

# 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  
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## Minutes March 7, 2017 6:30 p.m.

[Signed Resolutions](#) / No Bills Approved / [Committee Minutes of 3-1-17](#)

**CALL TO ORDER:** President Helfrich called the March 7, 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:** Shilvosky Buffaloe, Interim Director of Economic & Community Development; and Jason Sabol, Assistant Solicitor.

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

### I. Public Comment

Shilvosky Buffaloe, Interim Director of Economic & Community Development, discussed the old Danskin property located at 300 N. State St., York, PA, which was built in 1927 and used for manufacturing women's apparel and active wear. The RDA obtained the property in 2015 for \$1 plus transfer tax. He said \$700,000 in HOME funds was awarded to develop the property and an RACP grant application was filed requesting \$2 million to also assist with development. Director Buffalo stated that the project will initially be broken down into two phases: "Phase I" will be an environmental site assessment; and "Phase II" will be a site characterization. In photos presented by Director Buffaloe, it clearly showed this property is in distress (tons of debris and rubble). He said they hope to develop 56 affordable multi-family residential units consisting of 1-4 bedrooms, and 71,244 SF of living space. At this point, Director Buffaloe said they will take action to install additional fencing, address water runoff, obtain cost estimates to remove remaining drums on site, monitor illegal dumping, and work with a developer to secure financing.

There being no further comment, President Helfrich adjourned the public comment period at 6:40 p.m. and immediately convened Council's legislative session.

II. Called Legislative Meeting to Order: 6:40 p.m.

III. Roll Call

IV. Pledge of Allegiance recited.

V. Moment of Silence observed.

VI. Action on previous meeting Minutes of **February 21, 2017 (legislative); March 1, 2017 (committee)**: Council dispensed with the reading of the Minutes of February 21, 2017 and March 1, 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 29, 2017 at 6:00 p.m. in Council Chambers to discuss items for the April legislative agendas (agenda items due by 12 noon on Wednesday, March 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. 22 - A Resolution Authorizing release of security funds to Apple Retail Properties. (\$94,791.50 related to the land development project at 890 Loucks Rd.)  
Introduced by: Henry Hay Nixon  
Originator: Economic & Community Development (PP&Z)

Resolution No. 22, Session 2017, A Resolution authorizing the release of security funds to Apple Retail Properties in the amount of \$94,791.50 related to the land development project at 890 Loucks Rd., was introduced by Nixon, read at length, and on motion of Nixon, seconded by Walker, Resolution No. 22 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

2. Resolution No. 23 - A Resolution Accepting the recommendations of HARB in denying an application. (215-219 S. George St.)  
Introduced by: Michael Ray Helfrich  
Originator: HARB

Resolution No. 23, Session 2017, A Resolution accepting the recommendations of HARB in denying a certificate of appropriateness for work to be covered in the application filed by Pennsylvania Counseling Services for work to be done at 215-219 S. George St., was introduced by Helfrich, read at length, and on motion of Helfrich, seconded by Nixon, Resolution No. 23 came up for discussion.

Roy Smith, Owner/Founder of PA Counseling Services, and Josh Lutz, Director of PA Counseling Services, were in attendance to appeal HARB's recommendation to deny.

Mr. Smith outlined the services provided by PA Counseling Services. He said they want to expand to create more office space. They are requesting to demolish the existing structure and construct a huge counseling center with parking in the rear. Mr. Smith said they took their plan to HARB and the RDA. However, HARB denied their application because they didn't want the structure demolished. He said the surrounding buildings aren't in terrific shape, so he can take this not-so-great building and make it into a great structure.

Mr. Lutz showed a rendering of the land development plan that includes brick and aluminum materials that he feels will fit nicely in the area and will offer an updated modern, contemporary look.

In HARB's recommendation to Council, it was noted that "*The building contributes to the historic district and the proposal does not meet the Secretary of the Interiors Standards for demolition. Moreover, the design proposal is insufficiently detailed. The Board recommends consideration of adaptive reuse or, at a minimum, retention of the façade. The alternative might be to consult with the RDA on other sites available.*"

President Helfrich said there has been many additions to this property over the years and he agrees with saving the façade - which is basically the first 50 ft. depth of the building – as this would allow them to still be able to build and add rear parking.

Mr. Smith said they considered saving the façade but it wasn't economically feasible because the entire project would be controlled by the façade which would adversely affect their internal layout.

Mr. Lutz added that the the floor levels are so far off and uneven that it would be hard to navigate the height difference which would create a problem.

Councilwoman Nelson asked if they showed HARB the new modern contemporary look. Mr. Smith said it wouldn't matter because HARB doesn't want them to demolish any part of the building.

