

RULES COMMITTEE
12/6/2022

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Tuesday, December 6, 2022
10:00 a.m.

PRESENT:

COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH
COUNCILMAN BRIAN J. O'NEILL

BILLS: 220843, 220846, 220913, 220915, 220916,
220917, 220918, 220919, 220921, 220923

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2 COUNCILMAN SQUILLA: Today we
3 are now in the Committee of Rules,
4 Tuesday, December 6, 2022.

5 I understand that the state
6 law currently requires that the
7 following announcement be made at the
8 beginning of every remote public
9 hearing as follows: Due to the
10 current public health emergency, City
11 Council Committees are currently
12 meeting remotely. We are using
13 Microsoft Teams to make these remote
14 hearings possible.

15 Instructions for how the
16 public may view and offer public
17 testimony at public hearings of
18 Council Committees are included in the
19 public hearing notices that are
20 published in the Daily News, Inquirer
21 and Legal Intelligencer prior to the
22 hearing and can also be found on
23 PHLCouncil.com.

24 Will the Clerk please call
25 the roll to take attendance. Members

1 that are in attendance, please
2 indicate that they are present and say
3 a few words so your image may appear
4 on the screen.

5 Clerk.

6 THE CLERK: Councilmember
7 Curtis Jones, Jr.

8 COUNCILMAN JONES: Good
9 morning, Mr. Chairman and members of
10 the Committee. I am present.

11 THE CLERK: Councilmember
12 David Oh.

13 COUNCILMAN OH: Good morning,
14 Chair. Good morning, colleagues.
15 Thank you for holding this hearing.

16 THE CLERK: Councilmember
17 Brian O'Neill.

18 COUNCILMAN O'NEILL: Good
19 morning, everyone.

20 THE CLERK: Councilmember
21 Cindy Bass.

22 COUNCILWOMAN BASS: Good
23 morning, Mr. Chairman and colleagues.

24 THE CLERK: Councilmember
25 Katherine Gilmore Richardson.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Good morning, Mr. Chair.

3 Good morning, colleagues. I am
4 present.

5 THE CLERK: And, Chairman
6 Mark Squilla.

7 COUNCILMAN SQUILLA: Good
8 morning. I am present. Thank you. A
9 quorum of the Committee is present and
10 the hearing is now called to order.

11 This is the public hearing of
12 the Committee on Rules regarding Bill
13 Nos. 220843, 220846, 220913, 220915,
14 220916, 220917, 220918, 220919, 220921
15 and 220923.

16 Will the Clerk please read
17 the title of these bills.

18 THE CLERK: Bill No. 220843,
19 an ordinance amending Section 14-529
20 of The Philadelphia Code, entitled
21 "Fifth District Overlay District," all
22 under certain terms and conditions.

23 Bill No. 220846, approving
24 the plan, estimated costs and proposed
25 method of assessment and charges of

1 the Center City District for and
2 concerning business improvements and
3 administrative services to the central
4 business district of the City of
5 Philadelphia for 2023 to 2027.

6 Bill No. 220913, amending
7 Section 14-504 of The Philadelphia
8 Code, entitled "Neighborhood
9 Conservation Overlay District
10 Strawberry Mansion," all under certain
11 terms and conditions.

12 Bill No. 220915, amending
13 Chapter 14-400 of The Philadelphia
14 Code, entitled "Base Zoning
15 Districts," and Chapter 14-600 of The
16 Philadelphia Code, entitled "Use
17 Regulations," by revising provisions
18 related to utilities and services in
19 and water treatment facilities, all
20 under certain terms and conditions.

21 Bill No. 220916, to amend the
22 Philadelphia Zoning Maps by changing
23 the zoning designation of certain
24 areas of land located within an area
25 bounded by Queen Lane, Wissahickon

1 Avenue, Roosevelt Boulevard and Henry
2 Avenue and to authorize basic
3 utilities and services in a section of
4 Fairmount Park.

5 Bill No. 220917, to amend the
6 Philadelphia Zoning Maps by changing
7 the zoning designations of certain
8 areas of land located within an area
9 bounded by City Avenue, Stout Road,
10 Monument Road and Belmont Avenue, and
11 to authorize basic utilities and
12 services in a section of Fairmount
13 Park.

14 Bill No. 220918, amending
15 Chapter 14-500 of The Philadelphia
16 Code, entitled "Overlay Zoning
17 Districts," by creating a new
18 subsection, entitled "Cobbs Creek Golf
19 Course Overlay District," all under
20 certain terms and conditions.

21 Bill No. 220919, to amend the
22 Philadelphia Zoning Maps by changing
23 the zoning designation of certain
24 areas of land within an area bounded
25 by Henry Avenue, Roosevelt Boulevard

1 Extension, Scotts Lane and Indian
2 Queen Lane.

3 Bill No. 220921, amending
4 Chapter 14-500 of The Philadelphia
5 Code, entitled "Overlay Zoning
6 Districts," by amending Section
7 14-534, entitled "Affordable Housing
8 Preservation Overlay District," and by
9 making related changes, all under
10 certain terms and conditions.

11 And finally Bill No. 220923,
12 amending Titles 9 and 10 of The
13 Philadelphia Code to establish
14 procedures and requirements to prevent
15 the theft of motor vehicles and parts,
16 including catalytic converters and
17 other precious metal car parts and to
18 impose penalties for noncompliance,
19 all under certain terms and
20 conditions.

21 COUNCILMAN SQUILLA: Thank
22 you, Brett.

23 Before we begin hearing
24 testimony from witnesses we have for
25 today, everyone who has been invited

1 to the meeting to testify should be
2 aware that this is a public hearing
3 and is being recorded. Because the
4 hearing is public, participants and
5 viewers have no reasonable expectation
6 of privacy. By continuing to be in
7 the meeting, you are consenting to
8 being recorded.

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

20 Also, before we begin, I
21 wanted to announce that Bill No.
22 220843 will be held. Please let the
23 record reflect that Bill No. 220843 is
24 being held at the request of the
25 sponsor.

1 Will the Clerk please call
2 the panel for Bill No. 220846.

3 THE CLERK: For 220846, we
4 have Philip Green and Paul Levy.

5 COUNCILMAN SQUILLA: Hey,
6 Philip. If you're available, just
7 state your name for the record and
8 proceed with your testimony.

