



The City of York Pennsylvania

Office of City Council
101 S. George St.
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COMMITTEE MINUTES April 24, 2024

6:00 p.m.

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Fire/Police	Public Works	Econ & Comm Development	Business Admin	Rules & Admin
Washington Dennis Buckingham	Dennis Washington Johnescu	Washington Buckingham Johnescu	Buckingham Johnescu Bupp	Bupp Washington Dennis

***Bold text indicates Chairperson**

Note: General Committee is chaired by Council President or designee and includes all Council members.

CALL TO ORDER: President Washington called the April 24, 2024, committee 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 in attendance included: Kim Robertson, Business Administrator; Blanda Nace, Chief Opportunity Officer; Dave Rudolph, Electrical Supervisor; Monica Kruger, Director of Health; Sam Zahm, Deputy Director of Health; and Assistant Solicitor Brett Flower.

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

- I. Call committee meeting to order at 6:00 p.m.
- II. Committee Issues for the May 7 & 21, 2024 legislative Agendas as follows:

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PUBLIC WORKS (Dennis, Washington, Johnescu)

1. Resolution authorizing an agreement with TRG ([View](#))

Dave Rudolph, Electrical Supervisor, said Traffic Resource Group is the city's traffic engineering consultant. Anytime we are doing traffic or bike lane modifications, he said they will do the counts and studies to make sure everything is up to code with PennDot.

DECISION: A motion was made by Dennis, seconded by Washington, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Dennis, Washington, Johnescu - 3; Nays - 0.

2. Resolution authorizing an agreement with CS Davidson ([View](#))

Supervisor Rudolph said C.S. Davidson is also an engineer for the city. He said they take care of all building projects and will inspect our buildings along with city inspectors. They also inspect bridges

and road construction. They have been our engineering company for decades.

Councilwoman Johnescu said we have a list of billing rates but asked if there is an itemized breakdown of total expenditures.

Supervisor Rudolph said he doesn't have that information on hand, but he can provide that to Council.

Councilwoman Bupp said in looking at the budget, it looks like the cumulative engineering budget for the city is approximately \$1.7 million.

Mr. Rudolph said that's what we budgeted for this year but that can include projects that are already in place or about to take place. He said we have a lot of big projects going on right now.

DECISION: A motion was made by Washington, seconded by Johnescu, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Dennis, Washington, Johnescu - 3; Nays - 0.

3. Resolution authorizing an agreement with Musco Sports Lighting ([View](#))

Supervisor Rudolph said Musco is who we use for the stadium complex lighting. We have 5 automated lit fields. We are adding another field of lights to a field that doesn't have light. This will give us an additional field for tournaments and other activities. This is for the installation of the lights. We purchased the lights last year.

DECISION: A motion was made by Johnescu, seconded by Washington, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Dennis, Washington, Johnescu - 3; Nays - 0.

ECONOMIC & COMMUNITY DEVELOPMENT (Washington, Buckingham, Johnescu)

4. Bill - ARPA - FY24 Budget Amendment - Community Progress Council ([View](#))

Robin Rohrbaugh, President & C.E.O., Community Progress Council, said CPC has existed in York County since 1965. We serve low to moderate income individuals. We aim for self-sufficiency where public assistance isn't needed anymore. She outlined their services and how this funding is a wonderful investment.

Councilwoman Bupp asked what will the \$500K be used toward. Ms. Rohrbaugh said acquisition of a property is their first priority.

DECISION: A motion was made by Johnescu, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Washington, Buckingham, Johnescu - 3; Nays - 0.

5. Bill - ARPA - FY24 Budget Amendment - Friends & Neighbors ([View](#))

Robin Shear, Friends and Neighbors, said in 2020 they reached out to unhoused residents in the community. She said they have community partners to meet with clients, and they are looking at doing street medications and special programs. She said the largest pool of people that utilize their services are from York City. She said this funding is to cover a two-year period.

DECISION: A motion was made by Buckingham, seconded by Johnescu, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Washington, Buckingham, Johnescu - 3; Nays - 0.

