

Committee on Licenses and Inspections
June 9, 2021

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COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON LICENSES AND INSPECTIONS

Via Microsoft Teams
Philadelphia, Pennsylvania
Wednesday, June 9, 2021
9:12 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN ALLAN DOMB
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH
COUNCILMAN MARK SQUILLA

BILLS 210117, 210205, 210388, 210389, and
210481

- - -

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1 6/9/21 - L&I - BILL 210117, ETC.

2 COUNCILMAN HENON: Good

3 morning, Committee of License and

4 Inspections, and good morning,

5 Philadelphia. I want to thank you all 00:03:03

6 for joining us here today and all those

7 who also joined us here today in every

8 level of support.

9 So I understand that state law

10 currently requires that the following 00:03:14

11 announcement be made at the beginning of

12 every remote public hearing as follows:

13 Due to the current public

14 health emergency, City Council committees

15 are currently meeting remotely. We are 00:03:26

16 using Microsoft Teams to make these

17 remote hearings possible. Instructions

18 for how the public may view and offer

19 public testimony at public hearings of

20 Council committees are included in the 00:03:38

21 hearing notices that are published in the

22 Daily News, the Inquirer, and the Legal

23 Intelligencer prior to the hearings, and

24 can also be found on PHLCouncil.com.

25 I note that the hour has come. 00:03:52

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1 6/9/21 - L&I - BILL 210117, ETC.

2 Mr. Perzel is our Clerk. Would you
3 please read the roll and take attendance.
4 Members that are in attendance, will you
5 please indicate that you are present when 00:04:02
6 your name is called. Also, please say a
7 few brief words when responding so that
8 your image will be displayed on the
9 screen as you speak.

10 Mr. Perzel. 00:04:14

11 THE CLERK: Councilmember Allan
12 Domb.

13 COUNCILMAN DOMB: Good morning,
14 Mr. Chair and colleagues. Present.

15 THE CLERK: Councilmember Mark 00:04:23
16 Squilla.

17 COUNCILMAN SQUILLA: Good
18 morning, Mr. Chair and colleagues.
19 Present.

20 THE CLERK: Councilmember 00:04:30
21 Kenyatta Johnson.

22 COUNCILMAN JOHNSON: Present.
23 Good morning, everyone.

24 THE CLERK: Councilmember David
25 Oh. 00:04:41

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1 6/9/21 - L&I - BILL 210117, ETC.

2 COUNCILMAN OH: Good morning,
3 Chairman. Good morning, colleagues. I
4 am present.

5 COUNCILMAN HENON: Good 00:04:47
6 morning.

7 THE CLERK: Councilmember
8 Curtis Jones, Jr.

9 COUNCILMAN JONES: Good
10 morning, Mr. Chairman, colleagues, and 00:04:51
11 viewing public.

12 THE CLERK: And Councilmember
13 Katherine Gilmore Richardson.

14 (No response.)

15 THE CLERK: It's back to you, 00:05:01
16 Chairman.

17 COUNCILMAN HENON: And my name
18 is Bobby Henon, the Chair of L&I, and I
19 am present, and I want to thank all the
20 members for being here in attendance this 00:05:12
21 morning. Thank you.

22 A quorum of this Committee is
23 present and this hearing is now called to
24 order. This is the public hearing of the
25 Committee on License and Inspections 00:05:21

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1 6/9/21 - L&I - BILL 210117, ETC.
2 regarding Bill Nos. 210117, 210205,
3 210388, 210389, and 210481.

4 Mr. Perzel, would you please
5 read the titles of the bills. 00:05:38

6 THE CLERK: Bill No. 210117,
7 amending Chapter 9-3700 of The
8 Philadelphia Code, entitled "Bouncers,"
9 by revising definitions of covered
10 establishments and personnel, under 00:05:50
11 certain terms and conditions.

12 Bill No. 210205, amending
13 Chapter 9 of Subcode PM ("The
14 Philadelphia Property Maintenance Code")
15 of Title 4 of The Philadelphia Code, 00:06:01
16 entitled "Additional Special
17 Requirements," to establish a program in
18 which the City may perform certain urgent
19 repairs and bill the property owner; all
20 under certain terms and conditions. 00:06:12

21 Bill No. 210388, amending
22 Chapter 9-1000 of The Philadelphia Code,
23 entitled "Trades," to modify licensing
24 and conduct requirements applicable to
25 contractors; all under certain terms and 00:06:26

1 6/9/21 - L&I - BILL 210117, ETC.

2 conditions.

3 Bill No. 210389, amending Title

4 4 of The Philadelphia Code, entitled "The

5 Philadelphia Building Construction and 00:06:33

6 Occupancy Code," and Title 9 of The

7 Philadelphia Code, entitled "Regulation

8 of Businesses, Trades and Professions,"

9 to revise provisions relating to

10 excavation work and work impacting 00:06:44

11 historic structures, create an excavation

12 contractor license, and institute

13 additional safeguards for property

14 adjoining certain construction

15 activities; all under certain terms and 00:06:57

16 conditions.

17 And Bill No. 210481, amending

18 Chapter 9-600 of The Philadelphia Code,

19 entitled "Service and Other Businesses,"

20 to modify the requirements to operate a 00:07:10

21 self-service laundry; all under certain

22 terms and conditions.

23 COUNCILMAN HENON: Thank you.

24 Before we begin hearing

25 testimony from the witnesses we have for 00:07:21

1 6/9/21 - L&I - BILL 210117, ETC.

2 today, everyone who has been invited to
3 the meeting to testify should be aware
4 that this is a public hearing and it is
5 being recorded. Because the hearing is 00:07:30
6 public, participants and viewers have no
7 reasonable expectation of privacy. By
8 consenting to be in the meeting, you are
9 consenting to being recorded.

10 Additionally, prior to 00:07:43
11 recognizing members for questions or
12 comments they have for witnesses, I will
13 note for the record at this time that we
14 will use the Chat feature available in
15 Microsoft Teams to allow members to 00:07:55
16 signify that they wish to be recognized.
17 In order to comply with the Sunshine Act,
18 the Chat feature must only be used for
19 this purpose.

20 Before we call our witness and 00:08:06
21 offering testimony on Bill No. 210117,
22 would any of my colleagues like to make
23 any comments or opening remarks regarding
24 this ordinance?

25 (No response.) 00:08:21

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1 6/9/21 - L&I - BILL 210117, ETC.

2 COUNCILMAN HENON: Mr. Perzel,
3 do we have anybody to testify on 210117?

4 THE CLERK: Mary Horstmann.

5 COUNCILMAN HENON: Welcome, 00:08:32
6 Mary. Please state your name for the
7 record and you may begin with your
8 testimony. Thank you.

9 MS. HORSTMANN: Good morning,
10 Councilmember Henon and other members of 00:08:39
11 the Committee of License and Inspections.
12 My name is Mary Horstmann, Senior Policy
13 Director for the Managing Director's
14 Office. I'm here to testify in support
15 of Bill No. 210117, which clarifies the 00:08:47
16 definition of bouncer and the places
17 where they are required. Joining me
18 today is Sarah Adamo of License and
19 Inspections.

20 The Philadelphia Code prohibits 00:08:58
21 covered establishments from employing
22 individuals as bouncers unless that
23 individual has completed a third-party
24 training course approved by the City
25 within 45 days of the date of hire. Upon 00:09:08

1 6/9/21 - L&I - BILL 210117, ETC.
2 successful completion of the course, the
3 bouncer receives certification from the
4 training facility which serves as a
5 permanent registration. The bouncer then 00:09:17
6 must file a copy of the certification
7 with the City and retain a copy of the
8 certification to provide to employers as
9 proof of completing the required
10 training. These rules are intended to 00:09:26
11 reduce the number of incidences of bodily
12 harm to customers by overzealous or
13 aggressive bouncers.

14 This bill redefines a bouncer
15 as any person who regularly performs 00:09:36
16 duties related to security or maintains
17 order and safety in a covered
18 establishment, including, but not limited
19 to, validating proper age of
20 identification for entering. 00:09:47

21 Covered establishments include
22 nightclubs, discotheques, cabarets,
23 taverns and bars, restaurants, private
24 clubs, banquet halls, and similar places
25 of assembly without primarily fixed 00:10:00

1 6/9/21 - L&I - BILL 210117, ETC.

2 seating.

3 The proposed amendment limits
4 the pool of restaurants which would need
5 to comply to ones with 30 or more seats. 00:10:08

6 The MDO administers the City's
7 Bouncer Certification program, including
8 certifying bouncer training programs and
9 maintaining a list of certified bouncers
10 and bouncer training programs on the 00:10:18
11 City's website.

12 The Administration supports
13 Bill No. 210117 as it is proposed to be
14 amended and believes that the main
15 requirement of the bill, professional 00:10:28
16 training for bouncers, will make
17 residents and visitors safer as they
18 enjoy the many establishments the City
19 has to offer.

20 Thank you for the opportunity 00:10:37
21 to testify. I'm happy to answer any
22 questions you have at this time.

23 COUNCILMAN HENON: Thank you
24 for your testimony, and I think the
25 intent of this bill really closes a few 00:10:45

1 6/9/21 - L&I - BILL 210117, ETC.
2 loopholes, but it also prepares for
3 reopening and it addresses some of the
4 issues that we've discovered during the
5 pandemic with illegal operations, 00:10:55
6 speakeasies, and other establishments
7 that sort of occupy a building, have big
8 parties, put everybody in danger, and
9 doesn't adhere to the proper training and
10 the policies that we as Council and the 00:11:14
11 Administration, former Administration,
12 have sought was in the community's best
13 public health and safety and interest.
14 So I thank you for that.

