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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING AND PUBLIC MEETING
BEFORE COUNCIL COMMITTEE ON RULES

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- - -
Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, December 9, 1999
9:30 a.m.
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BILL 990496 - Amending Title 14 of Philadelphia
Code relating to zoning and planning by amending
chapter entitled "Miscellaneous," by adding a new
section, entitled "Special Height Controls for
Arch Street."

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BILL 990762 - Amending Philadelphia Zoning Maps by
changing zoning designations of certain areas of
land located within area bounded by the Manayunk
Canal, the Schuylkill River, and Fountain Street.

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BILL 990867 - Authorizing the Water Commissioner
and the Revenue Commissioner to execute an
amendment to the Service Agreement between the
City and the Philadelphia Municipal Authority to
provide automatic meter reading services to large
commercial and industrial accounts in addition to
the residential and smaller commercial accounts
served by the Authority.

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PRESENT: COUNCILWOMAN ANNA C. VERNA, Chair
COUNCILMAN DAVID COHEN
COUNCILMAN JAMES F. KENNEY
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN DARRYL L. CLARKE
COUNCILMAN FRANK DICICCO
COUNCILMAN W. THACHER LONGSTRETH

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VINCENT VARALLO ASSOCIATES, INC.
Registered Professional Reporters
Eleven Penn Center, Suite 600
Philadelphia, PA 19103
(215) 561-2220

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1 12/9/99 RULES COMMITTEE

2 I N D E X

3 Page

4 Bill 990496

5 Richard Lombardo, Planning Commission 3

6 Michael Volpe, President. 7
Logan Square Neighborhood Association

7 John Mitkus, Managing Director. 13
8 Insignia/ESG Jackson-Cross Real Estate

9 Bill 990867

10 Kumar Kishinchand, Water Commissioner 24

11 BILL 990762

12 Richard Lombardo, Planning Commission 30

13

14

15

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1 12/9/99 RULES - BILL 990496

2 P R O C E E D I N G S

3 COUNCIL PRESIDENT VERNA: Will members
4 of the rules of Council please report to the
5 chamber. Thank you.

6 - - -

7 COUNCIL PRESIDENT VERNA: Good morning,
8 everyone. This is the public hearing of the Rules
9 Committee. I would ask the clerk to please read
10 Bill No. 990496.

11 THE CLERK: An ordinance amending Title
12 14 of the Philadelphia Code relating to zoning and
13 planning by amending Chapter 14-1600, entitled
14 "Miscellaneous," by adding a new Section 14-1616,
15 entitled "Special Height Controls for Arch
16 Street," under certain terms and conditions.

17 COUNCIL PRESIDENT VERNA: Good morning,
18 gentlemen please identify yourselves for the
19 record and proceed with your testimony.

20 MR. LOMBARDO: Good morning, Madam
21 Chair and members of the committee. It seems like
22 we just did this recently.

23 COUNCILMAN NUTTER: Welcome back.

24 MR. LOMBARDO: Bill 990496, as the
25 clerk read, does -- amends the Special Controls

1 12/9/99 RULES - BILL 990496

2 section of the zoning code by establishing height
3 controls for one block in the Logan Square
4 neighborhood, that block being the block bounded
5 by Arch Street -- three blocks, I'm sorry, I'm
6 sorry. Let me start over again.

7 It rezones three blocks in the Logan
8 Square neighborhood, the area bounded by Arch
9 Street, 23rd Street, Cuthbert Street, and 19th
10 Street and Walden Street.

11 What the bill does -- the area
12 (unintelligible) three zoning classifications --
13 R10-B residential, C4 commercial, and C5
14 commercial. The area is a mixed development of
15 various size and scale buildings.

16 What the purpose of this bill is, is to
17 establish a height control on the south side of
18 the block -- these are all on the south side of
19 Arch Street. This is not an unprecedented idea.
20 We have a number of places in Center City where,
21 the Special Controls section of the code, we
22 establish height limits for four blocks.
23 Generally, it's to maintain the scale of buildings
24 to be in character with the scale of the
25 surrounding neighborhood.

1 12/9/99 RULES - BILL 990496

2 The issue here is that as you go north
3 of Arch Street, you go into lower-scale,
4 residential development. The higher-density
5 business core really ends at John F. Kennedy
6 Boulevard but, in fact, in many cases, the zoning
7 pattern extends up to Arch Street.

8 The areas where we've done this in
9 Center City is, we've done it in Chinatown,
10 throughout Chinatown; despite the underlying
11 zoning, there's a height limit on all the
12 buildings in Chinatown, again, to keep that
13 smaller scale at -- in Chinatown's case, it's
14 about a 60-foot height limit. It's to keep that
15 smaller scale, five- six-story scale for all of
16 Chinatown.

