

Council of the City of York, Pennsylvania

Sandie Walker, President of Council
Edquina Washington, Vice President of Council
Lou Rivera, Member of Council
Betsy Buckingham, Member of Council
Dr. Felicia O. A. Dennis, Member of Council

Dianna L. Thompson-Mitchell, City Clerk
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MINUTES April 19, 2022 6:00 p.m.

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FACEBOOK: <https://www.facebook.com/CityofYorkPA/>

YOUTUBE: <https://www.youtube.com/c/WhiteRoseCommunityTV>.

CALL TO ORDER: President Walker called the April 19, 2022, meeting to order at 6:00 p.m. in Council Chambers, 101 S. George St., York, PA, with the following members present: Dr. Felicia O. A. Dennis, Betsy Buckingham, Lou Rivera, Edquina Washington, Vice President, and Sandie Walker, President, with President Walker presiding.

Members of the Administration in attendance included: Michael Helfrich, Mayor; Kim Robertson, Acting Business Administrator; Melanie Baldwin, Grants Administration; Blanda Nace, Chief Opportunity Development Officer; and Jason Sabol, Assistant Solicitor.

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

- I. Public Comment: President Walker called the April 19, 2022 public comment session to order at 6:00 PM. As there was no public comment, President Waler adjourned the public comment session at 6:01 PM and immediately convened in legislative session.
- II. Called Legislative Meeting to Order at 6:01 PM.
- III. Roll Call
- IV. Pledge of Allegiance recited.
- V. Moment of Silence observed.
- VI. Action on previous meeting Minutes of [April 5, 2022](#). Council dispensed with the reading of the Minutes and approved them by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.
- VII. Proclamations, Awards and Announcements:

Claiborne Lofts Project - Andrew Cohen, Sr. VP-Development, will give a brief presentation on the Claiborne Lofts Project (Dentsply Office Bldg.) - an adaptive reuse rental housing for independent seniors aged 62 and over.

Mr. Cohen presented Council with a packet of information about the Dentsply Office Building. He said he met with the city's Economic Development employees about a year ago when the property was first on the market. The property was eventually pulled off the market but is now again up for sale. He said the deadline is May 6 to make an offer on the property. He explained that 550-570 W. College Ave. are the properties his firm, Woda Cooper, is interested in to convert into 50-60 units of independent, senior affordable housing. The other building is the manufacturing plant and Yohn Properties is interested in that building with plans to do about 60+ market rate general occupancy housing units. The buildings are in good condition ready for adaptive reuse. He said the impediments are site control and rezoning, and they are available to work with city officials if they acquire the property. He stated that Dentsply wants to sell to the highest bidder, and they are not interested in selling their property in pieces. He said city should consider the future of this property. It would be a tragedy if the city doesn't step up and take control of what happens to this property, he said.

Councilman Rivera asked if Dentsply doesn't want to sell its property in pieces, what's the city supposed to do?

Blanda said everything east of Grantley is an opportunity zone. Dentsply hasn't given us an asking price. We have an idea of what it should go for. The property is listed with Wishman-Goodfield. The RDA submitted a letter of intent last year and our purchase price was for them to donate it to us. Blanda said the market rate is about \$3-5 million for the property.

Betsy asked what happens if no offers are received by May 6.

Cohen said they would sign a contract today for \$750,000 if they can get through all the red tape.

Blanda Nace, the city's Chief Opportunity Development Officer, said we are in a housing crisis nationwide but in reality, this is a 1909 building.

Mayor Helfrich said we have to decide if we want to use ARPA money to purchase this building, but this has to occur within the next 3 days if we are to determine what moves need to be made. He said it would behoove the city to take control of this property but we're looking at a tight situation and would have to work miracles. If Council wants to discuss this over the next 72 hours, he said we would have to have Council approve about \$3 million to move forward.

Vice President Washington said if this property were to be acquired by the city's Redevelopment Authority, it's imperative that we look at affordable housing and programs to assist homelessness. There is a lack of affordable housing in the City of York so if we could be creative and innovative in using the property to meet the needs of our community, that would be preferred, she said.

Mayor Helfrich said if Council were to participate, we would determine what the property would be used for.

Councilwoman Dennis asked if we owned the property, we could demand what happens and that we should focus on the goal of affordable housing because sometimes the goal shifts.

