



The City of York Pennsylvania

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

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COMMITTEE MINUTES March 27, 2024

6:00 p.m.

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| Fire/Police | Public Works | Econ & Comm Development | Business Admin | Rules & Admin |
|------------------------------------|----------------------------------|--------------------------------------|--------------------------------|------------------------------|
| Washington Dennis Buckingham | Dennis Washington Johnescu | Washington Buckingham Johnescu | Buckingham Johnescu Bupp | Bupp 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 Washington called the March 27, 2024, committee meeting to order at 6:00 p.m. in Council Chambers, 101 S. George St., York, PA, with the following members present: Elizabeth Bupp, Teresa Johnescu, Betsy Buckingham, Vice President, and Edquina Washington, President.

Members of the Administration in attendance included: Kim Robertson, Business Administrator; Chaz Green, Director of Public Works; Blanda Nace, Chief Opportunity Officer; and Assistant Solicitor Brett Flower.

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

- I. Call committee meeting to order at 6:00 p.m.
- II. Committee Issues for the **April 2 & 16** legislative Agendas as follows:

CLICK [HERE](#) TO VIEW ISSUES CHART

ECONOMIC & COMMUNITY DEVELOPMENT (Washington, Buckingham, Johnescu)

1. Bill - Authorizing a budget amendment for CDBG & Home for FY2024 (BHS)

Administrator Robertson said we do this year. Every time we budget for a new year, the Bureau of Housing Services is essentially estimating the amounts, so when they get all the reconciliations done, we then amend the budget accordingly.

Councilwoman Bupp said it looks like approximately \$450,000 CDBG/HOME money is being shifted from 2023 to 2024.

Administrator Robertson said this is adjusting this year's budget to reflect what is actually available. She outlined the increases/adjustments. She said they are not getting more funds for 2024, this is adjusting

the amounts already received.

DECISION: A motion was made by Washington, seconded by Buckingham, to place this item on the 4/2/24 legislative agenda. The motion passed by the following vote: Yeas - Washington, Buckingham, Johnescu - 3; Nays - 0.

POLICE (Washington, Dennis, Buckingham)

2. Resolution - Authorizing an agreement with Axon Enterprise, Inc. (Purchase of Tasers)

Administrator Robertson said this is a follow up to the budget transfer Council approved at its March 19th meeting ([Resolution No. 27](#)). This is the second step because it's over the threshold of purchase approval, so Council has to approve the purchase. She said the quote expires on 3/30/24 but she will provide a new quote sheet to the City Clerk tomorrow morning.

Vice President Buckingham asked if ARPA funding will cover the entire cost. Administrator Robertson said, yes.

Councilwoman Bupp asked if this is the same contractor that provided previous tasers. Administrator Robertson said she doesn't have the answer to that.

Councilwoman Bupp said it looks like we must pay all the money up front.

Administrator Robertson said that is correct. They will invoice us, and we will pay it.

Councilwoman Bupp asked if we get all the cartridges now or if they will provide more over a period of time.

Administrator Robertson said we get so many to start with and they will provide more over the life of the contract.

Councilwoman Bupp said Captain Lentz said in the past 3 years, tasers have been used under 20 times and that Commissioner Muldrow said they deal with over 60,000 calls per year so it's good to know that lethal force wasn't needed.

DECISION: A motion was made by Washington, seconded by Dennis, to place this item on 4/2/24 legislative agenda. The motion passed by the following vote: Yeas - Washington, Buckingham, Dennis - 3; Nays - 0.

3. Bill - Authorizing a budget amendment for a Pocket Park/Outdoor Waiting Area

Administrator Robertson said the Pocket Park/Outdoor Waiting Area will be located in front of the Police Station. The idea is to have small play area, seating area, and covered area. This will be a safe place for the public to use. This space can be used for such things as Craig's List purchases or custody exchanges. She said we were awarded a grant of \$40,000 toward this project, so we must add it to the budget.

Councilwoman Bupp asked if we have an estimate of the costs and if the funds will cover this project 100%.

Administrator Robertson said it won't cover the project costs 100%, but there is other funding through Fund 26 and other donations.

Director Green said financially we are pretty much there in covering the costs. The total project cost is \$71,150.25. We are looking to use General Recreation, Inc. to complete the project. He said the

project cost is actually cheaper than what was originally estimated. Councilwoman Bupp asked if this will be an open-air area.

