

Council of the City of York, Pennsylvania

Henry Hay Nixon, President of Council
Sandie Walker, Vice President of Council
Judy A. Ritter-Dickson, Member of Council
Edquina Washington, Member of Council
H. Michael Buckingham, Member of Council

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MINUTES November 6, 2019 6:00 p.m.

[Resolutions and Bills Approved](#)

CALL TO ORDER: President Nixon called the November 6, 2019 meeting to order at 6:00 p.m. in Council Chambers, 101 S. George St., York, PA, with the following members present: H. Michael Buckingham, Judy A. Ritter-Dickson, Sandie Walker, Vice President, and Henry Hay Nixon, President, with President Nixon presiding.

Members of the Administration in attendance included: Michael Helfrich, Mayor; Tom Ray, Acting Director of Business Administration; Philip Given, Acting Director of Economic & Community Development; Barb Kovacs, Director of Health; James Crosby, Director of the Bureau of Housing Services; and Jason Sabol, Assistant Solicitor.

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

I. Public Comment: 6:00 p.m.

President Nixon called the 6:00 p.m. public comment period to order. As there was no one wishing to speak, President Nixon adjourned the public comment period and immediately convened Council's legislation session.

II. Called Legislative Meeting to Order at 6:01 p.m.

III. Roll Call

IV. Pledge of Allegiance recited.

V. Moment of Silence observed.

VI. Action on previous meeting Minutes of [October 15, 2019](#). Council dispensed with the reading of the Minutes and unanimously approved them as written.

VII. Presentations, Proclamations, Awards and Announcements

David Schaumann, Deputy Executive Director, York Housing Authority (YHA): Brief presentation on YHA's proposal for payment in lieu of taxes for the Thackston II Housing Development Project. ([View letter](#))

Regina Mitchell, Executive Director of the York Housing Authority, thanked Council, Mayor and city staff for their help in applying for a tax credit. She said this is a joint effort and we thank you for your support.

Dave Schaumann, Executive Director of the York Housing Authority, discussed the proposal of the York Housing Authority to enter into a real estate tax payment agreement, which will allow the rehabilitation and reconstruction of the Codorus Homes residential public housing site to a newly constructed, modern, attractive and affordable rental housing development for York families. Although the projected budget will

remain tight, he said the increased revenues from the Thackston II development will allow a total annual payment in lieu of taxes of \$30,000.00 per year for all three taxing bodies, which includes an annual City tax payment of \$9,723.00, payable each year for the life of the development. He said this amount is substantially higher than the amount formulated by HUD requirements. He said this is a win-win situation.

Solicitor Sabol said he does not believe Council needs to approve this PILOT agreement.

Mayor Helfrich took this opportunity to announce the public hearing scheduled for Tuesday, November 12th at 6:00 p.m. in Council Chambers to receive public testimony on the Phase II Habitat Housing Project - Chestnut St. He said there is additional funding available through DCED in the amount of \$500,000 that the city would like to apply for, and a public hearing is required in order to file for those funds. He then outlined Habitat for Humanity's mission and the scope of work for the Chestnut St. Phase II project. (Click [here](#) for more information)

VIII. Meeting(s) Scheduled:

- **BUDGET HEARINGS:**

- **Tuesday, November 12th – 6pm in Council Chambers**

- Public Hearing – Habitat for Humanity, discussion of DCED funding for Chestnut St.
Elected Officials/Human Relations Commission
Business Administration

- **Wednesday, November 13th – 6pm in Council Chambers**

- Community & Economic Development Department
Police Department
Fire Department

- **Thursday, November 14th – 6pm in Council Chambers**

- Public Works

- **Next Council Legislative Meeting:** Scheduled for Tuesday, November 19, 2019 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on November 13th
- **Council Committee Meeting:** Scheduled for Monday, November 25, 2019 at 6:00 p.m. in Council Chambers.

IX. **Status of Prior Committee Referrals**

- [Bill No. 24](#) – A Bill amending Article 507 “Booting” of the City of York Codified Ordinances, Subsection 507.02 “Boot Installation” to add language to prohibit booting on private property has been deferred to the November 25th committee meeting for discussion.

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. 95 _____ - A Resolution
Accepting the recommendations of HARB. ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Historic York

Resolution No. 95, Session 2019, A Resolution accepting the recommendations of HARB in issuing certificates of appropriateness in the applications filed for work to be done at 238 E. Philadelphia St., 328 W. King St., and 135 W Philadelphia St., was introduced by Ritter-Dickson, read at length, and on motion of Ritter-Dickson, seconded by Walker, Resolution No. 95 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.

Final Passage of Bills / Resolutions

2. Final Passage of **Bill No. 25, Ordinance No. 23** - A Bill
Amending the 2019 York City Budget. (Children, Youth & Families Grant - \$28,598.25) ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Economic & Community Development (Health)

Final Passage of Bill No. 25, Ordinance No. 23, Session 2019, A Bill amending the York City Budget in the amount of \$28,598.25 for a Children, Youth & Families Grant, which was introduced by Ritter-Dickson at the October 15th meeting of Council and read by short title, came up for final passage. On motion of Ritter-Dickson, seconded by Walker, Bill No. 25, Ordinance No. 23 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.