15 The Chair recognizes 00:11:25
16 Councilmember Oh.

17 COUNCILMAN OH: Thank you very
18 much. I'm having internet issues, so if
19 I freeze out, let me know.

20 I just have a question about 00:11:37
21 the certification process. What are the
22 standards for the certifiers?

23 MS. HORSTMANN: So a bouncer
24 training program has to put together a
25 16-hour curriculum that has to include 00:11:55

1 6/9/21 - L&I - BILL 210117, ETC.
2 information on the role of bouncer, the
3 power and obligations and limitations
4 under the law of what their role can be;
5 access, control, and emergency egress; 00:12:05
6 alcohol management; first aid; crowd
7 control; age certification; and
8 de-escalation and conflict resolution,
9 among a couple of other items. So we can
10 send you some more details about what 00:12:18
11 goes into certifying and training as
12 appropriate for this, for bouncer
13 preparation.

14 COUNCILMAN OH: Yeah. Would
15 you please? That would be great. Thank 00:12:28
16 you very much.

17 MS. HORSTMANN: Happy to do
18 that.

19 COUNCILMAN HENON: And Ms.
20 Horstmann, for the record, can you let 00:12:36
21 the Committee and viewing public know how
22 long the bouncer training and
23 requirements have been around? They were
24 put in place -- I know Councilman
25 Greenlee worked hard for many years 00:12:52

1 6/9/21 - L&I - BILL 210117, ETC.
2 trying to establish this criteria and
3 something that was -- and some issues
4 around the City that was sort of like
5 growing and escalating. So this was an 00:13:06
6 attempt to try to educate, train, and
7 de-escalate places where large gatherings
8 and alcohol in large quantities were
9 being served, legally of course.

10 MS. HORSTMANN: Right. So this 00:13:24
11 was established in 2011.

12 COUNCILMAN OH: All right.
13 Thank you, Chairman.

14 COUNCILMAN HENON: Thank you,
15 Councilmember. We'll make sure that you 00:13:34
16 get all the criteria for the proper
17 trainings.

18 Anyone else on the Committee
19 have any questions pertaining to Bill No.
20 210117? 00:13:44

21 (No response.)

22 COUNCILMAN HENON: I do not see
23 any.

24 Ms. Horstmann, thank you for
25 your testimony. 00:13:53

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1 6/9/21 - L&I - BILL 210117, ETC.

2 I apologize. Is there anyone
3 else here that joined us from the public
4 that wishes to testify or have any
5 comments or concerns with Bill No. 00:14:01
6 210117?

7 (No response.)

8 COUNCILMAN HENON: That being
9 none, thank you so much for your
10 testimony. 00:14:07

11 Mr. Perzel, would you please
12 have our next person to testify for Bill
13 No. 210205.

14 THE CLERK: Sarah Adamo.

15 COUNCILMAN HENON: Good 00:14:28
16 morning, Sarah. Please state your name
17 for the record and you may proceed with
18 your testimony.

19 Before I do, I apologize. I
20 would like to ask the sponsor of this 00:14:36
21 bill if he wishes to make any comments to
22 open or would you prefer to reserve after
23 Sarah's testimony?

24 COUNCILMAN JONES: Chairman,
25 you're talking to me? 00:14:55

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1 6/9/21 - L&I - BILL 210117, ETC.

2 COUNCILMAN HENON: Yes, sir.

3 COUNCILMAN JONES: I think I

4 should go first based on the fact that

5 I've read her testimony. 00:15:01

6 Let me first apologize about my

7 voice, Mr. Chairman, members, but blame

8 it on the 76ers basketball team. All

9 right?

10 In the Fourth District -- no. 00:15:15

11 Before I do that, I want to apologize to

12 Member Johnson, to Member Gauthier, and

13 to Member President Clarke. Why, you may

14 ask. It's because I believed the

15 gentrification problem in Philadelphia 00:15:37

16 was primarily their problem and one that

17 I support their efforts to deal with, but

18 I really didn't think early on it was

19 going to hit the Fourth Councilmanic

20 District, my district, the way it has, 00:15:55

21 Mr. Chairman. So I want to on the record

22 apologize to them.

23 In my district, there are two

24 types of housing. There's new

25 construction, which we don't get as much 00:16:08

1 6/9/21 - L&I - BILL 210117, ETC.

2 of as in the Fifth and in the Second and
3 in the Third, but the major way housing
4 is dealt with in my district is through
5 preservation. So PHDC and remediation, 00:16:23
6 L&I are critical players to keep
7 residents in their homes.

8 If you remember yesterday and
9 heard the testimony in reference to
10 evictions and credit, there was a young 00:16:44
11 lady that talked about Penn Wynn and
12 talked about the fact that there were
13 200 units in the Penn Wynn building where
14 maintenance was deferred, no heat in the
15 winter, no air conditioning in the 00:17:01
16 summer, and all kinds of violations in
17 between.

18 Eventually they were asked to
19 leave based on the math of it is better
20 to sell than to repair. Many of those 00:17:16
21 constituents of mine no longer live in my
22 district. It was one of the hardest
23 things I ever had to deal with.

24 On other occasions in Brith
25 Sholom and the Pavilion also in my 00:17:38

1 6/9/21 - L&I - BILL 210117, ETC.
2 district, one of those buildings is up
3 for sheriff sale, has had violations of
4 life-protecting sprinkler systems, not to
5 mention raccoons and possums that live in 00:17:57
6 the building, many of whom are senior
7 citizens. Many of them are veterans.
8 Many of them have mobility issues, and
9 when the lights went out, had to go down
10 the service stairs using the lights from 00:18:11
11 their cell phones.

12 On individual blocks, onesies,
13 twosies, many District Councilpeople have
14 to deal with weed trees that grow from
15 one property into other properties right 00:18:28
16 through the walls and right through the
17 ceiling, damaging the property, causing
18 abandonment and creating opportunities
19 for gentrification.

20 In my district now, Member 00:18:44
21 Johnson, there are vans full of people
22 that go on safari looking for properties
23 that they can buy because they've been
24 abandoned.

25 In my district and around the 00:18:59

1 6/9/21 - L&I - BILL 210117, ETC.

2 City when a lateral breaks and they're
3 not insured by an insurance company, that
4 leak causes damage downstream to other
5 properties, and the City of Philadelphia, 00:19:12
6 if you do not fix them after 15 days,
7 will shut off your water, and nothing
8 will make you homeless quicker than no
9 access to water.

10 I say these things to say that 00:19:29
11 this legislation will allow teams working
12 with L&I, working with PHDC to remediate
13 those kinds of conditions in properties
14 where absentee landlords or people who
15 just can't afford to make repairs can do 00:19:49
16 so.

17 This is not an infinite finite
18 pool of money but a re-establishing pool
19 where liens can be put on properties so
20 that when they're sold, that the City 00:20:06
21 recoups its investment.

22 You're going to hear that this
23 is going to cause all kinds of risk.
24 True. But we can do this through Risk
25 Management, through insurance policies, 00:20:24

1 6/9/21 - L&I - BILL 210117, ETC.

2 that we then also put the cost of those
3 policies on the homes that we repair.

4 They're going to say we don't
5 have enough money to establish a pool. 00:20:37

6 Well, it's cheaper to keep them in their
7 homes, because if you wind up in a
8 shelter, it can cause tens of thousands
9 of dollars more than the repairs. So we
10 are being often penny wise and pound 00:20:57
11 foolish.

12 I say that because often -- and
13 I've been an administrator. As long as
14 it doesn't come out of my budget, I'm not
15 going to go into the next silo to figure 00:21:14
16 out how it can be done. Our job as
17 legislators is to be solutionary, and I
18 believe that if we work together to
19 create regulations that address these
20 problems, your districts, your 00:21:34
21 constituents will be better off for it.

22 We have done this in the past
23 where we came in, made repairs to party
24 walls, made repairs to leaky roofs that
25 impacted neighbors' buildings before. So 00:21:52

1 6/9/21 - L&I - BILL 210117, ETC.

2 I don't want you to think we're
3 recreating the wheel.

4 Finally, I want to say,

5 Mr. Chairman, New York City does this. 00:22:03

6 Washington, DC does this. Los Angeles
7 does this, because they understand with a
8 homeless problem that we all face, it is
9 better ultimately to let people live in

10 their homes than to provide temporary and 00:22:21
11 alternative housing.

12 Thank you, Mr. Chairman.

13 COUNCILMAN HENON: Thank you
14 for your opening statements prior to the
15 testimony, and I certainly understand the 00:22:34
16 intent and spirit of your legislation
17 that we're being heard today.

18 The Chair now recognizes Sarah
19 Adamo again. Please state your name for
20 the record and you may proceed with your 00:22:49
21 testimony.

