



# The City of York Pennsylvania

Office of City Council  
101 S. George St.  
York, PA 17401

Sandie Walker, President  
Edquina Washington, Vice President  
Lou Rivera, Member  
Betsy Buckingham, Member  
Dr. Felicia O. A. Dennis, Member  
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## MINUTES March 29, 2023 6:00 p.m.

Fire/Police	Public Works	Econ & Comm Development	Business Admin	Rules & Admin
<b>Washington</b> Dennis Buckingham	<b>Dennis</b> Washington Rivera	<b>Washington</b> Walker Buckingham	<b>Buckingham</b> Walker Rivera	<b>Rivera</b> Washington Dennis

**\*Bold text indicates Chairperson**

Note: General Committee is chaired by Council President or designee and includes all Council members.

**CALL TO ORDER:** President Walker called the March 29, 2023, committee meeting to order at 6:00 p.m. in Council Chambers, 101 S. George St., York, PA, with the following members present: Felicia Dennis, Betsy Buckingham, Lou Rivera, Edquina Washington, Vice President, and Sandie Walker, President.

**Members of the Administration in attendance included:** Kim Robertson, Acting Business Administrator; Dave Rudolph, Electrical Supervisor; Nona Watson, Director of Economic & Community Development; Monica Kruger, Director of Health; and Don Hoyt, Assistant Solicitor.

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

- I. Called committee meeting to order at 6:00 p.m.
- II. Committee Issues for the **April 4 & 18, 2023** legislative Agendas as follows:

CLICK [HERE](#) TO VIEW ISSUES CHART

### GENERAL

#### 1. Penn Street Vision Plan Presentation – Montez Parker

Montez Parker presented the Penn Street Vision Plan. He said this document will be made available to the public. He said he is presenting this to Council, so they are aware of the vision plan. He said his goal is to connect developers to the community. Click [here](#) to view PowerPoint presentation.

Councilman Rivera said this is a great plan.

Vice President Washington asked where the public can see this plan. City Clerk Thompson said she provided a on the Issues Chart to the plan. (Click [here](#) to view said plan)

President Walker said in Council's ARPA recommendation plan, Princess Street Center is in that plan. She said she would like to follow up on some of these items and she thanked Mr. Parker for his presentation.

Mr. Parker then answered questions from the public.

**DECISION:** No further action requested at this time.

## 2. CONE - Thackston Phase II - ARPA Request \$300,000 - Leigh Smith, CONE

Leigh Smith, Development Coordinator, CONE, said CONE is the developer of Homes at Thackston Park. She asked Council to reconsider granting them the remaining \$300,000 to cover additional costs. She gave a background on what CONE does and what CHDO is about. She said they meet the requirements of what HUD requires for housing for the community such as lower income residents and those who reside in the lower income census tract. She said CONE is not the York Housing Authority, but they do work together. She said CONE is very small and they do not have deep pockets. See letter submitted by Ms. Smith for information on the request for additional ARPA funding. (Click [here](#) to read letter). She said they are about \$1 million over budget and are desperate to close the funding gap for this project. For us to continue to move forward, she said we need local support.

Councilman Rivera asked how we got here? Ms. Smith said there were environmental cost overruns which is a huge part of the problem and then the unexpected, contaminated soil made the situation worse.

Vice President Washington asked what the total amount of cost overruns is. Ms. Smith said the change orders were provided to Council, which itemizes the cost overruns. She briefly reviewed some of the items on the spreadsheet. Vice President Washington asked about other funding, which Ms. Smith said they have applied but are not guaranteed to receive any additional funding. Ms. Leigh said the worst-case scenario is that the York Housing Authority pledged a guarantee of money that will hurt them because other investors invested their money based on what YHA provided. What could happen, she said, is that someone else can now take local ownership of housing investments in the city.

President Walker said this request came before us in November 2022. She said Council doesn't deal with this daily and where we stand on how ARPA funds are expended created hesitancy. However, we now have an ARPA consultant and after reviewing your documentation, she said we understand the need for funding to complete this project. She said we have several non-profits asking for funding but after having time to review all the documentation, she clearly sees the need for funding for this critical need.

