

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
Teresa Johnescu, Member of Council

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MINUTES September 3, 2024 6:00 p.m.

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CALL TO ORDER: President Washington called the September 3, 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, with President Washington presiding.

Members of the Administration included: Kim Robertson, Business Administrator; Dave Rudolph, Interim Director of Public Works; Joe Jefcoat, Treasurer; and Gedd Schweikert, Assistant Solicitor.

I. Public Comment

Marilyn Hake, resident, spoke about [Resolution No. 72](#) of 2024 and that an applicant associated with that project owes over \$30,000 in back taxes. She said if someone is doing business with the city, their taxes should be up to date before they start asking for things from the city. She said the gentleman has six properties where the taxes are not paid up to date. She said the department that brought this plan to Council should have done its homework on this property before presenting it to you.

Marie Rohleder, resident, said she still hasn't seen lights on the building and it's starting to get darker sooner and she would like to see more outside lighting.

There being no further discussion, the public comment period adjourned 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 [August 20, 2024](#). Council dispensed with the reading of the minutes and unanimously approved them as written.

VII. Presentations, Awards and Announcements

VIII. Meeting(s) Scheduled:

► **Legislative Meeting:** The next legislative meeting of Council will be held on Tuesday, September 17, 2024 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on September 11th.

► **Council Committee Meeting:** Scheduled for Wednesday, September 25, 2024 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on September 18th.

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. 27, Ordinance No. 27 - A Bill Amending the FY2024 Budget. ([View](#)) (For the Parks & Recreation Bureau by appropriating additional revenue and expenditures in the amount of \$8,266.00 for a grant received from the York County Community Foundation)
Introduced by: Felicia Dennis
Originator: Public Works (Parks/Recreation)

Final Passage of Bill No. 27, Ordinance No. 27, Session 2024, A Bill amending the 2024 budget for the Bureau of Parks & Recreation by appropriating additional revenue and expenditures in the amount of \$8,266.00 for a grant received from the York County Community Foundation for Continental Square large planter landscaping and watering, which was introduced by Dennis, at the August 20, 2024 meeting of Council and read by short title, came up for final passage. On motion of Dennis, seconded by Johnescu, Bill No. 27 came up for discussion.

Marie Rohleder, resident, asked if any of these is for the upgrading of the parks. Acting Public Works Director Dave Rudolph said no, this is just for the downtown area.

There being no further discussion, Bill No. 27, Ordinance No. 27, PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

2. Final Passage of Bill No. 28, Ordinance No. 28 - A Bill Amending the FY2024 City Budget. ([View](#)) (For the Public Works Department to account for revenue and expenses relating to real estate taxes associated with the property at 1601 Toronita Street in the amount of \$37,433.57)
Introduced by: Felicia Dennis
Originator: Public Works

Final Passage of Bill No. 28, Ordinance No. 28, Session 2024, A Bill Amending the FY2024 City Budget for the Public Works Department to account for revenue and expenses relating to real estate taxes associated with the property at 1601 Toronita Street in the amount of \$37,433.57, which was introduced by Dennis at the August 20, 2024 meeting of Council and read by short title, came up for final passage. On motion of Dennis, seconded by Buckingham, Bill No. 28 came up for discussion.

Business Administrator Robertson said this has been a work in progress because we weren't given proper paperwork from the sewer authority and we had to determine what taxes were paid. We are hoping this is the last step in our learning curve and this should get us caught up and with the help of Treasurer Jefcoat we should remain on track.

There being no further discussion, Bill No. 28, Ordinance No. 28, PASSED by the following vote:

Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

3. Final Passage of Bill No. 29, Ordinance No. 29 - A Bill
Amending the fiscal year 2024 City Budget. ([View](#)) (For the Police Department by appropriating money not otherwise appropriated for Fund 50 for vehicles ordered in 2023 but delivered in 2024, in the amount of \$78,290.58)
Introduced by: Edquina Washington
Originator: Police

Final Passage of Bill No. 29, Ordinance No. 29, Session 2024, A Bill amending the fiscal year 2024 City Budget for the Police Department by appropriating money not otherwise appropriated for Fund 50 for vehicles ordered in 2023 but delivered in 2024, in the amount of \$78,290.58, which was introduced by Washington at the August 20, 2024 meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Johnescu, Bill No. 29 came up for discussion.

Business Administrator Robertson said these were budgeted in 2023 and purchase orders were approved but these didn't arrive until 2024, and the expense should have been repeated, so this was just an oversight, and we are rolling this over to 2024 so we can pay the invoices received.

