONERS**

**WORKSHOP MEETING**

**November 29, 2006**

**10:00 A.M.**

**MEMBERS PRESENT**

Jeff Haste, Chairman  
Dominic D. DiFrancesco, II, Vice Chairman  
George P. Hartwick, III, Secretary

**STAFF PRESENT**

Chad Saylor, Chief Clerk; Marie E. Rebeck, Controller; Robert F. Dick, Treasurer; Gary Serhan, Deputy Controller; Tom Guenther, Director of IT; Randy Baratucci, Director of Purchasing; Dave Schreiber, Personnel; Kay Sinner, Personnel; Bruce Foreman, Esq., Solicitor's Office; Guy Beneventano, Esq., Solicitor's Office; Leila McAdoo, Solicitor's Office; Garry Esworthy, Risk Manager; Elke Moyer, Human Services; Sharon Chatman, Human Services; Brooke Beard, Personnel; Dan Robinson, Director of Community & Economic Development; Julia E. Nace, Assistant Chief Clerk; Jena Wolgemuth, Commissioners' Office; Lena Martinez-Fure, Commissioners' Office and Richie-Ann Martz, Commissioners' Office

**GUESTS PRESENT**

Linda Goldstein, David Black, Jack Sproch, Garry Lenton

**MINUTES**

**CALL TO ORDER**

Mr. Haste, Chairman of the Board, called the meeting to order at 10:00 a.m.

**MOMENT OF SILENCE**

Everyone observed a moment of silence.

**PLEDGE OF ALLEGIANCE**

Everyone stood for the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Mr. Haste: We have five sets of meeting minutes that will be considered at next week's meeting.

## **PUBLIC PARTICIPATION**

Mr. Haste: We are at the point in time in the meeting for public participation. Is there anyone in the audience that would like to address the Board at this time? (There was none.)

## **DEPARTMENT DIRECTORS/GUESTS**

### **Linda Goldstein, Vice-President & COO of the Harrisburg Regional Chamber & CREDC Presentation for a Proposed Cooperation Agreement between Dauphin County & CREDC**

Mr. Black: It is a pleasure to be here with you, as always. I'm Dave Black, President and CEO of the Harrisburg Chamber and CREDC. With me is Jack Sproch, who is one of the principals in Appalachian Brewery on Cameron Street and other locations throughout the mid-State. We are here today to ask for the County's support in sponsoring a grant application to help with a project in the general Cameron Street area. We do have a graphic showing Cameron Street. The project that we are looking at is a building at 45 through 119 North Penn Street. It is the CJ Snyder property, formerly an electroplating operation. Right now CREDC has an exclusive option on this property to do a phase 1 and then probably demolish the building. It is right on the creek and it floods on a regular basis. Hopefully we can expand some parking, not only for Appalachian, but for other clients in the immediate area. I'm going to ask Jack to say a little bit about what he and his company are doing down there in the neighborhood. To give you an idea, we see this as working perhaps in the long term for their benefit as well as others in the area.

Mr. Haste: Is this underneath the bridge?

Mr. Black: Do you know where Appalachian is, it is right down the street right beside it. Penn Street is right behind it. It is right before you get to the bridge.

Mr. Haste: Yes.

Mr. Black: I believe the County used to have some offices at 100 Cameron Street. It is right behind them.

Mr. Sproch: Right at the corner of 10<sup>th</sup> & Walnut and right across from Appalachian Brewery. As Mr. Black said I'm Jack Sproch, CEO of Appalachian Brewery Company. Basically this project that we are talking about is part of an expansion that we are working on. What we have accomplished in the ten years that we have been here is a multi-unit group pub and restaurant. We currently have three locations. We have the Cameron Street location as well as one in Camp Hill and one in Gettysburg. We have a fourth location under construction in Lancaster. Our intention is to develop Harrisburg into the hub of our operations. We hope to centralize our operations management, manufacturing and distribution all in this location on Cameron Street. From there we will distribute our products, including our handcrafted ales, lagers and sodas with our Appalachian Root Beer being our fastest growing new product line right now. Our intention

is that we would deliver/distribute these products to our various restaurants that we are in the process of building as well as our other customers throughout Pennsylvania and even getting into some other mid-Atlantic region states. The last point that I wanted to mention was related to job retention and job creation. Currently ABC of Harrisburg employs upwards of 65 people at any given time. This project would go a long way in helping to retain them and over time, with this expansion, we will certainly intend to create a number of more job positions there, as well as throughout Pennsylvania. With all these other restaurants, we certainly employ quite a few folks. Thank you for considering the project. We are proud to be part of Harrisburg and Dauphin County and thank you for your time.

