

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 May 3, 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 May 3, 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 acknowledged York County Commissioner Hoke who was in attendance this evening.

Franklin Williams, resident, recognized the members of the Zoning Hearing Board of which he is also a member. He said we are a diverse group spread throughout the city. He also acknowledged Nancy Griffith, Zoning Officer. He reminisced about seeing former Mayor Kim Bracey featured in the newspaper reading to children. He said it was beautiful. He said he has treated all mayors with respect. He said if any group of people would have come to him asking him to get involved in an effort to take a mayor out of office like what has been done with Mayor Helfrich that he would have told them to go jump in the creek.

Stephanie Seaton, resident, and Chair of the York City Human Relations Commission said we are in the middle of a housing crisis and that she's looking for housing for herself and her elderly mother. She explained that some of the tactics being used by management companies is that you have to pay an application fee to just see a unit. She said people have paid an application fee to see this same unit and we have no idea if the unit has already been promised to someone. She said some people are paying application fee after application fee and haven't as much as received an acknowledgment of their application. She said it seems like some people are taking advantage of these applications fees. She asked that individuals contact the Human Relations Commission at (717) 846-2926 if you have concerns about affordable housing. We don't want to see barriers put in the way like these application fees that you don't receive a call back on, she said.

There being no further public comment. The public comment session was adjourned at 6:15 PM.

- II. Called Legislative Meeting to Order at 6:15 PM.
- III. Roll Call
- IV. Pledge of Allegiance recited.
- V. Moment of Silence observed.
- VI. Action on previous meeting Minutes of [April 19, 2022](#) (legislative) and [April 27, 2022](#) (committee). Council dispensed with reading of the minutes and approved them by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.
- VII. Presentations, Proclamations, Awards and Announcements

Melanie Baldwin, Grants Administration, gave a brief presentation and update on the American Rescue Plan Act "ARPA" process. She said we received our first tranche on June 7, 2021 for \$17,652,353.50 and we will be receiving our second tranche soon. Quarterly reports were submitted on April 30, but we haven't expended any funds so far except for the Human Relations Commission so more reporting will be on the next report. She said allocations to date are \$4,660,810.83. Finance will do a budget amendment so that the programs and projects can be started. Each department will keep their own records, but she said she will keep a binder of these reports. She discussed OpenGov budgeting software and that recipients are to use this software to report their ARPA funding activity. She said training will be held this month (May) for those who were approved by Council to receive ARPA funding. She said she has developed an ARPA manual that she will disburse to individuals. She said Council will get an email from her on what the training letters will look like. Recipients will get a project worksheet, which is also in OpenGov, to put their information in so recipients will not be giving her any paper.

- VIII. Meeting(s) Scheduled:

► **Legislative Meeting:** The next legislative meeting of Council will be held on Wednesday, May 18, 2022 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on May 11th.

► **Committee Meeting:** The next committee meeting of Council is scheduled for Wednesday, May 25, 2022 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on May 18th.

- IX. Status of Prior Committee Referrals: (Click [here](#) to read committee minutes)

- Dentsply Redevelopment Text Amendments - Discussion remains in committee.
- Dentsply - ARPA Funding - Remains in committee. However, a letter of intent to purchase the Dentsply property is on Council's agenda this evening for consideration of passage.
- Conflict of Interest Waiver - Remains in committee as there was no motion received to release it from committee.

- 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. 52 - A Resolution
Accepting the recommendations of HARB. ([View](#))
Introduced by: Felicia Dennis
Originator: HARB

Resolution No. 52, Session 2022, A Resolution accepting the recommendations of HARB in issuing certificates of appropriateness for the following applications: 1. Application filed for work to be done at 475 W. Philadelphia St.; 2. Application filed for work to be done at 470 W. Market St.; 3. Application filed for work to be done at 45 E. King St.; 4. Application filed for work to be done at 50 N. Duke St.; 5. Application filed for work to be done at 53 S. Newberry St.; 6. Application filed for work to be done at 320 E. Market St.; 7. Application filed for work to be done at 634 S. George St.; 8. Application filed for work to be done at 241 E. King St.; and 9. Application filed for work to be done at 155 W. Market St., was introduced by Dennis, read at length and on motion of Dennis seconded by Rivera, Resolution No. 52 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

2. Resolution No. 53 - A Resolution
Accepting the recommendations of HARB in denying Certificates of Appropriateness. ([View](#))
(311 Reinecke Place., 319-335 N. George St.)
Introduced by: Lou Rivera
Originator: HARB

Resolution No. 53, Session 2022, A Resolution accepting the recommendations of HARB in denying a certificate of appropriateness for work to be done at 311 Reinecke Place and 319-335 N. George St., was introduced by Rivera, read at length, and on motion of Rivera, seconded by Washington, Resolution No. 53 came up for discussion.