6. Resolution - ARPA - FY24 Budget Transfer - Additional Non-Profit Recovery Program Funds ([View](#))

Business Administrator Kim Robertson said Council approved \$1m toward this program. After a second round of applications were solicited for the Non-Profit Recovery Program it was determined that an additional \$103,680.40 is needed to fund all the approved applications. The previously approved use of ARPA funds for the Delinquent Property Tax Program is no longer needed due to there being difficulties in finding a partner who was willing to administer the program as designed. DECD is requesting that a portion of those funds be repurposed to expand the impact of ARPA funding for the City's non-profits. She said approved applications were over \$1.1 million. We had a last applicant that was last minute so we added that to the amendment, which will be amended to reflect that change.

Councilwoman Johnescu asked if people can go to the ARPA dashboard to see who won these awards. Administrator Robertson said not yet, we will do another press release when the information is updated and will include these additional awards. We have the physical checks out for the first round of recipients and we're working toward the second round.

President Washington asked how many non-profits we were able to help. Administrator Robertson said she will add up the numbers and get them to Council.

DECISION: A motion was made by Johnescu, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Washington, Buckingham, Johnescu - 3; Nays - 0.

7. Bill - Amending the FY2024 Budget for Medical Director Funding (\$125K) ([View](#))

Health Director Monica Kruger said this is a place holder because our current medical director is leaving at the end of May. We don't have an agreement yet, but we wanted to get this in place, so we don't have to ask for a committee waiver or special meeting. This is a financial contribution to help us pay for a medical director.

Councilwoman Bupp asked what fund the current medical director is paid out of.

Director Kruger said in 2015, WellSpan stepped up and supported the medical director through in-kind services, so this cost the city no money. There is now a change because WellSpan can't provide a medical director so they said they would provide us with funding for a medical director.

DECISION: A motion was made by Johnescu, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Washington, Buckingham, Johnescu - 3; Nays - 0.

8. Resolution - Authorizing agreements with for the Bureau of Health ([View](#))

Director Kruger said in order for us to accept funding, we have to have it in the budget. Again, this is a placeholder until we can get the agreement hashed out.

DECISION: A motion was made by Johnescu, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Washington, Buckingham, Johnescu - 3; Nays - 0.

POLICE (Washington, Dennis, Buckingham)

9. Resolution - COPS Hiring Grant w/ Match ([View](#))

Administrator Robertson said this is a normal process that if we apply for a grant and there is a match,

we have to get Council's approval. She said we brought in eight police officers through ARPA funding, so we are at the point now where we'll have vacancies by the end of 2025 to hire new officers. The police department can show that they have benefited from the additional eight officers, so we want to keep the good things they've been able to do coming. The application is due in June, and we'd like to have Council's blessing before we do that.

DECISION: A motion was made by Dennis, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Washington, Dennis, Buckingham - 3; Nays - 0.

10. Resolution - General Recreation Purchase Agreement ([View](#))

Administrator Robertson said this is a follow up to what was approved previously. We have money from other funding sources in the budget and we're asking for Council's approval to get this rolling.

Councilwoman Johnescu asked Administrator Robertson to explain what is meant by a pocket park.

Administrator Robertson said the plan is to install a covered area that has a picnic table, and kids play area. It's for an outdoor waiting area while parents are visiting the police department. There is a camera there and can be used as a safe exchange area such as child custody swaps or Craig's list purchases.

President Washington said she is excited about this project, and she already sees construction is underway. She applauded Commissioner Muldrow and the police department for this valuable resource.

DECISION: A motion was made by Washington, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. agenda. The motion passed by the following vote: Yeas - Washington, Dennis, Buckingham - 3; Nays - 0.

11. Bill - ARPA - FY24 Budget Amendment - Police Station Camera Upgrade ([View](#))

Administrator Robertson said we are very excited about this upgrade. This will update the police department cameras and also includes an upgrade to the detective area where they do interviews.

Electrical Supervisor Dave Rudolph said this will cover all areas. As we were doing the other systems, this one failed so this one is out of commission. There are two different pricing pages because the detective bureau is a separate system because of the interviews. We can give Council a tour of the new cameras once installed. One of the new cameras will look down on the new pocket park.