There being no further discussion, Bill No. 29, Ordinance No. 29, PASSED by the following vote:
Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

4. Final Passage of Bill No. 30, Ordinance No. 30 - A Bill
Amending the FY2024 City Budget. ([View](#)) (For the Bureau of Health Bureau as follows: **(1)** To appropriate additional revenue and expenditures for Family Health Council of Central PA (FHCCP) for the Personal Responsibility Education Program (PREP), in the amount of \$31,000.00; **(2)** To appropriate additional revenue and expenditures for the Immunization Grant reflecting changes due to rollover amounts, in the total amount of \$43,870.86)
Introduced by: Edquina Washington
Originator: Economic & Community Development (Health)

Final Passage of Bill No. 30, Ordinance No. 30, Session 2024, A Bill amending the FY2024 City Budget. ([View](#)) (For the Bureau of Health Bureau as follows: **(1)** To appropriate additional revenue and expenditures for Family Health Council of Central PA (FHCCP) for the Personal Responsibility Education Program (PREP), in the amount of \$31,000.00; **(2)** To appropriate additional revenue and expenditures for the Immunization Grant reflecting changes due to rollover amounts, in the total amount of \$43,870.86, which was introduced by Washington at the August 20, 2024 meeting and read by short title, came up for final passage. On motion of Washington, seconded by Dennis, Bill No. 30 came up for discussion.

Administrator Robertson said these are grants for fiscal year July 1 - June 30 and is from the previous period so they are being added for the second half of the year.

There being no further discussion, Bill No. 30, Ordinance No. 30, PASSED by the following vote:
Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

Introduction Passage of Bills

5. Introduction of Bill No. 31 - A Bill
Amending the FY2024 Budget. ([View](#)) (In the amount of \$6,000.00 associated with a collaboration with the American Heart Association)
Introduced by: Felicia Dennis
Originator: Business Administration (Finance) / Public Works (Recreation & Parks)

Introduction of Bill No. 31, Session 2024, A Bill amending the FY2024 Budget in the amount of \$6,000.00 associated with a collaboration with the American Heart Association, was introduced by Dennis, read by short title, deferred to the September 17, 2024 meeting of Council.

6. Introduction of Bill No. 32 - A Bill Amending the FY2024 Budget. ([View](#)) (In the amount of \$25,000.00 associated with a contribution from the York City Parks Conservancy for the Parks Master Plan)
Introduced by: Felicia Dennis
Originator: Business Administration (Finance) / Public Works (Recreation & Parks)

Introduction of Bill No. 32, Session 2024, A Bill amending the FY2024 Budget in the amount of \$25,000.00 associated with a contribution from the York City Parks Conservancy for the Parks Master Plan, was introduced Dennis, read by short title, and deferred to the September 17, 2024 meeting of Council.

New Business – Items for Consideration of Consent Agenda

7. Resolution No. 84 - A Resolution Accepting the recommendations of HARB. ([View](#))
Introduced by: Felicia Dennis
Originator: HARB

Resolution No. 84, Session 2024, A Resolution accepting the recommendations of HARB in issuing certificates of appropriateness for work to be covered in applications filed for work to be done as follows: (1) Application filed for work to be done at 29 S. Queen St.; (2) Application filed for work to be done at 120 N. George St.; and (3) Application filed for work to be done at 221 W. Philadelphia St., was introduced by Dennis, read at length, and on motion of Dennis, seconded by Bupp, Resolution No. 84 came up for discussion.

Request for abstention: Councilwoman Johnescu requested to abstain her vote as she is the applicant for the 29 S. Queen St. On motion of Washington, seconded by Buckingham, Council approved said abstention request.

There being no further discussion, Resolution No. 84 PASSED by the following vote: Yeas - Bupp, Dennis, Buckingham, Washington - 4; Nays - 0; Abstain - Johnescu - 1.

8. Resolution No. 85 - A Resolution Awarding a contract to JDI Site Solutions, LLC. ([View](#)) (For the 2024 Bridge Maintenance Project in the amount of \$95,917.00)
Introduced by: Felicia Dennis
Originator: Public Works

Resolution No. 85, Session 2024, A Resolution awarding a contract to JDI Site Solutions for the 2024 Budget Maintenance Project in the amount of \$95,917.00, was introduced by Dennis, read at length, and on motion of Dennis, seconded by Buckingham, Resolution No. 85 came up for discussion.