17 On the south side of Chestnut Street,
18 Walnut Street, Spruce Street, and Locust Street,
19 there are height limits -- again, to keep the
20 scale of the three-, four-, five-story storefront
21 properties with either offices or residences
22 above, and discourage the assemblage and
23 demolition of those types of buildings for taller
24 buildings that could be built under the underlying
25 zoning.

1 12/9/99 RULES - BILL 990496

2 That's the basic purpose of this bill.

3 I find myself -- I said this again yesterday, and
4 once again, we have a bill that, because of the
5 short notice and the large schedule, we did not
6 take this -- the Planning Commission did not take
7 this bill, so I don't have a formal recommendation
8 by the Planning Commission, but I wanted to come
9 over here today and at least explain to you what
10 the purpose of this bill is.

11 We're going to take this bill but we're
12 going to take it at a meeting after the hearing;
13 we're not taking it till our meeting of next week.

14 COUNCIL PRESIDENT VERNA: Very well.

15 Did you have any discussions with the
16 community regarding this bill?

17 MR. LOMBARDO: Yes, we did.

18 COUNCIL PRESIDENT VERNA: Are they in
19 favor of it.

20 MR. LOMBARDO: The community is here.
21 I think they want to testify.

22 COUNCIL PRESIDENT VERNA: Are there any
23 questions from members of the committee?

24 (No questions.)

25 COUNCIL PRESIDENT VERNA: Our first

1 12/9/99 RULES - BILL 990496

2 witness, then, will be Michael Volpe.

3 (Michael Volpe comes forward.)

4 MR. VOLPE: We're distributing copies
5 of my statement, Madam President. May I take this
6 moment to.

7 COUNCIL PRESIDENT Verna: Mr. Volpe,
8 would you identify yourself for the record and
9 proceed with your testimony.

10 MR. VOLPE: My name is Michael Volpe,
11 and I'm president of the Logan Square Neighborhood
12 Association.

13 COUNCIL PRESIDENT Verna: Mr. Volpe,
14 I'm sorry. Pull the microphone closer to you so
15 that we can all hear you. That's fine.

16 MR. VOLPE: Madam Chair and members of
17 the Rules Committee, my name is Michael Volpe, and
18 I'm president of the Logan Square Neighborhood
19 Association. I reside at Rivers Edge
20 Condominiums, on 23rd and Cherry Streets. We
21 thank you for this opportunity to present our
22 association's position regarding Bill No. 990496.

23 This bill applies to the three blocks
24 between Arch Street on the north. If you look at
25 the attachment at the end of the statement, in the

1 12/9/99 RULES - BILL 990496

2 upper left corner, you'll see a map of the area.
3 It applies to the three blocks between Arch Street
4 on the north Cuthbert and Walden Streets on the
5 south, 20th and 23rd Streets on the east and
6 west. These three blocks are located within the
7 Logan Square neighborhood, an area composed almost
8 entirely of three- and four-story townhouses and
9 low-rise commercial and institutional buildings.

10 Years ago, the Planning Commission and
11 our association developed an overall plan to
12 create an architectural slope for the Logan Square
13 District, which placed the highest commercial
14 office building uses at the southern fringe of the
15 district and gradually lowered the height of the
16 buildings as they approached the low-rise
17 residential commercial and institutional areas
18 that make up the heart of the Logan Square
19 neighborhood.

20 The design for this architectural slope
21 was approved by City Council in the Logan Square
22 comprehensive rezoning bills of 1969 and 1986.
23 The tallest buildings were assigned to Kennedy
24 Boulevard and mid-range buildings to the south
25 side of Arch Street, extending south to Cuthbert

1 12/9/99 RULES - BILL 990496

2 and Walden Streets, in order to prevent 30- to
3 60-story buildings from rising on the south side
4 of Arch Street directly across from the three- and
5 four-story townhouses, the one small low-rise
6 apartment building, and the three small low-rise
7 office buildings which exist on the north side of
8 Arch Street.

9 In order to carry out this previously
10 agreed upon plan, Bill No. 990496 proposes to
11 place a maximum height limitation of 185 feet, 6
12 inches excluding appurtenances to these three
13 blocks. The present Philadelphia zoning code was
14 approved by City Council after 1986, and height
15 restrictions independent of zoning were provided
16 on the southern side of major streets from Spruce
17 Street north to Chestnut Street. This bill
18 extends this policy northward to the area covered
19 by the bill in order to secure the architectural
20 slope.