City Clerk Thompson stated that a request has been received from Kim Hogeman, Director, Strategic Development, YCEAPA, who is representing the applicant for work to be done at 319-335 N. George St., to move this item to Council's May 18th meeting.

Motion to amend: A motion was made by Rivera, seconded by Washington, to amend Resolution No. 53 to remove 319-335 N. George St. and defer the item to Council's May 18th meeting. The motion passed by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

There being no discussion, Resolution No. 53, as amended, denying a certificate of appropriateness for work to be done at 311 Reinecke Place, PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

Final Passage of Bills / Resolutions

3. Final Passage of Bill No. 28, Ordinance 27 - 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

Final Passage of Bill No. 28, Ordinance 27, 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, which was introduced by Washington at the April 19 meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Rivera, Bill No. 28,

Ordinance No. 27 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

4. Final Passage of Bill No. 29, Ordinance 28 - 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

Final Passage of Bill No. 29, Ordinance No. 28, 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, which was introduced by Washington at the April 19 meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Rivera, Bill No. 29, Ordinance No. 28 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

New Business

5. Introduction of Bill No. 30 - A Bill Amending the FY2022 Budget. ([View](#)) (To appropriate revenue and expenditures for the Justice Assistance Grant for the period of 10/1/2020-9/30/2024, in the amount of \$50,532.00)
Introduced by: Edquina Washington
Originator: Police

Introduction of Bill No. 30, Session 2022, A Bill amending the FY2022 Budget to appropriate revenue and expenditures for the Justice Assistance Grant for the period of 10/1/2020-9/30/2024, in the amount of \$50,532.00, was introduced by Washington, read by short title, and deferred to the May 18 meeting of Council.

6. Introduction of Bill No. 31 - A Bill Adopting rules and regulations. ([View](#)) (Pertaining to wastewater collection, conveyance, treatment, and disposal service; providing for implementation and enforcement of same; rescinding inconsistent ordinances and resolutions; and stating the effective date)
Introduced by: Betsy Buckingham
Originator: Solicitor's Office

Introduction of Bill No. 31, Session 2022, A Bill adopting rules and regulations pertaining to wastewater collection, conveyance, treatment, and disposal service; providing for implementation and enforcement of same; rescinding inconsistent ordinances and resolutions; and stating the effective date, was introduced by Buckingham, read by short title, and deferred to the May 18 meeting of Council.

7. Introduction of Bill No. 32 - A Bill
Amending Article 165.07 "Residency Requirements" of the Codified Ordinances. ([View](#)) (To expand residency area to York County, or any County contiguous to York County, Adams, Cumberland, Dauphin, Lancaster, Harford, Baltimore, and Carroll Counties)
Introduced by: Lou Rivera
Originator: Mayor | Business Administration

Introduction of Bill No. 32, Session 2022, A Bill amending Article 165.07 "Residency Requirements" of the Codified Ordinances to expand residency area to York County, or any County contiguous to York County, Adams, Cumberland, Dauphin, Lancaster, Harford, Baltimore, and Carroll Counties, was introduced by Rivera, read by short title, and deferred to the May 18 meeting of Council.

8. Introduction of Bill No. 33 - A Bill
Amending Article 185 "Human Relations" of the York City Codified Ordinances. ([View](#)) (To update definitions and prohibit race-based discrimination based on hair texture or protective hairstyles - CROWN Act)
Introduced by: Edquina Washington
Originator: Council (Washington)

Introduction of Bill No. 33, Session 2022, A Bill amending Article 185 "Human Relations" of the York City Codified Ordinances to update definitions and prohibit race-based discrimination based on hair texture or protective hairstyles - CROWN Act, was introduced by Washington, read by short title, and deferred to the May 18 meeting of Council. ([Read Press Release](#))

9. Resolution No. PULLED - A Resolution
Authorizing a budget transfer. ([View](#)) (\$16,474.36 for geese management at Kiwanis Lake)
Introduced by: Felicia Dennis
Originator: Public Works | Recreation & Parks

PULLED: Agenda item #9 was pulled at the request of Kim Robertson, Acting Business administrator.

