

## STATED MEETING - CITY COUNCIL – March 24, 2015

A meeting of the Lancaster City Council was held on Tuesday, March 24, 2015 in Council Chambers, 120 North Duke Street, (Rear Annex) 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, Ms. Williams, Ms. Wilson, President Graupera – 7

The minutes of the meeting of Council for March 10, 2015 were approved by a unanimous roll-call vote.

NEW BUSINESS – President Graupera called for Resolution No. 19-2015, commending the J.P. McCaskey High School Varsity Boys Basketball Team for their outstanding season, to be moved ahead on the agenda.

Councilwoman Wilson introduced the resolution. She spoke directly to the team players, commending them for their tenacity and hard work. She told them she was proud of them as representatives of the community.

Council Resolution No. 19-2015, (the title) was read by the City Clerk as follows:

**A resolution of the Council of the City of Lancaster commending the J.P. McCaskey High School Varsity Boys Basketball Team for their outstanding performance for the 2014-2015 season.**

Councilman Reichenbach made the motion to approve. Councilwoman Wilson seconded the motion.

Councilman Reichenbach, a McCaskey alumnus, remarked that he has been a fan of the basketball team for many years. He said their aggressive play and teamwork this year was a joy to watch and that the players gave McCaskey fans reason to be proud.

Councilwoman Williams thanked the players for showing a side of young people that is positive and congratulated them for their success.

Mayor Gray also praised the team for their tenacity, despite not being well ranked among teams going into post-season play. The team set a high example for the city, he said. The mayor also thanked Coach Powell for all he has done for the youth of the community for many years.

President Graupera also added his congratulations to the players and coaches and the staff for a great season. He remarked that the last time a McCaskey basketball team was honored by City Council was in 2008. He said they should not wait so long before returning.

A woman in the audience rose to commend the team. She called on the players to remain focused on what's important in life and to continue to make their parents and community proud.

A man rose to praise the parents of the boys for supporting their children. The parents in the audience rose and were recognized.

One of the coaches praised the players for their perseverance, against the odds.

One of the players praised Coach Powell for not giving up on them. While they did not win the championship, what they won was more important, he said.

The coaches also thanked the City Council for the recognition and supporters in the audience, who had come to games to cheer for the team.

City Council then approved Council Resolution No. 19-2015 by a unanimous roll-call vote.

**READING OF PETITIONS, COMMUNICATIONS & MEMORIALS** – A public hearing was held on the inter-municipal transfer of a restaurant liquor license. The transfer application was filed by root LLC, for use at 227 W. Walnut St. Solicitor Neil Albert conducted the hearing.

Mr. Albert read into the record the opinion of Mayor Gray that the transfer of a liquor license, owned by Ruby Tuesday, Inc., of East Hempfield Township and now held in safekeeping, would not adversely affect the health, morals and peace of the city.

Mr. Albert noted that the hearing was properly advertised in a newspaper of general circulation on March 15, 2015.

Mr. Melvin Newcomer addressed Council members as attorney for the applicant, Robert A. Garpstas, Jr., the principal of root LLC. Mr. Newcomer clarified that the restaurant will be at 223 W. Walnut St. That error was made in the initial application and has since been corrected. He said Mr. Garpstas plans to open a vegan restaurant and bar in that location. The plans received zoning approval at the Zoning Hearing Board's March 16 meeting, Mr. Newcomer said.

Mr. Newcomer said the restaurant will have seating for about 90 people in a 2,300-square-foot area. It will be the first vegan restaurant and bar in Lancaster, Mr. Garpstas believes.

Mayor Gray asked if there are other vegan restaurants. Mr. Garpstas said there is one in Philadelphia. The wait for reservations there is two months, he said.

Mr. Albert closed testimony.

Councilwoman Sorace made a motion to add Resolution No. 20-2015 to the agenda. Councilman Soto seconded the motion.

The motion was approved by a unanimous roll-call vote.

Councilman Reichenbach then made a motion to approve the transfer of the liquor license, through the passage of Resolution No. 20-2015. The motion was seconded by Councilman Soto.

City Council then approved Council Resolution No. 20-2015 by a unanimous roll-call vote.

**PUBLIC COMMENT** – No comments.

REPORTS REQUESTED BY COUNCIL – There were none.

#### REPORTS OF COUNCIL COMMITTEES

PUBLIC SAFETY – No report

PUBLIC WORKS COMMITTEE – No report

ECONOMIC DEVELOPMENT & REVITALIZATION COMMITTEE – Councilman Reichenbach reported that the City Revitalization and Improvement Zone Authority board met earlier in the day. The board voted to delete nine acres from the CRIZ zone, including property owned by Lancaster General Hospital, Burle Industries and the Fulton Theater. Those property owners had requested their properties be removed. Nine replacement acres were added to the zone where the board hopes to spur redevelopment. Those additions are: along New Holland Avenue, near Urban Place; at Plum and Walnut streets; and on South Duke Street, near the Conestoga Plaza.

Mr. Reichenbach said the mayor and administration have requested that the state not fine businesses who failed to report last year's tax information for CRIZ tabulation. It is a new requirement and they do not wish it to be punitive.

Mr. Reichenbach also announced that two new projects will now be developed within the CRIZ zone: the Marriott Tower, along the first block of East King Street; and the Surveyor Hotel, in the 100 block of North Prince Street.

FINANCE COMMITTEE – No report.

COMMUNITY DEVELOPMENT & PLANNING COMMITTEE – No report

PERSONNEL COMMITTEE – Councilwoman Williams said she would make a report during discussion of Administration Resolution No. 13-2015.

