

# Council of the City of York, Pennsylvania

Edquina Washington, President of Council  
Betsy Buckingham, Vice President of Council  
Dr. Felicia O. A. Dennis, Member of Council  
Elizabeth Bupp, Member of Council  
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## MINUTES April 16, 2024 6:00 p.m.

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CALL TO ORDER: President Washington called the April 16, 2024, 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, Felicia Dennis, Betsy Buckingham, Vice President, and Edquina Washington, President.

Members of the Administration included: Kim Robertson, Business Administrator; Nona Watson, Director of Economic & Community Development; Monica Kruger, Director of Health; Blanda Nace, Chief Development Officer; and Brett Flower, Assistant Solicitor.

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

- I. Public Comment: None
- II. Called Legislative Meeting to Order at 6:00 p.m.
- III. Roll Call
- IV. Pledge of Allegiance was recited.
- V. Moment of Silence was observed.
- VI. Action on previous meeting Minutes of [April 2, 2024](#). Council dispensed with the reading of the minutes and unanimously approved them as written.
- VII. Presentations, Awards and Announcements

► **Proclamation** - Proclaiming April 11-17, 2024, as "Black Maternal Health Week" in the City of York. ([View](#)) - Sponsored by the YWCA York.

Kim Bracey, C.E.O., YWCA, Family First Health, York City Bureau of Health, and WellSpan Health members were present and joined Ms. Bracey at the podium as President Washington read the proclamation.

Ms. Bracey thanked Council for the proclamation and said YWCA believes all people should have equal access to health services and this proclamation is to bring attention to the maternal health crisis the importance of reducing maternal mortality and morbidity among Black Women, and the need for action to improve Black maternal health. She said the YWCA supports efforts to improve maternal health and we support legislation and public policy that addresses racial health disparities in maternal health services. She said we appreciate the city's support in addressing this issue.

Ginny Englerth, Family First Health, thanked the YWCA and the City of York for its support. She said their mission is to improve lives and that they are linked to organizations to address disparities in health care services. She said the disparities for Black women should give us pause and outcomes are getting worse. We focus on continuing education so that health providers can better diagnosis health crisis and improve birth outcomes. She then outlined the services they provide to expectant mothers. She said we need to empower women to empower their own health.

Monica Kruger, Director, York City Health, said we are all here for something that is unacceptable. This is work that must continue. She said Black women are 3 times more likely to die from child related births than White women. Eighty percent of pregnancy related deaths are preventable. She provided statistics on the current health crisis relating to birth deaths and how Black women are 50% more at risk than White women of dying during childbirth. She said we do not replace providers; we work alongside them, and we support their work.

Chris Echterling, WellSpan Health, said they are certified for health equity through quality assurance. He said there are so many opportunities that need to be met. He said their start clinic provides walk-in care for everyone, including mothers. They made some impact on maternal outcomes but are moving backwards after delivery with concerns about drug addiction and suicide. He detailed several programs offered to the community to address medical needs. Dula training program and a Welcome Center are available. There are still so many challenges we must overcome, and we will continue to work to improve services.

President Washington thanked all for the work they do surrounding Black maternal health every day and for their future work and for providing resources. She said we hope the numbers will drop and thank you for bringing this to our attention.

Councilwoman Bupp asked if there are phone numbers that can be shared.

WellSpan, OBGYN: 717-812-4602  
York City Bureau of Health: (717) 849-2299  
Nurse Family Partnership: 717-825-2658.

VIII. Meeting(s) Scheduled:

► **Council Committee Meeting:** Scheduled for Wednesday, April 24, 2024, at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on April 17th.

► **Legislative Meeting:** The next legislative meeting of Council will be held on Tuesday, May 7, 2024 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on May 1st.

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.)

## Final Passage of Bills / Resolutions:

1. Final Passage of Bill No. 8, Ordinance No. 9 - A Bill Amending the FY2024 Budget. ([View](#)) (Appropriating revenue/expenditures for CDBG and HOME grant funding reflecting changes due to rollover amounts from FY2023 budget)  
Introduced by: Edquina Washington  
Originator: Economic & Community Development (BHS)

Final Passage of Bill No. 8, Ordinance No. 9, Session 2024, A Bill amending the FY2024 Budget appropriating revenue/expenditures for CDBG and HOME grant funding reflecting changes due to rollover amounts from FY2023 budget, which was introduced by Washington at the April 2<sup>nd</sup> meeting and read by short title, came up for final passage. On motion Washington, seconded by Dennis, Bill No. 8, Ordinance No. 9, PASSED by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