President Helfrich said he would like to have further discussion but he would need to see a plan that supports why they want to completely demolish this structure.

Mr. Smith said it all comes down to cost and flow.

President Helfrich said there has to be another site that can be used for this project if they research and ask questions. He said he's going to have to support HARB's recommendations at this point but that he's open to more conversations.

Mr. Smith responded that a bulk of their clients don't have driver's licenses or cars so the downtown location was ideal for client accessibility.

Vice President Nixon said he agrees with President Helfrich in that he's not inclined to approve demolition but if it was another structure that wasn't as meaningful, he'd be willing to reconsider this development. He asked that they continue discussion with city staff because it's imperative that we project our historic buildings.

There being no further discussion, Resolution No. 23 passed by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0. Therefore, the recommendation of HARB to DENY said application was upheld by Council and the application is therefore DENIED.

### **Final Passage of Bills / Resolutions: NONE**

### **New Business**

3. Introduction of **Bill No. 6** - A Bill  
Amending the 2017 Budget. (\$121,000.00 for a Safe & Healthy Communities grant)  
Introduced by: Henry Hay Nixon  
Originator: Economic & Community Development (Health)

Introduction of Bill No. 6, Session 2017, A Bill amending the 2017 budget in the amount of \$121,000.00 for subsequent funding received for the Safe & Healthy Communities grant, was introduced by Nixon, read by short title, and deferred to the March 21<sup>st</sup> meeting of Council.

4. Resolution No. **24** - A Resolution  
Renaming Lincoln Park to the James E. Gross Park.  
Introduced by: Henry Hay Nixon  
Originator: Mayor

Resolution No. 24, Session 2017, A Resolution renaming Lincoln Park to the James E. Gross Park, was introduced by Nixon, read at length, and on motion of Nixon, seconded by Walker, Resolution No. 24 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

Members of Council spoke kind words of Public Works Director Jim Gross and felt renaming Lincoln Park to the James E. Gross Park was well deserved.

5. Resolution No. **25** - A Resolution  
Appointing Lucy Stevens to the York City Human Relations Commission.  
Introduced by: Michael Ray Helfrich  
Originator: Mayor

Resolution No. 25, Session 2017, A Resolution appointing Lucy Stevens to the York City Human Relations Commission to fill the unexpired term of Judy Ritter-Dickson, which term shall expire July 16, 2018, was introduced by Helfrich, read at length, and on motion of Helfrich, seconded by Ritter-Dickson, Resolution No. 25 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

6. Resolution No. **26** - A Resolution  
Authorizing an agreement with Buchart-Horn. (Design & bidding services associated with the Fireside Sanitary Sewer Improvement Project - \$57,600.00)  
Introduced by: Renee S. Nelson  
Originator: Public Works

Resolution No. 26, Session 2017, A Resolution authorizing an agreement with Buchart-Horn for design and bidding services related to the Fireside Sanitary Sewer Improvement Project, which costs shall not exceed \$57,600.00, was introduced by Nelson, read at length, and on motion of Nelson, seconded by Nixon, Resolution No. 26 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

7. Resolution No. **27** - A Resolution  
Authorizing a lease amendment agreement with SBA Steel, LLC. (For a communications site lease)  
Introduced by: Renee S. Nelson  
Originator: Public Works

Resolution No. 27, Session 2017, A Resolution authorizing a lease amendment agreement with SBA Steel, to extend the current lease for the cell tower located at Memorial Park for an additional year, was introduced by Nelson, read at length, and on motion of Nelson, seconded by Walker, Resolution No. 27 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

8. Resolution No. **28** - A Resolution  
Authorizing the purchase of a new Elgin Pelican P Street Sweeper. (\$194,091.00)  
Introduced by: Renee S. Nelson  
Originator: Public Works

Resolution No. 28, Session 2017, A Resolution authorizing the purchase of a new Elgin Pelican P Street Sweeper through PA State CoStars Contract #025-044, from A&H Equipment, for a total cost of \$194,091.00, and paid through a five year lease purchase agreement with Fulton Leasing Company, with annual payments not to exceed \$41,200.00, with the first payment due upon delivery of the vehicle, was introduced by Nelson, read at length, and on motion of Nelson, seconded by Nixon, Resolution No. 28 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

9. Resolution No. **29** - A Resolution  
Authorizing the purchase of vehicles for use by Public Works. (2017 Ford F-250 Pickup Truck, 2017 Ford F-550 Sign Truck, 2017 Chevrolet Silverado Pickup Truck)  
Introduced by: Renee S. Nelson  
Originator: Public Works