Mr. Black: Specifically what we are looking for would be for Dauphin County to apply for a Housing & Redevelopment Assistance Grant from the State Department of Community & Economic Development in the amount of \$250,000 that CREDC would then administer. The program requires that a municipality, redevelopment authority or county apply. An Economic Development Corporation is not eligible. I would also like to mention that this project was done in partnership. We have had extensive conversations with your Department of Community & Economic Development, Dan Robinson, who has been extremely helpful in moving this project forward for us, as well as Mayor Reed and his office of Economic Development. We have been working on this for some time and we see it as a nice project for that particular block of the City. There is a lot of potential, a natural extension from what is happening downtown. We also believe by doing this it will help clean up that area. We are not sure exactly what kind of expansion we can do for Jack and the folks of Appalachian, whether we will do something on this specific site or the option that we have also includes the parking lot that is immediately behind Appalachian. We hope to accommodate their needs as we work our way through the project. The purpose of the \$250,000 is primarily demolition. We don't believe that building can be saved. Total project costs are in the neighborhood of \$700,000. The rest of it will be made up in matches and perhaps some other grant dollars from other sources. We would be happy to answer any questions.

Mr. Hartwick: First of all, you talked about its former use. Do you expect to have any environmental issues related to the project?

Mr. Black: We just got a contract from DCED to do a Phase 1 Environmental to make sure there are no problems there. That is kind of standard.

Mr. Hartwick: Just like sort of the deal that we have in Steelton with CREDC where the individual entity would be in charge of the property until any remediation would be done and then turn it over to the Appalachian Brewery Company or is this going to be as you said not just for Appalachian Brewery's usage, but for usage of parking right now for any body that is in that immediate area?

Mr. Black: It could be more. We want first to accommodate ABC's needs. If that happens, we are still working out those details. It could very possibly be Appalachian or it could be for others in the neighborhood.

Mr. Hartwick: Just as it relates to the businessman, you obviously with additional businesses and hopefully with more contracts with the restaurants you are going to need some more capacity to produce more of your product. Is that what you are doing?

Mr. Sproch: Yes.

Mr. Hartwick: And you are looking for space in that general area in order to do it? That is the primary purpose of the project.

Mr. Sproch: Yes.

Mr. Black: We did do financing on another project a couple doors down from Appalachian, Chef Choice, I believe that is the name of the company. We did some financing for them.

Mr. Hartwick: If in fact there are any environmental concerns is there a commitment from DEP to get involved to make sure that they do a remediation similar to the way we did the other property?

Mr. Black: Yes, using IFRP funds, if we have to go into Phase 2. We have a commitment for funding for that as well.

Mr. DiFrancesco: Thank you for your commitment to the City and thank you for this great development project. Starting back when the restaurant first opened it has really become a special place in Harrisburg. It is important to that entire area down there. It could be a very nice quarter. Also to say to CREDC again thank you for your commitment always to this area and the great job you guys do finding dollars, opportunities and truly serving as a catalyst to make sure that if a project has a life you are going to give it its best chance.

Mr. Black: I would just like to compliment the Board of Commissioners you have been great partners with us over the past three years and I think things will continue to evolve. This is kind of a classic long term economic development project. I know we have had an option on this property for well over a year. It has just taken us that long to pull it together. We anticipate that we should be able to get this done in the next calendar year.

Mr. Haste: Do we have the necessary Resolution?

Mr. Black: There is a Resolution and an Agreement.

Mr. Haste: Chad, will you make sure this is on the Agenda next week?

Mr. Saylor: Yes.

Mr. Black: That is a standard form from DCED.

## **PERSONNEL**

Ms. Sinner: The first items in the Personnel Packet are the Salary Board requests. There are some questions on Item #2. I'm going to pull that at this time. Are there any questions regarding the other two?

