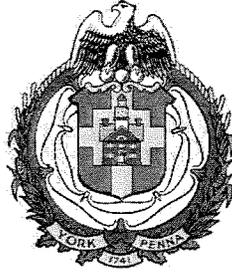


Council of the City of York, Pennsylvania

Carol Hill-Evans, President of Council
Henry Hay Nixon, Vice President of Council
Renee S. Nelson, Member of Council
Michael Helfrich, Member of Council
David Satterlee, Member of Council



Office of York City Council
101 S. George St.
York, Pennsylvania 17401

Telephone: (717) 849-2246
Fax: (717) 812-0557

Website: www.yorkcity.org

AGENDA

October 20, 2015

Public Comment 6:30 p.m.

Legislative Session 7:00 p.m.

I. Public Comment: 6:30 p.m. to 7:00 p.m.

***Disclaimer:** Pursuant to the Sunshine Act, the City of York will only record citizens' names and the subject of testimony provided during the public comment period. Should you request information or desire a response to your testimony, you must provide the City Clerk or Council President with your contact information. Information you provide will be used by City of York agents to process your request. Your name, address and request for information may be entered into the City of York complaint tracking system.*

City Council welcomes public comment on agenda items and on City-related issues not on the agenda. Under Council's adopted Rules and Procedures, comment on agenda items occurs during Council's regular 7:00 p.m. meeting. Comment on non-agenda items begins at 6:30 p.m., with Council sitting as a General Committee. Persons wishing to speak on non-agenda items should sign up with the City Clerk before the 6:30 Public Comment period. Each speaker shall have up to five minutes to speak. To assure access to all participants, the presiding officer may reduce the time limit down to three minutes if the number of speakers who have signed up would extend the total comment period beyond 30 minutes and/or may resume public comment after Council's legislative session has adjourned. Council's Rules, available from the City Clerk, are also on display in Council Chambers and on Council's web page at www.yorkcity.org.

II. Call Legislative Meeting to Order: 7:00 p.m.

III. Roll Call

IV. Pledge of Allegiance

V. Moment of Silence

VI. Action on previous meeting Minutes of **October 6, 2015**.

VII. Presentations, Proclamations, Awards and Announcements

- **Sonia Huntzinger, Executive Director, Downtown Inc** – Update on downtown business improvement district initiatives.

VII. Meeting(s) Scheduled

- **Committee Work Session** – Scheduled for Wednesday, October 28, 2015 at 6:00 p.m. in Council Chambers. (Committee agenda items due by 12 noon on October 21st.)

IX. Status of Prior Committee Referrals: No reports

X. Legislative Agenda: (Order of Business – Action on Subdivision/Land Development & HARB Resolutions; Final Passage of Bills/Resolutions; New Business.)

Subdivision / Land Development / HARB

1. Resolution No. 64 - A Resolution
Approving the final subdivision plan submitted by Arlin S. Rivera. (To subdivide & reverse subdivide 405 & 415 W. Princess St.)
Introduced by: Renee S. Nelson
Originator: Economic Development (PP&Z)

Final Passage of Bills / Resolutions

2. Final Passage of Bill No. 26 (Forthcoming) - A Bill
Establishing Article 190 "Consolidated Board of Appeals."
Introduced by: Renee S. Nelson
Originator: Economic & Community Development (PP&Z)
3. Final Passage of Bill No. 27 (Forthcoming) - A Bill
Amending Article 1713 "Flood Plain Management" to comply with state and federal regulations.
Introduced by: David Satterlee
Originator: Public Works
4. Final Passage of Bill No. 28 (Forthcoming) - A Bill
Establishing Article 1730 "Foreclosure Property Registry and Maintenance."
Introduced by: Renee S. Nelson
Originator: Economic & Community Development (PP&Z)