22 MS. ADAMO: Good morning,
23 Chairperson Henon and members of the
24 Licenses and Inspections Committee. My
25 name is Sarah Adamo and I am the 00:23:00

1 6/9/21 - L&I - BILL 210117, ETC.
2 Legislative Affairs Manager for the
3 Department of Licenses and Inspections,
4 or L&I. I am here to provide testimony
5 on Bill No. 210205, which, if enacted, 00:23:10
6 will amend Chapter 9 of Subcode PM ("The
7 Philadelphia Property Maintenance Code")
8 of Title 4 of The Philadelphia Code,
9 entitled "Additional Special
10 Requirements," to establish a program in 00:23:27
11 which the City may perform certain urgent
12 repairs and bill the property owner; all
13 under certain terms and conditions. I am
14 joined today by Barry Scott, the City's
15 Risk Manager. 00:23:42

16 This ordinance seeks to define
17 certain code violations as public
18 nuisances and provides a means for the
19 Department, or L&I, to remediate and
20 repair the nuisance in a timely manner in 00:23:54
21 an effort to minimize the negative
22 impacts on the residents and near
23 neighbors, including displacement. The
24 ordinance provides a one-month window
25 where the owner of the property could 00:24:07

1 6/9/21 - L&I - BILL 210117, ETC.
2 make a repair or show a good-faith effort
3 of beginning the repair process. If
4 after that point no steps have been taken
5 towards repairing the condition, the 00:24:17
6 Department shall remediate and repair the
7 nuisance, and the owner shall be billed
8 for the expenses incurred. After a
9 period of non-payment of 30 days, a lien
10 shall be placed against the property. 00:24:29

11 The Administration supports the
12 intent of this bill and understands that
13 the violations targeted in this
14 legislation, which are a lack of heating
15 and damaged plumbing, can be detrimental 00:24:40
16 to the residents and near neighbors. It
17 is important to help encourage property
18 owners to maintain their properties in a
19 manner that prevents displacement of
20 residents whenever possible. That being 00:24:50
21 said, the Administration does have
22 concerns about our capacity to
23 effectively implement the program.

24 First, the Department has
25 concerns that in many cases, we will not 00:25:02

1 6/9/21 - L&I - BILL 210117, ETC.
2 be successful in gaining access to the
3 property in order to make the necessary
4 inspection and/or repairs. Typically L&I
5 would need the permission of the property 00:25:12
6 owner or landlord to gain access to the
7 property. A tenant could potentially
8 gain access to the building -- I'm sorry.
9 A tenant could potentially grant access
10 to the building, but they would not be 00:25:25
11 able to give access to areas of the
12 building that are not shared, which means
13 in a lot of cases the area where
14 utilities are located would be off
15 limits. Without permission to gain 00:25:38
16 access to the building, L&I would need to
17 obtain a court order to enter the
18 structure and make the repairs. Outside
19 of voluntary access or a court order, L&I
20 would simply not be able to enter the 00:25:52
21 property and the repairs could not be
22 made.

23 Next, there are concerns
24 regarding the liability that the City
25 would be subject to if we were to perform 00:26:00

1 6/9/21 - L&I - BILL 210117, ETC.
2 the repairs. The bill would require the
3 City to enter a property that we don't
4 own to effect repairs. We are not
5 familiar with the design, maintenance, or 00:26:12
6 operation of the relevant systems and any
7 reason why the systems are not
8 functioning. The systems could require
9 parts that are no longer available,
10 replacement of significant pieces of 00:26:23
11 building systems, and/or the complete
12 replacement of the entire system. This
13 would include costs for diagnosis of the
14 problem and repair and replacement of
15 building finishes, which may need to be 00:26:35
16 damaged to gain access for the repair or
17 replacement.

18 Construction operations also
19 contain risk of injury to workers and the
20 public. The City could potentially be 00:26:48
21 liable for bodily harm and/or property
22 damage associated with any system repair
23 that we are trying to effectuate. In
24 addition, anyone performing the work
25 would need to be responsible for the 00:27:01

1 6/9/21 - L&I - BILL 210117, ETC.

2 quality and effectiveness of the work

3 immediately and for some period of time

4 after the repair is completed.

5 Additionally, any other building problems 00:27:11

6 which occur after the City entered the

7 building could be blamed on the City and

8 we would need to defend against such

9 allegations.

10 Lastly, we have concerns about 00:27:24

11 the capacity of the Department to manage

12 the program and the cost of the repairs

13 that would be incurred by the City. A

14 program would need to be developed to

15 prioritize properties with open 00:27:33

16 violations, select licensed contractors,

17 and ensure that the work is completed in

18 a timely, code-compliant manner. The

19 Department is not able to take on the

20 administrative responsibilities of 00:27:46

21 managing this program. The proper

22 management of the program would be

23 essential to ensuring its success.

24 Additionally, the cost of these

25 repairs, especially on larger structures, 00:27:56

1 6/9/21 - L&I - BILL 210117, ETC.

2 are significant. The Administration is
3 apprehensive about our ability to recover
4 funds from the property owner after the
5 repairs have been completed. Without 00:28:07
6 adequate funding, the desired goal of
7 this legislation would not be achieved.

8 While the Administration is
9 supportive of the intent, we cannot
10 currently support this bill given the 00:28:17
11 concerns that I've explained. The
12 Administration is open to working with
13 Council to address the issues this bill
14 aims to address.

15 Thank you for the opportunity 00:28:28
16 to provide testimony on behalf of the
17 Administration. We are happy to answer
18 questions at this time.

19 COUNCILMAN HENON: Thank you
20 for your testimony. 00:28:37

21 Before I open up to the
22 Committee, I do have a few questions
23 myself.

24 Property maintenance is not a
25 sexy topic. It doesn't hit the papers, 00:28:50

1 6/9/21 - L&I - BILL 210117, ETC.

2 but it directly impacts the quality of
3 life, the health, and the safety of every
4 resident in the City of Philadelphia.

5 And a few questions that I have regarding 00:29:04

6 Councilmember Jones's issues and concerns
7 and the direction that he's heading here
8 is because I think he's frustrated. I

9 think the residents of the City of

10 Philadelphia are frustrated. 00:29:23

11 To me it seems like we have --

12 and, Sarah, this isn't directed at you,

13 but more Department. It seems like

14 there's a lack of enforcement or

15 selective enforcement from the Department 00:29:37

16 of L&I on these issues. Some of the

17 concerns that -- and only Councilmember

18 Jones could answer -- is, was L&I ever on

19 site at any of these properties? Was

20 there an imminent dangerous situation on 00:29:58

21 the property itself? Was the Health

22 Department notified that there was health

23 concerns, could have been -- I mean, in

24 these older homes especially in

25 Councilmember Jones's aging properties, 00:30:17

1 6/9/21 - L&I - BILL 210117, ETC.

2 you have historic properties. So you
3 could have had lead paint. You could
4 have had mold. You could have had
5 asbestos.

00:30:27

6 So there's a lot of concerns
7 that trouble me with not having enough
8 resources, meaning enforcement, on the
9 street visiting these constituent and
10 office's complaints. I just think it 00:30:48
11 persists. We're talking about not having
12 enough resources. Well, we don't even
13 get to the places. We just hear concerns
14 over and over and over again. And I know
15 Councilmember Domb has talked about it 00:31:07
16 recently in other topics, the definition
17 of insanity, but we keep doing the same
18 thing and then we just keep on adding
19 more policies and cost more, when the
20 fact is it can be in preventative 00:31:25
21 measures. It can be making sure that we
22 invest in staff and people so the public
23 is out of harm.

24 So I guess I just wanted to
25 make that statement. I have a lot of 00:31:38

1 6/9/21 - L&I - BILL 210117, ETC.
2 concerns with the Department, especially
3 collaborating with PHDC or Risk
4 Management and the Health Department. So
5 I want to defer the question over to 00:31:52
6 Councilmember Jones.

7 Councilmember Jones, in some of
8 the situations that you cite, was the
9 Department called? Anybody respond? And
10 was there proper enforcement, and was any 00:32:09
11 of those properties in imminently
12 dangerous situations?

13 COUNCILMAN JONES: Thank you,
14 Mr. Chairman, and that is a great
15 question, and the one that comes to mind 00:32:26
16 is, there was a lady on Diamond Street in
17 the 52nd Ward who called my office, who
18 was a renter, who said, my property owner
19 refuses to fix a soil pipe. That soil
20 pipe had caused leakage into the 00:32:51
21 basement, to the point where the waste
22 was intolerable and she called me for
23 help.

24 I called, thinking I was
25 government here to save you, L&I, and 00:33:07

1 6/9/21 - L&I - BILL 210117, ETC.

2 this is before your time probably, so
3 take a deep breath, it's okay. When they
4 got there, they said, Councilman, you're
5 absolutely right, these conditions are 00:33:24
6 intolerable. We're going to condemn the
7 property. The lady has to leave.

8 Well, I don't -- if I'd have
9 known that she was going to go from the
10 frying pan into the fire, I might not 00:33:43
11 have called them. Whereas going there,
12 the preferred option would have been,
13 yes, this is a problem. You need to --
14 can you vacate for a day or two? We're
15 going to fix that soil pipe and we're 00:34:00
16 going to bill that negligent owner and
17 you can come back into your home.

18 Penny wise, pound foolish, in
19 my opinion.

20 There are situations where 00:34:17
21 neighbors in my district have had and
22 called L&I about a plumbing problem in
23 the house next door where sewage because
24 of gravity was coming around into their
25 property. The owner refused or could 00:34:34

1 6/9/21 - L&I - BILL 210117, ETC.

2 not -- I don't know which one it was --

3 fix it. Totally impeding upon their

4 property and damaging a would-have-been

5 man cave. 00:34:54

6 Now, we as the City, in my

7 opinion, should create that fund so that

8 we can remediate. And the notion that we

9 don't already do it, we do. When we go

10 into a house with permission to do major 00:35:09

11 systems repair, we deal with all of those

12 insurance issues, all of those

13 liabilities issues, all of those concerns

14 about future damage if the bond is called

15 upon, bond of insurance, that if the work 00:35:25

16 was improperly done.