Administrator Robertson said one part is approving the budget amendment using ARPA funds through revenue replacement for the actual cost, and approval of the proposal for the purchase. It's hoped this will save us some time.

Vice President Buckingham asked if these camera systems are integrated into one system. Administrator Robertson said yes, except for the detectives' interview area. She said we're seeing beautiful footage.

Supervisor Rudolph said he was the keeper of the cameras, and we had one license. With this, he said can email a link and make someone else an administrator for the cameras. This way the administrator will be able to search for video themselves instead of calling him.

Administrator Robertson said what is seen in the video will be identifiable through a search which will be helpful.

Councilwoman Bupp asked if there is a server that holds the video or iCloud. Supervisor Rudolph said

all cameras except the Police Department will feed back to City Hall. There will be about a month of storage available for review.

DECISION: A motion was made by Washington, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. agenda. The motion passed by the following vote: Yeas – Washington, Dennis, Buckingham – 3; Nays – 0.

BUSINESS ADMINISTRATION (Buckingham, Johnescu, Bupp)

12. Resolution - Santander ATM Lease Amendment ([View](#))

Administrator Robertson said we currently have an agreement in place with Santander to rent the ATM space. That current agreement expires at the end of June, and they have asked to renew the agreement. This will be for 3 years and then two additional 3-year renewals for a total of 9 years.

Councilwoman Bupp asked if there is any interior access. Administrator Robertson said, no.

DECISION: A motion was made by Johnescu, seconded by Bupp, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas – Buckingham, Johnescu, Bupp – 3; Nays – 0.

13. Resolution - Saia Lease Agreement for 1601 Toronita St. ([View](#))

Assistant Solicitor Brett Flower said she would like this to go on the 5/21/24 legislative agenda. The lease is still in draft form which is why it hasn't been made public.

Supervisor Rudolph said city staff and the contractor will walk the building and try to get a hard number on what needs to be done. One of the modifications found was to repair and replace garage doors but there are 75 garage doors. They are going to tear down about 75% of one building so we won't have to modify or repair it so that will save us money. He said the roof looks good from a visual standpoint, but we will check that it's sound.

Administrator Robertson said a lease was in place with the city's former Sewer Authority and UPS and they still have the lease in place, but they moved out of the location last year and are still responsible for the lease. They made use of it, however, through a trucking depot. Part of this process is that there are some updates done to the building before they move in. Saia said they need more room to maneuver their trucks around so they will do the modifications for the space. So, we'll get an updated trucking depot and a 10-year lease. Ultimately, she said she will be coming back to Council with a budget amendment to show incoming revenue for the actual lease, which we hope will cover some of the maintenance expenses.

DECISION: A motion was made by Johnescu, seconded by Bupp, to place this item on the **5/21/24** legislative agenda. The motion passed by the following vote: Yeas – Buckingham, Johnescu, Bupp – 3; Nays – 0.

14. Bill - ARPA - Grant Management ([View](#))

Administrator Robertson said we have a contract in place with BerryDunn. There is a small budget within business admin for the project, but she would like to use a small chunk of revenue replacement. She said she met with them, and we are looking for BerryDunn to build a grant program for us. She said we are also looking to establish a part-time employee that will be on staff to manage projects.

Councilwoman Johnescu said she questioned this contract and now you are asking for another \$250K. She asked if we were losing money and that a demonstrated need is necessary. She said she doesn't object to a grants manager but go through the acquisition program to hire someone with the proper qualifications. It seems like we are going to spend \$250K and we'll fail because we don't have a

qualified person. She said she doesn't see a return on our investment, and she remains concerned about this proposal.

Councilwoman Bupp said she asked about limits to the contract, and she believes we need this service but how much do we need and what will we be getting for \$250K. She asked if there is a breakdown of how they will use this money.

Administrator Robertson said we will be determining the need, not them. She said this is the project amount and whatever is left over will be rolled into the next year's budget. Once we rollover into 2025, some of that \$213K will be put into the 2025 budget for a part-time person so the amount we will be spending on them is less. She said we did an all-out search and brought someone in who demonstrated they had previous experience but that did not work out. If we don't have a program in place, we're not going to have people want to come in to build a program for us. She said she wants to take advantage of the opportunity to bring a special consultant in with the ultimate goal being we will bring in someone with expertise to run the program.

