

**STATED MEETING - CITY COUNCIL – APRIL 10, 2007**

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A meeting of the Lancaster City Council was held on Tuesday, April 10, 2007, in Council Chambers, Southern Market Center, 100 South Queen Street, Lancaster, PA, at 7:30 p.m., with President Dickson presiding.

Present – Mr. Graupera, Mr. Polite, Mr. Roschel, Ms. Saunders  
Mr. Urdaneta, Ms. Williams & President Dickson - 7

City Council approved the minutes of March 27, 2007 by a unanimous roll call vote.

**PUBLIC WORKS COMMITTEE** - Chairman Graupera stated that his committee met on April 2, 2007 and Mr. Patterson presented a list of Lancaster County Urban Enhancement Fund applicants for Council approval. After some discussion, the Committee voted to approve the projects recommended by the Administration, and Mr. Patterson will come back to Council on May 8 with a resolution.

Under New Business tonight, Administration Resolution No. 22, 2007 is the sewer module for the Fruitville Business Park. That was also approved by Committee to be on the agenda.

**ECONOMIC DEVELOPMENT & REVITALIZATION COMMITTEE** - Councilman Urdaneta stated that his committee met last Monday, and there was a progress report from Mr. Patterson in regards to the Press Building. We were happy to hear that the City is still working with the developers and everything is on track. We also had a report from the Lancaster Recreation Commission, which was a refreshing report by them to know what our City is doing and continues to do a lot for our City children. They have made plans to continue doing more.

**FINANCE COMMITTEE** - Chairwoman Saunders stated that the Committee met this evening at 6:00 p.m. to review Resolutions No.19, 20 & 21 which are on the agenda. We also discussed the Membrane Project Bids. As you all may be aware, we are in the process of changing our water system which is highly needed, and we have solicited bids for work on these projects. It is not necessary that we vote on these bids, but it is a sign of our general endorsement of the plan which is something that the people bidding on the project like to see. That was again discussed at the Finance Committee Meeting today in detail.

She hereby moved to award the contract for General Construction for the Membrane Filtration Upgrade Project of the City of Lancaster, to the low bidder, Michael F. Ronca & Sons, Inc. at and for its bid price of \$64,730,000 and authorize the proper officers of the City of Lancaster to execute any and all contracts and other documents necessary to effectuate the award of that bid; and

To award the contract for the electrical work for the Membrane Filtration Upgrade Project of the City of Lancaster, to the low bidder, Garden Spot Electric, Inc. at and for its bid price of \$8,197,000 and to authorize the proper officers of the City of Lancaster to execute any and all contracts and other documents necessary to effectuate the award of that bid; and

To award the contract for the plumbing work for the Membrane Filtration Upgrade

Project of the City of Lancaster to the low bidder, Edwin L. Heim Company at and for its bid price of \$916,673 and authorize the proper officers of the City of Lancaster to execute any and all contracts and other documents necessary to effectuate the award of that bid; and

To award the contract for the heating, ventilation, and air conditioning work for the Membrane filtration Upgrade Project of the City of Lancaster, to the second low bidder, Edwin L. Heim Company at and for its bid price of \$2,765,090, pursuant to the low bidder withdrawing their bid, and authorizing the proper officers of the City of Lancaster to execute any and all contracts and other documents necessary to effectuate the award of the bid.

Councilman Roschel seconded the motion.

Councilwoman Saunders stated that this is something we discussed, something to elicit the support of City Council for this project. We did review how these bids were put out and awarded, etc.

City Council approved the motion to approve the bids by a unanimous roll call vote.

Councilwoman Saunders stated that we also discussed Legislative Budget Transfers. This is done regularly; Salary items are transferred to Workers Comp items. She made the motion to approve and Councilman Roschel seconded. City Council approved the motion by a unanimous roll call vote.

Ms. Saunders further announced a quarterly budget meeting on Tuesday, April 17 at 6:00 p.m. in Council Chambers.

COMMUNITY DEVELOPMENT & PLANNING COMMITTEE - Chairman Roschel stated that the Committee met on April 2, 2007 and discussed Resolutions No. 17 & 18 on tonight's agenda. Both were moved forward to full Council with the recommendation for approval.