21 The height limit of 185 feet, 6 inches,
22 excluding appurtenances, takes into account the
23 height of all existing commercial and residential
24 buildings on the three blocks. The Daily News
25 building on the 2200 block of Arch Street is the

1 12/9/99 RULES - BILL 990496

2 tallest, at 12 stories; the Jewish Federation
3 building on the 2100 block is next, at eight
4 stories; and all the other properties are roughly
5 in the four- to six-story range.

6 It should be noted that the Center City
7 Plan, adopted by the Planning Commission a few
8 years ago, emphasized the need to conserve the
9 resources of the residential communities in Center
10 City and not to impinge on them with future
11 commercial development. The proposed height
12 limitation from 20th to 23rd Street fulfills the
13 purposes of the Center City Plan, as well as the
14 intent of the Comprehensive Rezoning Plans
15 previously approved by the City Council for the
16 Logan Square area.

17 Our association desires only to
18 preserve the architectural slope designed by the
19 City of Philadelphia's Planning Commission and
20 already approved by the City Council to prevent
21 monolithic towers across the street from
22 already-existing low-rise three- and four-story
23 townhouses. We sincerely hope that the good
24 efforts of our association and the resuscitation
25 of the Logan Square area will be recognized and

1 12/9/99 RULES - BILL 990496

2 protected with the passage of Bill 990496.

3 We have two witnesses to offer brief
4 testimony on the appropriateness of this bill.

5 One is Mr. Dan Peter Kopple, the well-known
6 architect and city planner who helped plan the
7 present zoning code; the other is John Mitkus, a
8 prior executive director of the City Planning
9 Commission and currently the managing director
10 with Insignia/ESG Jackson-Cross Real Estate. Both
11 are particularly familiar with the three blocks
12 covered by the bill and the surrounding area.

13 Unfortunately, with the change of date
14 for this morning's hearing, Mr. Kopple could not
15 attend and he has given his remarks to Mr. Mitkus
16 to read into the record.

17 I now call on John Mitkus to present
18 the expertise of both Mr. Kopple and himself.

19 COUNCIL PRESIDENT Verna: Thank you,
20 Mr. Volpe.

21 Are there any questions from members of
22 the committee of Mr. Volpe?

23 The Chair recognizes Councilman Cohen.

24 COUNCILMAN COHEN: Just one technical
25 question.

1 12/9/99 RULES - BILL 990496

2 Mr. Volpe, I'm delighted by a bill
3 limiting heights. Maybe we'll redeem ourselves
4 from having raised the Liberty Place above City
5 Hall, but what is meant by appurtenances?

6 MR. VOLPE: The current Daily News
7 Building, which is highest building has --
8 actually, it has a broken down water tower at the
9 top, but since there is a possibility that it may
10 be sold and we assume that architects will have to
11 put in air-conditioning and heating units and
12 various things, rather than try and guess what the
13 appropriate height is with the technology, we
14 assumed that it would be a reasonable height and
15 probably designed by the architect to be
16 relatively invisible, so we just thought the best
17 way to handle it was to exclude appurtenances from
18 the ceiling limit.

19 COUNCILMAN COHEN: Thank you.

20 COUNCIL PRESIDENT Verna: Thank you
21 very much.

22 Are there any other questions of
23 Mr. Volpe?

24 (No further questions.)

25 COUNCIL PRESIDENT Verna: Since

1 12/9/99 RULES - BILL 990496

2 Mr. Kopple isn't here, I would request that John
3 Mitkus please approach the witness table.

4 (Mr. Mitkus comes forward.)

5 COUNCIL PRESIDENT Verna: Very nice
6 seeing you again. Welcome.

7 MR. MITKUS: Thank you, Madam Chairman.

8 I still cherish the resolution that
9 Council gave me when I left the City in 1981.

10 COUNCIL PRESIDENT Verna: When was that
11 John?

12 MR. MITKUS: In 1981. It's hard to
13 believe.

14 COUNCIL PRESIDENT Verna: My, time goes
15 by when you're having fun.

16 MR. MITKUS: Councilman Cohen was 46
17 years old then and Councilman Longstreth was only
18 42.

19 (Laughter.)

20 MR. MITKUS: I just have some brief
21 remarks 'cause I know time is of the essence. The
22 statement's from Mr. Kopple.

23 He says, "I am Dan Peter Kopple, a
24 practicing architect in Philadelphia. I have been
25 working in architecture and planning projects

1 12/9/99 RULES - BILL 990496

2 related to the central business district and
3 (unintelligible) along JFK Boulevard and Market
4 Street, from City Hall to 30th Street Station for
5 more than 34 years.