17 So, Mr. Chairman, I think we

18 can work out the details, but the idea

19 and direction we need to go is clear. If

20 we're going to save affordable housing in 00:35:42

21 this town, this is a clear tool to do

22 that instead of kicking maintenance down

23 the road, waiting for buildings to be

24 abandoned, and then have speculators come

25 and turn my district into a rental 00:36:00

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1 6/9/21 - L&I - BILL 210117, ETC.

2 community.

3 COUNCILMAN HENON: Thank you,
4 Councilmember.

5 The Chair recognizes 00:36:10
6 Councilmember Domb.

7 COUNCILMAN DOMB: Thank you,
8 Mr. Chair.

9 And thank you, Councilman
10 Jones, for this bill. 00:36:18

11 Thank you, Sarah, for your
12 testimony. I have a few questions. I
13 just want to make sure I understand. It
14 sounds like this is a problem that's in
15 between taking care of your home and 00:36:26
16 demolishing your home. This is a step
17 where it's kind of the middle where if
18 something is not being done right by a
19 neighbor, whether it's a landlord or an
20 owner-occupant owner, and we're looking 00:36:37
21 for the tool to fix the problem.

22 Is that my understanding of
23 basically what we're trying to do here?

24 COUNCILMAN JONES: Within
25 limits. I don't think the intent of this 00:36:46

1 6/9/21 - L&I - BILL 210117, ETC.
2 bill is to be a cure-all for all
3 problems, but if there's a weed tree
4 growing into your roof, that can be
5 resolved relatively easily by L&I. And 00:36:57
6 so I would be willing to work with L&I to
7 define what types of repairs that we feel
8 comfortable in making.

9 If it's a party wall crumbling,
10 then Member Domb is correct. Maybe 00:37:15
11 that's a demolition issue and it crosses
12 a threshold that we are not comfortable
13 in assuming repair responsibilities, but
14 there are a lot of issues way before
15 demolition that we can address. 00:37:30

16 COUNCILMAN DOMB: I was
17 actually thinking, though, that along the
18 lines you're thinking, if we could --
19 this is kind of like preventive
20 maintenance to a degree. We have the 00:37:40
21 oldest housing stock, I think, in the
22 country, so this problem is only going to
23 get worse as time goes on. And I don't
24 think -- I'm not against the idea at all.
25 I think it's a good idea. I just want to 00:37:51

1 6/9/21 - L&I - BILL 210117, ETC.
2 make sure we can cover the liabilities
3 that Sarah is talking about and make sure
4 we have that covered. I think that's the
5 big issue for me. 00:37:58

6 I'd love for us to maintain
7 these things and fix them and set up a
8 fund and we can bill back the owners or
9 put a lien on their property. I just
10 don't want us to get sued by individuals 00:38:07
11 on this situation.

12 COUNCILMAN JONES: Agreed.

13 COUNCILMAN DOMB: So I guess my
14 other question is, if there was,
15 Councilmember Jones, a tree growing in an 00:38:16
16 adjacent lot that didn't have a property
17 and that tree's roots -- this has
18 happened -- starts to affect the
19 foundation of the adjacent property,
20 what's the current -- how is that 00:38:26
21 currently handled?

22 COUNCILMAN HENON: I think the
23 onus is on -- this is Councilman Henon.

24 I think the onus is on the
25 property owner, not the adjacent 00:38:36

1 6/9/21 - L&I - BILL 210117, ETC.
2 property. So if somebody refuses to cut
3 a tree, you know, take care of things
4 that are growing onto someone else's
5 property, it's their responsibility, 00:38:53
6 but -- it's their responsibility. So it
7 would have to be their insurance and/or
8 at their cost.

9 There's nothing right now, to
10 Councilmember Jones's point, there's 00:39:10
11 nothing now to cover that adjacent
12 property owner for someone else's
13 responsibility.

14 COUNCILMAN DOMB: So it's like
15 a civil matter between the two property 00:39:21
16 owners basically.

17 COUNCILMAN HENON: That's
18 correct.

19 COUNCILMAN DOMB: Okay. Well,
20 thank you. Thank you for that response. 00:39:26
21 Thank you very much.

22 COUNCILMAN HENON: Sarah, I
23 have another question, because there's a
24 lot that arises here with this
25 conversation. Councilmember Jones is 00:39:40

1 6/9/21 - L&I - BILL 210117, ETC.

2 talking about 30 days. What are the
3 service agreement timelines for L&I?

4 MS. ADAMO: The way that the
5 bill outlines our responses to these 00:39:54
6 violations, it would be that we would pay
7 our first visit to the property, issue a
8 violation. They have, I believe it says,
9 one month to repair. If they haven't

10 made the repair or made a good-faith 00:40:15
11 effort working towards that repair, at
12 that point then we could potentially
13 remediate the problem for them. After
14 that point, they're billed and they have
15 30 days to pay for the repair until the 00:40:30
16 lien is placed on their property.

17 COUNCILMAN HENON: Well, what
18 are the service agreements for L&I
19 currently for an issue? So Councilmember
20 Jones, he points out that a sewage issue, 00:40:56
21 and that is a very serious health hazard
22 and requires immediate attention. So
23 what is the service agreement on that?
24 How is that handled? And what are other
25 roofs, sidewalk, or roofs, steps, what 00:41:19

1 6/9/21 - L&I - BILL 210117, ETC.

2 are their service agreements?

3 MS. ADAMO: Okay. So I'm
4 sorry. I misunderstood the question. So
5 you're asking once we get the complaint, 00:41:28
6 how long does it take for us to --

7 COUNCILMAN HENON: Correct.

8 MS. ADAMO: -- get out to the
9 property? Okay. I'm sorry. I
10 misunderstood. 00:41:36

11 So all of our service-level
12 agreements are based on the severity of
13 the complaint. I believe the longest
14 that we have is 20 days, but there are
15 some that we respond to, you know, within 00:41:49
16 a day or two. So it depends on what the
17 severity is. And underpinning is the
18 best example. If you call 311 and you
19 say the property next to me is illegally
20 digging out their basement, I am scared 00:42:04
21 that the building is going to collapse,
22 we will be out there, you know, as soon
23 as possible, immediately. That's a very
24 quick turnaround time.

25 If you call and say my neighbor 00:42:17

1 6/9/21 - L&I - BILL 210117, ETC.
2 has weeds in their front yard, that's
3 going to be a longer turnaround time, but
4 everything is within 20 days, and we do
5 prioritize the more severe complaints. 00:42:26

6 COUNCILMAN HENON: Okay.
7 Councilmember Jones, you still have your
8 hand up. You want to take that down?
9 Are you good?

10 COUNCILMAN JONES: I'm good, 00:42:41
11 Mr. Chair.

12 COUNCILMAN HENON: All right.
13 So, Councilmember Jones, I mean, it seems
14 like there's a lot to discuss and still
15 work out, and you've done incredible work 00:42:54
16 showing best practices and pointing out
17 different cities that have programs to
18 address some of these issues and/or
19 services that address these kind of
20 threatening health and safety issues. 00:43:12
21 Would you be willing to put together a
22 working group with some other members of
23 Council and different departments with
24 the City, one obviously being L&I, PHDC,
25 and try to figure out how we can actually 00:43:34

1 6/9/21 - L&I - BILL 210117, ETC.
2 enforce and address the issues that are
3 being raised here today and that have
4 kind of been an issue in your district
5 and in mine, quite frankly, for many 00:43:47
6 years?

7 COUNCILMAN JONES:

8 Mr. Chairman, I think if we could pass
9 this out of Committee, I think we can
10 hold it over the summer, do a workgroup 00:43:57
11 that looks at practical implementation
12 issues, which I do respect L&I's job is
13 to safeguard the City's interest, but our
14 job is also to safeguard the City
15 residents' interest. So let's work it 00:44:16
16 out.

17 COUNCILMAN HENON: Great.

18 Well, listen, I respect you and
19 appreciate what you do for your district
20 and your professional courtesy here 00:44:29
21 today. So I think that's a great
22 suggestion.

23 For members of the Committee
24 and Sarah with the Department, after the
25 budget season, maybe we can put together, 00:44:45

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1 6/9/21 - L&I - BILL 210117, ETC.
2 form a working group, Councilmember, and
3 we can figure out who needs to be a part
4 of that department-wise, and any members
5 of this Committee, with permission of the 00:44:57
6 sponsor, are welcome to have any kind of
7 input and join in on this working group
8 as we move forward.

9 So the intent here today will
10 be to vote it out. Councilmember Jones 00:45:10
11 is going to hold it, and we will put
12 together -- Councilmember Jones will form
13 a working group committee to try to
14 address -- or not try to address; to
15 address and find a solution that makes 00:45:25
16 sense and that will be enforceable and
17 that we're able to execute properly and
18 responsibly.

19 So, Councilmember Jones, I
20 thank you for that, and members of the 00:45:40
21 Committee, I thank you for that.

22 Is there anyone else here who
23 wishes to testify on Bill No. 210205?

24 (No response.)

25 COUNCILMAN HENON: Are there 00:45:50

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1 6/9/21 - L&I - BILL 210117, ETC.

2 any other members of Council have any
3 further questions or comments?

4 I see in the Chat that
5 Councilmember Domb is willing to work 00:45:57
6 with Councilmember Jones on the working
7 group committee. Thank you,
8 Councilmember, for your volunteering to
9 address these issues.

10 That being none, Sarah, thank 00:46:12
11 you for your testimony.

12 We will now move on to our next
13 bill that is here before us. Sarah, you
14 have testimony for Bill No. 210389, and
15 if you do, please start by stating your 00:46:32
16 name and you may proceed with your
17 testimony.