New Business

5. Introduction of Bill No. 29 (Will be on 11/4/15 agenda) - A Bill
Approving the 2016-2020 Plan of the York Business Improvement District.
Introduced by: Henry Hay Nixon
Originator: York Business Improvement District (Downtown Inc)
6. Resolution No. 65 - A Resolution
Appointing Philip W. Briddell to the York City Sewer Authority Board.
Introduced by: David Satterlee
Originator: Mayor
7. Resolution No. 66 - A Resolution
Consenting to issuance of RFP's relating to the 50-year concession lease of the York City Sewer System.
Introduced by: Michael Ray Helfrich
Originator: Business Administration

- XI. Requests for Future Meetings
- XII. Council Comment
- XIII. Administration Comment
- XIV. Adjournment
- XV. Resumption of Public Comment Period (at the discretion of the presiding officer)



This agenda is subject to change before and during the meeting for consideration of such other business Council may desire to act upon including items of business deferred from previous Council meetings. If you are a person with a disability and plan to attend the public meeting, please call 849-2883 if any accommodations are needed to participate in the proceedings. Persons with hearing impairments may contact the Deaf Center at TDD 848-6765 for assistance.

Renee S. Nelson

INTRODUCED BY: **Renee S. Nelson**

DATE: **October 20, 2015**

WHEREAS, Arlin S. Rivera submitted a Final Subdivision Plan for the 405 and 415 West Princess Street Subdivision project located at 405 and 415 West Princess Street proposing the subdivision and reverse subdivision of lots at these addresses; and

WHEREAS, the City Zoning Officer, City Planner, and City Engineer have reviewed and recommended conditional approval of the plan; and

WHEREAS, the Final Subdivision Plan submitted by the applicant is in general accordance with the City's Zoning and Subdivision and Land Development Ordinances; and

WHEREAS, the York City Planning Commission recommended conditional approval of the Final Subdivision Plan at its regularly scheduled meeting held on September 14, 2015 with the following waivers and contingency items:

Waivers:

1. Section 1333.03 – Waiver from Preliminary Plan submission
2. Section 1336.03 – Waiver from Curbs and Sidewalks along Mill Lane and Page Avenue

Contingencies:

1. Address all City Staff and City Engineer comments

WHEREAS, the applicant has sufficiently addressed a majority of the items outlined in the Planning Commission recommendation. And, the remaining outstanding items are administrative in nature.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of York, Pennsylvania that the action of the York City Planning Commission in recommending approval of the Final Subdivision Plan submitted by Arlin S. Rivera and completion of all contingency items is hereby affirmed, and the President of Council and City Clerk are authorized to certify this approval by affixing their signatures to the Final Subdivision Plan.

PASSED FINALLY: **October 20, 2015**

BY THE FOLLOWING VOTE:

YEAS: Helfrich, Nixon, Satterlee, Nelson, Hill-Evans - 5

NAYS: None

Carol Hill-Evans

Carol Hill-Evans, President of Council

ATTEST:

Dianna L. Thompson-Mitchell

Dianna L. Thompson-Mitchell, City Clerk

Memorandum

To: Dianna L. Thompson-Mitchell, City Clerk
Shilvosky Buffaloe, Economic Development/Community Development

From: Nicole Gallup, City Planner

Date: October 12, 2015

RE: Council Agenda Item: Final Subdivision Plan for 405 and 415 West Princess Street

- Arlin S. Rivera submitted a Final Subdivision Plan for the 405 and 415 West Princess Street Subdivision at 405 and 415 West Princess Street.
- This project lies within the City of York.
- This project is proposing the subdivision and reverse subdivision of lots at the above addresses.
- The York City Planning Commission recommended approval with the following waivers and contingency items:

Waivers:

- a. Section 1333.03 – Waiver from Preliminary Plan submission
- b. Section 1336.03 – Waiver from Curbs and sidewalks along Mill Lane and Page Avenue

Contingencies:

- a. Address all City Staff and City Engineer comments

The applicant has sufficiently addressed a majority of the items outlined in the Planning Commission recommendation. City Staff recommends approval of this plan with the condition that staff reviews final revisions to ensure all items and contingencies have been addressed.

