

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 16, 2025 6:00 p.m.

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YOUTUBE: <https://www.youtube.com/c/WhiteRoseCommunityTV>.

2025 MEETINGS: Click [here](#) to view 2025 Council Meetings Dates

CALL TO ORDER: President Washington called the September 16, 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: David Rudolph, Acting Public Works Director; Kim Robertson, Business Administrator; and Assistant Solicitor Brett Flower.

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

I. Public Comment:

Steven Martinez, SPCA, announced that the organization will be requesting a significant increase in its contract amount with the City, citing a substantial rise in demand for services. He emphasized that the SPCA is the sole animal shelter serving the entire county, and approximately one-third of its annual intake originates from within city limits. Unlike previous years, the proposed contract amount will require formal Council approval. Mr. Martinez clarified the distinction between the SPCA's nonprofit operations and its government-contracted services, noting that both play a critical role in managing the county's pet population. He attributed the fee increase directly to the surge in service demand and reiterated that the City's contribution represents only a small fraction of the SPCA's overall operating budget.

Mike Johnson, resident, presented Council with a zoning map highlighting RS1-designated areas and raised concerns regarding a property located at 101 E. Springettsbury Avenue. He shared that, following discussions with the City's zoning officer, a decision was made indicating that the applicant's proposed use would be permitted. The proposal involves converting what was originally an eight-bedroom residence into a rooming unit. Mr. Johnson noted that the scope has since narrowed to two or three bedrooms, and the zoning officer has authorized up to three renters at the property. He informed Council that neighboring residents are actively appealing the zoning officer's decision, citing concerns that the approved use contradicts the RS1 zoning ordinance, which prohibits rooming houses in single-family districts. While no action is currently being requested of Council, Mr. Johnson urged

members to engage with the zoning officer to better understand the rationale behind the approval. He emphasized that this constitutes a use variance and expressed concern about the potential precedent it may set, particularly given that this is the only property of its kind in the area.

There being no further comment, the public comment session was adjourned at 6:12 p.m.

- I. Called Legislative Meeting to Order: 6:12 p.m.
- II. Roll Call
- III. Pledge of Allegiance was recited.
- IV. Moment of Silence was observed.
- V. Action on previous meeting Minutes of [September 2, 2025](#). Council dispensed with the reading of the minutes and unanimously approved them as written.
- VI. Presentations, Awards and Announcements

► **Brief Financial Overview & ARPA update** – Provided by Kim Robertson, Business Administrator

Administrator Robertson presented Council with the Budget vs. Actual Report for the period ending August 31. She noted that the first page is organized by fund, with revenue sources separated from expenditures, as reflected in the City's financial system. She advised Council to keep in mind that timing differences may affect the accuracy of certain line items, as some expenses may not yet have been incurred and some revenue may still be pending. She then reviewed the Budget vs. Actual breakdown by department, including a focused summary of Fund 29 (ARPA) expenditures. She briefly outlined various expenses and noted that transfer requests will be presented at the upcoming committee meeting to facilitate payment of agreements currently in progress for consideration of passage at the first Council meeting in October. (Click [here](#) to view report)

- VII. Meeting(s) Scheduled:

► **Council Committee Meeting:** Scheduled for Wednesday, September 24, 2025 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on September 17, 2025.

► **Legislative Meeting:** The next legislative meeting of Council will be held on Tuesday, October 7, 2025 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on October 1, 2025.

- VIII. Status of Prior Committee Referrals: No reports.

- IX. 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. 60 - A Resolution
Accepting the recommendations of HARB. ([View](#))
Introduced by: Betsy Buckingham
Originator: HARB

Resolution No. 60, Session 2025, 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 237-241 W. Market St.; 2. Application filed for work to be done at 232 N. George St.; 3. Application filed for work to be done at 321 E. King St.; and 4. Application filed for work to be done at 631 Cleveland Ave., was introduced by Buckingham,

read at length, and on motion of Washington, seconded by Johnescu, Resolution No. 60 PASSED by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

Final Passage of Bills/Resolutions

2. Final Passage of Bill No. 24, Ordinance No. 23 - A Bill Approving the 2026-2031 Plan of the York Business Improvement District Authority. ([View](#))
Introduced by: Edquina Washington
Originator: York Business Improvement District Authority
Motion to approve made by Washington, seconded by Buckingham, came up for discussion.