10. Resolution No. 54 - A Resolution
Authorizing the submission of a proposal for in-kind donation. ([View](#)) (Of the use of Penn Market via the Redevelopment Authority as the 25% match for the Local Food Promotion Program Grant of \$100,000.00)
Introduced by: Betsy Buckingham
Originator: Business Administration | Grants | RDA

Motion to read by short title. A motion was made by Buckingham, seconded by Walker, to read Resolution No. 54 by short title. The motion passed by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

Resolution No. 54, Session 2022, A Resolution authorizing the submission of a proposal for in-kind donation of the use of Penn Market via the Redevelopment Authority as the 25% match for the Local Food Promotion Program Grant of \$100,000.00, was introduced by Buckingham, read by short title, and on motion of Buckingham, seconded by Dennis, Resolution No. 54 came up for discussion.

Melanie Baldwin, Grants Administrator, spoke on agenda items 10-12. She said each requires a small match so two of the matches will be in-kind donations from the RDA for use of the Penn and Farmers markets, which will be to educate vendors. The DCNR grant match she said she's requesting the use of ARPA funds. The DCNR grant is for the greenway trails and recreation program to be used for the Broad Street Greenway Project.

There being no further discussion, Resolution No. 54 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

11. Resolution No. 55 - A Resolution Authorizing the submission of a proposal for in-kind donation. ([View](#)) (Of the use of Penn Market via the Redevelopment Authority as the 25% match for the Farmer's Market Promotion Program grant of \$250,000.00)
Introduced by: Betsy Buckingham
Originator: Business Administration | Grants | RDA

Motion to read by short title. A motion was made by Washington, seconded by Dennis, to read Resolution No. 55 by short title. The motion passed by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

Resolution No. 55, Session 2022, A Resolution authorizing the submission of a proposal for in-kind donation of the use of Penn Market via the Redevelopment Authority as the 25% match for the Farmer's Market Promotion Program grant of \$250,000.00, was introduced by Buckingham, read by short title, and on motion of Buckingham, seconded by Dennis, Resolution No. 55 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

12. Resolution No. 56 - A Resolution Authorizing the submission of a proposal for funds with DCNR. ([View](#)) (In the amount of \$250,000.00 with the match provided from the American Rescue Plan Act of \$37,500.00 for the Greenways, Trails and Recreation Program Grant provided through the Pennsylvania Department of Conservation and Natural Resources)
Introduced by: Betsy Buckingham
Originator: Business Administration | Grants | Public Works (Rec/Parks)

Motion to read by short title. A motion was made by Buckingham, seconded by Rivera, to read Resolution No. 56 by short title. The motion passed by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

Resolution No. 56, Session 2022, A Resolution Authorizing the submission of a proposal for funds with DCNR in the amount of \$250,000.00 with the match provided from the American Rescue Plan Act of \$37,500.00 for the Greenways, Trails and Recreation Program Grant provided through the Pennsylvania Department of Conservation and Natural Resources (DCNR), was introduced by Buckingham, read by short title, and on motion of Buckingham, seconded by Rivera, Resolution No. 56 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

13. Resolution No. 57 - A Resolution Authorizing a Letter of Intent to purchase the Dentsply College Ave. Campus. ([View](#))
Introduced by: Edquina Washington
Originator: Economic & Community Development | RDA

Resolution No. 57, Session 2022, A Resolution authorizing a Letter of Intent to purchase the Dentsply College Ave. Campus, in an amount not to exceed \$4 million, was introduced by Washington, read at length, and on motion of Washington, seconded by Rivera, Resolution No. 57 came up for discussion.

President Walker said we discussed this at length during the Council's committee meeting.

Mayor Helfrich said the last discussion we had was about using ARPA funding for this purchase. He said another choice of funding could be the funds received from the sale of the WWTP. He stated that he's hoping this will eliminate the need to use ARPA funding so we can continue to use that money on the effects of COVID on our community. He said this is just an intent to do our due diligence on whether this is an appropriate purchase for us.

Councilman Rivera asked if there are any updates on the property.

Blanda Nace, Chief Opportunity Officer, said we did a site visit/tour on April 28 with a Dentsply broker, Councilmembers Walker and Buckingham, City Clerk Thompson, Econ. Dev. Director Nona Watson, Zoning Officer Nancy Griffin, and RDA Chairman Mike Black. He said he had a meeting with a local broker to offer suggestions on purchase price and the value of the city being able to negotiate a deal quicker than a private developer, so he's going to offer his feedback later this week. The purchase amount is not to exceed \$4M but the broker continues to say \$3-5 million. He said this is the first time someone is putting a property on the market without a price. He said we will continue to do our necessary due diligence on the property and negotiate terms of a sales agreement.