3. Final Passage of **Bill No. 26, Ordinance No. 24** - A Bill
Amending the 2019 Budget. (Habitat for Humanity - \$50,000) ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Economic & Community Development (BHS)

Final Passage of Bill No. 26, Ordinance No. 24, Session 2019, A Bill amending the 2019 Budget for Habitat for Humanity in the amount of \$50,000 for construction of four new homes, which was introduced by Ritter-Dickson at the October 15th meeting of Council and read by short title, came up for final passage. On motion of Ritter-Dickson, seconded by Walker, Bill No. 26 came up for discussion.

Deputy Director James Crosby said this funding is coming to us by way of a project where a property was sold so we petitioned DCED to allow us to use that funding for the Habitat for Humanity Phase project and they agreed.

There being no further discussion, Bill No. 26, Ordinance No. 24 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0. (See [Res. 100](#) for the funding agreement)

4. Final Passage of **Bill No. 27, Ordinance 25** - A Bill
Authorizing issuance of a \$10M Sewer Bond. ([View](#))
Introduced by: H. Michael Buckingham
Originator: York City Sewer Authority

Final Passage of Bill No. 27, Ordinance No. 25, Session 2019, A Bill authorizing the issuance of a \$10,000,000 sewer bond, which was introduced by Buckingham at the October 15th meeting of Council and read by short title, came up for final passage. On motion of Buckingham, seconded by Walker, Bill No. 27 came up for discussion.

Stacey MacNeal, Solicitor for the York City Sewer Authority, explained that this will allow the city to guarantee the \$10 million bond for a capital improvement project (filter replacement) at the WWTP which is necessary for permit compliance issues. She said the project will begin sometime in the first quarter of 2020. This is a drawdown loan through PNC Bank so if we don't need the full amount, we won't draw down the money. She stated that the cost estimate for the project is about \$6.3 million but we rounded up to \$10 million because other projects at the plant are showing some urgency for repair and this will prevent us from repeating this process if we choose to move forward with those projects.

Councilman Buckingham asked questions about the structure of the bond and repayment, which was answered by Stacey.

There being no further discussion, Bill No. 27, Ordinance No. 25 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.

New Business

5. Introduction of **Bill No. 28** (Will be on the 11/19/19 agenda) - A Bill
Amending the 2019 Budget. (\$110,069 – Safe & Health Communities Grant) ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Economic & Community Development (Health)
- Introduced of Bill No. 28, Session 2019, A Bill amending the 2019 Budget for the Bureau of Health for the Safe & Healthy Communities grant, was introduced by Ritter-Dickson, read by short title and deferred to the November 19th meeting of Council.
6. Introduction of **Bill No. 29** (Will be on the 11/19/19 agenda) - A Bill
Amending the 2019 CDBG/HOME Budget. (HUD disbursements) ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Economic & Community Development (BHS)
- Introduction of Bill No. 29, Session 2019, A Bill amending the 2019 CDBG & Home program budgets to reflect HUD disbursements, was introduced by Ritter-Dickson, read by short title and deferred to the November 19th meeting of Council.
7. Resolution No. **96** - A Resolution
Appointing A. Perez to the York Business Improvement District Authority (aka Downtown Inc) and reappointing C. Bones to the York City Board of Health
Introduced by: H. Michael Buckingham ([View](#))
Originator: Mayor
- Resolution No. 96, Session 2019, A Resolution appointing Anuery Perez as a member of the York Business Improvement District Authority (aka Downtown Inc) to fill the unexpired term of Dr. Darryl Jones, which term shall expire January 1, 2023, and reappointing Carmen Bones as a member of the York City Board of Health, which term shall expire the first Monday of April 2024, was introduced by Buckingham, read at length, and on motion of Buckingham, seconded by Ritter-Dickson, Resolution No. 96 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.
- Mr. Perez thanked the Mayor and Council for the appointment and said he’s looking forward to serving.
- City Clerk Thompson-Mitchell then administered Mr. Perez the Oath of Office.
8. Resolution No. **97** - A Resolution
Authorizing a budget transfer. (\$3,809.62 for the Danskin State St. project) ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Economic & Community Development (BHS)
- Resolution No. 97, Session 2019, A Resolution authorizing a budget transfer for the Bureau of Housing Services in the amount of \$3,809.62 for the Danskin Residence State Street Project, was introduced by Ritter-Dickson, read at length, and on motion of Ritter-Dickson, seconded by Walker, Resolution No. 97 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.
9. Resolution No. **98** - A Resolution
Authorizing a budget transfer. (\$64,700.00 for Mullin & Lonergan services) ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Economic & Community Development (BHS)

Resolution No. 98, Session 2019, A Resolution authorizing a budget transfer in the amount of \$64,700 to reflect contractual agreements with Mullin & Lonergan, was introduced by Ritter-Dickson, read at length, and on motion of Ritter-Dickson, seconded by Walker, Resolution No. 98 came up for discussion.