Councilwoman Bupp said the plan is for who to build the program. Administrator Robertson said BerryDunn will assist us with building a program. Our immediate need is to take advantage of grant funding opportunities coming down the pike and we're trying to avoid having to pay back unused or misused funding.

Vice President Buckingham said there was a lot of missed opportunity in the past.

Supervisor Rudolph said we missed a grant for solar lighting back in 2022 because we didn't have a grant coordinator.

Councilwoman Dennis said Administrator Robertson did make it clear that she wanted to bring in an expert to do things properly and she thinks it's good that we do this so that someone will be trained instead of us wasting money and chasing our tails.

President Washington said in here experience working on donor relations and fund development, this is a good route to take and having a program built. When someone comes in, you want to have a system in place because there are various grants with different reporting requirements. So, to have an organization come in and build a program for us is essential to gaining access to grant funding.

DECISION: A motion was made by Bupp, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Bupp, Buckingham - 2; Nays - Johnescu - 1.

15. Resolution - Authorizing an agreement with PMA Companies for workers' comp insurance ([View](#))

Administrator Robertson said this is the second year for us to be fully insured. This is our renewal and for the most part we got a good response from them in terms of the deductible.

DECISION: A motion was made by Bupp, seconded by Buckingham, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yes - Buckingham, Bupp, Johnescu - 3; Nays - 0

RULES & ADMINISTRATIVE CODE (Bupp, Washington, Dennis)

15. Bill - Establishing Article 702 "Unlawful Manufacture of Firearms" (Ghost Guns) ([View](#))

Brandon Flood, Deputy Director, Cease Fire of PA, explained what ghost guns are. He said the issue of ghost guns making it into the hands of criminals is a national issue. In 2016, there were 1758 ghost guns seized nationally. From 2016-2021 there were 45K ghost guns received. York City recovered 20

ghost guns in 2023. He said PA has a statewide preemption statute that prevents municipalities from regulating firearms. More recently, Philadelphia enacted an ordinance, and was sued by Gun Owners of America, and the Commonwealth Court affirmed that Philadelphia's ordinance was lawful. This now opens the legal door for municipalities to do something. These kits are sold disassembled so it's not a gun. The ordinance is simple and meets constitutional muster. Anyone using a 3-D printer for the purposes of building a firearm or firearm parts has to have a federal firearms license. There is a penalty for violation. In terms of enforcement, this puts people on notice, and information campaigns. He spoke about Philadelphia's law and enforcement, and sales and how Philadelphia was able to come to an agreement with sellers. As for state law, HB777 would require these kits to be serialized as well as previously manufactured ghost guns.

Sgt. Pickle, York City Police, said in 2020 they seized one ghost gun, nine were seized in 2021, twenty-two were seized in 2022, and nineteen were seized in 2023. So, the numbers have risen just in 3 years.

Councilwoman Bupp said she doesn't know where HB777 sits and if it has support it may be something we should consider adding to this ordinance. She said she needs to do more research on this topic.

Mr. Flood said part of why we're undertaking this effort is to make the law uniform statewide. He said with a republican controller senate, the probability of this getting out of this legislative session is nil.

Councilwoman Bupp asked who has enacted this other than Philadelphia. Mr. Flood said only Philadelphia.

Assistant Solicitor Flower said this is the language from Philadelphia's ordinance with minor adjustments to make it applicable to the City of York.

Councilwoman Dennis said just with the numbers Sgt. Pickle gave us of ghost guns being recovered, we have to take a look at this because the numbers are increasing. When looking at safety for our residents and children, we need to do right by them and get these guns off the street. She said she too is a licensed gun owner, and these ghost guns can easily be traded as a toy. She said she works at the high school in the safety and security department, and they are trying to put a halt to weapon possessions.

President Washington said there is no background check required to purchase these kits. In the City of York, we need to keep our residents and youth safe because these guns resemble a toy. If you don't need a license to purchase, it makes it easier for our youth and unsavory individuals to have weapons that will be used to harm others. She said Commissioner Muldrow has been doing a wonderful job keeping our residents safe and I want to see this continue.