Director Green said, yes, and it's called pocket park because it's small.

Administrator Robertson explained what all will be included in the area which is a small play area, picnic table, and covered area.

Councilwoman Bupp asked since the Police Station is in the HARB district, will this project require HARB approval.

Administrator Robertson said they will do whatever they need to do legally to get the park up and running.

Councilwoman Johnescu asked if we will get to look at the plan before we vote. Director Green said, yes.

President Washington asked how long the project will take.

Director Green said about a week or two.

Administrator Robertson said this is just approving the funding and they will come back to Council for the contract award.

DECISION: A motion was made by Washington, seconded by Dennis, to place this item on 4/2/24 legislative agenda. The motion passed by the following vote: Yeas - Washington, Buckingham, Dennis - 3; Nays - 0.

PUBLIC WORKS (Dennis, Washington, Johnescu)

4. Resolution - Authorizing an agreement Garland (roofs) and Winter Engine Generator Services (generators)

Director Green said we are in desperate need of replacing the roofs at City Hall, the Police Station, Eagle Fire Station, and the Roller Rink. Of the \$3,735,043.00 ARPA funding, \$2,476,740.00 will be used to replace the roofs. The remaining \$1,258,303 will be used to buy new diesel generators for City Hall and 4 fire stations. The contractor for the roof work will be Garland/DBS, Inc and Ream Roofing, and Winter Engine-Generator Services, Inc and Lobar Associates for the generators.

Councilwoman Bupp asked what's involved with considering an edit to the resolution to include downlighting to the roof work for City Hall so there is some additional lighting in the evening.

Director Green said we are working on that. We have done tree work, and cameras have been installed, so lighting will be next.

DECISION: A motion was made by Johnescu, second Washington, to place this item on the 4/2/24 legislative agenda. The motion passed by the following vote: Yeas - Dennis, Washington, Johnescu - 3; Nays - 0.

5. Resolution - Authorizing the filing of a proposal for \$1M in funding for the neighborhood street improvement project to Penn St.

Director Green said we applied for this grant last year and it did not require a match. However, after reviewing the grant, DCED asked that we get Council approval. He said the project will, in part, include lighting and trees, with paving next. He said we are excited about this project and being able to

improve the neighborhood.

Councilwoman Dennis said she knows the community will be excited to see this project completed.

Councilwoman Bupp said there were several meetings at Penn Market on behalf of the YMCA and there was a lot of good community feedback and it's a great project.

President Washington said she too believes this is a great project and asked if there is information that we can share with the community to let them know what the upgrades will entail.

Director Green said he would like to have neighborhood meetings to bring the community into the fold.

Councilwoman Dennis said our elderly residents being able to get in and out of their homes was a concern so she's hoping this plan will include upgrades for them.

Director Green said ADA ramps will be installed.

DECISION: A motion was made by Johnescu, seconded by Washington, to place this item on 4/2/24 legislative agenda. The motion passed by the following vote: Yeas - Dennis, Washington, Johnescu - 3; Nays - 0.

6. Resolution authorizing the Director of Public Works to sign easement agreements.

Director Green said the County of York is replacing the College Ave. bridge. He said we own some of the land along the creek, so they are looking for a partial easement to allow them to use that land during construction. He said this Resolution is to allow him to sign off on a temporary easement to grant them access to the land during the project. He said the bridge needs some work so he's pleased that the County of York is taking this on this project.

Councilwoman Bupp asked which Resolution option we will be using as there was an Option 1 & 2 presented.

Assistant Solicitor Flower said the City Clerk drafted the resolutions but that she and Director Green had questions about the drafts. She said the only edit she would add is to include who is requesting the easement to Option 2 resolution.

Councilwoman Bupp asked who or what department would have the authority to sign.

Director Green said it's usually the Director of Public Works who has the authority to sign.

Councilwoman Bupp asked if we need notify property owners.

Director Green said if property owners are affected, they will reach out to residents.

City Clerk Thompson asked for clarification on what needs to be added to the Resolution.

Assistant Solicitor Flower said to add that the County of York is going to be the grantee. She said she would add that language to the Resolution and will send it to the City Clerk in the morning.

DECISION: A motion was made by Johnescu, seconded by Washington, to place this item on the 4/2/24 legislative agenda. The motion passed by the following vote: Yeas - Dennis, Washington, Johnescu - 3; Nays - 0.