#### NEW BUSINESS

Administration Resolution No. 13-2015, (the title) was read by the City Clerk as follows:

**A resolution of the Council of the City of Lancaster recognizing and commending Lois Groshong for her fifteen years of service to the Historical Commission and for her contribution of considerable time and effort to the preservation of Lancaster's historical and architectural quality.**

Councilman Reichenbach made the motion to approve the resolution and Councilwoman Sorace seconded the motion.

Councilwoman Williams noted that, as chairperson of the Historical Commission, Ms. Groshong had participated in the review and deliberations of all of the major projects in Lancaster city for the past 15 years. She listed many of those projects, including: the Ware

Center; Red Rose Transit Authority's Queen Street Station; the Lancaster County Convention Center and Lancaster Marriott at Penn Square; Habitat for Humanity housing projects; Spanish American Civic Association's townhouses on South Plum, Palm, North and Locust streets; Lancaster Stockyards Office Park buildings; construction of a new academic building and mixed-use buildings at Franklin & Marshall College; major renovations to School District of Lancaster schools; construction of new parking garages by the city Redevelopment Authority, Lancaster Newspapers and Lancaster General Hospital; the City Hall Annex and the Magnolia Place condominium building.

Ms. Williams thanked Ms. Groshong for her guiding hand during the development process.

Mayor Gray also thanked Ms. Groshong for her years of unheralded service. He said it is appreciated by the people who know what she did.

Randy Patterson, director of the city's Economic Development & Neighborhood Revitalization Department, commented on Ms. Groshong's role as chairperson of the Historical Commission. Mr. Patterson said it takes a person of patience and quality to lead meetings and direct constructive conversations in which there are differing views on architecture and achieve consensus and positive results. He called it a talent of Ms. Groshong's which is not often recognized.

Ms. Groshong thanked council members for the honor. She said she could barely remember half of the projects listed. She said it has been a pleasure to help guide the projects presented to her.

City Council approved Administration Resolution No. 13-2015 by a unanimous roll-call vote.

Council Resolution No. 18-2015, (the title) was read by the City Clerk as follows:

**A resolution of the Council of the City of Lancaster designating March 2015 as "Women's History Month" in the City of Lancaster, Pennsylvania.**

Councilman Reichenbach made the motion to approve. Councilman Soto seconded the motion.

Councilman Roschel said he has sponsored or co-sponsored the resolution every year for the past eight or nine years. He said there are nine women being honored this year by the Woman's History Project. Mr. Roschel cited two of this year's honorees: singer, song-writer Holly Near and Darlene Clark Hine, a historian who has written extensively on African-American history.

City Council approved Administration Resolution No. 18-2015 by a unanimous roll-call vote.

REPORT OF THE MAYOR - Mayor Gray read the following prepared statement:

*You may have read news reports that the City Redevelopment Authority is moving to acquire ownership of the Bulova Building. An RFP is being prepared that will provide developers with 60-90 days to present a proposal to the Redevelopment Authority for development of the east side of Lancaster Square. This would include the Bulova building, the adjacent plaza area owned by the City, and the annex of the Hotel Lancaster property. The Authority will then select a developer and prepare the final Redevelopment Proposal to be submitted to the City Planning Commission and City Council for approval. Once those approvals are obtained the Authority would move to take the property by eminent domain. This process will likely take until October or November of this year. At any time during this process the Bulova parties could reach agreement to sell the property to another interested party, with all liens removed. This effort by the Redevelopment Authority, with the City's support, is to obtain a clean title to the property and put it in the hands of a developer.*

*With the change in seasons, several projects will be underway over the coming months.*

- 1. Renovations to the Visitors Center in Penn Square has already begun and is expected to be completed by the beginning of June.*
- 2. Major streetscape improvements around the Penn Square Heritage Quadrant and Central Market will begin next month.*
- 3. Installation of a new water line on W. James Street between Prince and Queen Streets began last week.*
- 4. Replacement of the sewer line on West Chestnut Street between Nevin and Mary is scheduled to begin in early May and continue until July 3rd. This will be followed by street repaving from College Avenue to Arch Street.*
- 5. Renovation and upgrades to Martin Luther King Pool will begin in April and continue through to mid-June.*
- 6. Greening and reconstruction of Liberty Street between Liberty Place and N. Prince Street will begin in April. Completion will coincide with the opening of the extension of Liberty Street to Harrisburg Avenue at the end of June and; finally,*
- 7. Paving projects scheduled during this year's 2015 Street Improvement Program will begin in April, and a list of water main replacement and repaving projects is attached.*

*Earlier this month, members of our Stormwater Program Staff conducted a training workshop for engineers, architects, developers, and private property owners to explain our storm water ordinance and green infrastructure practices in general. Penn Stone owner John McGrann hosted the workshop and shared some feedback from those who attended. Mr. McGrann indicated that many expressed their appreciation for the workshop itself, but most particularly for giving them access to the people they can contact for their stormwater-related questions. Our*

*Stormwater Program staff will continue to provide quarterly training sessions. The next session will be on the credit system, and more details will follow.*

The mayor also said he had just received a text that the city had been recognized with an achievement award from the Lancaster County Planning Commission. The award is for the design and construction of the City Hall Annex. The award was announced earlier that evening.

REPORT OF PRESIDENT – President Graupera had no report.

COUNCIL COMMENTS – There were none.

President Graupera adjourned the meeting at 8:22 p.m.

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John E. Graupera, President

Attest:

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Bernard W. Harris Jr., City Clerk