PUBLIC HEARING - Administration Resolution No. 17-2007,(the title) was read by the City Clerk as follows:

**A RESOLUTION OF THE COUNCIL OF THE CITY OF LANCASTER ADOPTING THE MULTIMUNICIPAL COMPREHENSIVE PLAN, TITLED "GROWING TOGETHER: A COMPREHENSIVE PLAN FOR CENTRAL LANCASTER COUNTY, PENNSYLVANIA," WHICH WAS COOPERATIVELY DRAFTED PURSUANT TO AN INTERGOVERNMENTAL COOPERATION PLANNING AGREEMENT; AND AUTHORIZING THE MAYOR AND OTHER CITY OFFICIALS TO PARTICIPATE IN THE DEVELOPMENT OF APPROPRIATE AGREEMENTS TO IMPLEMENT THE MULTIMUNICIPAL COMPREHENSIVE PLAN IN ACCORDANCE WITH THE PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, 53 P.S. §10101 ET SEQ; AND FOR CONSIDERATION BY THE CITY OF LANCASTER IN COMPLIANCE WITH THE PROVISIONS OF THE INTERGOVERNMENTAL COOPERATION LAW, 53 PA.C.S.A., CHAPTER 23, SUBCHAPTER A.**

Paula Jackson, Chief Planner, gave a thorough power point presentation outlining the highlights of the proposed Inter-municipal Comprehensive Plan.

Councilman Roschel made the motion to approve and Councilman Urdaneta seconded.

Councilman Urdaneta stated that discussions have taken place before with other municipalities and plans were to work together in a spirit of sharing solutions to problems and then we were always left hanging. He asked what assurances we have that the plan will be implemented. Ms. Jackson responded that immediately upon adopting the plan the municipality will begin looking to amend their Zoning Ordinance, which is the tool to implement the plan that will be agreed upon by the municipalities involved.

Councilman Roschel stated that this is a great step forward toward regional cooperation and he wanted to thank members who participated. Fred Ward for all of his time, ideas, and his input. Craig Lenhard, Senior Planner for the City did a lot of work on the maps and Paula Jackson, who probably had more suggestions than anyone else on the steering committee.

Councilman Polite also thanked the Planning Staff and the Planning Commission for the many hours they put in updating our plans for the future of Lancaster and also making the surrounding communities aware of the need for affordable housing, or workforce housing, because it is certainly needed in this County, so that everyone has a fair chance of getting the type of house that they need.

President Dickson stated that it is one of the largest multi-municipal comprehensive plans in the State, and to get that many municipalities together on critical issues is a challenge. This plan is looked at across the State by planning groups as a real model for something that they would like to accomplish. Keep in mind, that these 11 municipalities represent exactly one half of the County population, 250,000 people. It has been a significant undertaking.

Mr. Fred Ward, Chairman of the City Planning Commission, stated that Paula did an excellent job of telling what the plan is about. It is merely the end of Phase I, the adoption of it. The real work begins with Phase II, that is the implementation to achieve the goals and objectives. There are over 300 strategies that will be active in implementing those goals and the success of the plan will be depended on the active participation of the governing bodies and the staffs, commissions, boards and committees. It will also be dependent on participation of hundreds of individual citizens and volunteers and dozens of community based organizations in the region. As Paula mentioned, the next task for the Committee is implementing new Zoning regulations that ensure the goals and objectives laid out in the Inter-municipal Comprehensive Plan, and that will probably be a multi-year program. He thinks this Plan will be a model for other regions in the state.

City Council approved Administration Resolution No. 17-2007 by a unanimous roll call vote.

Administration Resolution No. 18-2007, (the title) was read by the City Clerk as follows:

**A RESOLUTION OF THE COUNCIL OF THE CITY OF LANCASTER AUTHORIZING THE PROPER OFFICIALS OF THE CITY OF LANCASTER TO ISSUE TO THE LANCASTER HOUSING AUTHORITY A NOTICE OF INTENTION TO CONDEMN 561 PALM STREET AND TO TAKE ANY AND ALL ACTIONS TO CONDEMN SAID PROPERTY IN ACCORDANCE WITH THE TERMS OF PENNSYLVANIA LAW SHOULD THE SAME BE NECESSARY.**

Councilman Roschel made the motion to approve and Councilman Saunders seconded.

Councilman Roschel stated as just read, this resolution authorizes the City to issue notice of intention to condemn 561 Palm Street. At last week's committee meeting, Randy Patterson, explained that the Lancaster Housing Authority currently owns this property. If this resolution is approved the City can then ask the Housing Authority to enter into an agreement to deliver a deed for 561 Palm Street to the City in lieu of condemnation. The City would then sell the property to SACA Development Corporation. Because this property is not in a designated redevelopment area, the Redevelopment Authority cannot take this action and transfer the property to SACA. The City, Housing Authority, and SACA Development have all been working together on this proposal and have determined that this is the best way to expedite the process. The Housing Authority and SACA have also agreed to work together to replace 561 Palm Street with another property for the Housing Authority.