Director Green then gave an update on the Park Master Plan. He said we are looking to finalize the

Plan so they will hold a public meeting at Logos Academy. He said the Plan covers Bantz, Kiwanis and Noonan Parks. He said they took information from surveys to help put together this master plan, and they'd like to hear more from the community. He said he will provide Council with the public meeting dates for the Plan.

GENERAL (All Council)

7. Bill - Authorizing a budget amendment for the Raise Your Flag initiative. (\$13K)

Administrator Robertson said this is an initiative coming out of the mayor's office. Ultimately this ordinance is to amend the budget, so we'll have a place to put donations with the intent being that the mayor wants to raise funds. She said we are looking to replace the single flagpole in front of City Hall with 3 flag poles: one for the American Flag, one for the PA Flag, and a 3rd Flag for the City's flag or other flags. The "other" flags will be vetted through the solicitor's office to prevent just anyone coming to us asking us to fly their flag.

President Washington asked if this \$13,000 will include the purchasing of other flags.

Administrator Robertson said the interested entity will have to provide their flag to us and it would be hoisted for a certain amount of time and then given back to them.

Councilwoman Bupp said the phrasing of the 3rd Whereas clause has some typos, as it reads: "the Mayor's Office is requesting that the FY2024 budget be amended so that they can utilize the funds for this raised for this initiate." (Note: The error in the wording will be corrected)

DECISION: Motion made by Washington, seconded by Buckingham, to place on 4/2 agenda. Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

8. Bill - Authorizing a budget amendment for a WellSpan contribution (\$1M)

Administrator Robertson said for the last 3 years, WellSpan has provided us with a \$1 million contribution and the mayor has prioritized where the money will go. Since we are not in favor of budgeting for revenue that we may not get, we have to amend the budget to show we did receive this funding.

Councilwoman Bupp outlined what the Bills said this funding will cover. She asked for details on the vehicles.

Administrator Robertson said the vehicles are for the city's operations such as cruisers for officers to use, and golf cart style vehicles are for officers to use on areas such as the bike trail. She said the radios in the cars will also be upgraded.

Councilwoman Bupp said there is a typo on the budget years in the Bill as they should all read 2024. Administrator Robertson said that is correct. The Bills will be corrected to reflect the FY2024 budget year.

DECISION: Motion made by Washington, seconded by Buckingham, to place on 4/2 agenda. Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

RULES & ADMINISTRATIVE CODE (Bupp, Washington, Dennis)

9. Bill - Establishing a Residential Redevelopment Overlay (Codified Ordinances - Part 13 (Planning & Zoning Code))

Jessica Fieldhouse, C.S. Davidson, said this is the draft RRO being proposed to be added to the City's

zoning ordinance. She outlined the reason, and purpose of the legislation. She said we talked about how to make residential redevelopment occur in the city. After talking with city staff and the planning commission, this is what we came up with. This overlay is a relief valve to generate house development when considering the housing development crisis. This legislation is to increase the different types of housing that is available. We want to do this because planners and other administrators are starting to realize that traditional zoning ordinances advocates separation of land uses. In the 21st century, we have performance standards and guidelines in place. After 100 years of land segregation, we are dealing with those effects. Some neighborhoods are just housing. What we're missing is pedestrian scale because you don't know what's inside the home until you enter the front door. We are talking about new construction. To develop a larger supply of housing units, we are providing stability through different types of housing. Middle housing is so important to urban environments because it creates a walkable neighborhood that can sustain neighborhood amenities like corner stores. We need a certain amount of density that we don't get any more because we just get single family homes. We want the neighborhood to have pedestrian scale units on a single lot, which might be rentals. Stabilizing neighborhoods is tenure, not homeownership. The basics of the overlay are to increase housing supply & diversity and make them walkable. (Click [here](#) to view background information). We are requiring very minimal parking because reducing parking and encouraging public transportation is key to the overlay. Specific eligibility is tied to whether or not the property is already controlled by the RDA.

Councilwoman Buckingham asked if the overlay is geographically specific. Ms. Fieldhouse said this is not and applies to other locations in the city.