9 MR. GREEN: Hello. My name
10 is Philip Green. Good morning,
11 members of the Rules Committee. My
12 name is Philip Green. I am a
13 Commercial Corridor Improvements
14 Manager within the Commerce Department
15 and the Department's liaison to
16 Philadelphia's 14 Business Improvement
17 Districts. I'm here to testify in
18 support of Bill No. 220846.

19 This bill reauthorizes the
20 Center City District for an additional
21 five years. The legislation includes
22 CCD's plan for services and continued
23 ability to levy assessment fees on
24 district property owners. These fees
25 fund a variety of services that make

1 Center City thrive.

2 In 1990, Center City property
3 owners and business people came
4 together to create a plan and form a
5 BID to carry out much-needed
6 improvements and supplemental
7 services. CCD soon became a
8 nationwide model for downtown
9 revitalization, and it has been
10 reauthorized with little to no
11 opposition three times since its
12 inception.

13 CCD has used assessment funds
14 to provide cleaning, maintenance and
15 crime prevention services that makes
16 Center City a welcoming place. It has
17 funded capital improvements and
18 ongoing landscaping services to keep
19 the area attractive to do business in.
20 It also helps to bring thousands to
21 the area for Center City SIPS, among
22 many other marketing and promotional
23 activities. In recent years, CCD has
24 transformed and programmed Dilworth
25 Park into a hive of activity and a

1 segment of the Reading Viaduct into a
2 destination for leisure.

3 Civil unrest during the
4 summer of 2020 and the COVID-19
5 pandemic dealt blows to downtowns
6 across the nation. CCD's rapid
7 response to overlapping crises
8 stabilized the District and its
9 adaptation to shifting economic and
10 workforce trends is rebounding the
11 region's largest employment hub.

12 CCD has also responded deftly
13 to the real and perceived increases in
14 crime and homelessness by deploying
15 additional community service
16 representatives enhancing its bike
17 patrol program and increasing its
18 homeless outreach from two teams of
19 Ambassadors of Hope to three teams.

20 The efforts of CCD to keep
21 Center City competitive and successful
22 continue to be critical to
23 Philadelphian's overall future. The
24 proposed plan will carry CCD's work
25 into the years ahead and deserves our

1 support. Thanks so much for the
2 opportunity to testify and I'm happy
3 to take questions.

4 COUNCILMAN SQUILLA: Thank
5 you, Phil, for your testimony and
6 we'll hold questions until after
7 Mr. Levy testifies.

8 Mr. Levy, I know you're
9 present. You want to state your name
10 for the record, and thank you for your
11 current report that we just read. It
12 seemed very promising. Appreciate all
13 your work and help on that. Just
14 state your name for the record and
15 proceed with your testimony.

16 MR. LEVY: My name is Paul
17 Levy. I'm President of the Center
18 City District. And, Councilmembers,
19 thank you very much for this
20 opportunity to testify in front of the
21 Rules Committee. And thank you, Phil,
22 for your very positive testimony.

23 I'm obviously pleased to
24 provide testimony in favor of Bill
25 220846, re-approving the District for

1 a period of 2023 through 2027. This
2 will actually be the eighth renewal
3 that you have approved for us since we
4 were first formed in 1990. As Phil
5 indicated, we're a full service
6 Business Improvement District
7 providing cleaning, security,
8 marketing services and park
9 management.

10 We've carried out more than
11 160 million in capital improvements
12 here in the downtown as well, serving
13 1676 properties on 220 blocks in the
14 downtown. We're currently very happy
15 to be programming Dilworth Park with
16 the Made in Philadelphia Holiday
17 Market, the Winter Garden and an ice
18 rink.

19 And I should say within the
20 Holiday Market, we have 40 local
21 Philadelphia vendors. 35 percent of
22 whom are minority-owned firms. 65
23 percent are women-owned firms.
24 Overall to provide our services, we've
25 created 110 full-time sidewalk

1 cleaning jobs. Another 40 uniform
2 community service representatives who
3 work in partnership with the police,
4 and added since the pandemic a
5 40-person unarmed bike control helping
6 compensate for the shortage of
7 Philadelphia Police.

8 Our more than 200 onstreet
9 staff are paid union scale wages.
10 They come from every neighborhood of
11 the City. And through our
12 Supplemental Graffiti Removal program,
13 we're hiring both formerly homeless
14 individuals and returning citizens. I
15 think we're extraordinarily proud of
16 the work not only of our onstreet
17 crews, but of what we call our
18 Ambassadors of Hope, which is a
19 partnership project with Project HOME
20 and the Philadelphia Police and with
21 Crisis-Intervention Trained police
22 officers. Teams from Project HOME and
23 our staff have helped so far this year
24 get 174 people to agree to come off
25 the street and connect with services.

1 We transport them there.

2 So based on the formal
3 process we've been through, we know we
4 have very strong support from Center
5 City businesses and property owners.
6 Very quickly on the process we went
7 through, we mailed our plan and budget
8 to all benefited properties, 5,000
9 commercial tenants, more than 7,000
10 residents, large and small businesses,
11 and that proposed plan was then
12 advertised in a public hearing with
13 notices in the Inquirer, the Daily
14 News, the Tribune and Al Dia.

15 The public hearing that we
16 held under the Act on July 25th had 14
17 people come and testify in favor. No
18 one testified against. And then the
19 formal voting process that we need to
20 go through under the Authorities Act
21 requires people to notify their
22 objection. At the end of our 45-day
23 comment period, both the Clerk of City
24 Council and the CCD received only 2
25 objections out of more than 1670

1 properties. Those 2 properties
2 represent one-tenth of 1 percent of
3 the total number of properties and
4 1/100th percent of the assessed value
5 of the District.

6 So given that those
7 percentages are substantially below
8 the 33 percent mandated threshold, we
9 are formally requesting that you
10 approve 220846 for the next five years
11 so that we continue to provide
12 services, and I'm more than glad to
13 answer questions on any aspect of our
14 operations. I'm also joined by three
15 of our Vice-presidents, our
16 Vice-president for Operations, our
17 Vice-president for Finance and our
18 Vice-president for Parks, all of whom
19 are available to come online. And
20 very pleased to have Nick Mailey, who
21 many of you know, joining me in my
22 office this morning. Thank you.