City Council approved Administration Resolution No. 18-2007 by a unanimous roll call vote.

Administration Resolution No. 19-2007, (the title) was read by the City Clerk as follows:

**A RESOLUTION OF THE COUNCIL OF THE CITY OF LANCASTER, LANCASTER COUNTY PENNSYLVANIA, DIRECTING THE MAYOR AND BUSINESS ADMINISTRATOR TO ISSUE REQUESTS FOR PROPOSAL FROM HIGHLY RATED FINANCIAL INSTITUTIONS FOR THE INVESTMENT OF BOND PROCEEDS FROM THE BOND ISSUANCE AND SALE AUTHORIZED BY THE ADOPTION OF ORDINANCE NO. 6-2007 AND TO ENTER INTO AN INVESTMENT AGREEMENT WITH THE MAKER OF THE BEST ECONOMIC PROPOSAL.**

Councilwoman Saunders made the motion to approve and Councilman Urdaneta seconded.

Councilwoman Saunders stated that Resolution No.19-2007 refers to the Bond for capital improvement projects that we recently passed at City Council. This resolution authorizes the solicitation of proposals from financial firms for the investment of the proceeds. The general view is that we should be able to earn at least as much in interest on the unspent portion of the bond proceeds that we are paying and this would allow us to earn interest and have maximum flexibility to access the money capital improvement projects.

Council approved Administration Resolution No. 19-2007 by a unanimous roll call vote.

Administration Resolution No. 20-2007, (the title) was read by the City Clerk as follows:

**A RESOLUTION OF THE COUNCIL OF THE CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA, ABATING 2007 REAL ESTATE TAXES ON PROPERTIES WITHIN THE HOMEOWNERSHIP CHOICE PROGRAM AREA, AND OWNED BY SACA DEVELOPMENT CORPORATION, THE PROJECT DEVELOPER/MANAGER.**

Councilwoman Saunders made the motion to approve and Councilman Urdaneta seconded.

Councilwoman Saunders stated that this resolution is very similar to something we passed last year. Basically, this exonerates the 2007 Real Estate taxes on the SACA Home Ownership Choice properties that are currently being redeveloped. Once they are redeveloped and sold, they will be back on the tax rolls.

City Council approved Administration Resolution No. 19-2007 by a unanimous roll call vote.

Administration Resolution No. 21-2007, (the title) was read by the City Clerk as follows:

**A RESOLUTION OF THE COUNCIL OF THE CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA, ABATING 2007 REAL ESTATE TAXES ON 325 SOUTH CHRISTIAN STREET, OWNED AND OPERATED BY MILAGRO HOUSE.**

Councilwoman Saunders made the motion to approve and Councilman Urdaneta seconded.

Councilwoman Saunders stated that this is something similar to what we did last year; however, the property is a little bit different. This abates the 2007 taxes on the Milagro House property at 325 South Christian Street which they use for the storage of donations. The tax abatement would be in the amount of \$473.63. They have been granted tax exempt status beginning in 2008, but the County Assessment Office will not grant retroactive exemptions, so this helps them for the year 2007.

City Council approved Administration Resolution No. 21-2007 by a unanimous roll call vote.

Administration Resolution No. 22-2007, (the title) was read by the City Clerk as follows:

**A RESOLUTION OF THE COUNCIL OF THE CITY OF LANCASTER REVISING THE OFFICIAL SEWAGE FACILITIES PLAN FOR THE CITY OF LANCASTER TO INCLUDE THE PARCEL OF LAND IDENTIFIED AS FRUITVILLE BUSINESS PARK LOCATED IN THE CITY OF LANCASTER.**

Councilman Graupera made the motion to approve and Councilman Polite seconded.

Councilman Graupera stated that anytime there is new development in the City, state law requires that municipalities such as Lancaster adopt an official sewage facilities plan providing for

sewage service adequate to prevent contamination of waters and/or environmental health hazards from sewage waste. What this does is revise the official sewage plan for the City.

City Council approved Administration Resolution No. 22-2007 by a unanimous roll call vote.

REPORT OF THE MAYOR - Mayor Gray stated that next week we will begin working with consultants from Management Partners to conduct an operational and management audit of City Government. This audit will provide us with recommendations for improving City services and reducing operating costs. We expect a final report to be issued in late August to coincide with the preparation of the 2008 Budget.