Mayor Helfrich asked Council to think about it over the next 12-24 hours if they want to use ARPA money to acquire the Dentsply property.

President Walker asked how long discussions have been going on about using ARPA funding for this purchase.

Mr. Nace responded just within the past 20 minutes.

Mayor Helfrich said we really have no idea what the cost would be for the property. We're just throwing numbers out there.

Councilwoman Dennis said Melanie Baldwin, the city's Grants Administration, needs to be involved in any discussions about using ARPA money for acquisition of properties.

Councilwoman Buckingham asked about the tax implications.

Mr. Nace said LERTA, RETAP or some type of rebate program could be considered.

Mayor Helfrich said mercantile tax is lost with Dentsply leaving the property, which is a financial blow to the city.

There being no further discussion, the presentation concluded. Further discussion on this topic is suggested to take place at Council's April 27th committee meeting.

VIII. Meeting(s) Scheduled:

► **Committee Meeting:** The next Committee meeting of Council will be held on Wednesday, April 27, 2022 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on April 20th.

► **Legislative Meeting:** The next legislative meeting of Council will be held on Tuesday, May 3, 2022, at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on Thursday, April 28th.

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: None

Final Passage of Bills / Resolutions

1. Final Passage of Bill No. 23, Ordinance 22 - A Bill
Amending the FY2022 City Budget. ([View](#)) (For the Bureau of Health by appropriating revenue and expenditures for the Childhood Lead Poisoning Prevention Program (CLPPP) grant renewal (#4100082860), in the amount of \$35,245.00)
Introduced by: Edquina Washington
Originator: Economic & Community Development | Health

Final Passage of Bill No. 23, Ordinance No. 22, Session 2022, A Bill amending the FY2022 budget for the Bureau of Health by appropriating revenue and expenditures for the Childhood Lead Poisoning Prevention Program (CLPPP) grant renewal (#4100082860), in the amount of \$35,245.00, which was introduced by Washington at the April 5 meeting of Council, and read by short title, came up for final passage. There being on comments, on motion of Washington, seconded by Buckingham, Bill No. 23, Ordinance No. 22, PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

2. Final Passage of Bill No. 24, Ordinance 23 - A Bill
Amending the FY2022 City Budget. ([View](#)) (For the Bureau of Health by appropriating revenue and expenditures for the Fund 26 Special Projects account for Environmental Lead Investigations in the amount of \$1,620.00)
Introduced by: Edquina Washington
Originator: Economic & Community Development | Health

Final Passage of Bill No. 24, Ordinance No. 23, Session 2022, A Bill amending the FY2022 budget for the Bureau of Health by appropriating revenue and expenditures for the Fund 26 Special Projects account for Environmental Lead Investigations in the amount of \$1,620.00,

which was introduced by Washington at the April 5 meeting of Council and read by short title, came up for final passage. There being no comments, on motion of Washington, seconded by Dennis, Bill No. 24, Ordinance No. 23, PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

3. Final Passage of Bill No. 25, Ordinance 24 - A Bill

Making an appropriation for money not otherwise appropriated. ([View](#)) (In the FY2022 York City Budget in the amount of \$77,000 in American Rescue Plan Act "ARPA" funding for demolition of the property located at 38 East South Street, City of York, County of York, PA, by A Plus Inc)

Introduced by: Edquina Washington

Originator: Originator: Economic & Community Development | PP&Z

Final Passage of Bill No. 25, Ordinance No. 24, Session 2022, A Bill making an appropriation for money not otherwise appropriated in the FY2022 York City Budget in the amount of \$77,000 in American Rescue Plan Act "ARPA" funding for demolition of the property located at 38 East South Street, City of York, County of York, PA, by A Plus Inc, which was introduced by Washington at the April 5 meeting of Council, and read by short title, came up for final passage. On motion of Washington, seconded by Rivera, Bill No. 25 came up for discussion.

Selena Schriber, resident, said she noticed in the A Plus contract it states they will not be held responsible for damage to adjacent properties. She said she is the adjacent property and they have damaged her home. She said she doesn't know if she can get into her side door because they broke the awning off above the door. She asked who is going to take care of the damage to her property. She said Scott Sellers from A Plus said once the property is demolished, "they" would make repairs, but she said he never said who "they" were.