Councilwoman Bupp asked about the bid process and said one bid was significantly higher and if that one bid was aware of the requirements of the bid request. She asked if something was off.

Acting Public Works Director Dave Rudolph said he thinks they just didn't want the job, so they bid it high. Otherwise, they knew the requirements and what the job entailed.

There being no further discussion, Resolution No. 85 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

9. Resolution No. 86 - A Resolution Authorizing a budget transfer of ARPA funds. ([View](#)) (In the amount of \$510,000.00 for the Parks Master Plan & Thackston Park)
Introduced by: Felicia Dennis
Originator: Public Works (Recreation & Parks)

Motion to read by short title: A motion was made by Dennis, seconded by Washington to read Resolution No. 86 by short title only. The motion passed unanimously.

Resolution No. 86, Session 2024, A Resolution authorizing a budget transfer of ARPA funds in the amount of \$510,000.00 for the Parks Master Plan and Thackston Park, was introduced by Dennis, read by short title, and on motion of Dennis, seconded by Washington, Resolution No. 86 came up for discussion. .

Councilwoman Johnescu said she took a survey online about parks and asked how much we've spent in the planning process since that.

Acting Public Works Director Rudolph said we've spent about \$100,000 and so far, we have the design plans established like what equipment will be changed, so now we are getting the ball rolling.

Councilwoman Johnescu asked what we're getting for \$400,000.

Acting Public Works Director Rudolph said we are getting the designs, upgrades, landscaping, and the new equipment we'll be buying.

Councilwoman Johnescu asked who will be doing the work.

Vice President Buckingham said she served on the committee and its YSM Landscape Architects, and we'll get the final plan in about 6 weeks. She said it's been an ongoing process that involved city residents and professionals, DCNR input, and will include Farquhar, Kiwanis, Noonan and Bantz Parks. Council will approve the master plan, and work can be done over a period. Council will see the proposals for each park and Council can vote on what they want to see happen. She said we had received public input.

Acting Public Works Director Rudolph said the best input came from the kids who use the parks because they had a lot of ideas.

Vice President Buckingham said Tom Landis, Director of Parks & Recreation, met with some of the kids.

Director Rudolph said that is correct and the kids drew out what they wanted to see in the park. They are looking for splash pads or better equipment, basketball courts and ball fields.

Vice President Buckingham said it has been great to be a part of this and it was great to get to know Bantz Park because she lives near Farquhar Park. She said the plan also includes looking for potential funders through various avenues. She said it's an ongoing process.

Marie Rohleder, resident, said she is hoping one of the first steps will be to make those parks more handicapped accessible. She said she can't go to Farquhar Park because there is no easy access from the bus stop. She said the Farquhar Park pavilion is not handicap accessible at all

and people in wheelchairs had to be carried up the steps to take part in an event that was happening at the pavilion.

Manuel Gomez, resident, said we previously allocated ARPA funds for the parks project and now we have to do transfers; and this transfer is \$510,000. He said according to the ARPA dashboard, there was already \$400,000 allocated for parks, and asked if this is a separate amount. He asked what is being impacted by More Graduations-Less Funerals Program.

Business Administrator Kim Robertson said the \$400,000 was this original plan and that has been on the list of potential projects since the beginning. The former Director of Public Works recommended several parks for upgrades, and this turned into a master plan for other parks. She explained various measures taken into consideration for ARPA funding and itemized funding for each park project including additional funding streams. As for the ARPA dashboard, she said we are continually updating the dashboard with Anser Advisory and how we can make it more concise and easier to read. She said once the dashboard is updated and easy to understand, she will request to do a presentation at a Council meeting to outline the changes. She said \$410,000 is going toward engineering and we are looking to do an African American History Walk, and we are looking to work with consultants to get that worked out.

There being no further discussion, Resolution No. 86 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

10. Resolution No. 87 - A Resolution Authorizing an agreement with the York Water Co. ([View](#)) (To extend the Bill & Revenue Service Agreement through 12/31/2024)
Introduced by: Betsy Buckingham
Originator: Business Administration

Resolution No. 87, Session 2024, A Resolution authorizing an agreement with the York Water Company to extend the Bill & Revenue Service Agreement through December 31, 2024, was introduced by Buckingham, read at length, and on motion of Buckingham, seconded by Dennis, Resolution No. 87 came up for discussion.

Councilwoman Johnescu asked how much this will cost the city and how many staff hours were being used when the billing was under the city.