23 COUNCILMAN SQUILLA: Thank
24 you, Paul. Thank you so much for your
25 testimony. And we really appreciate

1 the work that was done. And again, I
2 want to reiterate the report that you
3 supplied.

4 Real quick and I'm a big
5 supporter of the CCD and appreciate
6 its being -- I just want to ask a
7 quick question on the report. Seeing
8 that 80 percent of the occupancy
9 level, and prepandemic I believe was
10 87 percent, something like that, do
11 you still see the ability of us to get
12 to that point post-pandemic?

13 And also the second question
14 was, the pedestrian count and the
15 improvement of pedestrian count from
16 last year to this year, do you see us
17 getting to that even though the change
18 in workforce habits and the
19 possibility of having some type of
20 hybrid work from home and in the
21 office, will that affect our
22 pedestrian counts ongoing?

23 MR. LEVY: Sure. Thank you
24 very much. The report that the
25 Councilman's referring to is a retail

1 report that Prema of our staff oversaw
2 and then I will talk about the
3 additional deployment pedestrian
4 counts.

5 Prepandemic, we had an 88 to
6 89 percent occupancy rate in retail in
7 Center City. In June of 2020
8 following both the shutdown, civil
9 unrest, that dropped to just about 55
10 percent. We are back up to an 80
11 percent retail occupancy level. So
12 clearly, we're not quite where we want
13 to be, but the negative image that
14 people may have from two years ago is
15 really out of date.

16 We're having almost 200 new
17 retailers who are opening in Center
18 City at this point. While older
19 businesses, some national bankruptcies
20 have gone, we're seeing lots of new
21 startups, a lot of folks that used to
22 exist online, so-called digitally
23 native people now opening stores, so
24 we're upbeat.

25 And I think as you suggested,

1 that's really being supplied by the
2 huge volumes of people who come into
3 Center City. The largest volume of
4 people that come in each day are
5 shoppers, tourists, conventioners
6 from across the region in the City,
7 those levels are about 73 percent of
8 where we were before the pandemic.

9 The residents, and we count
10 70,000 residents in Center City
11 between Vine and Pine, that is at 126
12 percent of 2019 levels. That means
13 there are more people living downtown.
14 Whatever so-called flight from the
15 City that may have happened in 2020,
16 that's long behind us, and we have
17 many poor people living here. So we
18 have a significant growth in the
19 residential population.

20 On the worker side, that
21 represents prepandemic about 170,000
22 people. We're at about 55 percent
23 recovery at this point. On the office
24 side, that's roughly three days a
25 week. But that has been steadily

1 building. If you look in January,
2 we've had 115 percent increase in
3 workers back in Center City. So we
4 have by no means said it's going to be
5 remote forever. We think this is a
6 slow transition process.

7 One of the reasons why we
8 have worked so closely with the
9 Philadelphia Police and private
10 security and state folks is as we all
11 know, public safety is the number one
12 issue, and frankly perception is out
13 of sync with reality. We're seeing
14 very positive trends, not to say we
15 don't have problems. But by deploying
16 lots of people, by visiting with
17 office workers, et cetera, we're
18 seeing a steady return.

19 So I think we may never get
20 back to five days a week, but I'm not
21 giving up on four or four and a half.
22 I think slowly that's going to be
23 helpful for younger employees. The
24 opportunity for mentoring and learning
25 and career opportunities is really

1 strong, so we're not where we want to
2 be. But the trend lines are moving in
3 the right direction.

4 COUNCILMAN SQUILLA: Well,
5 thank you so much. And I see that
6 Prema in the chat put the report up.

7 MR. LEVY: Right.

8 COUNCILMAN SQUILLA: Also,
9 listen, we're not wearing rose-colored
10 glasses either. We know we have
11 challenges out there, but I think that
12 also shows us what opportunities we
13 have. If we correct some of the
14 public community safety issues and
15 having more people in downtown, the
16 better it will be. So I think it
17 really shows us as a Council and as a
18 City what those opportunities are.

19 I know Councilmember Jones,
20 you had a question or comment?

21 COUNCILMAN JONES: Thank you,
22 Mr. Chair. More of a comment and an
23 observation.

24 I happen to remember Mr. Levy
25 in the Green Administration when he

1 first came on as a widely enthusiastic
2 administrator with a vision. And it
3 is good to see the maturation of you
4 and that organization and through the
5 trials that Philadelphia has gone
6 through and in managing your way
7 through it.

8 I believe you guys are the
9 oldest Business Improvement District
10 in the City; is that correct?

11 MR. LEVY: That is correct.
12 We were formed in 1990. And now as
13 you've heard from Philip, there are 13
14 other ones, and we're pleased to
15 partner with them and provide them
16 advice when we can.

17 COUNCILMAN JONES: And to
18 that extent, Roxborough, Manayunk and
19 City Avenue, we've kind of looked to
20 you to be the standard-bearer for
21 those types of districts. And I just
22 wanted to observe that I'm watching
23 the evolution of what a proper BID is,
24 and you are it and thank you for your
25 service to the City.

1 MR. LEVY: We were much
2 younger when we first met in the Green
3 Administration, Councilman. You
4 haven't aged at all.

5 COUNCILMAN JONES: I was a
6 budding intern.

7 COUNCILMAN SQUILLA: Thank
8 you. Thank you, Councilmember.

9 Are there any other questions
10 for Philip or Mr. Levy on this bill?

11 (No response.)

12 COUNCILMAN SQUILLA: Hearing
13 none, thank you so much --

14 MR. LEVY: Can I just add one
15 thing, is that all --

16 COUNCILMAN SQUILLA: Sure.

17 MR. LEVY: -- of the BIDs
18 across the City, 14 of them, are
19 meeting regularly. So all of them are
20 sharing expertise. We're pleased to
21 participate in that, but I think all
22 the other improvement districts
23 represent a really helpful
24 supplementary group of people out
25 there, and we're pleased to partner

1 with you and them on that effort.

2 Thank you.

3 COUNCILMAN SQUILLA: Thank
4 you again, Paul. Much appreciated.

5 Is there anyone else here to
6 testify whose name has not been
7 called?

8 (No response.)