Councilwoman Bupp asked if there is access to the federal firearms database.

Sgt. Pickle said we partner with the ATF, so we have access to who owns federal licenses.

Mr. Flood said a ghost gun is not marked and in order to purchase or sell, you would have to have a federal firearm licensee. He then explained the difference in law regarding serialization. If you make a profit from selling guns, it has to be serialized.

Marie Rohleder, resident, said this will be useless unless you include the Expo Center at the fairgrounds because it's the gun shows where these purchases happen.

Mr. Flood said if you are an approved vendor, everyone has to be subjected to a background check. So as a private seller, they can sell their guns one-on-one, which is a loophole. They may be operating as an independent dealer but not have a federal license. If you are conducting yourself as a dealer, you have to have the proper licensing.

Councilwoman Bupp asked if we should add language to our proposed legislation covering the Expo Center.

Mr. Flood said having a conversation with the county would be a good move.

Manual Gomez, resident, said he has issue with some of the terminology. He said definitions are an issue. He said if a serial number is alliterized, it's now a ghost gun. He said Ms. Rohleder is correct, so you may want to look into the transfer of firearms and look at the impact and scope of what these ordinances can and can't do. You are almost advocating for the other side. Kitchen table FFL is real. He said he does not support this legislation. He said the Supreme Court, in the next term, will be looking at this at a much larger level. He said this is verbatim text to Philadelphia and they won their challenge but it's not over.

Councilwoman Bupp asked if Mr. Gomez has proposed changes to the ordinance and she hears his concern about the definition.

Mr. Gomez said not so much the definition of firearm because that's not under our purview. However, ghost guns have become too much of a buzz word.

Mr. Flood said an unfinished firearm build kit that is not complete is what we're talking about. So, this is strictly for those kits, and does not include other guns. There is a state law that prohibits a registry on how many guns someone owns. For data tracking, you can do that as much as your resources allow but to find specifics, that information is prohibited.

Franklin Williams, resident, said he supports the right to responsible gun ownership. He said he also supports reasonable gun safety measures. He said these are do it yourself firearms. It seems every little step of progress to save lives is defeated by the prevalence of these guns. I don't see how anyone can defend them.

Mr. Flood said we are going looking to mimic Philadelphia's ordinance since it stood up to a challenge in Commonwealth Court.

President Washington said in the proposed legislation there is no mention of the word "ghost guns". It gives a specific definition of unfinished frame or receiver. She read the definition.

DECISION: A motion was made by Bupp, seconded by Washington, to place this item on the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Dennis, Washington - 2; Nays - Bupp - 1.

16. Bill - Establishing a Residential Redevelopment Overlay. ([View](#))

Assistant Solicitor Flower said there are two different items because the bill text didn't make it out of committee. The resolution is a second action item to refer the ordinance to the County Planning commission and establish a hearing date. This is now open for additional discussion since it was kept in committee last time.

Jessica Fieldhouse, C.S. Davidson, gave background on the overlay. The RDA has identified parcels that have been underutilized, such as parking lots like 52 Ridge Ave. The parking lot is a little less than ½ acre in size. The overlay is to encourage new construction of high-density development and middle housing opportunities. The second is adaptive reuse of non-residential units. This is new construction and adaptive reuse of a non-residential building. The goal of this legislation is to increase high density housing in specific districts. Access to attainable and appropriate housing and affordable but not subsidized affordable at this time. They are market rate but smaller for young professionals, smaller budgets, etc. Not looking to take single family dwellings and make multifamily. Greenways, bike trails and accommodations of a mix of different house styles and sizes, increase foot traffic and public

transportation is the goal. The eligibility requirement (legislative requirement) was discussed. She provided additional information to Council which was made public. She said this was to outline what parking reform was. She also discussed inclusionary housing which she said is important to the city and this is a big lift and requires processes on the back end. We need staff assisting developers for certification of eligibility for renters and homeowners and to maintain the years of affordability outlined in the legislation. Overlay may not be the way to go for inclusionary zoning. We would like the resolution moved forward to move this ordinance to the County Planning Commission for their comment and establish a review schedule. There is no reason why we can't forward this to the County PC and then schedule public hearings. She said 612 Madison public hearing would be to discuss what an overlay would look like. With 2-3 town hall meetings, we would have more information on public feedback. She said we want to move this forward to start engaging the public to gather input. We can make valuable changes to the legislation based on that feedback. She pointed out that in the draft bill there is a significant typo for eligible uses residential types, permitted uses which she will correct.