Mr. DiFrancesco: One of the things that I want to bring up. Item #2 – people are being very creative in the way they do things, they want to bring in some interns to help facilitate the operation. Actually there is a two-fold benefit. One, obviously you get people who are training in the field that can be a somewhat inexpensive means of providing some additional service, but two it gives those talented people an opportunity to see the operation and it gives us an opportunity to see them. Generally it gives us a real inside shot at bringing these people in and getting them to work at the facility, once they graduate. The concern that I have is the issue that

we are going to have to take up as a Board – how do we in Dauphin County want to handle our intern opportunities? This is the second time in a matter of two weeks where an issue came up where we had an opportunity to get a talented intern, but the question is do we pay them or not pay them? I don't think we have a policy across the board where we could give our directors a sense of where we want to go as a Board. Also, to make sure that the directors know that using interns are a really good thing for Dauphin County and using them extensively. There is probably not a department in the County that couldn't benefit from the use of interns. But the question then becomes, do we want to pay them or do we not want to pay them? Quite honestly, I can look at it both ways. I can argue that we should pay them and I can argue that we shouldn't. I'm not quite certain, circumstance might dictate, but I think it is something that the Board should look at and craft a policy on.

Mr. Haste: I think it should be by department, because the demand for certain interns and certain classes through college requires that and others don't. It should be a function of the budget. I know some departments have it budgeted for and it is part of their budget presentation. I don't know if it should be a blanket across the Board, because we would end up having to pay for some that traditionally are not paid. But, I think there are others that need to be paid.

Mr. DiFrancesco: Basically the policy would be as long as it is budgeted for as long as we had the opportunity to give input through the budget process.

Mr. Hartwick: My thought is I don't want it to be as you mentioned earlier not coordinated. I think it should be through the budget process. I completely agree with that. The problem that I have is having some body come to me and say hey I found this great person who might serve as an intern do you mind if they get paid. My response would be it needs prior Board approval and do you have it budgeted. The idea of us talking about this in the beginning, seeing who has what workload and the individual who they need to have they need to make sure they plan for it in the budget. IT is a perfect example. There are a great number of functions in IT. A lot of young individuals who are coming out of college who probably have some of the most current information on how to use some of the technology, you can figure out who you want to keep within the organization when vacancies occur, but we would have to pay them some sort of fee. IT would be something good. Having someone come to my office and me just saying I know this person, they need a summer job is not what I want to see happen. If we want to do this I think we need to budget and make sure that the individuals who want to see interns occur within their department they need to make the request before the Board of Commissioners long before they offer somebody an opportunity. The concern I have is people have not done that. They bring an intern in and say oh by the way can they get paid. That is not the appropriate way to handle it.

Mr. Haste: I think we should encourage interns.

Mr. DiFrancesco: I think realistically across County government we can give interns a real opportunity not just to take up space, but actually spend time hands-on in the field that they have chosen to study. As I said, every department has opportunity. If we are interested in keeping our best and brightest here this is just another way that we can facilitate making sure that these kids stay.

Mr. Saylor: How would you like that done as part of the Salary Board packet or part of the budgeting process?

Mr. Haste: Both.

Mr. Hartwick: The Assistant Public Defender's position, I know we talked about that and I know you had given an idea about a way to structure that in order for that to happen. I still am not following based upon the notes. I know for next year we have created two new positions.

Ms. Sinner: I only recently learned of that.

Mr. Hartwick: We are not filling those two positions. They are not supposed to be filled until after January 1, 2007. How many vacancies currently exist in the Public Defender's Office?

Ms. Sinner: Two.

Mr. Hartwick: There are two current vacancies.

Ms. Sinner: They are different positions. They are not assistant public defender positions. The plan is to promote two persons who are currently assistant public defenders into those other positions and that will open up two assistant public defender positions. They needed some people to get onboard right away.

Mr. Hartwick: So, there is a plan to promote within the organization and restructure.

Ms. Sinner: Yes, in January.

Mr. Hartwick: I'm aware that there is a real need because attorneys are down at the moment and they have vacancies. I would have preferred to see a plan and then I should have addressed this as oversight with the entire transition occurring rather than these interim positions and then moving people up through the organization. It seems like it is not as coordinated as it needs to be.

Ms. Sinner: Being the end of the year is part of the reason they are choosing to delay the other changes until the middle of January. It will give them more time to evaluate some things. They wanted to get two people started awhile.

Mr. Haste: I thought you said there were two vacancies?

Ms. Sinner: Yes, not assistant public defenders, it is a chief deputy public defender and a senior deputy public defender. Two assistant public defenders will be promoted into those positions in January.