9 COUNCILMAN SQUILLA: Hearing
10 none, will the Clerk please call the
11 panel for Bill No. 220913.

12 THE CLERK: For 220913, we
13 have Paula Brumbelow Burns.

14 COUNCILMAN SQUILLA: Paula,
15 if you want to please state your name
16 for the record and proceed with your
17 testimony.

18 MS. BRUMBELOW BURNS: Good
19 morning. I'm Paula Brumbelow Burns
20 and I am Director of Legislation with
21 the Philadelphia City Planning
22 Commission. I am here to testify on
23 Bill No. 220913, which was introduced
24 into Council on November 17, 2022 by
25 Councilmember Jones on behalf of

1 Council President Clarke.

2 Bill No. 220913, amends the
3 Philadelphia Zoning Code by amending
4 Section 14-504(11), known as the /NCO
5 Neighborhood Conservation Overlay
6 District, Strawberry Mansion. This
7 bill will provide additional controls
8 to the existing Strawberry Mansion
9 Neighborhood Conservation District.

10 The bill adds provisions for
11 bay windows and establishes
12 measurement direct -- measurement
13 directions related to the height of
14 the front steps. The Philadelphia
15 City Planning Commission will consider
16 Bill No. 220913 at its meeting on
17 December 8, 2022 and will recommend
18 approval. I'll be happy to answer any
19 questions at this time.

20 COUNCILMAN SQUILLA: Thank
21 you, Paula.

22 Is there any questions?

23 (No response.)

24 COUNCILMAN SQUILLA: Hearing
25 none, is there anyone else to testify

1 on this bill?

2 (No response.)

3 COUNCILMAN SQUILLA: Okay.

4 Thank you, Paula, for your testimony.

5 Clerk, can you please call
6 the panel for Bill No. 220921.

7 THE CLERK: 220921, we have
8 Paula Brumbelow Burns.

9 MS. BRUMBELOW BURNS: Good
10 morning, Mem --

11 COUNCILMAN SQUILLA: Go
12 ahead, Paula.

13 MS. BRUMBELOW BURNS: I'm
14 sorry. Good morning, members of the
15 Rules Committee. I'm Paula Brumbelow
16 Burns, Director of Legislation for the
17 Philadelphia City Planning Commission.
18 I am here to testify on Bill No.
19 220921, which was introduced into City
20 Council on November 17, 2022 by
21 Councilmember Brooks on behalf of
22 Councilmember Gauthier.

23 Bill No. 220921 amends the
24 Philadelphia Zoning Code by amending
25 Section 14-534 known as the /AHP

1 Affordable Housing Preservation
2 Overlay District. This bill will
3 amend the existing overlay to provide
4 exceptions to applicability for
5 properties with qualified low-income
6 housing developments.

7 These developments will be
8 composed of 40 or more dwelling units.

9 The units are leased to households
10 where more of the 50 percent of the
11 dwelling units are leased or reserved
12 for households already up to 50
13 percent of the Area Median Income.
14 The average monthly cost across the
15 entire development does not exceed 30
16 percent of the gross monthly income to
17 households earning up to 50 percent of
18 the AMI.

19 The property is
20 deed-restricted for 50 years. Lots
21 that meet these requirements are
22 exempt from the provisions that limit
23 commercial development to the ground
24 floors only, and that zoning bonuses
25 might only be earned in a prescribed

1 order. The Philadelphia City Planning
2 Commission will consider Bill No.
3 220921 at its meeting on December 8,
4 2022, and staff will recommend for
5 approval in accordance with previous
6 policy. I will be happy to answer any
7 questions at this time.

8 COUNCILMAN SQUILLA: Thank
9 you, Paula.

10 Are there any questions?

11 (No response.)

12 COUNCILMAN SQUILLA: Seeing
13 none, is there anyone else here to
14 testify on this bill?

15 (No response.)

16 COUNCILMAN SQUILLA: Thank
17 you for your testimony.

18 Hearing nobody else, will the
19 Clerk please call the panel for Bill
20 No. 220915.

21 THE CLERK: Absolutely.
22 Before I call that, quick reminder to
23 all the speakers in the meeting or the
24 hearing. Please keep your video and
25 audio on mute until your name is

1 called.

2 For Bill No. 220915, we have
3 Paula Brumbelow Burns and Randy
4 Hayman.

5 COUNCILMAN SQUILLA: Paula,
6 we can start with you, and then we'll
7 go to Mr. Hayman.

8 MS. BRUMBELOW BURNS: Good
9 morning, members of the Rules
10 Committee. I'm Paula Brumbelow Burns,
11 Director of the legislation for the
12 Philadelphia City Planning Commission.
13 I'm here to testify on Bill No.
14 220915, which was introduced into City
15 Council on November 17, 2022 by
16 Councilmember Jones.

17 Bill No. 220915 amends the
18 Philadelphia Zoning Code by amending
19 Chapter 14-400 of The Philadelphia
20 Code, entitled "Based Zoning
21 Districts," and Chapter 14-600 of The
22 Philadelphia Code, entitled "Use
23 Regulations," by revising provisions
24 related to utilities and services and
25 water treatment facilities.

1 This bill will add water
2 treatment facilities as a use to the
3 Zoning Code. The use will be defined
4 as structure, buildings and
5 impoundments related to the treatment
6 or conditioning of water supply
7 affecting the physical, chemical or
8 bacteriological quality of water
9 distributed or otherwise offered to
10 the public for domestic use by a
11 public water system.

12 The use will be placed under
13 the Public, Civic and Institutional
14 Use category and Utilities and
15 Services, Major subcategory. The use
16 specific standard will also be added
17 that the storage of chemicals be used
18 for treatment of drinking water
19 whether outside or in tanks, buildings
20 or other structures is prohibited
21 within 200 feet of any residential
22 district.

23 The use will be placed within
24 the zoning use chart to be permitted
25 in the "SP-CIV," Special Purpose Civic

1 Use Zoning District. The Philadelphia
2 Water Department has worked closely
3 with the Planning Commission to allow
4 this use within a limited area within
5 the Zoning Code. The Philadelphia
6 City Planning Commission will consider
7 Bill No. 220915 at its meeting on
8 December 8, 2022 and recommend for
9 approval. I'll be happy to answer any
10 questions at this time.