2. Final Passage of Bill No. 9, Ordinance No. 10 - A Bill Amending the FY2024 Budget. ([View](#)) (Appropriating additional revenue/expenditures for a Pocket Park/Outdoor Waiting Area in Fund 26 Special Projects - \$40,000)  
Introduced by: Edquina Washington  
Originator: Police

Final Passage of Bill No. 9, Ordinance No. 10, Session 2024, A Bill appropriating additional revenue/expenditures for a Pocket Park/Outdoor Waiting Area in Fund 26 Special Projects - \$40,000, which was introduced by Washington at the April 2<sup>nd</sup> meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Johnescu, Bill No. 9, Ordinance No. 10, PASSED by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

3. Final Passage of Bill No. 10, Ordinance No. 11 - A Bill Amending the FY2024 Budget. ([View](#)) (Appropriating additional revenue/expenditures for a Raise Your Flag Initiative in Fund 26 Special Projects - \$13,000)  
Introduced by: Teresa Johnescu  
Originator: Mayor

Final Passage of Bill No. 10, Ordinance No. 11, Session 2024, A Bill appropriating additional revenue/expenditures for a Raise Your Flag Initiative in Fund 26 Special Projects - \$13,000, which was introduced by Johnescu at the April 2<sup>nd</sup> meeting of Council and read by short title, came up for final passage. On motion of Johnescu, seconded by Washington, Bill No. 10, Ordinance No. 11, PASSED by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

4. Final Passage of Bill No. 11, Ordinance No. 12 - A Bill Amending the FY2024 Budget. ([View](#)) (As follows: (1) Police Department to fund vehicles, security surveillance towers, replacement radios, a golf cart style vehicle, and overtime for the Violence Intervention Team in the total amount of \$621,250.00; (2) Fire Department to fund replacement radios for \$279,000.00; (3) Health Bureau to fund a match to the County of York for the Lead Reduction Program in the amount of \$30,000.00)  
Introduced by: Edquina Washington  
Originator: Business Administration (Finance)(Police/Fire/Health)

Final Passage of Bill No. 11, Ordinance No. 12, A Bill amending the FY2024 Budget as follows: (1) Police Department to fund vehicles, security surveillance towers, replacement radios, a golf cart style vehicle, and overtime for the Violence Intervention Team in the total amount of \$621,250.00; (2) Fire Department to fund replacement radios for \$279,000.00; (3) Health Bureau to fund a match to the County of York for the Lead Reduction Program in the amount of

\$30,000.00, which was introduced by Washington at the April 2<sup>nd</sup> meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Buckingham, Bill No. 11, Ordinance No. 12, PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

### Introduction of Bills

5. Introduction of Bill No. 12 - A Bill  
Approving the inclusion of the 2023 ordinances as part of the Codified Ordinances. ([View](#))  
Introduced by: Elizabeth Bupp  
Originator: Council

Introduction of Bill No. 12, Session 2024, A Bill approving the inclusion of the 2023 ordinances as part of the Codified Ordinances, was introduced by Bupp, read by short title, and deferred to the May 7<sup>th</sup> meeting of Council.

6. Introduction of Bill No. 13 - A Bill  
Amending the 2024 Budget. ([View](#)) (By appropriating expenditures from the **American Rescue Plan Act "ARPA"** funds for Crispus Attucks to support their Career Focus Institute in the amount of \$100,000.00)  
Introduced by: Edquina Washington  
Originator: Economic & Community Development / Business Administration  
**Note:** A request has been submitted to waive the committee requirement for this agenda item to allow for its introduction this evening. Council will need to approve the requested waiver prior to introduction.

Introduction of Bill No. 13, Session 2024, A Bill Amending the 2024 Budget by appropriating expenditures from the **American Rescue Plan Act "ARPA"** funds for Crispus Attucks to support their Career Focus Institute in the amount of \$100,000.00, was introduced by Washington, read by short title, and deferred to the May 7<sup>th</sup> meeting.

