

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 October 21, 2025 6:00 p.m.

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CALL TO ORDER: President Washington called the October 21, 2025, 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; Nancy Griffin, Planner; and Assistant Solicitor Brett Flower.

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

I. Public Comment:

Heather Leiendecker (Resident), spoke regarding a rooming house situation at 101 E. Springettsbury Ave. The zoning office allowed the owner to maintain three residential suites with roomers/boarders, despite the owner previously having eight suites and the resulting state being "still against code". She said an appeal was filed with their attorneys on September 22nd and a text amendment was filed on October 9th to revise the definition of "single family" and "rooming house". The proposed amendment seeks a definition consistent with Pennsylvania Supreme Court guidance, which states that "short-term and temporary occupancy is not compatible with single family uses". The amendment proposes defining "single family" as a "single housekeeping unit". She went on to say that the text amendment is intended to align with the city's comprehensive plan to preserve the low density and family-focused character of the RS1 district.

Don Hake (Resident), discussed the mandatory inspection of rental units, citing the 1967 US Supreme Court case *Camaro versus Municipal*. He said the Supreme Court ruled that mandatory inspections must have the approval of the tenant and a court-ordered inspection. Mr. Hake made his tenants aware of their constitutional rights and informed the city that he would only proceed with a reinspection if the city provided the tenant contact information to get their necessary approval. He asserted that mandatory inspections conducted without the resident's permission or a warrant violate the Fourth Amendment of the US Constitution, protecting rights to privacy and freedom from unreasonable search and seizure. Mr. Hake requested that Council consider a moratorium on tenant-occupied inspection properties until the city can determine the legality of its current procedures.

Craig Zumbrun (Resident/Former Zoning Officer), implored Council to take a strong stand and require the owner at 101 S. Springettsbury Ave. to return the property to its original condition as a single-family house. He argued that failure to do so would set a precedent leading to neighborhood deterioration. Mr. Zumbrun encouraged Council to direct the office to be more diligent with permits and inspections, referencing a property at 145 Irving Road recently acquired by an investor where he had seen no sign of a permit or inspection over three months of work.

There being no further discussion, the public comment session adjourned at 6:15 p.m.

- II. Called Legislative Meeting to Order at 6:15 p.m.
- III. Roll Call
- IV. Pledge of Allegiance was recited.
- V. Moment of Silence was observed.
- VI. Action on previous meeting Minutes of [October 7, 2025](#) (legislative). 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 Wednesday, November 5, 2025 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on October 29th.
 - **Council Committee Meeting:** Scheduled for October 29, 2025 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on October 22nd.
- 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)

Subdivision/Land Development/HARB:

- 1. Resolution No. 70 - A Resolution
Accepting the recommendations of HARB. ([View](#))
Introduced by: Elizabeth Bupp / Originator: HARB

Resolution No. 70, Session 2025, A Resolution accepting the recommendations of HARB in issuing certificates of appropriateness for work to be done at 26 W. College Ave., 372 E. Market St., and 46-48 E. Gas Ave., was introduced by Bupp, read at length, and on motion of Bupp, seconded by Johnescu, Resolution No. 70 passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.
- 2. Resolution No. 71 - A Resolution
Authorizing a waiver for the subdivision/land development plans submitted by Warehaus. ([View](#)) (For the Lofts at York Creek located at 500 W. College Ave.)
Introduced by: Edquina Washington / Originator: Economic & Community Development (Planning)

Resolution No. 71, Session 2025, A Resolution authorizing a waiver for the subdivision/land development plans submitted by Warehaus for the Lofts at York Creek located at 500 W. College Ave.,

was introduced by Washington, read at length, and on motion of Washington, seconded by Buckingham, Resolution No. 71 came up for discussion.

Councilwoman Bupp asked if we would lose or gain anything in approving this. Nancy Griffin, Planner, said, no.

Solicitor Brett Flower clarified that the deferral of recreation requirements (Section 1336.10) should be until the land development plan for 550 W. College Ave. comes forward, not 500 W. College Ave.

Joe Stein (Warehaus) confirmed the Lofts project takes place within the existing Dentsply buildings and that amenities like courtyards and dog parks, and significant acreage for the Codorus Creek Trailway, will be included.