18 MS. ADAMO: Okay. You want 389
19 next or 388? I just want to
20 double-check. 00:46:45

21 You're on mute.

22 COUNCILMAN HENON: We will move
23 on to 210388. It was my error.

24 MS. ADAMO: Okay. I just
25 wanted to check. 00:47:05

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1 6/9/21 - L&I - BILL 210117, ETC.

2 COUNCILMAN HENON: You are
3 correct.

4 MS. ADAMO: Okay. Good
5 morning, Chairperson Henon and members of 00:47:10
6 the Licenses and Inspections Committee.
7 My name is Sarah Adamo and I am the
8 Legislative Affairs Manager of the
9 Department of Licenses and Inspections.

10 I am here to provide testimony on Bill 00:47:22
11 No. 210388, which, if enacted, will amend
12 Chapter 9-1000 of The Philadelphia Code,
13 entitled "Trades," to modify licensing
14 and conduct requirements applicable to
15 contractors; all under certain terms and 00:47:37
16 conditions.

17 If enacted, the ordinance will
18 make a number of changes to the trade
19 license requirement that all licensed
20 contractors are subject to. 00:47:48

21 First, contractors will not be
22 permitted to employ an individual that is
23 subject to an active suspension or
24 revocation of a trade license.

25 Additionally, on an initial application 00:48:00

1 6/9/21 - L&I - BILL 210117, ETC.
2 and renewal application, an applicant
3 will be asked to affirm that no
4 individual subject to an active trade
5 license or suspension or revocation hold 00:48:10
6 an ownership interest in or is knowingly
7 employed by the applicant.

8 Second, all contractors shall
9 be required to cooperate in any audit and
10 investigation conducted by L&I or any 00:48:25
11 other City or law enforcement agency.
12 They also -- they are also required to
13 provide prompt, accurate, and complete
14 responses to inquiries by the Department
15 and other appropriate agencies. 00:48:41

16 Lastly, several additional
17 conditions have been added to the code as
18 potential reasons for license suspension
19 or revocation. These reasons include
20 willful violation of a stop work order, 00:48:53
21 fraud or deceit in responding to the
22 Department, a Department audit or
23 investigation, and creation of a
24 dangerous condition or risk to public
25 safety. 00:49:05

1 6/9/21 - L&I - BILL 210117, ETC.

2 The code changes proposed in

3 this ordinance will provide additional

4 tools to the Department's Audits and

5 Investigations Unit, or AIU. AIU is 00:49:13

6 responsible for enforcing contractor

7 compliance with various legally mandated

8 business practices. Its inspection

9 staff's duties include performing

10 unannounced job site inspections to 00:49:27

11 verify that an OSHA 30 site safety

12 manager is present; every worker on site

13 has an OSHA 10 card; every worker on site

14 is either employed by the named

15 contractor or is a licensed 00:49:42

16 subcontractor; that all required

17 insurance is still current; and employees

18 requiring specialty trade licenses have

19 the requisite license and certifications.

20 When unlicensed contractors are 00:49:56

21 discovered along with initiating L&I

22 sanctions and fines, AIU makes referrals

23 to the Revenue Department to investigate

24 companies for tax compliance.

25 This bill will strengthen AIU's 00:50:08

1 6/9/21 - L&I - BILL 210117, ETC.
2 ability to enforce licensing requirements
3 for contractors and trade licensees by
4 requiring contractors and other trade
5 licensees to cooperate with the 00:50:18
6 Department's investigations.

7 This will put the Department in
8 a better position to issue violations and
9 license sanctions against contractors who
10 employ unlicensed subcontractors and 00:50:31
11 otherwise engage in the underground
12 economy, and ensure that the Department
13 can thoroughly investigate unsafe
14 construction and issue the appropriate
15 sanctions to the responsible parties. 00:50:44

16 It will authorize AIU -- it
17 authorizes AIU to suspend contractors who
18 create dangerous conditions or a risk to
19 public safety, who knowingly violate stop
20 work orders, or who attempt to conceal 00:50:58
21 wrongdoing by deceit or fraud --
22 deceiving or defrauding the Department
23 during an investigation.

24 This bill would also strengthen
25 the City's ability to enforce license 00:51:12

1 6/9/21 - L&I - BILL 210117, ETC.
2 suspensions or revocations by making it a
3 code violation for a company licensed as
4 a contractor to knowingly employ an
5 individual that was subject to a license 00:51:23
6 suspension. In other words, if a
7 contractor has their company's license
8 suspended, that contractor will no longer
9 be able to set up a new company or get a
10 new contractor's license or go work for 00:51:35
11 another licensed contractor.

12 The Department of Licenses and
13 Inspections is supportive of this bill
14 and is prepared to enforce its provisions
15 should it become law. 00:51:47

16 Thank you for the opportunity
17 to provide the Department's testimony. I
18 am happy to answer any questions at this
19 time.

20 COUNCILMAN HENON: Thank you 00:51:54
21 for your testimony. I just have a few
22 questions. Look, I love this bill. I
23 think this is great. You're talking my
24 language here.

25 What is the genesis of this 00:52:19

1 6/9/21 - L&I - BILL 210117, ETC.
2 bill? Why are we doing this bill as
3 opposed to enforcing the law that we have
4 on the books and the laws and policies we
5 do have on the books, which you cite, 00:52:35
6 like OSHA 30, named contractor on site, a
7 licensed contractor on site, tax
8 compliance, licensed certifications for
9 specific crafts, dealing with somebody
10 who is not licensed, who doesn't pay 00:52:54
11 taxes, who doesn't pull permits, which we
12 call the underground economy. Why this
13 bill for Audits and Investigations as
14 opposed to just enforcing the law as is?
15 MS. ADAMO: So the law as is is 00:53:13
16 being enforced. That is the work that
17 AIU does every single day. This bill
18 really serves to close loopholes that
19 exist. So one of the examples is that a
20 licensed contractor whose license has 00:53:33
21 been revoked or suspended, right now
22 there's nothing in the code that prevents
23 them from starting a new company, getting
24 a new license, and continuing to work in
25 the City. That's a huge loophole. So 00:53:45

1 6/9/21 - L&I - BILL 210117, ETC.
2 this really serves to just give AIU more
3 teeth and really serves to close the
4 existing loopholes to make their work,
5 you know, more efficient and the results 00:54:00
6 of their work will be -- we'll benefit
7 from the result of their work even more
8 so.

9 COUNCILMAN HENON: Great. And
10 I wanted you to state that point, because 00:54:13
11 that is obviously for me my favorite part
12 of this legislation, closing those
13 loopholes and giving you legal standing
14 when it comes to -- let's just say it's
15 like investors playing a shell game and 00:54:32
16 creating an LLC and creating different
17 either partnerships or trying to mask
18 themselves with their license because
19 they were unscrupulous with their
20 behavior and their business practices by 00:54:47
21 really putting people in unsafe
22 conditions and not adhering to the law.

23 So I think that loophole
24 language that we have here is extremely
25 important, and I appreciate you talking 00:55:05

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1 6/9/21 - L&I - BILL 210117, ETC.

2 about that for the record.

3 Is there anyone on the
4 Committee have any comments, questions,
5 or concerns on Bill No. 210388? 00:55:16

6 (No response.)

7 COUNCILMAN HENON: Well, thank
8 you for your testimony.

9 Before we move on, is there
10 anyone else here who has joined us in 00:55:27
11 this hearing wishes to speak on Bill No.
12 210388?

13 (No response.)

14 COUNCILMAN HENON: That being
15 none, we will now move on to Bill No. 00:55:35
16 210389.

17 Ms. Adamo, if you have
18 testimony on Bill No. 210389, please
19 state your name for the record and you
20 may proceed with your testimony. Thank 00:55:50
21 you so much.

22 MS. ADAMO: Thank you. Good
23 morning, Chairperson Henon and members of
24 the Licenses and Inspections Committee.
25 My name is Sarah Adamo and I am the 00:56:00

1 6/9/21 - L&I - BILL 210117, ETC.
2 Legislative Affairs Manager of the
3 Department of Licenses and Inspections.
4 I am here to provide testimony on Bill
5 No. 210389, which, if enacted, will amend 00:56:08
6 Title 4 of The Philadelphia Code,
7 entitled "The Philadelphia Building
8 Construction and Occupancy Code," and
9 Title 9 of The Philadelphia Code,
10 entitled "Regulation of Businesses, 00:56:22
11 Trades and Professions," to revise
12 provisions related to excavation work and
13 work impacting historic structures,
14 create an excavation contractor license,
15 and institute additional safeguards for 00:56:36
16 property adjoining certain construction
17 activities; all under certain terms and
18 conditions.
19 The intention of this bill is
20 to provide additional protections where 00:56:48
21 excavation occurs adjacent to an existing
22 structure or where construction or
23 demolition occurs on or near a building
24 on the Philadelphia Registry of Historic
25 Structures. The following summarizes the 00:57:04

6/9/21 - L&I - BILL 210117, ETC.
proposed changes related to excavations.
These changes apply to all excavations,
not just those in close proximity to
historic structures.

00:57:15

First, a separate permit will be required for excavations more than five feet below grade and within ten feet of an existing structure, excluding excavations for utilities and geotechnical exploration.

00:57:27

Second, a separate trade license will be required to obtain an excavation permit. The permit application will require the identification of a site safety manager with OSHA 3015 certification or equivalent, a general liability insurance policy with a \$2 million limit, and a \$100,000 license bond.

00:57:39

Third, the excavation permit application will require the submission of pre-construction surveys and an excavation plan.

00:57:57

Fourth, continuous special

00:58:08

1 6/9/21 - L&I - BILL 210117, ETC.