End

Council of the City of York, PA
Session 2015
Resolution No. 65

INTRODUCED BY:  **David Satterlee**

DATE: **October 20, 2015**

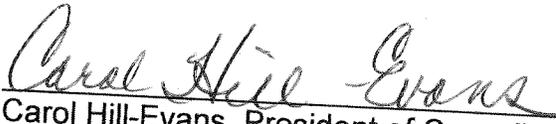
BE IT RESOLVED, by the Council of the City of York, Pennsylvania, that Council hereby consents to the appointment made by the Mayor of **Philip W. Briddell** as a member of the **York City Sewer Authority Board**, to fill the unexpired term of Joseph T. Hand, which term shall expire **January 1, 2019**.

PASSED FINALLY: **October 20, 2015**

BY THE FOLLOWING VOTE:

YEAS: Helfrich, Nixon, Satterlee, Nelson, Hill-Evans - 5

NAYS: None


Carol Hill-Evans, President of Council

ATTEST:


Dianna L. Thompson-Mitchell, City Clerk



The City of York Pennsylvania

101 South George Street ❖ PO Box 509 ❖ York PA 17405
www.yorkcity.org

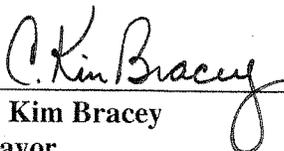
The Honorable C. Kim Bracey, Mayor

EXECUTIVE ORDER

Issued by C. Kim Bracey, Mayor

I hereby appoint Phillip W. Briddell, York, PA, 17403, as a member of the York City Sewer Authority Board, to fulfill the unexpired term of Joseph T. Hand, which term shall expire January 1, 2019.

Witness my hand and seal this twentieth day of October 2015.



C. Kim Bracey
Mayor

Philip W. Briddell

WORK EXPERIENCE

Susquehanna Real Estate, York, PA since 2000

Project Management

The Lofts on Main – Downtown Wilkes-Barre, PA- 2008-2012

- 22 residential condo units – 6 million dollar project – 20% return – Sold out within 3 years of construction start, 86% at or above listed prices. State Awards
- Responsible for project development, organizational documents, design, municipal approvals, grant & contract administration, construction, sales coordination, settlements and condo administration & turnover.

The Lofts on George – Downtown York, PA – 2002-2007

- 17 residential condos & 2 commercial units – 6 million dollar project-Privately subsidized, market leading demonstration project. Regional, State & Local Awards
- Responsible for concept evaluation, project identification, site selection, acquisition, all phases of project development, construction administration, sales coordination, and close-out.

Roosevelt TownHomes – City of York, PA – 2003-2005

- Phase 1 – 4 units completed involving a one renovation and 3 units of new construction.
- Phase 2 – Involves 13 new units, approved, but un-constructed at this time.
- Responsible for concept evaluation, acquisition, design, condo documentation, site approvals, construction, project management, sales and post construction administration.

Station House – Downtown York, PA – 2004-2007

- Project identification, evaluation, acquisition including LCB license, historical design approval, construction management and sales. Complimented Lofts on George project.

Adopt-a-House (2) - City of York, PA – 2000-2003

- Site selection, land development, design & construction, project management including volunteer coordination, event planning, and sales. Corporate-sponsored.

Real Estate, Development & Planning Consulting

York College of Pennsylvania – York, PA – 2006- present

- Consulting for real estate matters related to campus utilization, expansion and community development/relations/engagement.
- Assisted various College personnel with planning, property valuation, negotiation & acquisition of real property, environmental assessment/remediation, development proforma and educational opportunities for student participation.
- Facilitated an on-going process for community engagement, neighborhood planning and governmental cooperation. Working towards establishing a Neighborhood Improvement District and identifying/evaluating commercial opportunity areas.

SKILLS

- Proficient with Windows Office including spreadsheet, Powerpoint and word applications.
- Knowledge of GIS, myReGIS, budgeting, financial statements, and scheduling formats.
- Extensive experience in public/private meeting organization, process and administration.