### New Business

7. Resolution No. 33 - A Resolution  
Accepting the recommendations of HARB. ([View](#))  
Introduced by: Felicia Dennis  
Originator: HARB

Resolution No. 33, Session 2024, a Resolution accepting the recommendations of HARB in issuing certificates of appropriateness for work to be covered in the following applications: 1. Application filed for work to be done at 460-462 W. Philadelphia St.; 2. Application filed for work to be done at 25 N. Court St.; 3. Application filed for work to be done at 32 W. Maple St.; 4. Application filed for work to be done at 327 E. Market St.; 5. Application filed for work to be done at 43 W. King St.; 6. Application filed for work to be done at 840 S. George St.; 7. Application filed for work to be done at 357 W. Newton Ave.; 8. Application filed for work to be done at 366 E. Market St.; and 9. Application filed for work to be done at 111 E. Market St., was introduced by Dennis, read at length, and on motion of Dennis, and seconded by Johnescu, Resolution no. 33 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

8. Resolution No. 34 - A Resolution  
Appointing Sarah Malinsky to Downtown Inc. (York Business Improvement District Authority) ([View](#))  
Introduced by: Betsy Buckingham  
Originator: Mayor

Resolution No. 34, Session 2024, A Resolution appointing Sarah Malinsky to Downtown Inc was

introduced by Buckingham, read at length, and on motion of Buckingham, seconded by Johnescu, Resolution No. 34 came up for discussion.

Sarah O'Brien, Director, Downtown Inc, said Sarah Malinsky was unable to be here tonight and she is pleased to have Sarah onboard.

There being no further discussion, Resolution No. 34 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

9. Resolution No. 35 - A Resolution Urging the Pennsylvania Legislature to adopt H.B. 1394 (the CROWN ACT) ([View](#)) (To amend the Pennsylvania Human Relations Act to prohibit discrimination based on hair types, textures, or style in Pennsylvania)

Introduced by: Edquina Washington

Originator: Council (Washington)

**Note:** On May 18, 2022, York City Council unanimously approved [Ordinance No. 32 of 2022](#) to amend its Human Relations ordinance (Article 185) to include hairstyles and protective and cultural hair textures and hairstyles as a protected class.

Motion to read by short title. A motion was made by Buckingham, seconded by Washington, to read Resolution No. 35 by short title only. The motion passed unanimously.

Resolution No. 35, Session 2024, A Resolution urging the PA Legislature to adopt H.B. 1394, The CROWN Act, was introduced by Washington, read by short title, and came up for discussion.

President Washington said Council approved our local CROWN act with passage of Ordinance No. 32 of 2022. She said we were contacted by State Rep. Latasha Mays who sponsored the PA Crown Act and it's now on its way to the senate and we hope this moves forward to become law in PA.

Marie Rohleder, resident, said she is 82 years old and when she was in high school in New York City, she said the length of their skirt and how they wore their hair was a prime concern to their principal who would stand at the door and prohibit those who didn't meet those standards from entering the school. She said it's only now that the battle of the hair is now being settled. She said she was thrilled when Council passed this ordinance. She said PA is one of the biggest and best states in the union and we need to be a leader to other states, so she appreciates the movement of this legislation.

There being no further discussion, on motion of Washington, seconded by Buckingham, Resolution No. 35 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

10. Resolution No. 36 - A Resolution Approving the preliminary/final subdivision plan submitted by Statewide Partners, LLC. ([View](#)) (1-lot multi-family residential and commercial development with 156 residential and 8 commercial units for the properties located at 146-150; 208-236 N. Beaver St.)

Introduced by: Edquina Washington

Originator: Economic & Community Development / Planning

Resolution No. 36, Session 2024, A Resolution approving the preliminary/final subdivision plan submitted by Statewide Partners, LLC, for a one-lot multi-family residential and commercial development with 156 residential and 8 commercial units for the properties located at 146-150 and 208-236 N. Beaver St., was introduced by Washington, read at length, and on motion of Washington, seconded by Dennis, Resolution No. 36 came up for discussion.

Councilwoman Johnescu said we are asked to approve proposals without presentations and she's not comfortable voting on things that aren't presented to us the way it's presented at the Planning Commission meetings. She said she visited the project area, and her overall impression is to see RDA properties back on the tax role and this footprint overwhelms the location. She said this development is proposing a six-story building. She said a walkable mix use would be perfect for this space, but smaller. The parking is going to have ½ space per unit. There is literally no onsite parking and residents would have to park blocks away, which isn't safe. There is no information on who these units are meant for. She said the County Planning didn't endorse or oppose this, but they raised some of the same concerns. There are no trees in the plan, and they are a public health policy for climates and health concerns. This neighborhood is a desert, and a lot is paved over. She said she would love this project if it was on a smaller scale. She stated that it's already chaotic in that area. She said she is disappointed that no one is here to answer her questions. She said she doesn't understand why Council doesn't get any information about this project.