Final Passage of Bill No. 24, Ordinance No. 23, Session 2025, A Bill approving the 2026-2031 Plan of the York Business Improvement District Authority, which was introduced by Washington at the September 2 meeting of Council and read by short title, came up for final passage. On motion of Washington, seconded by Buckingham, Bill No. 24 came up for discussion.

Sarah O'Brien, Director of Downtown, Inc., gave a presentation on the mission and goals of Downtown Inc. and the YBIDA renewal. The YBIDA was created in 1998 and must be renewed every five years. The renewal is anticipated to take effect on January 1, 2026. The presentation highlighted achievements in placemaking, economic development, and community partnerships, such as raising \$1 million for beautification efforts, removing over 15,000 lbs of litter, and awarding over \$149,000 in BLOOM grants. (Click [here](#) to view presentation)

Vice President Buckingham acknowledged the significant impact Downtown Inc has had on the community and expressed appreciation for their presence and continued partnership and stated that she is so glad they are here.

There being no further discussion, Bill No. 24, Ordinance No. 23, PASSED by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

3. Final Passage of Bill No. 25 (TABLED) - A Bill Amending Part 13 "Planning & Zoning Code of the Codified Ordinances. ([View](#)) (To provide for Vape & Smoke Shops as a permissible use in the EC district, and update language to include regulations governing vape and smoke shop use within the city.)
Introduced by: Edquina Washington
Originator: Council (Washington)

Motion to table: Councilwoman Johnescu argued that this proposed legislation does not apply to existing businesses and that the public has raised concerns about shops that are currently selling products that are harmful to our youth. She emphasized the importance of regulating existing establishments through a separate amendment to the City's licensing ordinance. Accordingly, Councilwoman Johnescu made a motion to table the legislation until a companion licensing Bill is drafted. She noted that, at a minimum, provisions 4 and 5 under Section 4.01.02 of the Bill should apply to current operations to help restrict access to minors. She further stated that since this legislation was introduced and advertised, a moratorium on additional shops will remain in effect during this interim period.

The motion to table was seconded by Buckingham and passed by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

President Washington said that since this legislation was tabled, there will be no comment on this legislation.

New Business – Items for Consideration of Consent Agenda

4. Resolution No. 61 - A Resolution Appointing Edquina Washington as the City of York Delegate at the 2025 PML Leadership Summit and Annual Business Meeting and Betsy Buckingham as an alternate. ([View](#))
Introduced by: Betsy Buckingham
Originator: Council / Mayor

Motion to read by short title: A motion was made by Washington, seconded Johnescu, to read Resolution No. 61 by short title only. The motion passed unanimously.

Resolution No. 61, Session 2025, A Resolution appointing Edquina Washington as the City of York Delegate at the 2025 PML Leadership Summit and Annual Business Meeting and Betsy Buckingham as an alternate, was introduced by Buckingham, read by short title, and on motion of Washington, seconded Bupp, Resolution No. 61 PASSED by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

5. Resolution No. 62 - A Resolution Authorizing an agreement with Altec Industries, Inc. ([View](#)) (For the purchase of an ALTEC 47' Hydraulic Derrick, Model DM47E, in the amount of \$276,758.00 from Altec Industries, Inc. through the Commonwealth of Pennsylvania's COSTARS cooperative purchasing program.)
Introduced by: Felicia Dennis
Originator: Public Works (Highway)

Motion to read by short title: A motion was made by Buckingham, seconded by Washington, to read Resolution No. 62 by short title on. The motion passed unanimously.

Resolution No. 62, A Resolution authorizing an agreement with Altec Industries, Inc. for the purchase of an ALTEC 47' Hydraulic Derrick, Model DM47E, in the amount of \$276,758.00 from Altec Industries, Inc. through the Commonwealth of Pennsylvania's COSTARS cooperative purchasing program, was introduced by Dennis, read by short title, and on motion of Washington, seconded Bupp, Resolution No. 62 came up for discussion.