6 "I led the planning for a document
7 referred to as 'The Plan for Center City West,'
8 significant components of which were incorporated
9 by the City Planning Commission into its Plan for
10 Center City. In addition, I had the pleasure of
11 serving on the Planning Commission's committee for
12 the rewriting of the zoning codes for C4 and C5 in
13 the central business district.

14 "The have served potential developers
15 and owners of properties along Market Street and
16 JFK Boulevard in the areas from 20th Street to the
17 River. In short, I believe I am familiar both
18 with the zoning and the characteristics of the
19 area under consideration in Bill No. 990496 and
20 its amendment.

21 "The overview of the plan for Center
22 City describes the area for Center City among JFK
23 Boulevard and Market Street west of City Hall to
24 30th Street as a prestigious office corridor. It
25 identifies the Convention Center development and

1 12/9/99 RULES - BILL 990496

2 the Avenue of the Arts and the riverfront
3 improvement. It points out that in this vision,
4 Philadelphia's neighborhoods remain just as they
5 are -- charming and liveable. If anything, they
6 are cleaner and more convenient.

7 "The body of the plan for Center City
8 details the controls and urban design steps to be
9 taken to protect these residential area. The
10 zoning code was revised to recognize the goals of
11 this plan.

12 "The preface to the Philadelphia
13 Zoning Code notes that a new section was created
14 for the purpose of maintaining and reinforcing the
15 continuity and character of skill of the existing
16 pattern of development of major east-west
17 streets. Low-scale 18th, 19th, and 20th century
18 residential buildings characterize these streets.
19 These buildings are of small scale and widths
20 generally less than 60 feet.

21 "The zoning code provides control on
22 building heights in (unintelligible) Spruce,
23 Locust, Walnut, and Chestnut Streets. For
24 example, future development on the south side of
25 these streets must be set back about 50 feet at

1 12/9/99 RULES - BILL 990496

2 the house line at a 45-degree angle. That is, the
3 building facade must recede from the street plain
4 one foot horizontally for each foot the wall goes
5 up. The purpose of such a setback is to keep
6 south lights, air, and sunshine available to the
7 street."

8 He concludes, "Clearly, the intent of
9 the new zoning code is to protect low-scale
10 residential communities and to control the heights
11 of buildings affecting residential areas. I
12 believe it is completely appropriate that Bill No.
13 990496 be enacted to give (unintelligible)
14 protection to the residential area north of Arch
15 Street, as is given to Spruce, Locust, Walnut, and
16 Chestnut, the light and openness of which is
17 protected by the code, and I encourage you to pass
18 Bill No. 990496."

19 Signed, "Dan Peter Kopple, AIA."

20 I just a few remarks to the committee.
21 My name is John Mitkus. I served in the City
22 Planning Commission from 1964 through 1981, and as
23 its executive director from 1973 to 1981. I have
24 over 18 years in real-estate experience, mostly
25 with Jackson-Cross Company, which is now Insignia/

1 12/9/99 RULES - BILL 990496

2 ESG. Almost 100 percent of the work I do in my
3 employment is in the City of Philadelphia, and 90
4 percent of that is in downtown Center City.

5 I might say, parenthetically, that I
6 was reared right across the street from what is
7 known as the "brewery town section," the 28th
8 Ward, up in Councilman Clarke's district, at 31st
9 and Girard Avenue. And I went to school in
10 Fairmount, at 24th and Green and Brandywine
11 Streets, St. Francis Xavier School, but then went
12 to Southeast Catholic St. John Neumann High
13 School. So I have a lot of (unintelligible) in
14 this neighborhood.

15 I think this bill is a no-brainer, I
16 really do. I've seen a lot of legislation in
17 Council for many, many years. I think the issue
18 is more than the height limit here or the zoning,
19 it's more than the reuse of buildings or lots
20 which may be underutilized or vacant or
21 deteriorated. As many on this Council have said
22 so many times, the issue here is really, I think,
23 City Council assisting this neighborhood to
24 improve the quality of life.

25 The Logan Square neighborhood is an

1 12/9/99 RULES - BILL 990496

2 area -- I remember in 1969 when Councilman
3 (unintelligible) was the president at that time.
4 I remember -- I'm not sure if your dad was there
5 or not at the time, I think he was. I know he was
6 there in the '60s when I first started.

7 COUNCILMAN LONGSTRETH: I was there.

8 MR. MITKUS: But -- and I was going to
9 say, Councilman Longstreth was there.

10 (Laughter.)