Mr. Hartwick: So Brian left and didn't we hire someone last week to fill one of the vacancies? I think we hired someone last week. That would be three new assistant public defenders and according to my recollection with my conversation with the new chief public defender was only to put one through this week. So, the idea of doing three right now is not what I think we had agreed to.

Ms. Sinner: The one last week is what you agreed to, not...

Mr. Hartwick: And there was one this week, because they needed two. It was my understanding that there were two vacancies.

Ms. Sinner: There are two new hires in this packet.

Mr. Hartwick: How are we going to do this? We are not going to take action on that this week, let's figure out this and provide an explanation to all three Board members as well as Marie related to these particular positions. If they are going to do promotions they should be included in the packet. They should fill out how they are going to be able to structure it instead of creating two intern positions. I'm not fond of this particular process.

Ms. Sinner: I only suggested it because it is similar to what we have done at the Prison with correctional officers until the actual vacancies occurred.

Mr. Hartwick: Just clean it up and provide an explanation for next week.

Ms. Sinner: Moving into the Personnel Packet, I am requesting a vote on Vacancies #2 and #3 today, as well as Personnel Changes #13. Are there any questions on the items? I will be pulling New Hire #8 as well until this matter is resolved.

**It was moved by Mr. DiFrancesco and seconded by Mr. Hartwick that the Board approve Items #2 and #3 under Vacancies Approved by President Judge and Item #13 under Personnel Changes; motion carried.**

### **PURCHASE ORDERS**

Mr. Baratucci: The Workshop packet is very small this week. It is only nine pages. There are still a couple of over budgets that need to be fixed. We will do that between now and next week. Do you have any questions on the packet?

Mr. Haste: The Courts are not on here so it may be higher by next week.

Mr. Baratucci: They should have had them in by now, but they will have one more opportunity. We have our cut-off as the meeting of the 14<sup>th</sup>. Items that did not make it for this Workshop would normally go into that combo meeting. Obviously if they have something that they feel they can't wait for that meeting they could add it between now and next week, but I haven't heard anything. I don't think they spent near the amount of money that was approved.

### **Recommendation of Bid Award for Roof Replacement for the Courthouse**

Mr. Baratucci: The other thing that you should have had with your packet is a recommendation from Herbert, Rowland & Grubic for the Courthouse roof replacement project. HRG's recommendation is to go with the low bid of L. R. Four Roofing Inc., the alternate bid of \$456,304. If you are comfortable with that they are trying to fast track this a little so they can get started on the work before they get too much bad weather. If you could approve it today, we could notify HRG and we could get working on the project.

Mr. Haste: What is the difference between the base and the alternate?

Mr. Baratucci: It is some kind of material. I'm not familiar with it exactly, but it is a different type of material. Edgar, HRG and I had a discussion and they all agreed that the alternate material would be fine and it was less money and that is why they recommended that.

It was moved by Mr. Hartwick and seconded by Mr. DiFrancesco to award the bid for the Courthouse Roof Replacement Project to L. R. Four Roofing, Inc. at a bid price of \$456,304; motion carried.

### **TRAINING PACKET**

It was moved by Mr. DiFrancesco and seconded by Mr. Hartwick that the Board approve Item #1 in the Training Packet – Justin Imes and Austin Campisi of IT to attend an Adobe Photoshop Training in York, PA on November 30, 2006 at a cost of \$398.00; motion carried.

### **ITEMS FOR DISCUSSION**

(There were none.)

### **REPORT FROM THE SOLICITOR – BRUCE FOREMAN**

Mr. Foreman: We have nothing to add to the report, but would be happy to answer any questions. (There were none.)

### **REPORT FROM CHIEF CLERK/CHIEF OF STAFF – CHAD SAYLOR**

Mr. Saylor: I have nothing unless you have questions of me. (There were none.)

### **COMMISSIONERS' COMMENTS**

Mr. Haste: Anything else to be brought up by the Board, comments or concerns. (There were none.)

### **PUBLIC PARTICIPATION**

Mr. Haste: Is there anyone in the audience that would like to address the Board at this time? (There was none.)

### **ADJOURNMENT**

**There being no further business, it was moved by Mr. Hartwick and seconded by Mr. DiFrancesco that the Board adjourn.**

Respectfully submitted

Chad Saylor, Chief Clerk/Chief of Staff

Transcribed by: Richie Martz  
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