Councilwoman Johnescu said this is a large piece of equipment and asked if we are replacing a vehicle.

Dave Rudolph, Acting Public Works Director, said this will replace a 30-year-old truck. He explained that this vehicle is essential for overnight work, such as picking up heavy debris such as fallen traffic lights, and that renting equipment for such tasks would be prohibitively expensive at approximately \$3,000 per night. He said the use outweighs the cost because this is something we really need.

There being no further discussion, Resolution No. 62 PASSED by the following vote: Yeas – Bupp, Johnescu, Dennis, Buckingham, Washington – 5; Nays – 0.

6. Resolution No. 63 - A Resolution Authorizing an agreement with Musco Sports Lighting, LLC. ([View](#)) (For the purchase and installation of a Light-Structure System in the total amount of \$407,295.00 with Total Light Control from Musco Sports Lighting, LLC, through the Commonwealth of Pennsylvania's COSTARS cooperative purchasing program for Hoffman Veterans Memorial Park Baseball Field #3.)
Introduced by: Felicia Dennis
Originator: Public Works (Recreation/Parks)

Motion to read by short title: A motion was made by Buckingham, seconded Washington, to read Resolution No. 63 by short title only. The motion passed unanimously.

Resolution No. 63, Session 2025, A Resolution authorizing an agreement with Musco Sports Lighting, LLC for the purchase and installation of a Light-Structure System in the total amount of \$407,295.00 with Total Light Control from Musco Sports Lighting, LLC, through the Commonwealth of Pennsylvania's COSTARS cooperative purchasing program for Hoffman Veterans Memorial Park Baseball Field #3, was introduced by Dennis, read by short title, and on motion of Washington, seconded by Buckingham, Resolution No. 63 came up for discussion.

President Washington inquired whether the lights would remain on throughout the night.

Acting Director Rudolph responded that while the lights are capable of operating overnight, they will not be used in that manner. He clarified that extended use would occur only during special events, but never for the entire night.

There being no further discussion, Resolution No. 63 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

7. Resolution No. 64 - A Resolution
Awarding a contract to Kinsley Construction, Inc. ([View](#)) (For the S. Penn St. Sidewalk CDBG Improvement Project - \$296,550.00)
Introduced by: Felicia Dennis
Originator: Public Works (Highway)

Resolution No. 64, Session 2025, A Resolution awarding a contract to Kinsley Construction, Inc. for the S. Penn St. Sidewalk CDBG Improvement Project in the amount of \$296,550.00, was introduced by Dennis, read at length, and on motion of Washington, seconded by Johnescu, Resolution No. 64 came up for discussion.

Vice President Buckingham stated that this project is long overdue and expressed appreciation for its inclusion on the agenda.

Acting Director Rudolph noted that while the cost may appear substantial, the scope is primarily repair work. He clarified that the funding source is Community Development Block Grant (CDBG), not taxpayer dollars, and suggested that additional streets could be considered for future CDBG funding cycles.

Councilwoman Dennis voiced support for the project, recalling that residents at Penn Market had previously raised this issue during a community meeting.

Councilwoman Bupp referenced the park-to-park plan for Penn Street and inquired whether Columbia Gas had discussed replacing meters in the area.

Acting Director Rudolph responded that he believes that work has been completed and confirmed that the City waited for Columbia Gas to finish their portion before initiating its own.

Councilwoman Bupp also asked how long the project was posted for RFP.

Acting Director Rudolph stated that it was issued twice, each for a two-week period. He added that staff had reached out to local sidewalk contractors, encouraging them to monitor the City's OpenGov site for RFP opportunities.

There being no further discussion, Resolution No. 64 PASSED by the following vote: Yeas - Bupp, Johnescu, Dennis, Buckingham, Washington - 5; Nays - 0.

- X. Requests for Future Meetings
- XI. Council Comment
- XII. Administration Comment
- XIII. Adjournment: There being no further business, the September 16, 2025 meeting of Council adjourned at 6:49 p.m.
- XIV. Resumption of Public Comment Period (at the discretion of the presiding officer): None



Dianna L. Thompson, City Clerk



Edquina Washington, President of Council