

STATED MEETING - CITY COUNCIL – AUGUST 26, 2014

A meeting of the Lancaster City Council was held on Tuesday, August 26, 2014 in Council Chambers, Southern Market Center, 100 South Queen Street, Lancaster, PA, at 7:30 p.m., with President Graupera presiding.

The Council led the assembly in the Pledge of Allegiance.

Present – Mr. Reichenbach, Mr. Roschel, Ms. Sorace, Mr. Soto,
President Graupera – 5

Excused – Ms. Williams, Ms. Wilson – 2

The minutes of the meetings of Council for August 12, 2014 were approved by a unanimous roll call vote.

READING OF PETITIONS, COMMUNICATIONS AND MEMORIALS – Mayor Gray read a commendation to the Charlotte Street Association, specifically Budd and Connie Callman, who have been active in the Association since the 1980's. Mr. and Mrs. Callman received the commendation on behalf of the Association whose many members attended the meeting.

PUBLIC COMMENT – Greg Paulson presented his graduating class of the Thaddeus Stevens College of Technology Business Administration Department. They are all members of his Business Law class. He stated that it is the best class he has had.

ECONOMIC DEVELOPMENT & REVITALIZATION COMMITTEE – Chairman Reichenbach stated that the CRIZ Board met today in Council Chambers and a few of the highlights of that meeting are as follows:

1. The Criz is hoping to make Fulton Bank the lender to go with in the future.
2. Concord Financial will be the advisor to the initial bonds on an interim basis.
3. Conestoga Plaza on the corner of Chesapeake and South Duke Street, sitework financing is in place and the sitework has begun. The CRIZ dollars for that project will basically be used to pay for the acquisition of the site that has already been purchased.
4. The Bulova Building, at this point, there are three (3) parties that have to sign off on the agreement and it looks like we are closer to that than we have been. There are multiple developers that are interested right now, but the City is not able to discuss what the specifics of what the developers are interested in doing for many reasons, but we will keep you posted.

The RRTA garage was originally built to house 10 stories on top of it for possible development, and there are developers who are possibly interested in that project.

Hotel Lancaster appears to be the first project that will be ready to go with the CRIZ. The Hotel Lancaster will be submitting an application in September, to actually get the building in the Meeder Corporation's name which helps with longer term financing and rehabbing the building. The second part of the application will be on renovations for the hotel.

He further stated that we talked last week about how many businesses reported. In the CRIZ, businesses were required to report certain financial information. The deadline has come and gone. The CRIZ board and Randy's department is estimating that approximately 45% of businesses out of a 100 reported. When you have hundreds of small businesses in that area, the good news is approximately 90 to 95% of the CRIZ revenue was covered in that 45%. The big businesses reported and that is what we wanted.

City Council considered the following applications and (Historic Commission Recommendations) for improvement to properties within the Heritage Conservation District:

1. JA, JR and TJ Schwartz Partnership, proposes demolition of a one-story garage at the rear of the lot facing East Marion Street at 625 Ease Orange Street. (rear)

Councilman Reichenbach made the motion to approve and Councilwoman Sorace seconded. City Council approved the decision of the Historic Commission by a unanimous roll call vote.

2. St. Mary's Catholic Church, proposes construction of a new retaining wall facing West Vine Street, to replace existing steps at 119 South Prince Street.

Councilman Reichenbach made the motion to approve and Councilman Soto seconded. City Council approved the recommendation of the Historic Commission by a unanimous roll call vote.

Administration Bill No. 13-2014, (the title) was read by the City Clerk as follows:

AN ORDINANCE OF THE COUNCIL OF THE CITY OF LANCASTER TO ADOPT A NEW HISTORIC DISTRICT ORDINANCE, CHAPTER 155, ARTICLE 1, FOR THE CITY OF LANCASTER, ESTABLISHING A HISTORIC DISTRICT WITHIN THE CITY OF LANCASTER; DESCRIBING THE LEGAL AUTHORIZATION FOR ITS ESTABLISHMENT AND ITS PURPOSE; SETTING FORTH THE SCOPE OF THE ORDINANCE, INCLUDING ACTIVITIES REQUIRING BOARD OF HISTORICAL ARCHITECTURAL REVIEW (HARB) RECOMMENDATION AND CITY COUNCIL APPROVAL, ACTIVITIES REQUIRING ADMINISTRATIVE REVIEW AND APPROVAL, AND ACTIVITIES NOT SUBJECT TO REVIEW AND APPROVAL; ESTABLISHING THE BOUNDARIES OF THE HISTORIC DISTRICT, INCLUDING ADDITIONS TO OR DELETIONS FROM THE DISTRICT; PROVIDING FOR THE APPOINTMENT OF THE HARB, INCLUDING QUALIFICATIONS OF MEMBERS, TERMS OF SERVICE, AND DUTIES AND RESPONSIBILITIES; DESCRIBING THE CONDUCT OF HARB MEETINGS, INCLUDING CONSIDERATIONS FOR HARB RECOMMENDATIONS TO CITY COUNCIL; PROVIDING FOR PROCEDURES AND

CONSIDERATIONS BY CITY COUNCIL IN ITS DECISIONS REGARDING ISSUANCE OF CERTIFICATES OF APPROPRIATENESS FOR PROPOSED DEMOLITION, ALTERATIONS, OR NEW CONSTRUCTION; REQUIRING ISSUANCE OF CERTIFICATES OF APPROPRIATENESS PRIOR TO ISSUANCE OF BUILDING PERMITS; SETTING FORTH DESIGN STANDARDS FOR NEW BUILDINGS OR STRUCTURES OR ADDITIONS TO EXISTING BUILDINGS OR STRUCTURES; PROVIDING FOR CLAIMS OF UNREASONABLE ECONOMIC HARDSHIP; PROVIDING FOR APPEALS; ESTABLISHING ENFORCEMENT PROCEDURES; AND PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES.

Councilman Reichenbach made the motion to approve and Councilman Soto seconded. City Council approved Administration Bill No. 13-2014 by a unanimous roll call vote and it will hereinafter be known as Administration Ordinance No. 13-2014.

PUBLIC COMMENT - Dave Hennigan, 208 North Concord Street, inquired about the clean-up of the railroad bed along Harrisburg Avenue. Randy Patterson explained that the property has been turned over to the Economic Development Company and they are doing the clean up and excavation. It will ultimately go to the College and LGH for development.

REPORT OF THE MAYOR – The report of the Mayor can be viewed on the City’s website www.cityoflancafterpa.com

COUNCIL COMMENTS – Councilman Reichenbach congratulated the young students from Greg Paulson’s class who helped with the backpack giveaway on Saturday, sponsored by Representative Mike Sturla’s office, stating that they did a fantastic job helping everyone. Councilwoman Sorace noted that on Tuesday, September 2, there will be a sculpture dedication at Pennsylvania College of Art and Design at one o’clock in the art garden. On Tuesday, September 16, at the Lancaster Brewing Company, there will be a patio dedication for Lancaster’s award winning green infrastructure project at the corner of Plum and Walnut Streets at 5 p.m.

President Graupera adjourned the meeting at 8:15 p.m.

John E. Graupera, President

Attest:

City Clerk