There being no further discussion, Resolution No. 71 passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0

3. Resolution No. 72 _____ - A Resolution Authorizing a waiver for the land development plan submitted by First Capital Engineering. ([View](#)) (On behalf of Doctor's Row 462, LLC located at 462-464 W. Market St.) Introduced by: Edquina Washington / Originator: Originator: Economic & Community Development (Planning)

Resolution No. 72, Session 2025, A Resolution authorizing a waiver for the land development plan submitted by First Capital Engineering, on behalf of Doctor's Row 462, LLC, for the property located at 462-464 W. Market St., was introduced by Washington, read at length, and on motion of Washington, seconded by Bupp, Resolution No. 72 came up for discussion.

Johnescu said residents came out for the planning meeting with valid concerns. One being the use may change. She said she learned a lot about affordable housing, but she doesn't know if that exists with this project. Residents feared that the use might change from affordable senior housing to another use, such as college student housing. She said the other issue was parking, noting the continuous approval of parking variances for every project puts intense pressure on the residents of the city, leading to parking on sidewalks and unimproved surfaces.

President Washington said some of her concerns were about parking as well but that she is in support of senior housing.

Vice President Buckingham said she also spoke with residents and parking was a concern. She asked if there is some assurance the use will remain the same.

Blanda Nace (Chief Opportunity Development Officer, RDA) said they are transferring this property to the developer. This is funded by HUD HOME ARPA dollars. This funding has a 20-year requirement that the development must be deed restricted for senior affordable housing. He confirmed that the required parking minimum (30 spaces for 15 units) was geometrically impossible, as the required square footage of the spaces was larger than the lot itself, necessitating relief.

Manuel Gomez (Resident) challenged the zoning dogma, stating that the focus on mandatory parking minimums is antiquated and asked, "who says we need a car to live here?"

There being no further discussion, Resolution No. 72 passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

Final Passage of Bills/Resolutions

4. Final Passage of Bill No. 27, Ordinance No. 25 - A Bill
Amending the FY2025 Budget. ([View](#)) (For the Economic & Community Development department for Fund 29 to correct the budgets for the Job Training for the Community, Delinquent Property Tax, and First Time Homebuyer programs resulting in a budget reduction of \$853,023 and adding additional funds for Lifepath Christian Ministries and the Veteran Housing Support program in the amount of \$350,000.)
Introduced by: Edquina Washington / Originator: Economic & Community Development

Final Passage of Bill No. 27, Ordinance No. 25, Session 2025, A Bill amending the FY2025 Budget for the Economic & Community Development Department for Fund 29 to correct the budgets for the Job Training for the Community, Delinquent Property Tax, and First Time Homebuyer programs resulting in a budget reduction of \$853,023 and adding additional funds for Lifepath Christian Ministries and the Veteran Housing Support program in the amount of \$350,000, which was introduced by Washington at the October 7, 2025 meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Buckingham, Bill No. 27, Ordinance No. 25, passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

5. Final Passage of Bill No. 28, Ordinance No. 26 - A Bill
Amending the FY2025 Budget. ([View](#)) (For Public Works department for Fund 29 to correct the budget for the Market St. Bridge Replacement program resulting in a budget increase of \$48,237 and reducing the funds for Princess Street Center program in the amount of \$350,000.)
Introduced by: Felicia Dennis / Originator: Public Works

Final Passage of Bill No. 28, Ordinance No. 26, Session 2025, A Bill amending the FY2025 Budget for Public Works Department for Fund 29 to correct the budget for the Market St. Bridge Replacement program resulting in a budget increase of \$48,237 and reducing the funds for Princess Street Center program in the amount of \$350,000, which was introduced by Dennis at the October 7, 2025 meeting of Council and read by short title, came up for final passage. On motion of Dennis, seconded by Washington, Bill No. 28, Ordinance No. 26, passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