Councilwoman Johnescu said the Kodak Building is being redeveloped into this type of housing, but the overlay wasn't necessary to achieve that. Saying no to this resolution doesn't preclude that. She said she would rather err on the side of caution and have public input. I agree with the concept, it would just go under an extra review.

Ms. Fieldhouse said they could do a variance. If you say no to the resolution, that will stop the public input process. She said we are not ready to move forward with the bill, we are mandated by state law to engage the public more. We want to send this out for public feedback.

Chief Development Officer Blanda Nace said Penn Rose calls him once a month asking when they can build more affordable housing. Our funders won't allow us to pursue that because of the extra step required that a developer has to confront. This would still come to Council to determine if the property is appropriate for an overlay. He also discussed lot 11 behind Smoke and Chill that would allow for 14 units to be built but that would require 21 off street parking spaces on an acre of developable land. Without the special exception, a developer would be restricted to only 14 units.

Ms. Fieldhouse said we have barriers in York City to developing additional housing units. We need a housing pipeline which leaves me to believe our zoning ordinances needs revamped.

Councilwoman Johnescu said wouldn't it be helpful if the city would do its own needs study. Mr. Nace said he has a needs assessment that's about a year or two told old, but he could provide that to Council if interested.

Councilwoman Dennis asked about smaller budgets that Ms. Fieldhouse mentioned and what that looks like.

Ms. Fieldhouse said the basic premise of that is we don't have a whole lot of structures in the city that offer multi-family units with 4-8 units in a structure. Some folks can't afford a single family attached home. Smaller budgets come into play for more housing in a single structure for a developer to build. We are trying to get more units into a smaller space which would be cheaper.

Councilwoman Dennis said in dollar amounts, what does a smaller budget look like. Ms. Fieldhouse said a range between 600-1200 square ft in size and what that would cost. Councilwoman Dennis said she wants to know if someone making under \$40k a year can afford this housing. Ms. Fieldhouse said we don't currently have the structure in place to implement a program for that type of affordability.

Councilwoman Dennis said that is her concern because the \$40K resident might not be able to afford this. I don't want to rush this. We need to be careful with the terminology we're using because it can be misleading. She said we've seen this before where developers have come in and said affordable housing, but it wasn't affordable to our \$40K and under residents.

Ms. Fieldhouse said we are only talking about an overlay that is for certain parcels within residential and downtown areas.

Councilwoman Dennis said this is new development, so you are talking about higher cost regardless. Ms. Fieldhouse said 20% ami vs. 80% ami. Councilwoman Dennis said before we can consider moving something forward, we need these numbers. Ms. Fieldhouse said so when do we hold public hearings to get feedback from the public.

Councilwoman Dennis said if this stays in committee, wouldn't this give time for more residents to come and give more feedback. She said there could be town hall meetings instead of public hearings or we can do a public survey. She said one or two public hearings isn't going to do it. This might push the process for the developer but where does that place us for our residents. Just because it's in committee doesn't mean you can't move on with surveys or town hall meetings. She feels this would be the best approach instead of moving this out of committee in taking the path of least resistance.

Mr. Nace said if this remains in committee that leaves it in Council's purview to set their own schedule.

President Washington said I don't know what the game is here but there is nothing that has to come through Council to have a town hall meeting to get information from the public. She said the Dept. of Economic & Community Development has held town hall meetings in the past for things that required Council approval, so she doesn't understand Mr. Nace's comment. She said she's still waiting to hear about a town hall meeting on Dentsply. A town hall can be held outside of Council's purview.