CURRENT ASSOCIATIONS

2012-present	South Central Assembly – Board Member-Committee-Regional Council of Colleges
2011-present	York Habitat for Humanity – Board of Directors – Bldg & Site Selection, Co-Chr.
2011-present	Chesapeake Bay Program –Local Government Advisory Committee-Emeritus
2009-present	Jewish Community Center- Board of Directors – Finance, Bldg & Grds., Chr.,
2009-present	Downtown York – Economic Development Committee
2008-present	Redevelopment Authority for the County of York (RACY)

PREVIOUS POSITIONS

1998-2009	York Township Board of Commissioners, President, 2000-2007; Vice-Pres. 2008-9
2000-2009	York Area Regional Police Commission - Township Commissioner Representative, Chairman - 2000(organizational year), 2005 & 2009
2005-2009	Chesapeake Bay Program Local Government Advisory Committee (LGAC) 1 st class Township Representative, Chair of Pennsylvania Representatives
2006-2009	Smart Growth RAYAC member
2006-2007	Metro York Study Committee
1994-2009	Dallastown Area School District – 5 year Strategic Planning Committee (3x)
1979-2004	York City Sewer Authority, Chairman 1994-2004
1998-2001	Pennsylvania Municipal Police Officer Education & Training Commission
2001-2003	York Township 250 th Anniversary Committee, Commissioner Representative
2004-2005	York County Chamber of Commerce Building Subcommittee
1996-1997	York Township Zoning Hearing Board
1989-1997	Basketball & Softball Youth League Coaching, AAU coach 1995-1996
1994-1997	Aldersgate United Methodist Church - Church & Society Committee

EDUCATION

Masters Urban & Regional Planning	Penn State University - 1976
Bachelor of Science Biology & Economics	Union College, NY - 1972

NOTABLE EXPERIENCES

- Spoke on behalf of the Chesapeake Bay Program on the Mall in Washington DC on Earth Day.
- Led the negotiations in the organization of an 8 municipality, 53,000 population Regional Police Force involving the merger of 50 police officers, support staff, equipment and facilities.
- Negotiated two five year employment agreements with the Regional Police Force.
- Served as Hearing Officer for two Conditional Use hearings for the township involving 50+ witnesses, 3000+ pages of testimony, and 18 public meetings over a two year period.
- Created an acrylic Award for the Saving & Loan Industry that was recognized as the Best Casting of the Year in the Advertising Specialty Industry (category includes glass, metal, plastics, etc.)
- Served as Chair of the York City Sewer Authority whose plant won both the national EPA award as best operating plant in the Large Plant category and the Governor's Award of Excellence.
- Participated in a Congressional Subcommittee Hearing on Public Works at the Capital Bldg.-DC

Capitol Regional Economic Development Corporation – Harrisburg, PA – Bridge to Bridge Study

- Developed a program of study for the redevelopment of a 100 acre, flood-prone site lying adjacent to the Downtown and State Capitol Complex.
- Study required extensive interviews with community leaders, historical/current research, summary Powerpoint presentations, report writing and photographic interpretation.
- Study was conducted within the context of a municipality with severe fiscal challenges.

Sterling Hotel Renovation Feasibility Study – Wilkes-Barre, PA

- Evaluation of a 6 story historic property that included a full renovation option, partial demolition/renovation/new construction alternative, and a concept calling for a complete demolition/redevelopment plan.
- The study required a multiple disciplinary approach and was crafted in a highly political setting as the building was considered a significant community resource on a key location.

Project Coordination

Susquehanna Heritage Area. – York County, PA

- Facilitated the coordination of several non-profit organizations and the county government in assessing potential park/heritage areas along the Susquehanna River.
- Project managed the design, municipal approval, bidding and construction of the Highpoint Heritage Park during a period of intense political debate on the use Eminent Domain power by the County Government. Directed several short videos for public education purposes.