Tom Englerth, Site Design Concepts, said the process is that we work through the ordinances, and design our plans accordingly. He said we have already been conditionally approved and there are only two waivers. The trees were only waived in one location. The ordinance required landscaping and trees at the entrance of the parking lot, and they are not bringing trees in because of visibility.

Councilwoman Johnescu described areas where there is greenspace and asked if it makes sense for this location. Here you have a blank slate, and you can build a better quality of life. The congestion and parking is already a problem. Yes, you are following the rules, but you can do better.

Mr. Englerth said the current trend in urban areas is to not have cars or to park in a garage blocks away.

Councilwoman Johnescu said she still needs a car for medical visits and for her job and a carless way of life is just not supported.

Mr. Englerth asked what comes first, the services or the people. This will bring a lot of services, and this is the vision of the developer to build a community that is walkable.

Councilwoman Johnescu said the services won't come if there aren't physical people downtown support it.

Mr. Englerth said we have addressed the ordinances, and this area has been on the books since 2003-2004 and was contaminated. We cleaned up the area and other developers haven't been able to make it work, and they all walked away. It's a tight space and is cut up because of the railroad. The developers have a vision to grow the urban center of York. They do not have full blown affordable housing, however, while this is market rate, they support section 8 housing and they put people into these spaces who have subsidies. We met the conditions of the zone and the ordinances. We made some minor changes to the site for safety purposes. We moved the building back 10 feet which gives a wider sidewalk, and we changed the entrance into the parking lot to one way to make it safer. We worked with City staff for many months on traffic issues in the neighborhood. We were originally approved for Gay Ave. to be 2-way. He said they even widened Gay to 20 ft wide. He said we used to come to Council with our presentation but slowly over the years because Council didn't ask questions, we didn't have a presentation. He said if Council has questions, they would be willing to arrange a site tour to answer questions. We want our projects to be a win-win for everyone. He said he has met with staff and the safety committee several times to get to a point where they all agree. He said traffic is always a guess but at the end of the day people drive the way they want to drive.

Councilwoman Johnescu asked how many stories. Mr. Englerth said 5 ½. She said the footprint overwhelms the space. Mr. Englerth said he doesn't know the developers' finances, but this is a tight return and getting these units is paramount. He went on to say the developer has a vision to expand the downtown into the Central Business District for an area that has been underutilized for decades. If their vision comes to fruition, he thinks it will be a great project.

Councilwoman Bupp said traffic, the ingress and egress, and trees are her concern. She wasn't keen on waiving the tree requirement but after discussion, she hears there will be trees. Mr. Englerth said we will keep existing trees and some new trees. Councilwoman Bupp said she did read that they are planning sufficient access for fire trucks, and she's pleased there were meetings with the traffic committee. She then asked access questions. Mr. Englerth outlined access to the parking lot, which has three access points.

Mr. Englerth said we are not here to disguise anything. We want everyone to understand the project.

Marie Rohleder, resident, said she walks in this area often and yesterday it smelled really bad because of the creek. If the creek was cleaned up, it doesn't show. In the morning, Rabbit Transit can't get to their stops on time. It's a challenge to cross the street with a walker and a dog leash. She said she would never relocate to this area because of her experience walking through the area.

Nona Watson, Director of Economic & Community Development, said this is not presented by her department so that's why no one from her department is here. This is an RDA project. She asked how many affordable housing units we have is always her concern.

Blanda Nace, RDA, said he supports everything Mr. Englerth said. He said when he started in 2005, his first meeting was about the Northwest Triangle (NWT), so this has been an ongoing project for almost 20 years. He said there were a ton of projects and grants for this project area. The city has spent millions of dollars on this project area. This has been an extremely complex project. He said he was proud to sign on for development using RACP funding. It was originally a 9-1/2 story development. He said we put out a nationwide search for developers. We received about 13 proposals. It was a request for interested developers, not an RFP. He said Statewide Partners checked every single box and they are committed to the project. They have also been working with the school. The RDA has been comping parking spaces to the teachers. The developer is allowing teachers to park there now, and they will add additional gravel parking spaces down the road to help with parking challenges. The RDA is excited to find the right use for this project.

Mr. Nace then spoke as the city's Chief Development Officer. He said this will be an economic boom for the city. This is almost like creating a whole new block in the city with retail space. He said the retail spaces will be rented at affordable prices. He said retail will go where the people are. He said this is a good project. The reason this was previously approved but came back is because of the traffic safety issues. The city demanded a driveway, so the developer made the changes.