11 COUNCILMAN SQUILLA: Thank
12 you, Paula, for your testimony.

13 Mr. Hayman, are you
14 available? Just state your name for
15 the record and then proceed with your
16 testimony.

17 COMMISSIONER HAYMAN: Yes.
18 Good morning, Randy Hayman, Water
19 Commissioner.

20 COUNCILMAN SQUILLA: Please
21 proceed.

22 COMMISSIONER HAYMAN: Okay.
23 Good morning, Councilmember Squilla
24 and the members of the Rules
25 Committee. Thank you for the

1 opportunity to testify before you
2 today. I'm Randy Hayman, Water
3 Commissioner, and my team Jessie
4 Debes, Engineering Supervisor; Laura
5 Copeland, Assistant Deputy
6 Commissioner of Communications; and
7 Glen Abrams, Deputy Commissioner of
8 Communications are here today to
9 provide testimony to support Bill No.
10 220915.

11 Currently, there are
12 impediments in the Zoning Code that
13 create uncertainty in the planning
14 process that may delay necessary
15 maintenance, security and improvement
16 activities. Your support of these
17 bills will allow us to reliably plan
18 and implement critical infrastructure,
19 maintenance and enhancement, further
20 enabling us to continue to protect the
21 public's health by making essential
22 investments to maintain a sufficient
23 safe supply of water for the people of
24 Philadelphia.

25 It will improve our ability

1 to plan, schedule and cost
2 estimate-necessary infrastructure
3 maintenance and improvements to keep
4 the water system safe, reliable and
5 resilient now and into the future.
6 PWD respectfully request that this
7 bill be reported favorably out of this
8 Committee and that the rules of
9 Council be suspended to allow for
10 first reading of this bill at the next
11 session of the City Council. Thank
12 you for this opportunity to appear
13 before the Committee today. I'm happy
14 to answer any questions.

15 COUNCILMAN SQUILLA: Thank
16 you for your testimony, Randy. Much
17 appreciated.

18 Are there any questions from
19 the Committee?

20 (No response.)

21 COUNCILMAN SQUILLA: Seeing
22 none, is there anyone else to testify
23 on this bill?

24 (No response.)

25 COUNCILMAN SQUILLA: Seeing

1 none, thank you so much for your
2 testimony.

3 COMMISSIONER HAYMAN: Thank
4 you.

5 COUNCILMAN SQUILLA: Hearing
6 none, will the Clerk please call the
7 panel for Bill No. 220915 -- oh, no,
8 I'm sorry, 220916, or is it 15? Which
9 one is it? I lost my spot.

10 THE CLERK: It's 16.

11 COUNCILMAN SQUILLA: 16,
12 okay.

13 THE CLERK: The next three
14 bills are actually all related so it
15 will be the same panelists, Paula
16 Brumbelow Burns and Randy Hayman for
17 220916.

18 COUNCILMAN SQUILLA: All
19 right. You know what, let's hear
20 testimony on both -- no, you know
21 what, let's just state 220916. Paula,
22 you want to proceed.

23 MS. BRUMBELOW BURNS: I am
24 Paula Brumbelow Burns, Director of
25 Legislation for the Philadelphia City

1 Planning Commission. I'm here to
2 testify on Bill No. 220916, which was
3 introduced into City Council on
4 November 17, 2022 by Councilmember
5 Jones.

6 Bill No. 220916 amends the
7 Philadelphia Zoning Map by changing
8 the zoning designations of certain
9 areas of land within an area bounded
10 by Queen Lane, Wissahickon Avenue,
11 Roosevelt Boulevard extended and Henry
12 Avenue and to authorize basic
13 utilities and services in a section of
14 Fairmount Park.

15 This bill will amend the
16 zoning maps from the existing Queen
17 Lane Water Treatment Facility by
18 taking existing zoning from RSA-2 and
19 RSA-5, Residential Single Attached
20 District, and I-2, Industrial, Medium
21 Zoning Districts, to the SP-CIV,
22 Special Purpose-Civic Zoning District.

23 The bill additionally
24 legalizes the existing pumping station
25 within Fairmount Park pursuant to

1 Section 14-407(3)(a). This is a
2 corrective zoning process and will
3 bring a nonconforming use into an
4 appropriate zoning district. The
5 Philadelphia Water Department
6 currently draws water from the
7 Schuylkill and treats it at two
8 plants, Belmont and Queen Lane. PWD
9 proposes to make improvements to the
10 plants and their intake pumps.

11 The Philadelphia City
12 Planning Commission will consider Bill
13 No. 220916 at its meeting on December
14 8, 2022 and will recommend approval.

15 COUNCILMAN SQUILLA: Paula,
16 thank you for your testimony.

17 Randy, if you want to just
18 state your name again for the record
19 and proceed with your testimony for
20 this bill.

21 COMMISSIONER HAYMAN: Yes.
22 Thank you. My name is Randy Hayman,
23 Water Commissioner. I will refer to
24 my previous testimony for Bill No.
25 220915 and will be available for

1 questions.

2 COUNCILMAN SQUILLA: Thank
3 you, Randy, for your testimony. And
4 for the record, testimony will be
5 submitted.

6 Are there any questions from
7 the Committee for any of the
8 panelists?

9 Councilmember Jones.

10 COUNCILMAN JONES: Thank you,
11 Mr. Chairman.

12 And thank you, Planning
13 Commission and Water Department. As
14 the former Chair of Public Utilities
15 and Transportation, I've had an
16 opportunity to look at the important
17 function of our water treatment
18 plants.

19 Many people do not know that
20 there are only two sources of water
21 for residents of the City of
22 Philadelphia, Delaware Avenue --
23 Delaware River for the eastern part of
24 the City and the Schuylkill for the
25 western part of the City. More and

1 more that aging infrastructure has to
2 take into account modernized treatment
3 processes. You know, we used to joke
4 about Schuylkill punch and only to
5 realize that it's some of the best
6 quality water in the region and
7 arguably in the nation.

8 So these bills will allow
9 those needed improvements to begin to
10 be planned, to begin to be discussed
11 with respective communities and we are
12 supporting the negotiations and that
13 discussion, and we are thankful for
14 the quality of service that we get
15 from our Water Department.

16 Thank you, Mr. Chairman.

17 COUNCILMAN SQUILLA: sorry.
18 I was having a hard time unmuting. I
19 apologize for that.

20 Are there any other
21 questions?

22 (No response.)