2 inspections by a licensed special
3 inspector are required during excavation
4 operations.

5 Fifth, notification to adjacent 00:58:18
6 property owners is required prior to
7 excavation. The notification must
8 include property details -- I'm sorry;
9 project details, protective measures, and
10 contact information. 00:58:32

11 Lastly, the project information
12 sign must identify if excavation and/or
13 underpinning is included in the scope of
14 the approved permit.

15 Excavation, especially when 00:58:43
16 done near existing structures, can be
17 dangerous, and if errors are made, the
18 results can be catastrophic. The
19 intention of this legislation is to
20 ensure that when excavations are being 00:58:55
21 performed, they are done in a safe,
22 code-compliant manner and that the work
23 being done -- the work is done by a
24 qualified contractor under the
25 supervision of a licensed special 00:59:07

1 6/9/21 - L&I - BILL 210117, ETC.

2 inspector.

3 Additionally, the Department
4 believes that requiring a separate permit
5 will provide awareness to the public and 00:59:13
6 near neighbors about the work being done
7 in their neighborhood.

8 The other proposed changes by
9 this bill are specific to construction
10 work or demolitions performed on or near 00:59:23
11 historic structures. The following
12 summarizes those proposed changes.

13 First, a permit holder will be
14 required to submit pre-construction plans
15 and/or a monitoring plan prepared by a 00:59:40
16 licensed professional engineer if they
17 meet the following conditions.

18 The first condition is
19 excavation, construction, or demolition
20 will occur within 90 feet of a building 00:59:49
21 or structure designated on the
22 Philadelphia Registry of Historic Places
23 and located on the same lot or abutting
24 lot.

25 The second condition is a 01:00:01

6/9/21 - L&I - BILL 210117, ETC.
building designated on the Philadelphia
Registry of Historic Places is undergoing
structural alteration or addition, except
if that building is a single or two-family dwelling.

01:00:14

7 The other part of the historic
8 portion of this bill is that special
9 inspections are required to be conducted
10 by a licensed special inspector in 01:00:29
11 accordance with the approved monitoring
12 plan.

13 The intention of these changes
14 is to take proactive steps to protect
15 historic structures when construction or 01:00:41
16 demolition is taking place nearby. Since
17 every scenario is unique, it's important
18 that the necessary steps are taken prior
19 to the start of work to ensure that all
20 necessary precautions are in place and 01:00:54
21 proper monitoring is established. These
22 extra steps will help to ensure that the
23 City's historic structures are preserved
24 and maintained for years to come.

25 The Department of Licenses and 01:01:05

1 6/9/21 - L&I - BILL 210117, ETC.

2 Inspections is supportive of this bill
3 and is prepared to enforce its provisions
4 should it become law.

5 Thank you for the opportunity 01:01:15
6 to provide the Department's testimony. I
7 am happy to answer questions at this
8 time.

9 COUNCILMAN HENON: Thank you,
10 Ms. Adamo, for your testimony. 01:01:27

11 Can you let the Committee and
12 the general public know how long the
13 Department has been looking into this
14 policy? Because it's been an issue for
15 years. I say that because I think this 01:01:42
16 has been a work in progress for some
17 time, which is great, and you're
18 responding to a lot of the issues that
19 we're experiencing in the neighborhoods,
20 the collar neighborhoods of Center City 01:01:59
21 proper, which has been experiencing an
22 exponential amount of construction in
23 both residential and in some of our
24 historic sites or near our historic
25 buildings. 01:02:16

1 6/9/21 - L&I - BILL 210117, ETC.

2 MS. ADAMO: So the question is
3 how long we've been working on this
4 legislation?

5 COUNCILMAN HENON: A general 01:02:25
6 question. Like you've been looking into
7 this for some time and then the pandemic
8 hit last year, so things were put on
9 hold. So this is an issue that just
10 didn't arise. This has been an issue and 01:02:37
11 a concern for the Department and a lot of
12 people in our neighborhoods for quite
13 some time. So this has been a progress
14 that has finally made it to the hearing
15 here. 01:02:55

16 MS. ADAMO: Sure. So I'm
17 actually joined today by Elizabeth
18 Baldwin. She might be able to provide
19 some additional insight to the timeline
20 of how we started working on this 01:03:07
21 legislation.

22 COUNCILMAN HENON: Great.

23 Ms. Baldwin, welcome.

24 MS. BALDWIN: Thank you very
25 much. 01:03:16

1 6/9/21 - L&I - BILL 210117, ETC.

2 So we've been actually dealing
3 with this issue since I started with the
4 Department in 2006. Protection of
5 adjacent structures for in-fill 01:03:26
6 construction has been an ongoing issue
7 for a very long time. So we've been
8 really looking at the problem for the
9 past 15 years, and it really became
10 prevalent over the past five years, I 01:03:36
11 would say. This particular solution
12 we've been developing over the past two
13 years.

14 COUNCILMAN HENON: Exactly my
15 point, and thank you for that. 01:03:48

16 And for the record, Ms. Baldwin
17 is -- Elizabeth or Betsy, I'm not sure
18 exactly what your official title is, but
19 Betsy represents the City of Philadelphia
20 at the state level for our review and 01:04:04
21 advisory committee for our uniform
22 construction codes. So she is quite the
23 expert when it comes to the many, many
24 different codes that integrate into our
25 Philadelphia Code. 01:04:20

1 6/9/21 - L&I - BILL 210117, ETC.

2 So I want to thank you for your
3 service for ensuring our safety in the
4 City.

5 MS. BALDWIN: Thank you very 01:04:28
6 much.

7 COUNCILMAN HENON: So for some
8 of the members, kind of background,
9 Councilmember Domb has talked about
10 underpinning in the past. So we have 01:04:42
11 these neighborhoods in the River Wards
12 and Councilman Johnson and now Councilman
13 Jones have experienced a whole lot of
14 construction, and a lot of times some of
15 these contractors are unscrupulous. They 01:04:59
16 don't follow the rules. They don't
17 report. There's no record. And when
18 they dig, it can be very, very dangerous
19 when it comes to adjacent properties.
20 And there was conversations similar to 01:05:17
21 Councilmember Jones talking about a fund
22 and/or Risk Management and/or how do we
23 protect the adjacent properties.

24 But we are an aging city when
25 it comes to properties. Our average home 01:05:32

1 6/9/21 - L&I - BILL 210117, ETC.
2 is probably near 90 years old on average,
3 our average row home and houses around
4 90 years old, and when you have
5 disturbance, there's a whole lot that 01:05:48
6 goes into a potential catastrophe and,
7 that is, collapses. We've seen an
8 increase in building collapses, loss of
9 life, loss of property, and that's on the
10 residential side, notwithstanding the 01:06:03
11 22nd and Market issue where Councilman
12 Jones was appointed by Council President
13 to be the Chair of the Special Committee
14 on Demolition.
15 So as a result of some 01:06:17
16 unfortunate situations, we create
17 policies and codes, and that's how codes
18 are made. Most times when something from
19 an international code that comes through
20 the state that's vetted out, it's usually 01:06:37
21 through a loss of life or loss of
22 property and damage.
23 So they're here to protect, and
24 this is, I believe, an incredible step
25 moving forward in the right direction to 01:06:53

1 6/9/21 - L&I - BILL 210117, ETC.
2 ensure the safety of our citizens and the
3 properties that we have. When you dig,
4 you have walls, bearing walls. You have
5 water pipes. I mean, there's a whole lot 01:07:11
6 that goes into it that is unseen to the
7 untrained eye.

8 So I want to thank Sarah and
9 Betsy for making sure that this is the
10 direction we're heading in. 01:07:29

11 The Chair recognizes
12 Councilmember Domb.

13 COUNCILMAN DOMB: Thank you,
14 Chair, and thank you, Sarah Adamo, for
15 your testimony. 01:07:35

16 I have a question. If I live
17 next door to a property that's going
18 through this excavation, does this cover
19 getting a structural report on my
20 property prior to the work and a 01:07:47
21 structural report on my property after
22 the work is completed?

23 MS. ADAMO: So the -- I'm
24 sorry. There's an echo.

25 So part of the application 01:08:02

1 6/9/21 - L&I - BILL 210117, ETC.
2 process would be that a professional
3 engineer needs to provide a
4 pre-construction survey, and part of that
5 if it is a row home would be the 01:08:13
6 condition of that shared party wall.
7 Then there are continuous special
8 inspections during the process. So a
9 professional qualified inspector is on
10 site the entire time while it's being 01:08:27
11 done.

12 There aren't specific
13 requirements for a report afterwards, but
14 there is an inspection continuously and
15 while the work is being done. 01:08:40

16 COUNCILMAN DOMB: So I'm in
17 support of this, but I'm just going to
18 recommend that you might want to look
19 at -- I've had some experience in this
20 area where people are building and I 01:08:48
21 required them to give me -- I hire my own
22 engineer, structural, and I do a
23 structural report on the adjacent
24 property that I might own and they pay
25 for it, but I do the hiring so there's no 01:09:01

1 6/9/21 - L&I - BILL 210117, ETC.
2 conflicts. And then after they're
3 finished, I have the opportunity to hire
4 that same structural engineer again just
5 to verify that whatever they did in their 01:09:08
6 property did not structurally affect my
7 property. It's at their cost. They
8 don't control the engineer, because then
9 it would be a conflict. The adjacent
10 owner should control the engineer, but 01:09:20
11 the person responsible for the
12 construction should pay for the cost.