Corporate Real Estate – The Susquehanna-Pfaltzgraff Co. Inc. – York, PA

- Provided services related to the real estate needs of a multi-dimensional corporation involved in Radio Broadcasting, Cable, Internet and the manufacturing, distribution and sale of Housewares through various retail and catalog facilities.
- Services included real estate lease negotiation, acquisition/sale of real property, proforma development/evaluation, construction management of projects throughout the country, preparation, submittal and presentation of reports for corporate review/approval.
- With the dissolution of the parent company, Susquehanna Real Estate transitioned to an urban oriented real estate holding and development company having a primary emphasis on projects within a 3 hour radius of York, PA

KRB KlearKast, Inc

Co-Owner -Manufacturing business in York, PA 1980-2000

- Responsible for all aspects of operations, production, personnel, sales & marketing, and budget preparation of a small business (\$1MM) with a national market presence.

City of York, PA

Senior City Planner

1975-1980

- Performed planning duties including comprehensive planning, staff review & support for Planning Commission, grant writing & administration, project design & management, and various inter-governmental coordination and representative responsibilities.

C.S. Davidson Engrs. Inc.

Construction Inspector/Survey

1973-1975

- Promoted from survey team member to Inspector for several municipal and private sewer construction projects requiring monitoring and reporting of contractor progress to Engineer.

Council of City of York, PA
Session 2015
Resolution No. 66

INTRODUCED BY: Michael Ray Helfrich

DATE: October 20, 2015

A RESOLUTION

Consenting to the issuance of Request for Proposals for the purpose of identifying bidders for a 50-year concession lease of the York City Sewer System.

WHEREAS, the City of York, Pennsylvania (the "City") has heretofore been accepted into the Commonwealth of Pennsylvania's (the "Commonwealth") Early Intervention Program ("EIP") under Act 47 to avoid becoming distressed; and

WHEREAS, the City received on August 14, 2015 from the Commonwealth the EIP III Report, which report, *inter alia*, recommended certain long-term financial improvement initiatives; and

WHEREAS, among the long-term financial improvement initiatives recommended by the Commonwealth in the EIP III Report was a recommendation that the City explore asset monetization with respect to the City's wastewater treatment plant and collection system (the "Sewer System"); and

WHEREAS, the York City Sewer Authority (the "Authority"), a municipal authority incorporated by the City pursuant to the Municipality Authorities Act, currently owns the Sewer System and leases it to the City for operation; and

WHEREAS, representatives of the City have met with the Board of the Authority, the Sewer System employees and representatives of the surrounding municipalities that interconnect with the Sewer System to inform them of the recommendations contained in the EIP III Report; and

WHEREAS, the City desires to further explore the possibility of asset monetization with respect to the Sewer System through a 50-year concession lease of the Sewer System (the "Concession Lease"); and

WHEREAS, the City desires to authorize and approve the issuance of a Request for Proposals (the "RFP") for the purpose of identifying bidders for a Concession Lease; and

WHEREAS, the City desires to authorize and approve the engagement of the professionals identified below to advise and assist the City in the process of issuing the RFP in connection with the Concession Lease.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of York, Pennsylvania, that the Council supports the completion of an RFP process to determine the value of the Wastewater Treatment Plant and Sewer System. The City hereby ratifies and affirms the following appointments to advise and assist the City in connection with the issuance of the RFP for a Concession Lease:

- A) McNeese Wallace & Nurick LLC, as Concession Counsel to the City;
- B) Susquehanna Group Advisors, Inc., as Financial Advisor to the City; and
- C) Buchart Horn, Inc., as Engineer to the City.

BE IT FURTHER RESOLVED, the proper officers of the City are authorized, empowered and directed on behalf of the City to execute any and all papers and documents, and to do or cause to be done any and all acts and things necessary or proper for the execution or carrying out of the purposes of this Resolution, and in connection with the issuance of the RFP for a Concession Lease, as the law allows.

PASSED FINALLY: October 20, 2015

BY THE FOLLOWING VOTE:

YEAS: Helfrich , Nixon , Satterlee , Nelson , Hill-Evans - 5

NAYS: None


Carol Hill-Evans, President of Council

ATTEST:


Dianna L. Thompson-Mitchell, City Clerk

Morpheus/Resolutions-2015/sewer-system-concessions-RFP