The City is asking residents to play an active roll in the hunt for potholes. Our second annual pothole contest started this week and runs throughout the month of April. City residents are asked to contact the City with the location of potholes. Each resident that reports a pothole location will be entered into a weekly drawing for a prize. The drawing is held on Friday. Prizes for the contest include restaurant gift certificates and Barnstormer tickets.

City residents can register to have woody yard waste collected at curbside during the week of April 23-27 by calling our Solid Waste Hotline or e-mailing your request to the [Solidwastehotline@cityoflancasterpa.com](mailto:Solidwastehotline@cityoflancasterpa.com).

We are underway with our programs for the Northeast and the Southwest. Two community workshops will be held as a part of our Northeast planning process. This is the beginning process for reviewing and developing a plan for the Northeast and Southwest.

The Mayor's Gang Prevention Taskforce is holding a summit for clergy on April 19& 20. It is our feeling that the clergy in this community address a broad audience on a regular basis and they play an important role in limiting gang activities and stopping gang activities before they become that.

We are having a minister from Boston come down and who is well known nationwide for gang prevention and the clergy that planned this are excited about his appearance. The goal of this clergy summit is to develop a strategy that the faith-based community can employ to prevent gang involvement.

He further stated that he and President Dickson attended a summit on crime and violence hosted by Mayor Street in Philadelphia. One of the things that came out of it, we had been talking about a gun buy back which he thinks is a waste of money. They talked about a different way which perhaps would have a reward for people who would give information that would end up in the seizure of an illegal gun. We were thinking more along the lines of giving information which resulted in the seizure of a firearm and resulted in a successful prosecution and additional amount.

REPORT OF THE PRESIDENT - This was a Regional Public Safety Summit in Philadelphia and it was a Safer Streets Program hosted by Mayor John Street and attended by Mayors from Scranton, Allentown, Harrisburg, Reading, Wilmington, Camden, Trenton and other cities.

The program included reports on research conducted on perceptions of public safety, gun

policies and links between alcohol and gun violence. There were also presentations on strategies for reducing gun violence, successful neighborhood watch programs and the involvement of social service agencies in reducing adolescent violence.

Wilmington has a program called Child Development Community Policing based on a model from the National Center for Children Exposed to Violence, It is a partnership between the Wilmington Police and the Department for Children, Youth and Families that addresses a situation in which a child is exposed to violence.

Following an incident, a clinician is paired with an officer at the scene or home and there is ongoing follow-up with the case.

A photo of police with guns raised to make an arrest is captioned-"When we come in and get our guy..." followed by a photo of children, with the caption-"We can't forget who we leave behind" captures the importance of this program.

She further stated that she is asking Councilwoman Williams to follow up with looking into this program, meeting with the Mayor and Chief Gatchell to determine if we could implement a similar program in Lancaster.

President Dickson stated that the Town Watch program in Philadelphia has brought about significant community involvement. They bring the various community groups together with representation from each neighborhood, service organizations, and faith-based organizations and coordinate their initiatives. Annually, they hold a conference that draws over 1000 community members and have a day of training and workshops. She further stated that she is asking Councilwoman Saunders to do some research on this and report back to Council on it.

She stated that Tip Rewards is a program run by a 3rd party non-profit and funded by the city budget. A number is provided to call with a tip on where guns are located and the caller is anonymous. Rewards are provided for the information. This is different from the buy-back program. She stated that she is asking Councilwoman Williams and Councilwoman Saunders to look at this program in conjunction with the other work they are researching.

COUNCIL COMMENTS - Councilman Graupera asked about the Tips Program. He said that it is one thing to acquire seed money to start the program, but you also have to market it, you also have to get the word out. What is Philadelphia doing and what will we do here? Will we go into the county prisons? Will we go into the Probation and Parole Offices? Have we had conversations with the District Attorney? Mayor Gray said that we have had some conversation with the D.A., mentioning that his going to court has started to pay off. He cited one case where someone went into a problem bar at 1:00 a.m. with a concealed 57 magnum. Mayor Gray went to court and suggested the judge give a stronger sentence. The judge, rather than probation, sentenced him to 1 to 5 years. The judge is going to let him serve it in the Lancaster County Prison, which he thinks is a great advantage to the City, because if you want to get the word out, put somebody in the county prison for 1 - 5 years and let him moan to everybody else that all he did was have a gun. The word will get out very fast. He further stated that contacts in Philadelphia and Wilmington's programs offered any assistance they can give us to start any or all

of these programs.

President Dickson adjourned the meeting at 8:35 p.m.

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Julianne Dickson, President

Attest:

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City Clerk