13 It's just something we should
14 look at. I just wanted to mention it. I
15 think that's really at the end of the 01:09:30
16 day, that really will protect people in
17 this situation. You could have a
18 situation which may not occur or you may
19 not know about it for a year or two.
20 That's because the construction work that 01:09:39
21 was done adjacent caused this problem.
22 And if you have a structural engineer
23 that's hired third party, then there's
24 also insurance on that structural
25 engineer after that report so that 01:09:50

1 6/9/21 - L&I - BILL 210117, ETC.

2 property owner has someone to go back to.

3 I'm just mentioning it for
4 something to look at down the road. So
5 thank you very much.

01:09:58

6 Thank you, Mr. Chair.

7 COUNCILMAN HENON: Thank you,
8 Councilmember Domb. And I think that's a
9 great question. Maybe a question for the
10 Department can be as we move forward is 01:10:08
11 that upon a CO, could there be a
12 walk-through in just these situations?

13 So I think one of the important
14 things of this bill is notification,
15 which neighbors had never received 01:10:26
16 before, upon somebody who is just
17 building by-right now has safety
18 requirements through engineers and
19 licensing and permitting for excavation.

20 So maybe a post-conversation can be 01:10:48
21 through regs upon a CO having in these
22 situations, right, where this is
23 triggered, this legislation would be
24 triggered, having a walk-through, quick
25 inspection, even if it's not a certified 01:11:03

1 6/9/21 - L&I - BILL 210117, ETC.
2 engineer but having somebody in the
3 Department that's qualified to walk
4 through upon the final CO. Just another
5 conversation that we can take back in 01:11:18
6 addition to Councilmember Domb's great
7 question.

8 COUNCILMAN DOMB: Mr. Chair, I
9 think it's important, though, that it be
10 a third party independent of the City so 01:11:32
11 the City has no liability that way, so
12 that the individual property owner hires
13 that third-party structural engineer,
14 paid for by the person doing the work,
15 the property owner who is excavating, to 01:11:44
16 let the individual next door have that
17 ability to do a survey before and a
18 survey after and making sure that there's
19 no structural damage to their property.
20 They're an innocent bystander in this 01:11:54
21 whole thing.

22 This is happening now, by the
23 way. This does happen in a lot of
24 developments we see around the City where
25 the people that want to develop, we go to 01:12:01

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1 6/9/21 - L&I - BILL 210117, ETC.
2 them and say, you're going to have to pay
3 for a third-party independent contractor,
4 a structural engineer, to do the report
5 before and then once you're finished, 01:12:10
6 you'll pay for the report afterwards.
7 Any damage, they're liable for.

8 COUNCILMAN HENON: That's a
9 great suggestion.

10 COUNCILMAN DOMB: Thank you 01:12:20
11 very much. Thank you, Mr. Chairman.

12 COUNCILMAN HENON: Absolutely.
13 Anyone else on the Committee
14 have any questions regarding Bill No.
15 210389? 01:12:28

16 (No response.)

17 COUNCILMAN HENON: Is there
18 anyone else here who has joined us today
19 that wishes to speak or have any comments
20 on Bill No. 210389? 01:12:40

21 (No response.)

22 COUNCILMAN HENON: Being none,
23 Ms. Adamo, thank you for your testimony
24 on that particular bill.

25 We will now move on to Bill No. 01:12:49

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1 6/9/21 - L&I - BILL 210117, ETC.

2 210481. Mr. Perzel, we have Sarah Adamo
3 again giving testimony.

4 Ms. Adamo, would you please
5 state your name for the record and 01:13:06
6 proceed with your testimony on Bill No.
7 210481.

8 MS. ADAMO: Thank you. Good
9 morning, Chairperson Henon and members of
10 the Licenses and Inspections Committee. 01:13:17
11 My name is Sarah Adamo and I am the
12 Legislative Affairs Manager of the
13 Department of Licenses and Inspections.
14 I am here to provide testimony on Bill
15 No. 210481, which, if enacted, will amend 01:13:28
16 Chapter 9-600 of The Philadelphia Code,
17 entitled "Service and Other Businesses,"
18 to modify the requirements to operate a
19 self-service laundry; all under certain
20 terms and conditions. 01:13:46

21 If enacted, this bill would
22 remove the maximum square footage
23 limitation of 2,500 square feet for
24 self-service laundries. This provision
25 is outdated and creates potential 01:13:58

1 6/9/21 - L&I - BILL 210117, ETC.

2 conflicts with the Philadelphia Zoning
3 Code.

4 The Department of Licenses and
5 Inspections is supportive of this bill 01:14:03
6 and is prepared to enforce its provisions
7 should it become law.

8 Thank you for the opportunity
9 to provide the Department's testimony. I
10 am happy to answer questions at this 01:14:15
11 time.

12 COUNCILMAN HENON: Thank you
13 for your testimony.

14 I just have a question. This
15 bill is requiring for contact 01:14:24
16 information, is that correct, of the
17 owner and it shall be made public in a
18 publicly viewed location?

19 MS. ADAMO: I'm sorry. Are you
20 asking about the self-service laundry 01:14:45
21 bill?

22 COUNCILMAN HENON: Yes.

23 MS. ADAMO: The 481?

24 COUNCILMAN HENON: Yes.

25 MS. ADAMO: No. There's no 01:14:53

1 6/9/21 - L&I - BILL 210117, ETC.
2 requirement for owner information. The
3 only thing that this bill does is remove
4 a maximum square footage limitation that
5 the code currently lists. 01:14:59

6 COUNCILMAN HENON: Oh, okay.
7 So I apologize. I thought we were adding
8 in contact information and having it
9 publicly viewed for the public's -- in
10 case the public needs it. 01:15:18

11 So we're taking out the 25,000
12 square foot -- or 2,500 square foot. Is
13 there a minimum or maximum or just taking
14 it out, removing it?

15 MS. ADAMO: So actually I just 01:15:30
16 pulled up the code. I didn't have it in
17 front of me. Too many different bills
18 and things in front of me at once.

19 But the telephone number of the
20 owner and operator, that is something 01:15:43
21 that is already in the code. So that's
22 not being touched. We're not proposing
23 to make any changes to that. So
24 currently right now the bill -- I'm
25 sorry; the code has a section that says 01:15:56

1 6/9/21 - L&I - BILL 210117, ETC.
2 that any self-service laundry cannot be
3 more than 2,500 square feet. What we're
4 proposing is to take that section out.
5 So there would be no minimum, no maximum. 01:16:08
6 It can be any square footage. And the
7 reasoning for that is that this conflicts
8 with the Zoning Code. The Zoning Code,
9 if we wanted to limit the square footage,
10 it should actually live within the Zoning 01:16:23
11 Code, not L&I, because essentially you
12 could get all of your permits, all of
13 your licenses, you could start operating,
14 and only then are you in violation of
15 Title 9. So we wanted to clean up that 01:16:36
16 conflict by removing that limitation.
17 COUNCILMAN HENON: Very smart.
18 I love it when we clean up some of our
19 codes. Thank you.
20 Is there anyone else on the 01:16:47
21 Committee have any questions or concerns
22 or wish to speak on Bill No. 210481?
23 (No response.)
24 COUNCILMAN HENON: Anyone here
25 from the general public that has joined 01:16:59

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1 6/9/21 - L&I - BILL 210117, ETC.

2 us in today's hearing that wishes to
3 speak or have any comments or questions
4 or concerns on Bill No. 210481?

5 (No response.) 01:17:09

6 COUNCILMAN HENON: That being
7 none, Ms. Adamo, I thank you for your
8 time and appreciate you answering all of
9 the questions, as you always do, as the
10 best of your ability and are prepared. 01:17:20

11 This will conclude our hearing,
12 and we will now go into our public
13 meeting.

14 Being that there are no further
15 questions from members of the Committee, 01:17:29
16 no other witnesses to testify here today,
17 I will ask if anyone else is present in
18 this hearing whose name we have not
19 called, again, who wishes to offer any
20 kind of testimony or questions or 01:17:43
21 concerns that are being here considered?

22 (No response.)

23 COUNCILMAN HENON: Being none,
24 I want to thank all the panelists, all
25 the witnesses for participating today. 01:17:52

1 6/9/21 - L&I - BILL 210117, ETC.

2 We value your opinions.

3 I now invite all panelists and
4 all witnesses to please disconnect from
5 this meeting before we go into our public 01:18:00
6 meeting. We will now pause briefly from
7 this proceeding for multiple witnesses to
8 leave.

9 Mr. Perzel, are you going to
10 notify -- you can let me know when that 01:18:14
11 happens.

12 THE CLERK: Yes, Chair.

13 (Pause.)

14 THE CLERK: It appears as
15 though we're good to go, Councilman. 01:18:30

16 COUNCILMAN HENON: Okay. So
17 this concludes the public hearing of the
18 Committee. We will now go into our
19 public meeting to consider the action
20 being taken on the bills before this 01:18:39
21 Committee here today.

22 Mr. Perzel, would you please
23 take roll.

24 THE CLERK: Councilmember Allan
25 Domb. 01:18:53

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1 6/9/21 - L&I - BILL 210117, ETC.
2 COUNCILMAN DOMB: Present.
3 THE CLERK: Councilmember Mark
4 Squilla.
5 COUNCILMAN SQUILLA: Present. 01:19:01
6 THE CLERK: Councilmember
7 Kenyatta Johnson.
8 (No response.)
9 THE CLERK: Councilmember David
10 Oh. 01:19:14
11 COUNCILMAN OH: Present.
12 THE CLERK: Councilmember
13 Curtis Jones, Jr.
14 COUNCILMAN JONES: Present.
15 THE CLERK: Councilmember 01:19:17
16 Katherine Gilmore Richardson.
17 (No response.)
18 THE CLERK: And Committee Chair
19 Bobby Henon.
20 COUNCILMAN HENON: I am 01:19:25
21 present.
22 We have a quorum. I want to
23 thank you. Now we will go into our
24 public meeting.
25 The Chair recognizes 01:19:31

Committee on Licenses and Inspections
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1 6/9/21 - L&I - BILL 210117, ETC.

