

Council of the City of York, Pennsylvania

Michael Ray Helfrich, President of Council
Henry Hay Nixon, Vice President of Council
Renee S. Nelson, Member of Council
Sandie Walker, Member of Council
Judy A. Ritter-Dickson, Member of Council

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MINUTES February 21, 2017 6:30 p.m.

[Signed Resolutions](#) / [Signed Bills](#) / [Committee Minutes 1-25-17](#)

CALL TO ORDER: President Helfrich called the February 21, 2017 general public comment session to order at 6:30 p.m., in Council Chambers, 101 S. George St., York, PA, with the following members present: Judy A. Ritter-Dickson, Sandie Walker, Renee S. Nelson, Henry Hay Nixon, Vice President, and Michael Ray Helfrich, President, with President Helfrich presiding.

Members of the Administration in attendance included: James E. Gross, Director of Public Works; Chaz Green, Deputy Director of Public Works; and Jason Sabol, Assistant Solicitor.

Members of York City Council staff in attendance included: Dianna L. Thompson-Mitchell, City Clerk.

I. Public Comment called to order at 6:30 p.m.

Pastor J. Diapaye Toe, Sr., expressed concern about a drive-by shooting Sunday morning near his church. He said people are afraid to come to church because they don't feel safe and a sense of fear exists in our community. He stated that he would like to see increased police patrols.

II. Called Legislative Meeting to Order: There being no further public comment, President Helfrich adjourned the public comment session at 6:34 p.m. and immediately convened Council's legislative session.

III. Roll Call

IV. Pledge of Allegiance recited.

V. Moment of Silence observed.

VI. Action on previous meeting Minutes of **February 7, 2017**: Council dispensed with the reading of the minutes of February 7, 2017 and unanimously approved them as written.

VII. Presentations, Proclamations, Awards and Announcements: None

VII. Meeting(s) Scheduled: Council committee meeting scheduled for Wednesday, March 1, 2017 at 6:00 p.m. in Council Chambers to discuss items from the March legislative agenda (agenda items due by 12 noon on Wednesday, February 22, 2017).

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. **17** - A Resolution Approving a preliminary/final land development plan submitted by Giambalvo Family LP. (Installation of a 117 vehicle storage lot on Clugston Rd.)
Introduced by: Henry Hay Nixon
Originator: Economic & Community Development (PP&Z)

Resolution No. 17, Session 2017, A Resolution approving the preliminary/final land development plan submitted by Giambalvo Family LP, for installation of a 117 vehicle storage lot on Clugston Rd. and associated stormwater management facilities, was introduced by Nixon, read at length, and on motion of Nixon, seconded by Walker, Resolution No. 17 came up for discussion.

President Helfrich said he was concerned about how this would affect the waterway – which it will not – so he said he has no more questions.

There being no further discussion, Resolution No. 17 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

2. Resolution No. **18** - A Resolution Reapproving the preliminary/final land development plan submitted by Tri Corner Communities, LLC. (To redevelop 232 E. Market St. into 43 apts. with 65 off-street parking spaces on Mason Ave.)
Introduced by: Henry Hay Nixon
Originator: Economic & Community Development (PP&Z)

Resolution No. 18, Session 2017, A Resolution re-approving the preliminary/final land development plan submitted by Tri Corner Communities, LLC, to redevelop 232 E. Market St. into 43 apartments with 65 off-street parking spaces on Mason Ave., was introduced by Nixon, read at length, and on motion of Nixon, seconded by Nelson, Resolution No. 18 came up for discussion.

Vice President Nixon asked the square footage of the apartments.

Jon Juffe, Tri Corner Communities, responded that the project will offer one and two bedroom apartments sized at roughly 650-700 sq. ft. each.

There being no further discussion, Resolution No. 18 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

Final Passage of Bills / Resolutions

3. Final Passage of **Bill No. 4, Ordinance No. 3** – A Bill Amending the 2017 CDBG/HOME Budgets. (To reflect changes resulting from actual funding levels rolled over from 2016 and actual funding amounts for 2016.)
Introduced by: Henry Hay Nixon
Originator: Economic & Community Development (BHS)

Final Passage of Bill No. 4, Ordinance No. 3, Session 2017, A Bill amending the 2017 CDBG/HOME Budgets to reflect changes resulting from actual funding levels rolled over from 2016 and actual funding amounts for 2016 (companion piece to Resolution No. 20 of 2017), which was introduced by Nixon at the February 7th meeting of Council and read by short title, came up for final passage. On motion of Nixon, seconded by Walker, Bill No. 4, Ordinance No. 3, PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

4. Final Passage of **Bill No. 5, Ordinance No. 4** – A Bill Amending Article 933 “Sewer Rentals” of the Codified Ordinances. (To add regulations for permit denials)
Introduced by: Michael Ray Helfrich
Originator: Solicitor’s Office

Final Passage of Bill No. 5, Ordinance No. 4, Session 2017, A Bill amending Article 933 “Sewer Rentals” of the Codified Ordinances to establish Section 933.09(B) “Permit Denials,” which was introduced by Helfrich at the February 7th meeting of Council and read by short title, came up for final passage. On motion of Helfrich, seconded by Ritter-Dickson, Bill No. 5 came up for discussion.