Vice President Buckingham said if it comes out of committee, it comes out as a draft and goes to County Planning. We have an opportunity to change before the final legislation is considered for approval. She thanked Ms. Fieldhouse for her presentation this evening and said it was fantastic. If we take it out of committee, there can be a broader town hall meeting like we did for the comp plan.

Franklin Williams, resident, thanked Councilwoman Johnescu for referring to a recent ZHB case where they went way beyond the ordinance because it was deserved. The ZHB has five residents that work hard and very few of their cases are slam dunk. Our cases are difficult, and we must weigh the pros and cons and we go home tired hoping we did the right thing. He said when he heard this proposal, all the goals seemed good. When we have a town hall meeting or public hearing, we should hear from Jessica Fieldhouse and Blanda Nace. A lot of people have never heard of this proposal, and they need to have an understanding of what it is before they can form a reasonable opinion about it. This is not a quick and easy thing and although it sounds like they are ready to move this along, it's more important to take your time because there are flashing lights and sirens. This could apply to one vacant lot that would add more cars to a neighborhood that already struggles with parking. We already have residents saying they have to walk three blocks to park after shopping and then have to carry their groceries all those blocks. He said the resolution is calling for a public hearing right before the June 4 Council meeting and that doesn't seem adequate.

Marilyn Hake, resident, thanked Councilwoman Bupp for sending this over to the Neighborhood Alliance. She said this seemed like a way to expedite zoning then she looked at the goals, but these goals are not measurable. When Councilwoman Dennis was talking about the budget, there should be a number in this, so we'll have an idea. She said for the Danskin property, there were so many residents that applied to live there because they thought there would be spaces available, but it didn't turn out that way. Before this goes further, we need to see some numbers and where from an income and homeless standpoint are we going to provide this housing. She questioned the impact on our schools and emergency services. She said every one of the goals noted needs to have numbers attached to it. She said these are strategies, not goal.

Marie Rohleder, resident, asked if it's up to Mr. Nace and Ms. Fieldhouse to make these decisions. Where is a Comp Plan that should be driving this. As far as she knows, she said we don't have one. These ideas should not have to come from staff, they should come from a plan that we should have but

don't have. She said she is not bashing staff, she said she is saying they should not have had to do this out of thin air. She said we shouldn't be considering this unless we have a comprehensive plan.

Manuel Gomez, resident, said in bringing development closer to the people, Mr. Nace is the one. He said he would like to see this process move out of these chambers. He said you can garner press by moving this forward and following the lawfully described process. He said he doesn't want to gloss over the extreme professionalism that this has been prepared. The minimization of the scope of these impacts are worth it because they have demonstrated that they have the ability to think large. He encouraged residents to watch the committee meeting when this was first introduced. He said parking reform will happen, when, who knows. He said this kind of proposal will keep him around.

Councilwoman Bupp said she would like to see town hall meetings and we need to figure out what do we do now.

Ms. Fieldhouse said we'd like to keep the bill in committee and move the resolution out of committee so we can have a public hearing but not on June 4 but maybe the end of June.

President Washington said there is no need to do a resolution if we have town hall meetings.

Assistant Solicitor Flower said sending this to the County Planning Commission is what's required under the MPC, so that's why it's set in the resolution. The town halls can just happen even though it's in committee and no formal action is before Council.

DECISION: A motion to keep this bill in committee was made by Dennis, seconded by Washington, and passed by the following vote: Yeas - Bupp, Dennis, Washington - 3; Nays - 0.

17. Resolution - Authorizing advertisement of a public hearing for a Residential Redevelopment Overlay ([View](#))

See discussion on item #16.

DECISION: A motion was made by Bupp, seconded by Washington, to move this item to the **5/7/24** legislative agenda. The motion passed by the following vote: Yeas - Bupp, Dennis, Washington - 3; Nays - 0.

III. Council Comment: None

IV. Administration Comment: None

V. Next Committee Meeting **May 29, 2024 at 6:00 p.m.** in Council Chambers

VI. Adjournment: There being no further business, the April 24, 2024 committee meeting of Council adjourned at 8:50 p.m.



Dianna L. Thompson, City Clerk



Edquina Washington, President of Council