**DECISION:** A motion made by Buckingham, seconded by Washington, to place on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

## 3. Codified Ordinances replacement pages (for 2022 laws) - City Clerk.

City Clerk Dianna Thompson explained that this is a routine item that approves the codification of the prior year's ordinances into the codified ordinances book.

**DECISION:** A motion made by Buckingham, seconded by Washington, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas - Dennis, Buckingham, Rivera, Washington, Walker - 5; Nays - 0.

## BUSINESS ADMINISTRATION

### 4. 2023 Budget Amendment - Ordinance - ARPA (YoCo Fiber Project)

Administrator Robertson explained that this is part of the York County Broadband Task Force and they have studied affordability and access of broadband across York County. She said they determined there is a need for the citizens of York to access the internet. This is a group effort along with YCEA and other partners (YCEA, School District, County of York) for everyone to put money in to install fiber infrastructure with Wi-Fi access for anyone to connect to. She said the city's contribution is a total of \$690,000 to be split into three annual payments. She said it was requested we use ARPA funds for this project. She also stated that this is on Council's ARPA recommendation list and our ARPA consultants (Anser) said this does meet the criteria for ARPA funding. (Click [here](#) to visit YCEA's website to read more about this project.)

Councilwoman Buckingham said there are many other partners contributing to the maintenance and overseeing of this project.

President Walker said the wording of the MOU is different from what was presented previously. Administrator Robertson said that she updated the date, but the language is basically the same.

President Walker said BIG presented to us over a year ago and there were some back and forth questions that were addressed. She said she's looking forward to this benefiting our residents.

**DECISION:** A motion made by Walker, seconded by Rivera, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas – Buckingham, Rivera, Walker – 3; Nays – 0.

## 5. Resolution - Workers Compensation Insurance

Administrator Robertson said we have been working with the State Dept. of Labor over a year to get our last application to be self-insured for our workers comp insurance. She briefly explained our current policy and claims process. She said we fell behind having our audits done and the state has been very understanding of our situation from the break-in, to COVID, to problems with our financial system. By law, she said we had to provide them the audit of financials but we won't have that until the end of the summer. So, we are now in a position to find our own workers comp insurance. Our broker is currently looking for a plan for us. Ideally, she said we would like to get a high deductible plan. If the broker can't find a plan, we'll have to pay monthly which may or may not be to our benefit. We have until April 15 to have a policy in place. At this point, she said she anticipates an agreement will be ready for the April 4 agenda.

President Walker asked what the estimated cost is? Administrator Robertson said about \$780,000 with worst case scenario being \$1 million. President Walker then asked budget questions related to the \$780,000 cost, which were answered by Administrator Robertson.

**DECISION:** A motion was made by Walker, seconded by Rivera, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas – Buckingham, Rivera, Walker – 3; Nays – 0.

## 6. Resolution - Yorktowne Hotel Parking Agreement

Administrator Robertson said this was approved to be on the March agenda but we didn't have the agreement yet. She said that they are still waiting for the final agreement and therefore waiting until the second meeting in April will not affect the process. (Click [here](#) to view committee minutes of 3/1/23 when this item was discussed.)

**DECISION:** A motion was made by Walker, seconded by Rivera, to place this item on the **4/18/23** legislative agenda. The motion passed by the following vote: Yeas – Buckingham, Rivera, Walker – 3; Nays – 0.

## POLICE

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### 7. 2023 Budget Amendment - Ordinance - Police (Training)

Administrator Robertson said when they were budgeting for all police officers, they wanted to make sure they were allocating costs for the academy and training for the individuals being covered. Traditionally, it would go to fund 10 but she said she wanted to make sure she took all the other expenses and move it out of fund 10 to specific cost centers for those individuals but she only got half of it done. So, she said Council will see a budget amendment that will include additional expenses for training for ARPA so it will increase the amount of ARPA funding for new officers. She said she doesn't have a total amount in her head right now but she does have that information. If we're using ARPA money to pay for it, she said she

wanted a home for the money we would get back from OPEC. She requested that this be pulled at this time, and she'll re-submit when appropriate.