Councilwoman Johnescu said she saw where this overlay was done successfully in Arlington, VA and she loves the concept and self-sufficient neighborhoods. Her concern is too many cars. We are not downtown Washington, DC, or Philadelphia. We already have empty store fronts and businesses. It's hard to give up our cars and with a household of two or more cars, we are all at each other's throats to park. How do we guarantee that we are able to follow through with walkability when we can't fill our current empty store fronts. Public transportation also adds time to travel and many of us don't have that flexibility. She said she doesn't feel prepared to vote on this on 4/2.

Ms. Fieldhouse said we are looking at a head nod from Council so that we can send this to the County Planning Commission and be able to set up a public hearing. We want to keep the overlay moving at this point. She said Council will have ownership over this legislation, so she feels it appropriate to let Council know we've been working on this, and we'd like to move forward with the County Planning Commission.

Councilwoman Johnescu said it would be helpful to get the information out there on where this will impact. She asked if Zoning will be involved in this.

Ms. Fieldhouse said this is not a special exception so Zoning will not be involved, so the planning commission will make the recommendations to Council for approval of an overlay.

Councilwoman Johnescu said so this will be for every application. Ms. Fieldhouse said, yes.

Councilwoman Johnescu asked if residents will get notice that they can come forward to comment. Ms. Fieldhouse said we can build that into the ordinance.

COO Nace said Council will be required to hold a public hearing on this legislation.

Ms. Fieldhouse said she agrees with Councilwoman Johnescu's concern about parking. Right now, she said we are at 1.5 parking spaces per unit.

Councilwoman Johnescu asked is there something Council needs to do to incentivize less car use although we may never be that kind of community.

COO Nace said we had the city planner check variances that have been approved over the past 5 years. It worked out that .82 was the average of what the developer had reduced so this is not a made-up number. The truth is that it's reality that people will need a car. Ms. Fieldhouse said this legislation might not be the vessel to deal with parking issues. So, we need to explore other parking options.

Discussion ensued on parking challenges in the city.

Councilwoman Johnescu asked what the housing shortage in York is. Ms. Fieldhouse said she doesn't have that information.

COO Nace said we generally have about 14,000 housing structures in the city, but we have demolished homes because of blight and there hasn't been many homes built afterwards.

Councilwoman Buckingham asked about property eligibility and if the city would own a lot certified blighted by the RDA. Assistant Solicitor Flower said the RDA would own the lot.

President Washington said she would like to see clauses on affordable and mixed-use housing because if it's not included, we'll have gentrification and landlords raising the rent.

Ms. Fieldhouse said we are trying to legislate affordability. Affordability means so many things to different people. How do we advocate for subsidized affordable housing and appropriate affordable housing.

Councilwoman Bupp said giving this strictly to planning for action and bypassing zoning is concerning. COO Nace said this helps to get rid of some of the red tape by bogging down developers.

Councilwoman Dennis said we have to make sure we ensure safety when discussing walkability.

COO Nace said land development plans have to work with safety mechanisms ([CPTED](#)). He said he believes we have an officer who is currently getting CPTED certified.

Assistant Solicitor Flower outlined the adoption process, and that Council can make additional edits to the proposed legislation. She said after tonight's discussion, there needs to be more edits made and further discussion, and therefore should stay in committee.

Councilwoman Buckingham said she predicts there is going to be a lot of controversy behind this legislation, so keeping this in committee is a great idea.

Ms. Fieldhouse said this is a trial run and with eligibility requirements, so this gives us the opportunity to try out these middle housing regulations.

Councilwoman Bupp said this is a big endeavor and we do need more discussion and public input and a map to go with this would be helpful.

DECISION: A motion was made by Bupp, seconded by Washington to keep this legislation in committee. The motion passed by the following vote: Yeas - Dennis, Washington, Bupp - 3; Nays - 0.

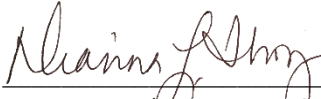
III. Council Comment:

Councilwoman Dennis asked that we keep Baltimore in our thoughts and prayers for the community and family members of those who lost their lives in the collapse of the Key Bridge.

IV. Administration Comment: None

V. Next Committee Meeting April 24, 2024 at 6:00 p.m. in Council Chambers

VI. Adjournment: There being no further business, the March 27, 2024 committee meeting of Council adjourned at 7:54 PM.



Dianna L. Thompson, City Clerk



Edquina Washington, President of Council