2 Councilmember Domb for a motion on the
3 amendment to Bill No. 210117.

4 COUNCILMAN DOMB: Thank you,
5 Mr. Chair. I offer an amendment to Bill 01:19:39
6 No. 210117. A copy of the amendment has
7 been circulated to all members of the
8 Committee. I move that the amendment to
9 Bill No. 210117 be approved.

10 (Duly seconded.) 01:19:51

11 COUNCILMAN HENON: It has been
12 seconded for the record by Councilman
13 Squilla and moved and properly seconded
14 that the amendment to Bill No. 210117 be
15 approved. 01:20:02

16 All those in favor will signify
17 by saying aye.

18 (Aye.)

19 COUNCILMAN HENON: Nay?

20 (No response.) 01:20:09

21 COUNCILMAN HENON: The ayes
22 have it. The motion carries. The
23 amendment to Bill No. 210117 has been
24 approved.

25 The Chair recognizes 01:20:15

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1 6/9/21 - L&I - BILL 210117, ETC.

2 Councilmember Domb on a motion to Bill
3 No. 210117, as amended.

4 COUNCILMAN DOMB: Thank you,
5 Mr. Chair. I move that Bill No. 210117, 01:20:25
6 as amended, be reported from this
7 Committee with a favorable recommendation
8 and further move that the rules of
9 Council be suspended to permit first
10 reading of this bill at the next session 01:20:35
11 of Council.

12 (Duly seconded.)

13 COUNCILMAN HENON: It has been
14 moved and properly seconded by
15 Councilmember Jones that Bill No. 210117, 01:20:42
16 as amended, be reported from this
17 Committee with a favorable recommendation
18 and further moved that the rules of
19 Council be suspended to permit the first
20 reading of this bill at our next session 01:20:56
21 of Council.

22 All those in favor of the
23 motion will signify by saying aye.

24 (Aye.)

25 COUNCILMAN HENON: Opposed? 01:21:03

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1 6/9/21 - L&I - BILL 210117, ETC.

2 (No response.)

3 COUNCILMAN HENON: The ayes

4 have it. Bill No. 210117 will be

5 reported out of this Committee with a 01:21:11

6 favorable recommendation with a rules

7 suspension as to be heard at our next

8 session of Council.

9 The Chair recognizes

10 Councilmember Domb for a motion on Bill 01:21:21

11 No. 210205.

12 COUNCILMAN DOMB: Thank you,

13 Mr. Chair. I move that Bill No. 210205

14 be reported from this Committee with a

15 favorable recommendation and further move 01:21:32

16 that the rules of Council be suspended to

17 permit first reading of this bill at the

18 next session of Council.

19 (Duly seconded.)

20 COUNCILMAN HENON: It has been 01:21:39

21 moved and properly seconded by

22 Councilmember Jones that Bill No. 210205

23 be reported from this Committee with a

24 favorable recommendation and further

25 moved that the rules of Council be 01:21:49

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1 6/9/21 - L&I - BILL 210117, ETC.

2 suspended to permit the first reading of
3 this bill at our next session of Council.

4 All those in favor of the
5 motion will signify by saying aye. 01:21:58

6 (Aye.)

7 COUNCILMAN HENON: Nay?

8 (No response.)

9 COUNCILMAN HENON: The ayes
10 have it. The motion carries. 01:22:03

11 The Chair recognizes
12 Councilmember Domb for a motion on the
13 amendment to Bill No. 210388.

14 COUNCILMAN DOMB: Thank you,
15 Mr. Chair. I offer an amendment to Bill 01:22:13
16 No. 210388. A copy of the amendment has
17 been circulated to all members of the
18 Committee. I move that the amendment to
19 Bill No. 210388 be approved.

20 (Duly seconded.) 01:22:24

21 COUNCILMAN HENON: It has been
22 moved and properly seconded by
23 Councilmember Jones that the amendment to
24 Bill No. 210388 be approved.

25 All those in favor will signify 01:22:36

Committee on Licenses and Inspections
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1 6/9/21 - L&I - BILL 210117, ETC.

2 by saying aye.

3 (Aye.)

4 COUNCILMAN HENON: Opposed?

5 (No response.) 01:22:41

6 COUNCILMAN HENON: The ayes
7 have it. The motion carries for the
8 amendment to Bill No. 210388 and it has
9 been approved.

10 The Chair now recognizes 01:22:48

11 Councilmember Domb for a motion on Bill
12 No. 210388, as amended.

13 COUNCILMAN DOMB: Thank you,
14 Mr. Chair. I move that Bill No. 210388,
15 as amended, be reported from this 01:23:00

16 Committee with a favorable recommendation
17 and further move that the rules of
18 Council be suspended to permit first
19 reading of this bill at the next session
20 of Council.

21 (Duly seconded.)

22 COUNCILMAN HENON: It has been
23 moved and properly seconded by
24 Councilmember Jones that Bill No. 210388,
25 as amended, be reported from this 01:23:16

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1 6/9/21 - L&I - BILL 210117, ETC.
2 Committee with a favorable recommendation
3 and further moved that the rules of
4 Council be suspended to permit the first
5 reading of this bill at our next session 01:23:25
6 of Council.

7 All those in favor will signify
8 by saying aye.

9 (Aye.)

10 COUNCILMAN HENON: Opposed? 01:23:31

11 (No response.)

12 COUNCILMAN HENON: The motion
13 carries.

14 The Chair recognizes
15 Councilmember Domb for a motion on the 01:23:38
16 amendment to Bill No. 210389.

17 COUNCILMAN DOMB: Thank you,
18 Mr. Chair. I offer an amendment to Bill
19 No. 210389. A copy of the amendment has
20 been circulated to all members of the 01:23:50
21 Committee, and I move the amendment to
22 Bill No. 210389 be approved.

23 COUNCILMAN HENON: I need a
24 second.

25 (Duly seconded.) 01:23:59

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1 6/9/21 - L&I - BILL 210117, ETC.

2 COUNCILMAN HENON: It has been
3 moved and properly seconded by
4 Councilmember Jones that the amendment to
5 Bill No. 210389 be approved.

01:24:04

6 All those in favor will signify
7 by saying aye.

8 (Aye.)

9 COUNCILMAN HENON: Opposed?

10 (No response.)

01:24:11

11 COUNCILMAN HENON: The ayes
12 have it. The motion carries, and the
13 amendment to Bill No. 210389 has been
14 approved.

15 The Chair recognizes
16 Councilmember Domb for a motion on Bill
17 No. 210389, as amended.

01:24:20

18 COUNCILMAN DOMB: Thank you,
19 Mr. Chair. I move that Bill No. 210389,
20 as amended, be reported from this
21 Committee with a favorable recommendation
22 and further move that the rules of
23 Council be suspended to permit first
24 reading of this bill at the next session
25 of Council.

01:24:30

01:24:40

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1 6/9/21 - L&I - BILL 210117, ETC.

2 (Duly seconded.)

3 COUNCILMAN HENON: It has been

4 moved and properly seconded by

5 Councilmember Jones that Bill No. 210389, 01:24:43

6 as amended, be reported from this

7 Committee with a favorable recommendation

8 and further moved that the rules of

9 Council be suspended to permit the first

10 reading of this bill at our next session 01:24:56

11 of Council.

12 All those in favor will motion

13 by signifying aye.

14 (Aye.)

15 COUNCILMAN HENON: Opposed? 01:25:00

16 (No response.)

17 COUNCILMAN HENON: The ayes

18 have it. The motion carries.

19 The Chair recognizes

20 Councilmember Domb for a motion on Bill 01:25:10

21 No. 210481.

22 COUNCILMAN DOMB: Thank you,

23 Mr. Chair. I move that Bill No. 210481

24 be reported from this Committee with a

25 favorable recommendation and further move 01:25:23

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1 6/9/21 - L&I - BILL 210117, ETC.

2 that the rules of Council be suspended to
3 permit the first reading of this bill at
4 the next session of Council.

5 (Duly seconded.) 01:25:30

6 COUNCILMAN HENON: It has been
7 moved and properly seconded by
8 Councilmember Jones that Bill No. 210481
9 be reported from this Committee with a
10 favorable recommendation and further 01:25:37
11 moved that the rules of Council be
12 suspended to permit the first reading of
13 this bill at our next session of Council.

14 All those in favor will signify
15 by saying aye. 01:25:48

16 (Aye.)

17 COUNCILMAN HENON: Opposed?

18 (No response.)

19 COUNCILMAN HENON: The ayes
20 have it. The motion carries. 01:25:52

21 This does conclude our public
22 meeting on License and Inspection. I'd
23 like to thank you all for your time, your
24 expertise, and your conversation.

25 We will now convene and 01:26:09

Committee on Licenses and Inspections
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1 6/9/21 - L&I - BILL 210117, ETC.
2 conclude the business before the
3 Committee of Public Property and Public
4 Works [sic] here today. Thank you very
5 much for your attendance. Be safe, be 01:26:16
6 careful, and continue to serve the public
7 with high integrity as you do.

8 Thank you so much, everybody.
9 (Committee on Licenses and
10 Inspections concluded at 10:35 a.m.)

11 - - -

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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