11 MR. MITKUS: Not in Council, though.
12 Were you there?

13 COUNCILMAN LONGSTRETH: Yes, sir.

14 MR. MITKUS: And I remember going out
15 with Edgar Campbell and a number of -- with Mr.
16 Gartona (ph.) and Mr. Moore, who was the
17 Councilman in this district, and I got beat up a
18 lot of times on this cite, this was a tough area.
19 I was only on the Commission 5 years and I was 29
20 years of age. And Fryhopper's (ph.) was over
21 here, you had a club on the street. I think the
22 first Electric Factory was on Arch Street. You
23 had a number of plumbing supply firms.

24 And the question was, Where do you
25 properly zone the residential and institutional

1 12/9/99 RULES - BILL 990496

2 from the commercial and industrial? And the area
3 was turning, as most World War II areas have
4 turned, from industrial and commercial to
5 residential.

6 So Council, in its wisdom, came up with
7 a very good plan, which was endorsed by the
8 community in 1969, and that one of the first
9 remapping programs that this Council did. And I
10 must have done about 20 or 30 of 'em myself of
11 almost every neighborhood in the City. And Mr.
12 Lombardo and his staff are continuing to do these
13 efforts. And that's been a great tool for this
14 Council to work with, I think.

15 Council then, in 1986, updated that
16 zoning so, you know, even recognizing over the
17 last 30 years how the area has changed, now you
18 have a nice ongoing community, a good, wholesome
19 community with investment and reinvestment.

20 And I think what the passage of this
21 bill does is, it sends a signal to the residents
22 of that neighborhood that we want to preserve
23 height limits around you, just like we did in
24 Chinatown. And other people who want to come in
25 there can feel confident that they can come in

1 12/9/99 RULES - BILL 990496

2 knowing not they're going to have something built
3 between 20th and 23rd Street that's going to
4 violate, you know, what I think is decent
5 sunlight, letting in decent sunlight into that
6 area.

7 We need, as Mr. Lombardo said, to be
8 mindful that the CBD is just south of that area --
9 that's the central business district, and the
10 central business district is to the east as well.
11 To the west is the River and to the north is the
12 Parkway. So those are naturally buffered areas.
13 But to the South you've got CBD, but once you get
14 to the railroad, the commuter railroad line,
15 pretty much the scale drops down precipitously.
16 There are no buildings in this area that I know of
17 over 50 feet except for 2 buildings, and one of
18 them is the old (unintelligible) building, which
19 is now the Federation of Jewish Agencies
20 properties at 21st and Arch, and the other one is
21 the long-deteriorated Daily News building at 22nd
22 and Arch.

23 And this bill before you today respects
24 the height of both of those properties. As was
25 said, the height of the -- I think the tallest

1 12/9/99 RULES - BILL 990496

2 structure is the old Daily News building, and with
3 appurtenances, it's 185 feet, 6 inches, from what
4 we understand.

5 So I think your reporting this morning
6 this bill from Council's committee, this Bill
7 990496, hopefully with an amendment as introduced
8 by Councilman Clarke, will be another positive
9 signal of Council's leadership in regulating the
10 scale of development in neighborhoods such as
11 Logan Square. This will provide -- in my opinion,
12 will provide the necessary assurances to present
13 and future residents that no building will be
14 permitted to exceed 185 feet, 6 inches. And I
15 respectfully urge the committee to do the right
16 thing and report this bill out, as amended.

17 Thank you very much.

18 COUNCIL PRESIDENT Verna: Thank you,
19 Mr. Mitkus.

20 Are there any questions from members of
21 the committee?

22 (No questions.)

23 COUNCIL PRESIDENT Verna: Again, it was
24 very nice seeing.

25 MR. MITKUS: Nice seeing you too and

1 12/9/99 RULES - BILL 990496

2 may you have a great new term and God bless you.

3 COUNCIL PRESIDENT Verna: Thank you.

4 Is there anyone else to testify on this
5 bill?

6 (No response.)

7 COUNCIL PRESIDENT Verna: Seeing none,
8 I would ask the clerk to please read the title of
9 Bill No. 990867.

10 THE CLERK: An ordinance authorizing
11 the Water Commissioner and the Revenue
12 Commissioner, on behalf of the City of
13 Philadelphia, to execute an amendment to the
14 Service Agreement between the City of Philadelphia
15 Municipal Authority --

16 COUNCIL PRESIDENT Verna: Excuse me.
17 At this point, before you continue reading that,
18 the Chair recognizes Councilman Clarke.

19 COUNCILMAN CLARKE: Thank you, Madam
20 Chair.

21 Madam Chair, I'd like to offer an
22 amendment to Bill 990496. On Section 2, I want to
23 delete "19th" and put in "20th Street." And in
24 Section 3, delete "170" and replace that with "185
25 feet, 6 inches." Excluding appurtenances.