23 COUNCILMAN SQUILLA: Seeing
24 none, is there anyone else to testify
25 on this bill?

1 (No response.)

2 COUNCILMAN SQUILLA: Hearing
3 none, will the Clerk please call the
4 panel for Bill No. 220917.

5 THE CLERK: For Bill No.
6 220917, we have Paula Brumbelow Burns
7 and Randy Hayman.

8 COUNCILMAN SQUILLA: Please
9 proceed.

10 MS. BRUMBELOW BURNS: I am
11 Paula Brumbelow Burns, Director of
12 Legislation for the Philadelphia City
13 Planning Commission. I am here to
14 testify on Bill No. 220917, which was
15 introduced into City Council on
16 November 17, 2022 by Councilmember
17 Jones.

18 Bill No. 220917 amends the
19 Philadelphia Zoning Map by changing
20 the zoning designations of certain
21 areas of land within an area bounded
22 by City Avenue, Stout Road, Monument
23 Road and Belmont Avenue and authorizes
24 basic utilities and services in a
25 section of Fairmount Park.

1 This bill will amend the
2 zoning maps for the Belmont Water
3 Treatment Facility by taking existing
4 zoning from RSD-3 and RSA-3 of
5 Residential Single Zoning Districts to
6 the SP-CIV, Special Purpose and Civic
7 Zoning District. The bill
8 additionally legalizes the existing
9 pumping station within Fairmount Park,
10 pursuant to Section 14-407(3)(a).

11 This is a corrective zoning process
12 and will bring a nonconforming use
13 into appropriate zoning district.

14 The Philadelphia Water
15 Department currently draws water from
16 the Schuylkill and treats it at two
17 plants, Belmont and Queen Lane. PWD
18 proposes to make improvements in the
19 plants and intake pumps. The
20 Philadelphia City Planning Commission
21 will consider Bill No. 220917 at its
22 meeting on December 8, 2022 and will
23 recommend approval. Thank you.

24 COUNCILMAN SQUILLA: Thank
25 you, Paula, for your testimony.

1 Randy, state your name for
2 the record and proceed with your
3 testimony.

4 COMMISSIONER HAYMAN: Yes.
5 My name is Randy Hayman, Water
6 Commissioner. As for Bill No. 220917,
7 I will refer to my previous testimony
8 for Bill No. 220915, and will be
9 available for questions. Thank you
10 very much.

11 COUNCILMAN SQUILLA: Thank
12 you, Randy, for your testimony.

13 Are there any questions from
14 the Committee?

15 (No response.)

16 COUNCILMAN SQUILLA: Hearing
17 none, is there anyone else to testify
18 on this legislation?

19 (No response.)

20 COUNCILMAN SQUILLA: Hearing
21 none, thank you so much.

22 Will the Clerk please call
23 the panel for Bill No. 220919.

24 THE CLERK: For 220919, we
25 have Paula Brumbelow Burns.

1 MS. BRUMBELOW BURNS: I'm
2 Paul Brumbelow Burns, Director of
3 Legislation for the Philadelphia City
4 Planning Commission. I'm here to
5 testify on Bill No. 220919, which was
6 introduced into City Council on
7 November 17, 2022 by Councilmember
8 Jones.

9 Bill No. 220919 amends
10 Philadelphia Zoning Maps by changing
11 the zoning designation of land within
12 an area bounded by Henry Avenue,
13 Roosevelt Boulevard Extension, Scotts
14 Lane and Indian Queen Lane. The bill
15 will change the zoning district from
16 RSA-5, Residential Single Attached,
17 designation to CMX-3, Commercial
18 Mixed-Use, designation for the entire
19 block.

20 The property is a former
21 hospital with multiple large
22 institutional buildings, surface
23 parking and a garage. The property is
24 currently being used for educational
25 uses, residential apartments, social

1 services, medical uses including
2 overnight stays, light manufacturing
3 and storage, day care, safety
4 services, office space and a
5 restaurant.

6 This bill intends to better
7 match the zoning to the existing uses,
8 which were granted by a ZBA variance
9 approximately 15 years ago. The
10 applicant is not currently proposing
11 any new development on the site. The
12 Philadelphia City Planning Commission
13 will consider Bill No. 220919 at its
14 meeting on December 8, 2022 and will
15 recommend for its approval. I'll be
16 happy to answer any questions at this
17 time.

18 COUNCILMAN SQUILLA: Thank
19 you, Paula, for your testimony.

20 Are there any questions from
21 the Committee?

22 (No response.)

23 COUNCILMAN SQUILLA: Hearing
24 none, is there anyone else here to
25 testify on this current bill?

1 (No response.)

2 COUNCILMAN SQUILLA: Hearing

3 none, thank you so much.

4 Clerk, can you please call

5 the panel for Bill No. 220923.

6 THE CLERK: For 220923, we

7 have Fran Healy.

8 COUNCILMAN SQUILLA: Fran, if

9 you just want to state your name for

10 the record and proceed with your

11 testimony.

12 INSPECTOR HEALY: Sure. Good

13 morning, Councilman. Can you guys

14 hear me?

15 COUNCILMAN SQUILLA: (Nodded

16 affirmatively).

17 INSPECTOR HEALY: Okay. And

18 other members on Rules, my name is

19 Francis Healy. I'm Special Advisor to

20 Commissioner Outlaw. First, on behalf

21 of Commissioner Outlaw, I'd like to

22 thank this Committee for giving the

23 Philadelphia Police Department the

24 opportunity to provide its comments

25 for Bill No. 220923.

1 The rising catalytic
2 converter theft in Philadelphia and
3 the brazenness of the thieves is very
4 troubling. The proactive efforts of
5 this Council and the Rules Committee
6 and other members of City Council are
7 timely and truly appreciated. We all
8 know that catalytic converters are
9 being stolen for the precious metals
10 inside, and the actions of this
11 Committee are truly appreciated.

12 First, this bill amends Title
13 9 requiring the same identification
14 standards for dealers in salvage auto
15 parts with that of precious metals as
16 well as pawn dealers. This is
17 consistent and we believe proper.
18 This bill we believe will, in fact,
19 impact the illegal trade of the
20 catalytic converters and the parts
21 therein.