Councilman Rivera asked if we pay for a police officer's training and they quit, will they have to reimburse us. Administrator Robertson said she would have to find out the answer to that question.

**DECISION:** No further action requested at this time.

#### **8. 2023 Budget Amendment - Ordinance - Police (2022 JAG)**

Administrator Robertson said this is a grant that the Police Dept. has been awarded for multiple years in a row. This funding helps to pay for equipment (such as shields), records management system, etc. She said this was awarded in October, however, we missed getting it into the budget because of the timing of our budget process. So, this is being incorporated into our budget with this amendment.

**DECISION:** A motion was made by Buckingham, seconded by Dennis, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas - Buckingham, Dennis, Washington - 3; Nays - 0.

#### **9. 2023 Budget Amendment - Ordinance - Police (Equitable Sharing)**

Administrator Robertson this is another reoccurring funding source through the Justice Assistance Grant Program where property that has been confiscated is evaluated and shared with other police departments throughout the United States. She said we received this in December, so we estimated what needed to be in the budget but when the amount comes in, then we readjust our budget.

**DECISION:** A motion was made by Buckingham, seconded by Dennis, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas - Buckingham, Dennis, Washington - 3; Nays - 0.

#### **10. 2023 Budget Transfer - Resolution - Police (Cubicle Walls & Vehicle)**

Administrator Robertson said Council previously approved funding from WellSpan. As a result, this frees up other money that can be used for other purposes, so we're using it for cubicle walls and to add two used vehicles to the fleet.

**DECISION:** A motion was made by Buckingham, seconded by Dennis, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas - Buckingham, Dennis, Washington - 3; Nays - 0.

### **PUBLIC WORKS**

#### **11. 2023 Budget Amendment - Ordinance - Public Works (1601 Toronita Street rent & taxes)**

Administrator Robertson explained that this property was owned by the Sewer Authority and when the authority dissolved, the property remained in our ownership. Since we are the owners of the property, we have to pay the bills. She said the property is located in Manchester Township.

Councilwoman Dennis expressed displeasure with receiving almost all of tonight's agenda items moments before the meeting started. She requested to have this information when the committee agendas are distributed on Friday to allow Council proper time to review.

Administrator Robertson said she received communication from the City Clerk regarding Council's request and that she will comply.

**DECISION:** A motion was made by Washington, seconded by Dennis, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas –Dennis, Rivera, Washington – 3; Nays – 0.

## 12. 2023 Budget Amendment - Ordinance - Highway (Fund 50 MNOA - Street Sweeper Purchase)

Electrical Supervisor Dave Rudolph said this is to amend the budget for the purchase of a Pelican street sweeper from funds received from the sale of a dumpster truck that was sold when the wastewater treatment plant was sold. He said this will be used for the highway department.

**DECISION:** A motion was made by Washington, seconded by Dennis, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas –Dennis, Rivera, Washington – 3; Nays – 0.

## 13. Resolution - Street Sweeper Purchase Agreement & Financing

Electrical Supervisor Rudolph said this is the actual purchase of the Pelican street sweeper. He said the financial paperwork is attached to the resolution presented by Administrator Robertson this evening and was included with the committee agenda packets distributed on Friday.

Administrator Robertson said this is to approve the purchase of the street sweeper and authorizing the sale of two other vehicles.

Councilwoman Dennis said she would request to move this to the 4/18/23 agenda so Council has time to review the agreement.

**DECISION:** A motion was made by Rivera, seconded by Washington, to place this item on the **4/18/23** legislative agenda. The motion passed by the following vote: Yeas –Dennis, Rivera, Washington – 3; Nays – 0.

## 14. Resolution - Bucket Truck Purchase Agreement

Electrical Supervisor Rudolph said this is a bucket truck that will replace a 1986 bucket truck that no longer passes the OSHA inspections. He said the lead time on these vehicles are 18 months to 2 years.