1 12/9/99 RULES - BILL 990867

2 COUNCIL PRESIDENT VERNA: Okay.

3 COUNCILMAN CLARKE: Thank you.

4 COUNCIL PRESIDENT VERNA: Again, I will
5 ask the clerk to please read the title of Bill No.
6 990867.

7 THE CLERK: An ordinance authorizing
8 the Water Commissioner and the Revenue
9 Commissioner, on behalf of the City of
10 Philadelphia, to execute an amendment to the
11 Service Agreement between the City and the
12 Philadelphia Municipal Authority, as approved by
13 Bill No. 970351, approved July 1, 1997, to provide
14 automatic meter reading services to large
15 commercial and industrial accounts in addition to
16 the residential and smaller commercial accounts
17 served by the Authority.

18 COUNCIL PRESIDENT VERNA: Good morning,
19 Commissioner.

20 COMMISSIONER KISHINCHAND: Good
21 morning, President Verna.

22 COUNCIL PRESIDENT VERNA: I'd like to
23 publicly congratulate you.

24 COMMISSIONER KISHINCHAND: Oh, thank
25 you very much. I appreciate it.

1 12/9/99 RULES - BILL 990867

2 COUNCIL PRESIDENT Verna: You do a
3 wonderful job and we're very happy for you.

4 COMMISSIONER Kishinchand: Thank you.

5 My name is Kumar Kishinchand. I'm the
6 Water Commissioner for the City of Philadelphia
7 with me. Today is Nancy Kammerdeiner, who's the
8 Revenue Commissioner, on my left; and Denise
9 Garrett, the Water Revenue Bureau Chief; and
10 Michael Hogan, who's the project manager for
11 automatic meter reading program.

12 Thank you for giving us the opportunity
13 to testify on behalf of Bill No. 990867, which
14 would allow us to amend the existing agreement
15 with the Philadelphia Municipal Authority to
16 extend the reading services or data-collection
17 services and maintenances for large meters.

18 I have already submitted the formal
19 testimony to Council. If you prefer, I can
20 summarize.

21 COUNCIL PRESIDENT Verna: Would you,
22 please.

23 COMMISSIONER Kishinchand: I will do
24 that.

25 COUNCIL PRESIDENT Verna: Thank you.

1 12/9/99 RULES - BILL 990867

2 And we'll make certain that the stenographer has a
3 copy and she will attach it to the testimony.

4 COMMISSIONER KISHINCHAND: I do have
5 extra copies in case somebody wants them.

6 COUNCIL PRESIDENT VERNA: Thank you,
7 that's great.

8 COMMISSIONER KISHINCHAND: You may
9 recall back in '97, the summer of, '97 Council
10 authorized us to go into an agreement with
11 Philadelphia Municipal Authority to install
12 automatic meter reading devices in residential
13 properties, primarily residential and small
14 commercial properties, and these were about 1-inch
15 meters and smaller. PMA subcontracted that
16 project with Itron, Incorporated, with the
17 provision that they install in excess of 400,000
18 meters in two years or less. Itron has
19 successfully finished that; in fact, they finished
20 that last summer and did an excellent job of it,
21 and they continue to provide data-collection
22 services in excess of 99 percent.

23 So having had that success, we felt
24 that it would be good to extend that service to
25 the larger meters, the larger meters being 1-1/2

1 12/9/99 RULES - BILL 990867

2 inch larger, which serve primarily commercial and
3 industrial customers of ours, and there are about
4 7,000 of them in this particular case -- only for
5 data collection and maintenance services, not for
6 installation and purchase. The City would
7 purchase the meters through the Procurement
8 Department. These are the AMR devices through the
9 Procurement Department, and in some cases, some
10 meters, we would install them in-house, the Water
11 Department employees would install them.

12 In terms of providing the services,
13 what it would cost is an additional \$25,000 a
14 year, which would be added on to about million and
15 a half that we currently pay PMA for payment to
16 Itron. So the financial impact is very small;
17 it's \$25,000 added to the \$1.5 million.

18 In terms of impact on the employees,
19 there are approximately 13 meter readers who do
20 the reading on large meters. As we draw this
21 program out, there will be some attrition among
22 those, but we downsized that force. We've
23 redeployed them in the Water Department and in the
24 Water Revenue Bureau. We've been very successful
25 -- when we did the small meters, we were very

1 12/9/99 RULES - BILL 990867

2 successful in transitioning in excess of 60 meter
3 readers in the Water Department and the Water
4 Revenue Bureau into jobs that actually paid higher
5 and provided further opportunities for advancement
6 in their careers. So we believe that it's really
7 a win-win situation for the employees and for the
8 City, as well as for our customers.

9 So I urge you to approve that, and I
10 would also respectfully request that you waive the
11 rules so that this bill can be passed
12 expeditiously.