There being no further discussion, Bill No. 25, Ordinance No. 25, PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

4. Final Passage of Bill No. 26, Ordinance 25 - A Bill

Amending the FY2022 City Budget (ARPA). ([View](#)) (As follows: (1) Business Administration to fund other professional service costs for additional support in identifying and applying for grant funding and to update equipment at the White Rose Community Television studio by appropriating expenditures from the American Rescue Plan Act "ARPA" funds, in the amount of \$53,000.00; (2) Information Technology to fund an update of the audio/visual equipment in Council Chambers by appropriating expenditures from ARPA funds, in the amount of \$20,000.00; (3) Human Resources to fund an interface between the Kronos Telestaff scheduling program and the Kronos Workforce Central time/attendance program for efficient payroll processing for Police & Fire by appropriating expenditures from ARPA funds, in the amount of \$35,000.00; (4) Economic & Community Development to fund several programs including a Business Start-up Subsidy Grant Program, a 3E Grant for Minority/Women Business Enterprises, and a Local Sourcing Initiative by appropriating expenditures from ARPA funds, in the amount of \$220,000.00.)

Introduced by: Betsy Buckingham

Originator: Business Administration | IT | Human Resources | Econ. Dev.

Final Passage of Bill No. 26, Ordinance No. 25, Session 2022, A Bill amending the FY2022 City Budget (ARPA) as follows: (1) Business Administration to fund other professional service costs for additional support in identifying and applying for grant funding and to update equipment at the White Rose Community Television studio by appropriating expenditures from the American Rescue Plan Act "ARPA" funds, in the amount of \$53,000.00; (2) Information Technology to fund an update of the audio/visual equipment in Council Chambers by appropriating expenditures from ARPA funds, in the amount of \$20,000.00; (3) Human Resources to fund an interface between the Kronos Telestaff scheduling program and the Kronos Workforce Central time/attendance program for efficient payroll processing for Police & Fire by appropriating expenditures from ARPA funds, in the amount of \$35,000.00; (4) Economic & Community Development to fund several programs including a Business Start-up Subsidy Grant Program, a 3E Grant for Minority/Women Business Enterprises, and a Local Sourcing Initiative by appropriating expenditures from ARPA funds, in the amount of \$220,000.00, which was introduced by Buckingham at the April 5 meeting of Council and read by short title, came up for

final passage. There being no comments, on motion of Buckingham, seconded by Washington, Bill No. 26, Ordinance No. 26 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

5. Final Passage of Bill No. 27, Ordinance 26 - A Bill
Deleting references to the City of York General Authority. ([View](#)) (In Article 123 - Mayor, Article 509 - Parking Meters, and Article 517 - City Parking Lots)
Introduced by: Lou Rivera
Originator: Solicitor's Office

Final Passage of Bill No. 27, Ordinance No. 26, Session 2022, A Bill deleting references to the City of York General Authority in Codified Ordinances Article 123 - Mayor, Article 509 - Parking Meters, and Article 517 - City Parking Lots, which was introduced by Rivera at the April 5 meeting of Council and read by short title, came up for final passage. There being no comments, on motion of Rivera, seconded by Buckingham, Bill No. 27, Ordinance No. 26, PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

New Business

6. Introduction of Bill No. 28 - A Bill
Amending the FY2022 City Budget. ([View](#)) (By appropriating revenue and expenditures for the County of York Department of Human Services, Children Youth and Families Agency grant, in the amount of \$348,494.53)
Introduced by: Edquina Washington
Originator: Community & Economic Development | Health

Introduction of Bill No. 28, Session 2022, A Bill amending the FY2022 City Budget by appropriating revenue and expenditures for the County of York Department of Human Services, Children Youth and Families Agency grant, in the amount of \$348,494.53, was introduced by Washington, read by short title, and deferred to the May 3 meeting of Council.