22 As such, the Philadelphia
23 Police Department fully supports the
24 bill. However, we would recommend
25 that this Committee also consider

1 taking the extra steps that are
2 required in the precious metal dealers
3 ordinance, Section 9-615 Subsection 7
4 and the pawn dealers section, which is
5 9-603 Subsection (e), which requires
6 these dealers to use electronic
7 database to upload the information to
8 better track possibly stolen items.
9 The PPD spearheaded and supported the
10 amendments to those bills. For that
11 reason, we will do the same if this
12 Committee considered that in the
13 future.

14 Next, with respect to the
15 provisions regarding Title 10 and the
16 criminal sanctions for theft of and
17 receipt of stolen catalytic
18 converters, the Police Department
19 obviously supports the intent behind
20 this, but we have reservations
21 regarding the ability to enforce.
22 Obviously, the specific provisions
23 will be covered in the general state
24 laws regarding theft and receiving
25 stolen property, so there could

1 potentially be preemption issues, but
2 also the term of imprisonment that's
3 set forth in the ordinance or the bill
4 may violate the Code, become
5 problematic as to the authority of the
6 City Code to enforce or actually to
7 implement five-year terms of
8 imprisonment.

9 Nonetheless, I'm happy to
10 talk to anybody and work with City
11 Council to see how we can adjust or
12 amend accordingly. That will conclude
13 my testimony. I'm happy to answer any
14 questions.

15 COUNCILMAN SQUILLA: Thank
16 you, Fran, for your testimony.

17 I see Councilmember Bass has
18 a comment.

19 COUNCILWOMAN BASS: Yes.
20 Good morning. And thank you,
21 Mr. Chairman.

22 I just wanted to thank the
23 Philadelphia Police Department for
24 working with us on this bill. We've
25 spoken extensively about this issue

1 around catalytic converters. And if
2 you've ever had the experience and
3 more and more and more people are
4 having these experiences unfortunately
5 not just in the City of Philadelphia,
6 in the suburbs, across the country.
7 It's just a problem that we really
8 need to get a handle on as quickly as
9 possible.

10 Mr. Healy, I just wanted to,
11 number one, say thank you to you for
12 all of your help and expertise over
13 the years with the Philadelphia Police
14 Department. I noticed that you had a
15 number of things that were
16 reservations, and I can assure you
17 that that these are things that we
18 will take very seriously and will
19 circle back to you with possible
20 amendments in the future.

21 So we would like to pass the
22 bill out today as it is, but we would
23 like to still have the right to
24 reserve before final passage some
25 additional amendments, if possible.

1 So thank you so much for your help on
2 this. We look forward to working with
3 the Police Department and making sure
4 that you all have a bill that not only
5 protects us and protects our property,
6 but also is something that is
7 enforceable by the Philadelphia Police
8 Department. So many thanks. Thank
9 you.

10 MS. HEALY: Thank you. And I
11 appreciate all your help.

12 COUNCILMAN SQUILLA: Thank
13 you.

14 And thank you, Councilmember,
15 also. It's great to hear the hard
16 work that you put into this and the
17 ongoing work that will be needed. I,
18 myself, had my catalytic converter
19 stolen so I know what the residents
20 are going through. So it's a
21 challenge and it's something that
22 needs to be addressed. So thank you
23 so much.

24 Are there any other questions
25 for this panel?

1 (No response.)

2 COUNCILMAN SQUILLA: All

3 right. Thank you.

4 Is there anyone else to

5 testify on this current bill?

6 (No response.)

7 COUNCILMAN SQUILLA: (Muted).

8 THE CLERK: Mr. Chair, I

9 believe you're muted.

10 COUNCILMAN SQUILLA: Is there

11 somebody else to testify?

12 (No response.)

13 THE CLERK: Not for this

14 bill. Our next item is our last.

15 COUNCILMAN SQUILLA: All

16 right. I know that somebody has their

17 hand up. I'm not sure if that's

18 somebody who's testifying. Carter --

19 THE CLERK: No one did not

20 sign up to testify for this item.

21 They will be speaking later on public

22 comment.

23 COUNCILMAN SQUILLA: Okay.

24 All right. Thank you very much.

25 All right. Then we'll now

1 move to Bill No. 220918. I will now
2 recognize Joshua Cohen to read into
3 the record the written testimony of
4 Senator Hughes.

5 MR. COHEN: Thank you,
6 Chairman Squilla. This is a letter
7 from Senator Vincent Hughes:

8 As you know, I represent the
9 Overbrook section of the City, which
10 includes the Cobbs Creek Golf Course.
11 In your role as Chair of the Rules
12 Committee, please accept this letter
13 as an official letter of support for
14 the Cobbs Creek Foundation's plan to
15 revitalize the Cobbs Creek Golf
16 Course.

17 I respectfully urge the Rules
18 Committee to approve the Cobbs Creek
19 Foundation's overlay ordinance today.
20 Cobbs Creek is a significant piece of
21 not only our City's history, but our
22 nation's. When it opened 100 years
23 ago, it became a place for Black
24 golfers and women at a time few other
25 public courses allowed them.

1 It was the home of legendary
2 golfer Charlie Sifford, known by many
3 as the Jackie Robinson of Golf, and
4 it's one of only five courses
5 nationwide inducted into the Black
6 Golf Hall of Fame, but golf is only
7 one part of this impactful project.
8 In addition to restoring the public
9 golf course to its former glory, the
10 Cobbs Creek Foundation will restore
11 the creek bed, create wetlands and put
12 an end to the flooding and erosion
13 that have plagued this property for
14 years.

15 The project will remove years
16 of diseased overgrowth and put an end
17 to illegal trash dumping. Millions of
18 project dollars have been earmarked
19 for environmental improvements to the
20 area, ensuring that Philadelphians in
21 all Southeastern Pennsylvania will
22 enjoy it for generations.

23 Finally, this project will
24 stimulate our local economy by
25 creating a new part-time and full-time

1 jobs, accompanying the construction
2 and operation of the project. Looking
3 long-term, restoring the golf course
4 will allow our community to host major
5 golf events which will draw visitors
6 from both in and outside the City.

7 This project will breathe new
8 life into the area and spark
9 much-needed investment in both
10 Overbrook and the entire City. I
11 believe the investment by the Cobbs
12 Creek Foundation will be
13 transformative for Philadelphia, and I
14 appreciate all the outreach the
15 Foundation has done to better
16 understand the community's wants and
17 needs.