Resolution No. 29, Session 2017, A Resolution authorizing the purchase one (1) 2017 Ford F-250 Pickup Truck, one (1) 2017 Chevrolet Silverado Pickup Truck, and one (1) 2017 Ford F-550 Sign Truck for use by the Department of Public Works, to be purchased through PA State CoStars Contract #025-002, from Apple Automotive Group, at a total cost of \$33,273.00 for the Ford F-250; \$41,153.00 for the Chevrolet Silverado; and \$116,863.00 for the Ford F-550, and financed through a five year lease purchase agreement with Fulton Leasing Company, with annual payments not to exceed \$7,106.46 for the Ford F-250 Pickup Truck; \$9,277.67 for the Chevrolet Silverado Pickup Truck; and \$24,834.48 for the Ford F-550 Sign Truck, was introduced by Nelson, read at length, and on motion of Nelson, seconded by Walker, Resolution No. 29 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

10. Resolution No. **30** - A Resolution Authorizing an agreement with GE Automation and Control. (For Phase II - PPS Migration Project - \$99,505.00)  
Introduced by: Renee S. Nelson  
Originator: Public Works (WWTP)

Resolution No. 30, Session 2017, A Resolution authorizing an agreement with GE Automation and Control for the Phase II PPS Migration Project at the York City Wastewater Treatment Plant at a cost of \$99,505.00, was introduced by Nelson, read at length, and on motion of Nelson, seconded by Nixon, Resolution No. 30 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

11. Resolution No. **31** - A Resolution Authorizing a no-cost Railroad Reimbursement Agreement with the York Railway Company.  
Introduced by: Renee S. Nelson  
Originator: Public Works

Resolution No. 31, Session 2017, A Resolution authorizing a no-cost Railroad Reimbursement Agreement with the York Railway Company for work to be done in relation to the York City Bike Line along E. King St., was introduced by Nelson, read at length, and on motion of Nelson, seconded by Ritter-Dickson, Resolution No. 31 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

12. Resolution No. **32** - A Resolution Authorizing an agreement with The Food Trust. (Penn Market profession services)  
Introduced by: Henry Hay Nixon  
Originator: Economic & Community Development (Health)

Resolution No. 32, Session 2017, A Resolution authorizing an agreement with The Food Trust for consulting services to better address food access issues, and the role the Penn Market could play in addressing those issues, as well as form a cohesive food access policy, strategy and program to be implemented by the Department of Economic and Community Development, to be financed through the Safe and Healthy Communities Program grant awarded to the City by the PA Department of Health to cover the cost of the study outlined above, in the amount of \$50,000.00, was introduced by Nixon, read at length, and on motion of Nixon, seconded by Walker, Resolution No. 32 PASSED by the following vote: Yeas – Ritter-Dickson, Walker, Nixon, Nelson, Helfrich – 5; Nays – 0.

**SUPPLEMENTAL AGENDA**  
**March 7, 2017**  
**6:30 p.m.**

13. Resolution No. **PULLED** (Will be on 3/21/17 agenda) - A Resolution Approving the 2016 Consolidated Annual Performance and Evaluation Report (CAPER). ([View](#))  
Introduced by: Henry Hay Nixon  
Originator: Economic & Community Development (BHS)

PULLED. President Helfrich said he pulled this agenda item because after meeting with the Bureau of Housing Services Director James Crosby, it was determined that Council received the incorrect CAPER. Additionally, Director Crosby had initially requested this item be placed on the March 21<sup>st</sup> agenda but it was included on tonight's agenda by mistake. Therefore, this item is being moved to the March 21, 2017 Council agenda.

XI. Requests for Future Meetings: None

XII. Council Comment

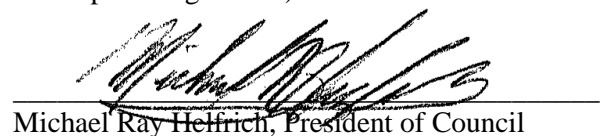
President Helfrich congratulated all for a successful Restaurant Week. He also announced the St. Patrick's Day parade taking place this Sunday in downtown York. Lastly, President Helfrich acknowledged State Representative Carol Hill-Evans who was seated in the audience.

XIII. Administration Comment: None

XIV. Adjournment: The next legislative meeting of City Council is scheduled for Tuesday, March 21, 2017 at 6:30 p.m. (with public comment beginning at 6:30 p.m.), in Council Chambers. There being no further business, the March 7, 2017 meeting of Council adjourned at 7:21 p.m.

XV. Resumption of Public Comment Period (at the discretion of the presiding officer)

  
Dianna L. Thompson-Mitchell, City Clerk

  
Michael Ray Helfrich, President of Council