6. Final Passage of Bill No. 29, Ordinance No. 27 - A Bill
Amending the FY2025 Budget. ([View](#)) (For Bureau of Health by appropriating additional revenue and expenditures for additional funds received from the Family Health Council of Central Pennsylvania, Inc., for the Family Planning Program to provide for under-reimbursed expenses for STD testing and outreach for the grant period of July 1, 2025 through June 30, 2026, in the total amount of \$5,882.36.)
Introduced by: Edquina Washington / Originator: Economic & Community Development (Health)

Final Passage of Bill No. 29, Ordinance No. 27, Session 2025, A Bill amending the FY2025 Budget for the Bureau of Health by appropriating additional revenue and expenditures for additional funds received from the Family Health Council of Central Pennsylvania, Inc., for the Family Planning Program to provide for under-reimbursed expenses for STD testing and outreach for the grant period of July 1, 2025 through June 30, 2026, in the total amount of \$5,882.36, which was introduced by Washington, seconded by Buckingham, and passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

7. Final Passage of Bill No. 30, Ordinance No. 28 - A Bill
Amending Article 951 “Municipal Solid Waste Management Act. ([View](#)) (Subsection 951.16 “Minimum Charges and Vacancy Credits” of the York City Codified Ordinances, to provide property owners with fourteen (14) or more residential units the option to opt out of the City’s designated trash collection service and allowing for the election of private trash collection plan while maintaining a minimal administrative fee.)
Introduced by: Elizabeth Bupp / Originator: Solicitor’s Office

Final Passage of Bill No. 30, Ordinance No. 28, Session 2025, A Bill amending Article 951 “Municipal Solid Waste Management Act, Subsection 951.16 “Minimum Charges and Vacancy Credits” of the York City Codified Ordinances, to provide property owners with fourteen (14) or more residential units the option to opt out of the City’s designated trash collection service and allowing for the election of private

trash collection plan while maintaining a minimal administrative fee, which was introduced by Bupp at the October 7, 2025 meeting of Council, and read by short title, came up for final passage. On motion of Bupp, seconded Buckingham, Bill No. 30 came up for discussion.

Councilwoman Bupp said she asked Solicitor Flower about removing the application requirement so if the administration needs to change the process, they are not tied to this language.

Solicitor Flower said she supported leaving the language regarding application requirements in the bill so applicants know what will be expected of them during evaluation.

There being no further discussion, Bill No. 30, Ordinance No. 28, passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

New Business – Introduction of Bills: None

New Business – Items for Consideration of Consent Agenda

8. Resolution No. 73 _____ - A Resolution
Appointing an alternate member to HARB. ([View](#)) (Carlos Santiago)
Introduced by: Edquina Washington / Originator: City Council (City Clerk)

Resolution No. 73, Session 2025, A Resolution appointing Carlos Santiago as an alternate member of HARB, to fill the unexpired term of Lindy Hitzel, which term shall expire the first Monday of January 2026, was introduced by Washington, read at length, and on motion of Washington, seconded by Johnescu, Resolution No. 73 passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

9. Resolution No. 74 _____ - A Resolution
Authorizing an agreement with Prodigy Spectrum Management Plus. ([View](#)) (ARPA funding in the amount of \$250,000.00 for veteran housing support)
Introduced by: Edquina Washington / Originator: Economic & Community Development

Resolution No. 74, Session 2025, A Resolution authorizing an agreement with Prodigy Spectrum Management Plus for ARPA funding in the amount of \$250,000.00 for veteran housing support, was introduced by Washington, read at length, and on motion of Washington, seconded by Johnescu, Resolution No. 74 came up for discussion.

Solicitor Flower clarified that the \$250,000 ARPA funding is strictly for the purchase of the property.

Vice President Buckingham asked if there is a plan to afford the renovations.

LaVelle Howell (Founder, Prodigy Spectrum Management) confirmed they have several other funding sources for renovations. The purchase price is \$250,000. Ms. Howell noted the property was a nuisance and that the development will serve the veteran population.

Councilwoman Bupp asked if they anticipate accepting new tenants sooner than later.

Ms. Howell said they already have residents lined up for the property. She said it should take about 5 months to renovate but the timeline was pushed back because funding was delayed. If they get the funding approved today - depending on how soon they can get the funds - they could close within the 1st or 2nd week of November, which means they can start renovations in December.

