

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 May 21, 2024 6:00 p.m.

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CALL TO ORDER: Vice President Buckingham called the May 21, 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, and Betsy Buckingham, Vice President, with Vice President Buckingham presiding.

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

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

I. Public Comment:

Franklin Williams, resident, said he looked at the ARPA dashboard and he sees that ARPA funds are on tonight's agenda, so he wondered how much was left. He said the ARPA dashboard was hard for him to navigate but assumes that someone knows and will be able to tell him. He asked how much we have left to spend. He said \$35 million seems like a large pile but we've been spending a lot of money.

There being no further discussion, the public comment session ended at 6:04 p.m.

II. Called Legislative Meeting to Order at 6:04 p.m.

III. Roll Call

IV. Pledge of Allegiance was recited.

V. Moment of Silence was observed.

VI. Action on previous meeting Minutes of May 7, 2024 ([View](#)). Council dispensed with the reading of the minutes and unanimously approved them as written.

VII. Presentations, Awards and Announcements: None

VIII. Meeting(s) Scheduled:

► **Council Committee Meeting:** Scheduled for Wednesday, May 29, 2024, at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on May 22nd.

► **Legislative Meeting:** The next legislative meeting of Council will be held on Tuesday, June 4, 2024, at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on May 29th.

IX. Status of Prior Committee Referrals: See committee minutes of 4/24/24 ([View](#))

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. 14, Ordinance No. 15 - A Bill
Establishing Article 702 "Unlawful Manufacture of Firearms" of the Codified Ordinances. ([View](#))
Introduced by: Edquina Washington
Originator: Council (Washington)

Final Passage of Bill No. 14, Ordinance No. 15, Session 2024, A Bill establishing Article 702 "Unlawful Manufacture of Firearms" of the Codified Ordinances, which was introduced by Washington at the May 7 meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Johnescu, Bill No. 14 came up for discussion.

Brandon Flood, CeaseFire PA, said this initiative is to ensure background checks are being done for people selling these build kits. This ordinance will subject those who produce, purchase, or sell these kits to get a federal gun license. He said this targets criminals and those with nefarious intentions in selling or using ghost guns.

Councilwoman Bupp said this legislation is based on Philadelphia's legislation that was litigated and passed an appeal, so we hope this works well for us too.

There being no further discussion, Bill No. 14, Ordinance No. 15 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

2. Final Passage of Bill No. 15, Ordinance No. 16 - A Bill
Amending the FY2024 Budget. ([View](#)) (\$250,000 from ARPA funds for grant development, administration, and management consulting services.)
Introduced by: Betsy Buckingham
Originator: Business Administration

Final Passage of Bill No. 15, Ordinance No. 16, Session 2024, A Bill amending the FY2024 Budget in the amount of \$250,000 from ARPA funds for grant development, administration, and management consulting services, which was introduced by Buckingham at the May 7 meeting of Council and read by short title, came up for final passage. On motion of Buckingham, seconded by Bupp, Bill No. 15, Ordinance No. 16, PASSED by the following vote: Yeas - Bupp, Dennis, Buckingham, Washington - 4; Nays - Johnescu - 1.

3. Final Passage of Bill No. 16, Ordinance No. 17 - A Bill
Amending the FY2024 Budget. ([View](#)) (\$167,601 from ARPA funds for an upgrade of the camera system at the Police Station - ESI)
Introduced by: Edquina Washington
Originator: Police

Final Passage of Bill No. 16, Ordinance No. 17, Session 2024, A Bill amending the FY2024 Budget in the amount of \$167,601 from ARPA funds for an upgrade of the camera system at the Police Station through ESI, which was introduced by Washington at the May 7 meeting of Council, and read by short title, came up for final passage. On motion of Washington, seconded by Dennis, Bill No. 16, Ordinance No. 17, PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

4. Final Passage of Bill No. 17, Ordinance No. 18 - A Bill Amending the FY2024 Budget. ([View](#)) (\$425,362 from ARPA funds for Friends & Neighbors' Beacon Day Shelter & Resource Center)
Introduced by: Edquina Washington

Final Passage of Bill No. 17, Ordinance No. 18, Session 2024, A Bill amending the FY2024 Budget in the amount of \$425,362 from ARPA funds for Friends & Neighbors' Beacon Day Shelter & Resource Center, which was introduced by Washington at the May 7 meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Buckingham, Bill No. 17 came up for discussion.