13 Thank you very much for giving us the
14 opportunity to testify. And if you have any
15 questions, we'd be able to answer them.

16 COUNCIL PRESIDENT VERNA: Thank you.

17 Commissioner, are we just about
18 completed with the installation of the automatic
19 meter reading for the residential properties?

20 COMMISSIONER KISHINCHAND: I'm sorry, I
21 didn't get that.

22 COUNCIL PRESIDENT VERNA: Are we about
23 completed with the installation of the automatic
24 meter reading in residential properties?

25 COMMISSIONER KISHINCHAND: We've

1 12/9/99 RULES - BILL 990867

2 completed, as far as the Itron contract is
3 concerned, there are some properties still that
4 are very difficult to get into because we have not
5 been able to, in some instances, contact the
6 homeowners, or have, for some reason or another,
7 not been able to get in there. Those meters --
8 those AMR devices are going to be installed by the
9 Water Department as we try to get into them.

10 So not all of them are in there; we
11 have approximately 415,000 meters -- AMR devices
12 installed at this point.

13 COUNCIL PRESIDENT VERNA: Wonderful.

14 Commissioner, how much savings do you
15 expect to create by adding commercial and
16 industrial customers to your automatic meter
17 reading program?

18 COMMISSIONER KISHINCHAND: How
19 much. . . ?

20 COUNCIL PRESIDENT VERNA: How much
21 savings?

22 COMMISSIONER KISHINCHAND: Savings?
23 Over a period of this contract -- the contract is
24 going to be about 18 years, because of the
25 existing service agreement is such that we expect

1 12/9/99 RULES - BILL 990867

2 to save about \$3.5 million over that 18-year
3 period.

4 COUNCIL PRESIDENT Verna: Thank you.

5 And with the implementation of this
6 program, you're saying that none of the employees
7 will be let go; they will simply be put into other
8 positions in the Water Department?

9 COMMISSIONER KISHINCHAND: That's
10 correct. We will redeploy them. And I think our
11 past experience shows that they have actually
12 benefitted from this.

13 COUNCIL PRESIDENT Verna: Thank you.

14 Any questions from members of the
15 committee?

16 (No questions.)

17 COUNCIL PRESIDENT Verna: Thank you
18 very much.

19 COMMISSIONER KISHINCHAND: Thank you
20 very much.

21 COUNCIL PRESIDENT Verna: Do we have
22 anyone else to testify on this bill?

23 (No response.)

24 COUNCIL PRESIDENT Verna: Seeing none,
25 I would ask the clerk to please read the title of

1 12/9/99 RULES - BILL 990762

2 Bill No. 990762.

3 THE CLERK: An ordinance to amend the
4 Philadelphia Zoning Maps by changing the zoning
5 designations of certain areas of land located
6 within an area bounded by the Manayunk Canal, the
7 Schuylkill River, and Fountain Street.

8 COUNCIL PRESIDENT VERA: This bill
9 already had significant testimony yesterday. They
10 are companion bills to the Venice Island remapping
11 bills, and this is the zoning overlay.

12 MR. LOMBARDO: Right, and most of our
13 testimony can be incorporated from yesterday.
14 I'll be very brief.

15 What this bill does is, it actually
16 rezones -- yesterday, one of your bills created a
17 new zoning classification to be used on the
18 island. This bill actually rezones the island to
19 RC-1 residential, at least a third of the island,
20 the privately-owned portion of the island.

21 This bill is needed basically to remove
22 the underlying industrial zoning from the island
23 and allow for residential reuse.

24 For the record, the Planning
25 Commission's meeting of December 2, 1999

1 12/9/99 RULES - BILL 990762

2 recommended adoption of this bill.

3 COUNCIL PRESIDENT VERNA: Thank you.

4 Are there any questions from members of
5 the committee?

6 (No questions.)

7 COUNCIL PRESIDENT VERNA: I wouldn't
8 think there would be.

9 COUNCILMAN NUTTER: Madam Chair, by
10 agreement with my constituents yesterday who
11 testified, they asked, and I would request of the
12 Chair -- they asked that all of the testimony from
13 yesterday's hearings on Bills 990760 and 990761 be
14 incorporated into the notes of testimony for
15 today's hearing, and that will serve as their
16 testimony with regard to this particular bill,
17 990762.

18 COUNCIL PRESIDENT VERNA: Fine.

19 COUNCILMAN COHEN: Just a question,
20 Councilman Nutter. Is that the constituents on
21 both sides, those who testified in favor and those
22 who testified opposed?