President Walker thanked Mr. Nace for the tour, and said she grew up in the area, so it was good to see the property.

Manuel Gomez, resident, said this is risky and speculative. He said actions of the RDA in the past and how they have conducted business and their redevelopment ventures such as the Pullman Apartments come to mind. He said we gave a loan to a chosen developer and the developer took out a note and never paid on it. Fast forward, the apartments are now faced with foreclosure, and the city had to step in again. He stated that the mayor at the time said this wasn't risky endeavor, but it was. He said the property was to sell at \$700,000 but it sold for \$238,000. He said the developer claimed they would honor the leases of the low-income housing tenants that were there but when the lease was over, those low-income houses are now gone. He said these numbers are pulled out of the air. It's not as simple as it is brought to you. He asked Council to do its due diligence and be very careful of any business forecasts and projections that are made. He said there is history to look at to see for yourselves.

There being no further discussion, Resolution No. 57 PASSED by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

XI. Requests for Future Meetings: None

XII. Council Comment:

Councilwoman Buckingham said she attended a drone demonstration hosted by the police department and that Capt. Achey discussed the uses, non-uses, and specifics about drones. She said we then saw a demonstration which was very enlightening, and we had a chance to operate the drone.

President Walker said she looks forward to seeing policy on the use of drones. If members of the public have thoughts on the policy or concerns, please send your comments to Council.

President Walker then recognized York County Commissioner Doug Hoke and asked if he could briefly explain the election day drop box.

Commissioner Hoke said the drop box that was in the county's administrative building is no longer available because some people were dropping more than one ballot. He said we are having staffing problems, so we don't have the manpower to oversee activity for the drop box in the lobby located at 28 E. Market St. The following information is found on County of York website regarding mail-in ballots:

The York County Board of Elections will provide access to a secure drop box for citizens to submit their mail-in or absentee ballots before and on Nov. 3.

A secure drop box for mail-in or absentee ballots will be available outside the front of the Administrative Center on the following dates/times:

- Saturday, Oct. 24, 10 a.m. to 2 p.m.
- Sunday, Nov. 1, 1 to 4 p.m.
- Tuesday, Nov. 3 - Election Day, 7 a.m. to 8 p.m.

On these dates, the right lane of East Market Street will be closed to accommodate voter traffic.

- Beginning Oct. 1 and running through Nov. 2, this secure drop box will be available for voters to submit their mail-in or absentee ballots during normal business hours, 8 a.m. to 4:30 p.m. The drop box is stationed outside at the front door of the York County Administrative Center at 28 E. Market St., York, PA 17401, which is the headquarters of the county's Elections and Voter Registration office. The drop box is monitored by York County Sheriff's deputies during business hours. The drop box is also under 24-hour video surveillance.
- On Nov. 3, the day of the General Election, the drop box will be stationed outside on the sidewalk in front of the Administrative Center for walk-up and drive-up access. Voters can submit their mail-in or absentee ballots in this drop box until 8 p.m. on Nov. 3.
- Ballots submitted into the secure drop box must be properly sealed in both envelopes that come with the mail-in or absentee ballots. No identifying markings or party affiliation can be evident on the inside envelope or secrecy envelope, on which is printed Official Election Ballot. If there are marking that would identify the voter or their party affiliation on the secrecy envelope that ballot cannot be counted.
- Voters may only submit their ballot and are not permitted to bring other voters' ballots into the drop box or the Elections office.

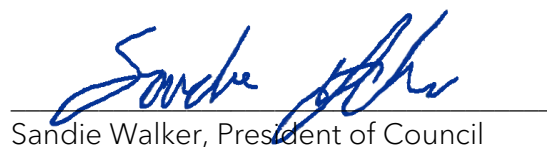
XIII. Administration Comment

Mayor Helfrich said there is a lot going on around the City of York for First Friday and he encouraged residents to participate. He said there will not be the traditional Mother's Day Street Fair, but activities will be held downtown. He announced events held by Give Local York. For information on Give Local York, please visit their website at <https://www.givelocalyork.org/>. He then said sometimes Council and the Mayor have differences on how things are run but it shouldn't be a public battle. He said he thinks their communication during the Elected Officials meeting went well and he'd like to maintain that form of communicating.

XIV. Adjournment: The next legislative meeting of Council is scheduled for Wednesday, May 18, 2022 at 6PM in City Council Chambers, 101 S. George St., York, PA. There being no further business, the May 3, 2022 meeting of Council adjourned at 7:07 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