Robin Shearer, Executive Director, Friends & Neighbors' Beacon Day Shelter & Resource Center, said this is something we are currently operating at Union Luther Church, 408 W. Market St. and due to lack of space and members of the community needing this service, we found a space where we can work with medical partners and outreach teams to use a focused approach to housing.

Councilwoman Bupp asked for a brief overview of how the money will be spent.

Ms. Shearer said the money will be spent on this resource center, referral partners on site, street outreach, stable housing cooperatives, and the big increase is working with the health services organizations to be able to work with more people for shelter, training with jobs, and all things that would be found at a resource center. She also said the money will be used for rent, services, and salaries for two years.

There being no further discussion, Bill No. 17, Ordinance No. 18 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

5. Final Passage of Bill No. 18, Ordinance No. 19 - A Bill Amending the FY2024 Budget. ([View](#)) (\$500,000 from ARPA funds for Community Progress Council's Integrated Services Building)
Introduced by: Edquina Washington

Final Passage of Bill No. 18, Ordinance No. 19, Session 2024, A Bill amending the FY2024 Budget in the amount of \$500,000 from ARPA funds for Community Progress Council's Integrated Services Building, which was introduced by Washington at the May 7 meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Dennis, Bill No. 19 came up for discussion.

Robin Rohrbaugh, President & CEO of CPC, gave a brief background of CPC and their services. She said we look to consolidate resources and services we have at 226 E. College Ave. into one facility. By consolidating operations, we are hoping to connect families to those services and to self-sufficiency as soon as possible.

Councilwoman Bupp asked how far along are they in getting the funding for their building.

Ms. Rohrbaugh said this will be used for site control and is a big part of breaking the ice. At this point, she said they have struggled to get grant allocations so this approval will make all the

difference in the world.

Motion to abstain. Vice President Buckingham asked to abstain as she is a member of the board of director of CPC. The motion to accept the abstention was made by Dennis, seconded by Washington, and approved unanimously.

There being no further discussion, Bill No. 18, Ordinance No. 19, PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Washington - 4; Nays - 0; Abstain - Buckingham - 1.

6. Final Passage of Bill No. 19, Ordinance No. 20 - A Bill
Amending the FY2024 Budget. ([View](#)) (\$125,000 for a physician medical director)
Introduced by: Edquina Washington
Originator: Economic & Community Development (Health)

Final Passage of Bill No. 19, Ordinance No. 20, Session 2024, A Bill amending the FY2024 Budget in the amount of \$125,000 for a physician medical director, which was introduced by Washington at the May 7 meeting of Council, and read by short title, came up for final passage. On motion of Washington, seconded by Dennis, Bill No. 19 came up for discussion.

Monica Kruger, Director of Health, said we have had support from WellSpan since 2016 and we are required to have a medical director so these funds will help to support us in our efforts in helping the community.

There being no further discussion, Bill No. 19, Ordinance No. 20 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

Introduction of Bills

7. Introduction of Bill No. 20 - A Bill
Amending the FY2024 Budget. ([View](#)) (By appropriating expenditures from ARPA funds for engineering costs associated with replacement of the Market St. bridge - \$796,600)
Introduced by: Felicia Dennis
Originator: Business Administration / Public Works

Introduction of Bill No. 20, Session 2024, A Bill amending the FY2024 Budget by appropriating expenditures from ARPA funds for engineering costs associated with replacement of the Market St. bridge in the amount \$796,600, was introduced by Dennis, read by short title, and deferred to the June 4 meeting of Council.

New Business

8. Resolution No. 47 - A Resolution
Accepting the recommendations of HARB. ([View](#))
Introduced by: Felicia Dennis
Originator: HARB

Resolution No. 47, Session 2024, A Resolution accepting the recommendations of HARB in issuing certificates of appropriateness for work to be covered in the following applications: Application filed for work to be done at 45 W. Market St., and Application filed for work to be done at 742 S. George St., was introduced by Dennis, read at length, and on motion of Dennis, seconded by Bupp, Resolution No. 47 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0,.