President Walker asked about the cost difference. Supervisor Rudolph said the cost is up 50%.

**DECISION:** A motion was made by Washington, seconded by Dennis, to place this item on the **4/4/23** legislative agenda. The motion passed by the following vote: Yeas –Dennis, Rivera, Washington – 3; Nays – 0.

## ECONOMIC & COMMUNITY DEVELOPMENT

### 15. 2023 Budget Amendment - Ordinance - Health (FHCCP)

Administrator Robertson said we encountered an issue with grants that need to be spent down by June (agenda items 15-17). We are attempting to be more transparent, but it is so difficult because of their budget year. Unfortunately, she said we ended up shorting ourselves. These amendments fix the health department budgets to allow them to use the money before we lose it. She said the immunization and Socks & Sweats funding also needs to be included in our budget, but they are not part of tonight's agenda. So, she asked for Council's consideration to also include those items on the April legislative agenda.

President Walker asked why the immunization and Socks & Sweats items were not included on the agenda.

Administrator Robertson said these items just came in on Monday.

President Walker said she's okay with the items listed on tonight's agenda to appear on the 4/4/23 agenda but the other two items just being submitted tonight be placed on the 4/18/23 agenda.

**DECISION #1:** Motion made by Buckingham, seconded by Washington, to place agenda items 15-17 on the **4/4/23** agenda. The motion passed by the following vote: Buckingham, Walker, Washington - 3; Nays - 0.

**DECISION #2:** A motion was made by Walker, seconded by Buckingham, to place the immunization and Socks & Sweats budget amendments on the **4/18/23** agenda. The motion passed by the following vote: Buckingham, Walker, Washington - 3; Nays - 0.

**16. 2023 Budget Amendment - Ordinance - Health (HIV):** See discussion on item 15.

**17. 2023 Budget Amendment - Ordinance - Health (PDMP):** See discussion on item 15.

**18. 2023 Budget Amendment - Ordinance - ARPA (Owner Occupied Rehab Program)**

Director Watson said this program aims to help people stay in their homes by providing assistance with rehabilitation projects and repairs so we can save housing for our residents.

Vice President Washington asked how many residents this program has served and the income limits.

Director Watson said she can email that information to Vice President Washington and that HUD establishes the income guidelines.

President Walker said in Council's ARPA recommendation plan, housing was included, and this is needed more now than ever.

**DECISION:** Motion made by Buckingham, seconded by Washington, to place this on the **4/4/23** legislative agenda. The motion passed by the following vote: Buckingham, Walker, Washington - 3; Nays - 0.

**19. 2023 Budget Amendment - Ordinance - ARPA (Project Manager)**

Director Watson said she would like to bring someone onboard to help the department. She explained that the health department has two individuals that they share with the RDA. She said a project manager would help with projects, grants, and programs.

Michael Walker, resident, asked if this position would also be shared with the RDA. Director Watson said no, this individual will serve the Department of Economic & Community Development only.

Councilman Rivera asked if staffing levels are okay for DECD. Director Watson said, no. Councilman Rivera asked if there is anything Council can do. Director Watson said she is open to discussion.


President Walker said she is in support of a project manager, and we can't get things done without staff, but we need to be able to keep business going when we lose staff members. She said this department is an integral part of the community, and staffing is desperately needed.

Vice President Washington said she agrees with President Walker and that we need to have the salary commensurate with the job.

**DECISION:** Motion made by Buckingham, seconded by Washington, to place this on the **4/4/23** legislative agenda. The motion passed by the following vote: Buckingham, Walker, Washington – 3; Nays – 0.

- III. Council Comment: None
- IV. Administration Comment: None
- V. Next Committee Meeting April 26, 2023 in Council Chambers. Committee agenda items due by 12 noon on April 19<sup>th</sup>.
- VI. Adjournment: There being no further business, the March 29, 2023 committee meeting of Council adjourned at 7:50 PM.

  
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Dianna L. Thompson, City Clerk

  
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Sandie Walker, President of Council