Administrator Robertson said \$32,000.00 per month and we have the exact same number of staff with the exception of one employee. She said we were using an old billing system, and this is a long history of that being a problem. When they moved into that system, it set us up for failure because it wasn't what we needed because we had to set them up as owners instead of properties. There was a long period of not being able to follow up with the process in order to get to the point that we weren't getting enough of the actual revenue and so York Water helped us with the sewer and refuse billing. York Water always played a role in the process because sewer is based off of water usage. When we were no longer obligated to sewer billing, it made it much easier for us. She explained the entire process and how we could save on the costs we are paying for billing. They will look to make changes to the refuse ordinance to allow us to do billing in-house and come up with a plan that will be beneficial to the city. She said we want to extend the agreement until we can get our in-housing billing in place.

There being no further discussion, Resolution No. 87 PASSED by the following vote: Yeas - Bupp, Dennis, Buckingham, Washington - 4; Nays - Johnescu - 1.

11. Resolution No. 88 - A Resolution Authorizing a \$6.7 million bond for the York City General Authority. ([View](#))
Introduced by: Betsy Buckingham
Originator: York City General Authority

Motion to read by short title: A motion was made by Washington, seconded Dennis, to read Resolution No. 88 by short title only. The motion passed unanimously.

Resolution No. 88, Session 2024, A Resolution authorizing a \$6,700,000.00 bond for the York City General Authority, was introduced by Buckingham, read by short title, and on motion of Buckingham, seconded by Washington, Resolution No. 88 came up for discussion.

Melissa Hughs, PFM, financial advisor to York Academy, said they want to issue debt to put on a small addition to a property they already own for expansion of their 7th and 8th grade students. They have to go through a conduit authority, and in the past, they used the General Authority as the conduit. This is part of the IRS process to allow the charter to receive funding via conduit. She said there is no commitment of the city for this debt obligation.

Councilwoman Johnescu said she is concerned because the General Authority is not an independent body, so any liability might spread to the city since they are part of the city's Department of Economic & Community Development. She said she would like to see the actual debt and associated documents. She said Director Nona Watson is on bereavement, so Council didn't get these documents.

Vice President Buckingham said she spoke with our legal counsel, and we are not responsible for any of the payments and that we only have to do this because we created the authority.

Councilwoman Johnescu said wouldn't it be better if we had access to these documents because she reads the fine print on anything she signs.

Councilwoman Bupp asked what role the General Authority has in relation to this such as signing documents or auditing.

Stacey MacNeal, General Authority Solicitor, said the primary purpose of the General Authority ("GA") is for the issuance of conduit financing. Non-recourse financing means that none of the officers have any liability for this debt. The GA is paid an issuance fee and an ongoing annual compliance fee. The GA is an independent, separate, legal entity with its own officials. The GA held a special meeting to approve the borrowing, and they volunteered members for when it is time to sign paperwork. She said she reviewed the paperwork to make sure there is no liability, and she did an opinion letter, all of which is paid for by the borrower. Any fees that may be incurred by the city, she is sure the borrower would pay those fees. Closing is anticipated later this month, and this will be fully vetted by legal counsel prior to execution. From the GA standpoint, we don't see pro-forma. There is a lender, and the lender goes through the underwriting process. The GA is looking at the project itself, if it is important for the city, and is this something they would support, and they did and therefore agreed to the conduit financing. She said we welcome the opportunity to educate city staff and Council members on debt financing to the benefit of the city.

Councilwoman Bupp asked if the board is no longer in existence.

Attorney MacNeal said they are and there are 5 members on the GA board.

Manuel Gomez, resident, asked what the fee is for being the conduit for this type of financing.

Attorney MacNeal said it's based on the amount of the issuance. To her recollection, the GA's fee is approximately \$19,500.

Councilwoman Bupp asked if this extra financing is to build and if there is a master plan and zoning approval required.

Ms. Hughs said we need to get the money first, then we go through the next steps, so if zoning is required, they will go through that process.

There being no further discussion, Resolution No. 88 PASSED by the following vote: Yeas - Bupp, Dennis, Buckingham, Washington - 4; Nays - Johnescu - 1.

XI. Requests for Future Meetings: None

XII. Council Comment

Vice President Buckingham spoke about tax exemption, and she encouraged all non-profits to consider making contributions for the services they receive from the city. She said her church makes payments and she hope others will do the same.

XIII. Administration Comment: None

XIV. Adjournment: The next legislative meeting of City Council is scheduled for Tuesday, September 17, 2024 at 6PM in Council Chambers. There being no further discussion, the September 3, 2024 meeting of Council adjourned at 6:58 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