9. Resolution No. 48 - A Resolution Approving appointments & reappointments to various boards. ([View](#)) (B. Kline to ZHB; K. Crosby & M. Edmondson to HRC)
Introduced by: Teresa Johnescu
Originator: Council / Mayor

Resolution No. 48, Session 2024, A Resolution consenting to the appointment made by Council of Blade Kline as an alternate member of the Zoning Hearing Board which term shall expire January 1, 2027; Reappointment of Karen Crosby as a member of the York City Human Relations Commission which term shall expire July 16, 2026; and Reappointment of Mina Edmondson as a member of the York City Human Relations Commission which term shall expire July 16, 2026, was introduced by Johnescu, read at length, and on motion of Johnescu, seconded by Buckingham, Resolution No. 48 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

The City Clerk administered the Oath of Office to Mr. Kline.

President Washington thanked Mr. Kline for his willingness to serve and encouraged others to visit the city's website to see where vacancies exist on the city's various boards and authorities and to consider serving.

10. Resolution No. 49 - A Resolution Authorizing an agreement with Four Square Development & Construction. ([View](#)) (For construction of a 54-unit rental housing development project & veteran's housing support)
Introduced by: Edquina Washington
Originator: Economic & Community Development

Note: A motion will need to be made to waive the committee requirement to authorize introduction of this Resolution. As this Resolution was not discussed in committee, Council will have an opportunity to discuss at length once introduced.

Motion to waive committee requirement. A motion to waive the committee requirement to allow consideration of agenda item #10 was made by Washington, seconded by Dennis, and passed by the following vote: Yeas - Dennis, Washington, Buckingham - 3; Nays - Bupp, Johnescu - 2.

Resolution No. 49, Session 2024, A Resolution authorizing an agreement with Four Square Development & Construction for construction of a 54-unit rental housing development project & veteran's housing support, was introduced by Washington, read at length, and on motion of Washington, seconded Dennis, Resolution No. 49 came up for discussion.

James Crosby, Director of the Bureau of Housing Services, said his bureau was responsible for proposal solicitation, review, and recommendation. He said Council received a copy of the RFP's, instruction, and evaluation criteria they used to evaluate the proposals. He said he, Jada Richardson, and a 3rd member reviewed served on the committee that reviewed the proposals and Four Square was the proposal that exceeded the highest rate. He said \$2.5 million was set aside for housing, and \$500,000 was set aside for veterans' house. We combined those amounts with an emphasis on veterans housing.

Anthony Moore and Fred Walker, Four Square, said they are excited about this project. Mr. Moore said we like to collaborate with local business. Will be using recycled materials, we'll have a rooftop garden through a partnership with York College for individuals to learn about harvesting vegetables, and solar panels for electricity. He said there are over 3,000 people on the Section 8 housing list.

President Washington asked about capacity and manpower to bring a project like this to fruition.

Mr. Moore said we have a staff of 4. We will have subcontractors and we'll be serving as construction manager. We have loads of mentors and support from community members and other construction companies. He said we've been in business for four years and we're capable and prepared for this project.

Vice President Buckingham said parking wasn't mentioned. Mr. Moore said it's in the packet of information provided to Council and it's one parking space per dwelling. We are in the pre-development phase so will be asking for variances.

Assistant Solicitor Flower said what's before Council tonight is a contract for an award for the money. They will still need to go through the land development process and subcontracts will go to committee for further discussion.

Vice President Buckingham said she read all the resumes but there wasn't one for Fred Walker. Mr. Walker said he'll forward his resume to the City Clerk.

Councilwoman Dennis thanked Four Square for making these units Section 8 and for accommodating veterans. Most times veterans say they feel left behind, and this is a wonderful opportunity. She also said parking space is important. She then asked about security and how will the individuals feel safe.

Mr. Walker and Mr. Anthony said we are working through the process, but we do plan to have cameras, but this won't be a gated area. Lights will be installed, and they will have an office on site.

Councilwoman Johnescu said there was initially 10-15 units and now we're at 54 units. She said she loves Four Square's story, and they have an impressive plan and partnerships but having a history of rehabbing single buildings, I'm having a hard time wrapping my mind around the fact that you can do a project of this magnitude. She said this is an important project, but the capacity is a huge concern.

Mr. Anthony said at a risk perspective, this is a large project, but we wouldn't have applied for this grant if we didn't think we couldn't handle it. We have worked with construction mentors like Stewart & Tate and Royal Square. We did self-perform on small jobs and there will be contractors we will partner with that have done large projects such as this.