Deputy Director Crosby explained that they are moving admin money to categories that were spending funds which altogether totaled \$64,700.

There being no further discussion, Resolution No. 98 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.

10. Resolution No. **99** - A Resolution Approving the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Economic & Community Development (BHS)

Resolution No. 99, Session 2019, A Resolution approving the 2020-2024 Consolidated Plan and the 2020 Annual Action Plan, was introduced by Ritter-Dickson, read at length, and on motion of Ritter-Dickson, seconded by Buckingham, Resolution No. 99 came up for discussion.

Deputy Director Crosby said the 2020-2024 Consolidated Plan is done every 5 years as mandated by HUD. He said they took into consideration information received from government officials, online surveys, contractors, etc. to help them determine the needs of the community. The 2020 Annual Action Plan is what we submit to HUD detailing how we intend to spend the monies requested. He said we won't know how much money we'll receive so we project expenses until we receive the bulk of the funding.

President Nixon said this has been a quick turnaround and he congratulated all involved because he knows this is a heavy-duty process.

Mayor Helfrich said there is such incredible information included in this plan and encouraged residents to look at the plan to learn more about what's going on in York City.

There being no further discussion, Resolution No. 99 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.

11. Resolution No. **100** - A Resolution Authorizing an agreement with Habitat for Humanity. (\$50,000 for DCED recaptured grant funding for development of 4 new homes) ([View](#))
Introduced by: Judy A. Ritter-Dickson
Originator: Economic & Community Development (BHS)

Resolution No. 100, Session 2019, A Resolution authorizing an agreement with Habitat for Humanity for appropriation of \$50,000 of DCED recaptured grant funding to assist with development of four new homes (companion piece to [Bill No. 26, Ordinance No. 24 of 2019](#)), was introduced by Ritter-Dickson, read at length, and on motion of Ritter-Dickson, seconded by Walker, Resolution No. 100 came up for discussion.

Deputy Director Crosby said this is the actual agreement giving us permission to disburse and monitor the funding approved with adoption of [Bill No. 26, Ordinance No. 24 of 2019](#).

There being no further discussion, Resolution No. 100 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.

12. Resolution No. **101** - A Resolution Authorizing an agreement with the York City School District. (2019-2020 Crossing Guard Services)
Introduced by: H. Michael Buckingham ([View](#))
Originator: Business Administration

Resolution No. 101, Session 2019, A Resolution authorizing an agreement with the York City School District for 2019-2020 school crossing guard services, was introduced by Buckingham, read at length, and on motion of Buckingham, seconded by Ritter-Dickson, Resolution No. 101 came up for discussion.

President Nixon said over the past year he has witnessed school crossing guards crossing students against the traffic light which is dangerous. He said he reported the issue to the agency and hopes training will be offered to these employees.

There being no further discussion, Resolution No. 101 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.

13. Resolution No. **102** – A Resolution
Approving the 2019-2022 Teamsters Union Agreement. ([View](#))
Introduced by: H. Michael Buckingham
Originator: Business Administration

Resolution No. 102, Session 2019, A Resolution approving the 2019-2022 Teamsters Collective Bargaining Agreement was introduced by Buckingham, read at length, and on motion of Buckingham, seconded by Ritter-Dickson, Resolution No. 102 PASSED by the following vote: Yeas – Ritter-Dickson, Buckingham, Walker, Nixon – 4; Nays – 0.

Councilman Buckingham applauded the Administration and Teamsters on a job well done in coming to an agreement.

XI. Requests for Future Meetings: None

XII. Council Comment

City Clerk Thompson-Mitchell thanked city employee Tammy Harvey-Bethea for the successful trick-or-treat event she organized for city youth. She said Ms. Harvey-Bethea did an outstanding job decorating Council Chambers and she provided candy for the kids. She said Ms. Harvey-Bethea does so much for our youth – many times spending money out of her own pocket – offering programs, training, food, entertainment and events at the youth center she runs on Kelly Dr.

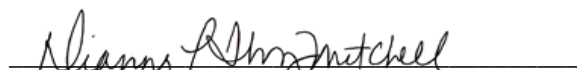
President Nixon agreed and said Ms. Harvey-Bethea is an asset to the city. Council members agreed.


XIII. Administration Comment

Mayor Helfrich thanked the Teamsters for working with the Administration in coming to an agreement on their union contract. He then said the Sewer Authority needs an additional member so if someone has an interest in this field, please contact the Mayor's office and let us know. Also, he said we are in search of an appeals officer for the Consolidated Board of Appeals. He then congratulated all those who won seats in last night's election.

XIV. Adjournment: The next legislative session of Council is scheduled for Tuesday, November 19, 2019 at 6:00 p.m. in Council Chambers. There being no further business, President Nixon adjourned the meeting at 6:54 p.m.

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


Dianna L. Thompson-Mitchell, City Clerk


Henry Hay Nixon, President of Council