7. Introduction of Bill No. 29 - A Bill
Amending the FY2022 City Budget. ([View](#)) (As follows: (1) Police Department to fund overtime and equipment for the Violence Intervention Team, vehicle purchases including the City's first Electric Patrol vehicle, capital-DP software, and training by appropriating revenue and expenditures in the amount of \$500,000; (2) Fire Department to fund apparatus purchases by appropriating revenue and expenditures in the amount of \$330,000; (3) Health Bureau to fund General Fund expenses for program services by appropriating revenue in the amount of \$30,000.00; (4) Economic & Community Development to fund the Community Ecosystem Initiative by appropriating revenue and expenditures in the amount of \$140,000)
Introduced by: Edquina Washington
Originator: Community & Economic Development | Health

Introduction of Bill No. 29, Session 2022, A Bill amending the FY2022 City Budget as follows: (1) Police Department to fund overtime and equipment for the Violence Intervention Team, vehicle purchases including the City's first Electric Patrol vehicle, capital-DP software, and training by appropriating revenue and expenditures in the amount of \$500,000; (2) Fire Department to fund apparatus purchases by appropriating revenue and expenditures in the amount of \$330,000; (3) Health Bureau to fund General Fund expenses for program services by appropriating revenue in the amount of \$30,000.00; (4) Economic & Community Development to fund the Community Ecosystem Initiative by appropriating revenue and expenditures in the amount of \$140,000, was introduced by Washington, read by short title, and deferred to the May 3 meeting of Council.

Items for Consideration of a Consent Agenda

Motion for consent agenda. A motion was made by Washington, seconded by Buckingham, to consider agenda items 8-11 as a consent agenda.

Councilman Rivera made a motion to remove agenda item #9 from the consent agenda to allow for discussion. The motion was seconded by Dennis and passed by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

Councilwoman Dennis made a motion to remove agenda item #11 and refer the item to Council's April 27 committee meeting. The motion was seconded by Washington and passed by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

President Walker asked if there was any comment from Council on consent agenda items #8 and #10. There was none.

President Walker asked if there was any comment from the Administration on consent agenda items #8 and #10. There was none.

President Walker asked if there was any comment from the public on consent agenda items #8 and #10. There was none.

Motion to approve items on the consent agenda. There being no further comments, on motion of Rivera, second by Washington, agenda items #8 and #10 were approved by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

Council then considered agenda item #9.

8. Resolution No. 49 - A Resolution Authorizing an agreement with McKonly & Asbury, LLP. ([View](#)) (For auditing services - \$60,000)
Introduced by: Betsy Buckingham
Originator: Business Administration

Resolution No. 49, Session 2022, A Resolution authorizing an agreement with McKonly & Asbury, LLP for auditing services in the amount of \$60,000, was approved unanimously by consent agenda.

9. Resolution No. 50 - A Resolution Authorizing an agreement with Latino Connection. ([View](#)) (For an awareness campaign and outreach services for mitigating youth substance abuse - \$125,000)
Introduced by: Lou Rivera
Originator: Community & Economic Development | Health

Resolution No. 50, Session 2022, A Resolution authorizing an agreement in the amount of \$125,000 with the Latino Connection for an awareness campaign and outreach services for mitigating youth substance abuse, was introduced by Rivera, read at length, and on motion of Rivera, seconded by Washington, Resolution No. 50 came up for discussion.

Councilman Rivera thanked George Fernandez for his work with Latino Connection. He said Mr. Fernandez is a power player and he is appreciative of all the great work he's done.

Mayor Helfrich also thanked Ricky Quintero and the Bureau of Health who have been working with Latino Connection and they are doing great work.

There being no further discussion, Resolution No. 50 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

10. Resolution No. 51 - A Resolution Extending the declaration of disaster emergency to May 31, 2022. (COVID-19) ([View](#))
Introduced by: Betsy Buckingham
Originator: Mayor

Resolution No. 51, Session 2022, A Resolution extending the declaration of disaster emergency to May 31, 2022 was approved unanimously by consent agenda.

11. Resolution No. (Pulled. Referred to Council's 4/27/22 Committee mtg.) - A Resolution Waiving a conflict of interest. ([View](#)) (Allowing the city solicitor's office to represent Mayor Michael Helfrich in a quo warranto petition filed with the York County Court of Common Pleas)
Introduced by: Lou Rivera
Originator: Solicitor's Office

There was no discussion on agenda item #11 as it was referred to the April 27 committee meeting of Council.

XI. Requests for Future Meetings: None

XII. Council Comment: None

XIII. Administration Comment

Mayor discussed several events happening in the city and encouraged residents to learn about real estate investing.

XIV. Adjournment: The next legislative meeting of City Council is scheduled for May 3, 2022, at 6:00 PM in City Council Chambers. There being no further business, the April 19, 2022, meeting of Council adjourned at 6:55 PM.

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



Dianna L. Thompson, City Clerk



Sandie Walker, President of Council