Councilwoman Dennis said she likes the strategic partners and that gave her confidence in this project, and it made more sense. She said this project packet was a lot to read and she appreciates the information. She then applauded their concept of using recycled items which she feels is amazing and helps to cut down costs.

Mr. Anthony thanked the committee for selecting them.

Vice President Buckingham said she heard from a constituent that was excited about this project. She asked if they spoke to anyone from the Salem Square Neighborhood Association or residents.

Mr. Anthony said they have not, but they are still early in the process.

Councilwoman Bupp said this is a lot of work to do and asked if they are looking to increase their bonding.

Mr. Anthony said yes, they will bond for the cost of the project. He then said the project area is located where the Hope St. garden is, and the garden will move to the top of the building. The RDA currently owns the lot.

Franklin Williams, resident, said he had a lot of questions, concerns and misgivings. He said they have been partially dispelled from what he can hope is genuine desire to make good on their promises and commitments. Their success will be our success. It's already been acknowledged that this is a major step of growth for them. When you're confronted with that challenge, you have to be willing to say we need help because we haven't done this before. Someone wrote about the problem and their proposal. However, they will only succeed if they follow their plans and commitments better than this Council has followed its regular procedures. He said he had no idea about this proposal. He said he was curious as to who the other respondents were. He said this should have gone to committee. This is nearly 10% of the city's ARPA money. If they don't succeed, he said he'll be reminding Council that maybe we should have done our due diligence a little better.

Councilwoman Bupp asked Four Square talk about their biggest project and how much they had to manage those projects.

Mr. Anthony said they have done several commercial and residential projects. The largest financial project was the Salen Ave. Project, which was about \$1.1 million. We are not undergoing this project alone. Phase one is \$1.8 million. We are in talks with members from DCED about several programs. We are applying for other grants that we feel confident in getting. From the funding and management perspective, we feel confident. We have done our due diligence. We have already determined the RFP process. We have design concepts that we are funneling around, and we've sent that to our architects. He said he understands the concerns. He said he has an extensive corporate background as well as his partner.

Councilwoman Bupp asked who would handle the accounting.

Mr. Anthony said Charlie Eisenhart with CMA, which is a public accounting firm in York. Bupp then asked about PADCED and where would that funding go to. Mr. Anthony said we cannot receive the funds, but we are looking at who we can partner with to get those funds.

Councilwoman Bupp then asked about the project managers experience.

Mr. Walker said he and Mr. Anthony are the CEOs of Four Square so they will oversee the project themselves along with consultants. If we need to add additional resources, we will. He said he's worked with the DOD, so the experience is there for both of them. Mr. Anthony said we are well aware of the red tape.

Director Crosby said we assign a rehab construction manager to every project we front on the bureau's side. That person's responsibility is to monitor the project from start to finish and will sign off on invoices we are to pay. That's another way we oversee any project we've done in the past. We will know what's going on in a timely manner. If there are any problems, it's reported to our bureau. We have specialist from the County Planning Commission to assist us.

Director Watson said the way this is handled is not unusual. There is no book that tells a developer to do this and that. Everyone has to start somewhere which is the purpose of partnerships. The review of the committee is why we are here. They had to do their due diligence. The fact they are leveraging funds, let's support and see how it goes. They have been doing a great job and I feel they can pull it off.

Assistant Solicitor Flower said the fact this is ARPA is not material to what we're doing today. As required under Article 137 of the city's codified ordinances, this contract must come to Council for approval.

Councilwoman Dennis thanked the committee for doing its due diligence in selecting a developer. She agrees that we should not be afraid of the task ahead and she feels this project will be amazing for the community. She said she hears the concerns being brought up, but she's seen Four Square's work, and we need to give opportunities to new developers.

There being no further discussion, Resolution No. 49 PASSED by the following vote: Yeas - Bupp, Dennis, Buckingham, Washington - 4; Nays - Johnescu - 1.

- XI. Requests for Future Meetings: None
- XII. Council Comment: None
- XIII. Administration Comment: None
- XIV. Adjournment: The next legislative session of Council is scheduled for June 4, 2024. There being no further business, the May 21, 2024 meeting of Council adjourned at 7:11 p.m.
- XV. Resumption of Public Comment Period (at the discretion of the presiding officer): None



Dianna L. Thompson, City Clerk



Edquina Washington, President of Council