

COUNTY OF YORK

MEMORANDUM

DATE: August 5, 2020

TO: York County Board of Supervisors

FROM: Neil A. Morgan, County Administrator



SUBJECT: Results of Board of Equalization Hearings

At your April 21, 2020, Board meeting you approved postponing the York County Board of Equalization (BOE) meetings during the declared emergency arising from the novel Coronavirus (COVID-19) pandemic. The BOE met virtually on July 30 and 31, 2020 to hear testimony from appellants and real estate staff, and to deliberate and vote on the four appeals. The board voted to affirm the real estate assessed values of the four cases presented.

In addition, to the cases presented, Plains All American Pipeline also appealed the values of 27 residential out-parcels which were purchased between 2006 and 2011 to provide a buffer for operations. In consultation with the Real Estate Office, the County Attorney's Office worked with the appellant to negotiate the values for the properties in advance of the BOE meetings. The BOE approved the stipulated values reducing the assessments by \$1,821,500. The following is a summary of the appeals and the BOE actions.

			Board of Equalization Decision		
Property	2020 Assessment	2020 Appellant's Requested Value	Assessed Value	Assessed Value Increase (Decrease)	Decision
Plains Terminal	\$82,500,000	\$8,819,585	\$82,500,000	\$0	Affirmed
Plains 27 Out Parcels	\$4,117,000	\$440,124	\$2,295,500	(\$1,821,500)	Joint Stipulation
Walmart	\$20,334,700	\$14,492,808	\$20,334,700	\$0	Affirmed
Target	\$11,840,000	\$4,580,604	\$11,840,000	\$0	Affirmed
Ice Plex	\$2,548,400	\$2,155,357	\$2,548,400	\$0	Affirmed

The logistics of this virtual meeting was especially challenging so I would like to thank the County Attorney's Office, Real Estate Office and Information Technology Department.

McGettigan/3737

cc: James Barnett, County Attorney
 Maria Kattmann, Real Estate Assessor
 Ann Thomas, Commissioner of the Revenue

COUNTY OF YORK

MEMORANDUM

DATE: August 4, 2020

TO: York County Board of Supervisors

FROM: Neil A Morgan, County Administrator 

SUBJECT: Facilities & Construction Timelines

Background

As you may recall with the Board's acceptance of the principle recommendations produced by the 2018 Space Study, and your subsequent support of the FY 2020 and 2021 Capital Improvement Plan (CIP), staff has been working on a range of actions necessary to implement the various design, construction, and renovation projects. The purpose of this memorandum is to provide, in a single document, an update of our facility projects, both completed and uncompleted.

Current Timing and Financial Plan

The following are either complete or substantially complete:

1. Registrar's Office – Washington Square
2. Registrar's Office – North County
3. Parks and Recreation – Washington Square
4. Office of Tourism (formerly the House on the Hill)
5. Fire Station 1
6. Human Resources. Move in September 16, 2020.

The following are in various stages of design or construction:

1. York Library. Design complete. Tentatively to bid spring of 2021.
2. Law Enforcement Building. Concept plan complete. Working on 35% design.
3. Public Safety Building. No update - extends beyond next two fiscal years.
4. Finance Building – phases 1 and 2. Currently negotiating architectural contract. No construction date.
5. Dockmaster's Building. Design complete. Project on hold due to funding.
6. Planning and Development Services. Currently negotiating architectural contract. No construction date.
7. IT Building (currently Building Safety). Design work by the Department of Public Works. No construction date.

As the COVID 19 Pandemic began to take hold of our area I shared with the Board my strategies for weathering the emergency, which included pausing the CIP. A revised proposed CIP budget was presented on April 21, 2020. The majority of the planned cash capital projects in the proposed CIP were eliminated for FY 2021, with the exception of

\$1,000,000 which will be used as a contingency for essential projects for the County. All years of the originally proposed capital plans have been shifted at least a year. Additional adjustments may be proposed in the FY 2022-2027 Capital Improvements Plan, which will be presented this fall. The impact of the pause was widespread across these projects. For the most part if they were under design we continued with their development.

We hope to bid the Yorktown Library in the spring of 2021 which would mean construction would begin mid to late summer. As mentioned above, the Law Enforcement Building is under design. It is believed the design of this roughly 50,000 square foot building will continue another year, pushing bidding and construction into FY 2023 or FY 2024. To show some forward movement on the Law Enforcement Building we are considering separating the infrastructure work (site work) from the actual building construction. That decision *can* be made as we make significant progress on the building design. Because the renovation of the Public Safety Building is dependent on the completion of the Law Enforcement Building, we have no plans in the next fiscal year to address renovation designs. Other projects of a lesser fiscal impact like the IT Building and Planning and Development Services could see earlier starts than had been originally planned. Another limiting factor for these projects is the production capacity of the Public Works Department. COVID and other priorities such as alternative transportation are pushing the boundaries of their production capacity. My aspirations are that by this fall we will be in a position to better communicate our stance to you on these projects through the development of the FY 2022-2027 CIP budget.

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