President Washington asked how many properties will be Section 8. Mr. Nace said they don't know and it's hard to make that commitment. President Washington asked if the housing will be outfitted to Section 8 standards. Mr. Nace said, yes. President Washington said she hopes businesses will be available to minority and disadvantaged businesses.

Councilwoman Dennis said as we move along with this process, affordable housing is important because gentrification is real. It would be nice to know a percentage so that later, things won't change because we have a shortage of houses. We want our residents to have something

attainable to look forward to. She said our hope is when it's all said and done, affordable housing will still be available.

Councilwoman Bupp asked when the last time was that we built housing from the ground up and if Statewide is doing the ALICE project. Mr. Nace said, yes, they are doing ALICE. He said the last time new apartments were built from the ground up wasn't researched but Royal Square is doing some for Kinsley but it's a retrofit, not ground up, and nothing of this magnitude.

Vice President Buckingham said the project on State St. was built from the ground up although that may have also been a retrofit.

Tom Englerth, Site Design Concepts, said the housing issue is huge. The Economic Alliance has a committee studying the housing in York County and a way to figure out the affordable issue and it's not easy. There were numerous developers in the room, and they were all open to having some form of Section 8 in their buildings. The issue is, you build something, but they can't afford to let it sit until Section 8 comes along so it becomes market rate. Affordable housing is a tax structured subsidized project with dozens of housing developers applying for it with only about 10% getting the designation. He said it's such an antiquated process. There is no solution other than to have developers voluntarily put Section 8 units in their apartment units. He said contact David Gonzales at the Economic Alliance for more information.

Vice President Buckingham said for affordable housing there are a limited amount of tax credits available. She said she is glad to hear that people are willing to make Section 8 available.

Mr. Englerth said being involved with economic development for years, we can do these big, sexy projects but at the end of the day, economic development starts with education, housing, and healthcare.

Director Watson said she sometimes cringes when you hear affordable housing and people automatically talk about Section 8. We want to help developers build mixed housing. She said in Harrisburg, she met with many developers but many times the city had to come out of pocket, although we looked at ways of saving money. She said we are going to come to Council with housing incentives and opportunities in the near future.

Councilwoman Bupp asked if Statewide Partners is able to build at ALICE and NWT at the same time.

Mr. Nace said he believes they are able to do that. He said the Broad St. area was environmentally contaminated, but they got special approval to build on that site, but it didn't happen. The site was never remediated to a residential standard. Statewide has done additional sampling to see if they can meet that standard now and are working with PA DEP. They really want to break ground on the NWT. We anticipate groundbreaking before August.

There being no further discussion, Resolution No. 36 PASSED by the following vote: Yeas - Bupp, Dennis, Buckingham, Washington - 4; Nays - Johnescu - 1.

XI. Requests for Future Meetings

XII. Council Comment

President Washington said Councilwoman Johnescu made a comment that Council is to vote on items without having questions answered. She said Council has every opportunity to ask questions, so no one is ever expected to make a vote without being educated and if we can't get the answers we need, vote accordingly. She then reminded everyone to vote on election day.



Vice President Buckingham acknowledged a Scout who interviewed her and that her brother interviewed her two years ago. She said the Scout was 11 years old and that they were required to interview a community leader for a Building a Better World Badge. She said the Scout was curious and composed and wanted to know what Council does. Her brother two years ago wanted to discuss empty lots and if we could build more parks. She told him if he wanted to plant a garden, he could talk to city staff. The young lady that interviewed her said she walks from York Academy school and said people can smoke anywhere and she has to walk past people who smoke and throw their cigarette butts down. She said it was a great discussion on how we would monitor this, and her viewpoint was very interesting. She said there are Scouts out there looking for community leaders to interview.

Councilwoman Dennis encouraged the community to show up to our legislative and committee meetings because there is a lot going on. If you don't show up, you won't know what's going on so please show up and participate.

Councilwoman Bupp said she agrees that people should show up. She said at Council's March 27<sup>th</sup> committee meeting there was a presentation by CDO Blanda Nace and Jessica Fieldhouse of C.S. Davidson to establish a residential redevelopment overlay to modify the zoning ordinance but it was kept in committee but more information is forthcoming with a possible town hall meeting to obtain public input.

XIII. Administration Comment: None

XIV. Adjournment: The next legislative meeting of Council is scheduled for May 7, 2023 at 6PM in Council Chambers. There being no further business, the April 16, 2023 meeting of Council adjourned at 7:33PM.

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

  
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Dianna L. Thompson, City Clerk

  
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Edquina Washington, President of Council