There being no further discussion, Resolution No. 74 passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

10. Resolution No. 75 - A Resolution Authorizing an agreement with APJ Foundation. ([View](#)) (ARPA funding in the amount of \$75,000.00 for community job training)
Introduced by: Betsy Buckingham / Originator: Economic & Community Development

Resolution No. 75, Session 2025, A Resolution authorizing an agreement with APJ Foundation for ARPA funding in the amount of \$75,000.00, was introduced by Buckingham, read at length, and on motion of Buckingham, seconded by Dennis, Resolution No. 75 came up for discussion.

Councilwoman Johnescu praised the investment as a proactive approach to crime prevention. She said during discussion on the SafeNet camera system, conversation included residents' claims that there were not enough programs to address underlying issues with our youth and this is an example of a program that aims to address that very concern.

Councilwoman Bupp confirmed the program targets city youth, despite the foundation's address being outside the city.

Abdula Jamison (APJ Founder) noted that drug use (marijuana/synthetic weed) is a major concern plaguing young men and affecting their decision-making.

Manuel Gomez (Resident) said we do not praise these programs enough and this is where your change is going to come from.

Motion to abstain. There being no further discussion, President Washington requested to abstain her vote as she is a member of the APJ Board of Directors. A motion was made by Buckingham, seconded by Dennis, to accept the abstention request. The motion passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham – 4; Nays – 0.

There being no further discussion, Resolution No. 75 passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham – 4; Abstain – Washington -1; Nays – 0.

11. Resolution No. 76 - A Resolution Terminating employment of Police Officer Stephen Marte. ([View](#))
Introduced by: Edquina Washington / Originator: Mayor/Police/Business Administration (HR)

Resolution No. 76, Session 2025, A Resolution terminating employment for probationary police officer Stephen Marte, was introduced by Washington, read at length, and on motion of Washington, seconded by Buckingham, Resolution No. 76 came up for discussion.

Councilwoman Bupp inquired whether the officer had been found guilty and requested clarification on how that determination was reached, expressing concern about the possibility of a wrongful accusation.

Commissioner Muldrow clarified that Officer Marte had not been convicted but had been formally charged and had a PFA granted against him. He stated that nothing is tolerated for a probationary officer within the rigid and strict process of the police department, and an arrest and PFA grant is beyond the standard.

Business Administrator Robertson confirmed a proper internal investigation was conducted prior to the request for termination.

There being no further discussion, Resolution No. 76 passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

XI. Requests for Future Meetings

XII. Council Comment

President Washington reminded the public that the Mayor's proposed budget hearings would be held on Wednesday, October 22nd, and Thursday, October 23rd, at 6:00 p.m., and encouraged public attendance.

Vice President Buckingham shared that representatives from Pennsylvania American Water highlighted two assistance programs designed to support low-income residents with fees. However, they observed a significantly lower participation rate than anticipated and urged eligible residents to take advantage of these resources.

Councilwoman Dennis expressed concern over the 200% increase in sewer bills affecting homeowners and seniors who may already be struggling financially, and questioned resources for those who do not meet low-income criteria.

Councilwoman Bupp reminded residents to vote on Election Day, November 4th. She then asked for an update on the 2020 Financial audit status.

Business Administrator Robertson responded that the compilation is nearly complete and is now in the hands of the auditors, which is the final step.

XIII. Administration Comment

Business Administrator Robertson apologized to Council for being unable to provide an update on expenses at this meeting due to budget preparation and anticipates resuming the update during the second meeting in November.

XIV. Resumption of Public Comment Period (at the discretion of the presiding officer)

Marie Rohleder (Resident) shared information about a homeless outreach program on Thursday, October 23rd, at Asbury United Church of Christ on East Market Street, running from 9:00 a.m. until 2:00 p.m. The program is sponsored by the Realtors Association of York and Adams County and assists the homeless and people in financial trouble.

XV. Adjournment: There being no further business, the October 21, 2025 meeting of Council adjourned at 7:02 p.m.



Dianna L. Thompson, City Clerk

Edquina Washington, President of Council