Assistant Solicitor Sabol explained that in 2010 the state passed a new neighborhood blight statute that allowed cities to take steps toward combating blight but cities have to first adopt an ordinance to allow these steps to take place. He then briefly outlined the legislation.

There being no further discussion, Bill No. 5, Ordinance No. 4, PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

New Business

5. Resolution No. **19** - A Resolution Authorizing an agreement with Susquehanna Air Conditioning Refrigeration Services, Inc. (To install two air cooled condenser units at the ice arena)
Introduced by: Renee S. Nelson
Originator: Public Works

Resolution No. 19, Session 2017, A Resolution authorizing an agreement with Susquehanna Air Conditioning Refrigeration Services, Inc. to install two air cooled condenser units at the ice arena for a total cost of \$102,740.00 to be paid through a five year lease through Fulton Leasing Company, was introduced by Nelson, read at length, and on motion of Nelson, seconded by Nixon, Resolution No. 19 came up for discussion.

In an email to Council from Public Works Director Jim Gross on February 9th, he explained that:

“The condenser unit, needed to keep the ice at the York City Ice Arena, has failed. The Ice Arena is currently limping through and can hold the ice as long as outside temperatures are low. When temperatures start to rise consistently above 60 degrees the Ice Arena will not be able to have ice and will have to shut down operation. I have been working with Eric Menzer and Mike Cleveland on a replacement condenser unit. Please find attached the Resolution and supporting documentation for this work. Due to the critical nature of this equipment we are requesting that this item be on the February 21 meeting agenda. We will be financing the cost of the unit over a five year period and will defer the initial payment until January 2018. This will allow for the Ice Arena to budget for the expense in the 2018 budget.”

Councilwoman Ritter-Dickson asked if this is just to replace a part.

Mike Cleveland, General Manager of the Ice Rink, said this is to replace a unit that is a key component to the operation of the facility. He said we've patched and repaired this unit many times but it has seen its last days.

President Helfrich said the ice rink is an expensive facility and asked when the city will see some revenue.

Mr. Cleveland responded that the end of season wrap up indicated that they will be adding three more hockey teams to next year’s roster which will surely increase revenue.

There being no further discussion, Resolution No. 19 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

6. Resolution No. 20 - A Resolution
Amending the 2015-17 Action Plans.
Introduced by: Henry Hay Nixon
Originator: Economic & Community Development (BHS)

Resolution No. 20, Session 2017, A Resolution amending the 2015, 2016 and 2017 CDBG/HOME budgets and to revise the Annual Action Plans to reflect changes resulting from the transfer of funds in the amount of \$20,000 from Stabilization to Acquisition, \$180,000 to Crispus Attacks, and \$70,000 to Habitat for Humanity, in addition to the 2017 Rollovers with the CDBG and HOME funding (companion piece to Bill No. 4, Ordinance No. 3, Session 2017), was introduced by Nixon, read at length, and on motion of Nixon, seconded by Walker, Resolution No. 20 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

7. Resolution No. 21 - A Resolution
Reappointing members to various boards & authorities.
Introduced by: Sandie Walker
Originator: Council / Mayor

Resolution No. 21, Session 2017, A Resolution reappointing Garrick J. Solovey to the York City Sewer Authority Board to serve until January 1, 2022, and reappointing Michael Miller to the York City Zoning Hearing Board to serve until January 1, 2022, was introduced by Walker, read at length and on motion of Walker, seconded by Nixon, Resolution No. 21 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

XI. Requests for Future Meetings: None

XII. Council Comment: None


XIII. Administration Comment

Assistant Solicitor Sabol announced restaurant week and invited residents to take advantage of the great deals and great food. For more information, please visit: www.rwyork.com.

XIV. Adjournment: There being no further business, the February 21, 2017 legislative meeting of Council adjourned at 6:59 p.m.

XV. Resumption of Public Comment Period (at the discretion of the presiding officer): None


Dianna L. Thompson-Mitchell, City Clerk


Michael Ray Helfrich, President of Council