23 COUNCILMAN NUTTER: Thank you,
24 Councilman. Actually, it was primarily the
25 constituents who were in opposition made this

1 12/9/99 RULES - BILL 990762

2 request yesterday and we worked this out with them
3 and that I would asked for their testimony to be
4 incorporated into today's hearing.

5 COUNCILMAN COHEN: Very good.

6 COUNCILMAN NUTTER: Thank you.

7 COUNCIL PRESIDENT VERNA: Are there any
8 questions are comments from the members of the
9 committee?

10 (No questions.)

11 COUNCIL PRESIDENT VERNA: Do we have
12 anyone else to testify on this bill?

13 (No response.)

14 COUNCIL PRESIDENT VERNA: Seeing none,
15 this concludes the public hearing of the Rules
16 Committee.

17 - - -

18 COUNCIL PRESIDENT VERNA: And we will
19 now go into public meeting.

20 The Chair recognizes Councilman Clarke
21 regarding Bill 990496.

22 COUNCILMAN CLARKE: Thank you, Madam
23 Chair.

24 Madam Chair, I'd like to offer an
25 amendment to Bill 990496. On Section 2, I'd like

1 12/9/99 RULES - PUBLIC MEETING

2 to delete "19th" and insert "20th Street" in its
3 place. In section 3, I would like to delete "170"
4 and insert "185 feet, 6 inches, including
5 appurtenances" in its place.

6 I'd like to move for the adoption of
7 this empty amendment.

8 (Duly seconded.)

9 COUNCIL PRESIDENT VERNA: It has been
10 moved and seconded that the amendment be adopted.

11 All in favor will signify by saying
12 aye.

13 Those opposed?

14 The ayes have it and the motion is
15 carried.

16 The Chair recognizes Councilman
17 Clarke.

18 COUNCILMAN CLARKE: Thank you, Madam
19 Chair.

20 I'd like to move for the reporting out
21 of committee of Bill No. 990496, as amended, with
22 a favorable approval and a suspension of the
23 rules.

24 (Duly seconded.)

25 COUNCIL PRESIDENT VERNA: It has been

1 12/9/99 RULES - PUBLIC MEETING

2 moved and seconded that Bill No. 990496 be
3 reported out of committee with a favorable
4 recommendation, as amended, and that the rules of
5 Council be suspended so as to permit first reading
6 at our next meeting.

7 All in favor will signify by saying
8 aye.

9 Those opposed?

10 The ayes have it and the motion is
11 carried.

12 The Chair recognizes Councilman Kenney
13 regarding Bill No. 990867.

14 COUNCILMAN KENNEY: Thank you, Madam
15 Chair.

16 I move that Bill No. 990867 be reported
17 out of this committee with a favorable
18 recommendation and a request be made for a rules
19 suspension to allow for first reading at our next
20 session of Council.

21 (Duly seconded.)

22 COUNCIL PRESIDENT VERNA: It has been
23 moved properly seconded that Bill No. 990867 be
24 reported out of committee with a favorable
25 recommendation and also a recommendation that the

1 12/9/99 RULES - PUBLIC MEETING

2 rules of Council be suspended so as to permit
3 first reading at our next meeting.

4 All those in favor will signify by
5 saying aye.

6 Those opposed?

7 The ayes have it and the motion is
8 carried.

9 The Chair recognizes Councilman Nutter
10 regarding Bill No. 990762.

11 COUNCILMAN NUTTER: Madam Chair, I move
12 that Bill No. 990762 be reported out of this
13 committee with a favorable recommendation and a
14 further recommendation that the rules of Council
15 be suspended so as to permit first reading at our
16 next session.

17 (Duly seconded.)

18 COUNCIL PRESIDENT Verna: It has been
19 moved and properly seconded that Bill No. 990762
20 be reported out of this committee with a favorable
21 recommendation and also a recommendation that the
22 rules of Council be suspended so as to permit
23 first reading at our next meeting.

24 All in favor will signify by saying
25 aye.

1 12/9/99 RULES - PUBLIC MEETING

2 Those opposed?

3 The ayes -- the Chair recognizes
4 Councilman Cohen.

5 COUNCILMAN COHEN: Consistent with my
6 no-vote on the companion bill yesterday, I vote
7 no.

8 COUNCIL PRESIDENT Verna: The record
9 will indicate that Councilman Cohen is voting no
10 on Bill No. 990762.

11 COUNCIL PRESIDENT Verna: Again, I
12 thank you all very much.

13 This concludes the public meeting.

14 (Adjourned at 10:17 p.m.)

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RE: COUNCIL COMMITTEE ON RULES

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BILL NO.'S 990496, 990762, 990867

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JOSEPHINE CARDILLO,

Registered Professional Reporter