18 I strongly urge the Committee
19 to approve the Cobbs Creek
20 Foundation's overlay ordinance today.
21 Sincerely, Vincent J. Hughes,
22 Chairman, Senate Democratic
23 Appropriations Committee, Pennsylvania
24 7th Senatorial District.

25 COUNCILMAN SQUILLA: Thank

1 you, Joshua, for that.

2 And now, Clerk, would you
3 please call the panel for Bill No.
4 220918.

5 THE CLERK: For 220918, the
6 first panel we have Paula Brumbelow
7 Burns and we have Kathryn Ott Lovell.

8 COUNCILMAN SQUILLA: Hello,
9 Kathryn. If you want to state your
10 name for the record and then proceed
11 with your testimony and then we'll
12 move to Paula.

13 COMMISSIONER OTT LOVELL:
14 Sure. Thank you so much. My name is
15 Kathryn Ott Lovell. I'm the
16 Commissioner for the Philadelphia
17 Parks & Recreation. I'm here today to
18 testify in support of Bill No. 220918
19 introduced by Councilmember Jones.

20 Parks & Recreation has been
21 working for several years with the
22 Cobbs Creek Foundation, which has been
23 leading the project to restore the
24 Cobbs Creek Golf Course, one of our
25 country's most storied public golf

1 courses. The goal of this project is
2 to breathe new life into a 105-year-
3 old municipal golf course after years
4 of deferred maintenance, erosion and
5 flooding of Cobbs Creek that washed
6 away sections of the greens and
7 fairways, making it essentially
8 unplayable.

9 When it opened in 1916, the
10 Cobbs Creek Golf Course was one of the
11 finest public golf courses in America,
12 and one of the only ones that welcomed
13 African American and female players
14 decades before other courses or the
15 PGA allowed non-Whites to play. In
16 addition to honoring that legacy, this
17 project will provide new recreational
18 and educational opportunities to local
19 youth and celebrate Cobbs Creek's
20 longstanding role in the history of
21 accessibility and inclusion for
22 Philadelphia athletes.

23 The self-stated purpose of
24 Bill No. 220918 is to encourage and
25 accommodate the redevelopment of a

1 first class public golf course, the
2 same reason the City is supporting
3 this project. Alongside a description
4 of the location restricting its
5 provisions to parkland, there are
6 three substantive provisions of the
7 bill as it would read if amended:

8 Number 1, exempting the site
9 from steep slope protections,
10 prohibiting site clearing and earth-
11 moving activities. Number 2,
12 adjusting the fencing provisions to
13 allow for protective netting at the
14 driving range and other areas of the
15 golf course. And 3, limiting building
16 height.

17 The Cobbs Creek Foundation is
18 working to rebuild over 3 miles of
19 creek bed and create 37 acres of
20 wetlands to ease flooding. Their
21 projected \$20 million creek
22 restoration plan was approved by the
23 Pennsylvania Department of
24 Environmental Protection and is
25 awaiting final approval from the Army

1 Corps of Engineers. This steep slope
2 exemption will allow these necessary
3 elements of the golf course
4 restoration project to move forward.

5 Ultimately, we anticipate
6 that 15,000 new trees, plants and
7 shrubs will be planted across these
8 grounds. Additionally, the Foundation
9 has pledged \$250,000 to our Tree
10 Philly Program for use in planting
11 street trees in nearby neighborhoods
12 that need them. The Art Commission
13 has approved designs for our driving
14 range and Youth Education Center, both
15 of which adhere to the proposed
16 fencing and building restrictions of
17 the bill.

18 The perimeter fencing will be
19 kept to 15 feet, while higher netting
20 will provide protection at certain
21 golf holes and the driving range. The
22 building design would not exceed the
23 building height limit in the amended
24 ordinance.

25 Through this project, a new

1 generation of Philadelphians can come
2 to know the resilience, athleticism
3 and resolve of golfers like Charlie
4 Sifford and Howard Wheeler, a
5 generation of Black golfing
6 professionals who thrived in their
7 sport despite racism and segregation.

8 In support of that vision, we
9 ask your support of the amendment and
10 a favorable recommendation for Bill
11 No. 220918 and further move that the
12 rules of Council be suspended to allow
13 first reading at the next session of
14 City Council. Thank you so much for
15 allowing me to give this testimony.
16 I'll be happy to answer any questions.

17 COUNCILMAN SQUILLA: Thank
18 you, Commissioner, for your testimony.
19 And we'll go with Paula before we ask
20 questions.

21 Paula, if you want to state
22 your name for the record and proceed
23 with your testimony.

24 MS. BRUMBELOW BURNS: Hi.
25 I'm Paula Brumbelow Burns, Director of

1 Legislation for the Philadelphia City
2 Planning Commission. I am here to
3 testify on Bill No. 220918, which was
4 introduced into City Council on
5 November 17, 2022 by Councilmember
6 Jones.

7 Bill No. 220918, amends the
8 Philadelphia Zoning Code by creating a
9 new subsection of Chapter 14-500,
10 entitled "The Cobbs Creek Golf Course
11 Overlay District." Drafted at the
12 request of the Cobbs Creek Foundation,
13 this bill would create a new overlay
14 district within Fairmount Park to
15 enable the restoration of the golf
16 course and the operation of associated
17 educational programming without the
18 need for additional approval by the
19 Zoning Board of Adjustment.

20 This overlay would institute
21 exemptions from three zoning code
22 development standard elements.
23 Exemption from the 15-foot fence
24 height regulation will allow for the
25 construction of fencing specific to

1 the golf course. Exemption from the
2 height limit in the SP-P0-A zoning
3 district for this property would allow
4 for the construction of a clubhouse
5 and driving range. The structure was
6 reviewed and approved by the Art
7 Commission.

8 The last exemption would be
9 to remove the limitations on earth
10 moving and site clearing within steep
11 slopes on this property. The
12 Foundation plans to do stream
13 restoration, laying water pipes and
14 work on the golf hole that are all
15 affected by steep slopes.

16 The Philadelphia City
17 Planning Commission will consider Bill
18 No. 220918 at its meeting on December
19 8, 2022. I'll be happy to answer any
20 questions at this time.

21 COUNCILMAN SQUILLA: Thank
22 you.

23 Are there any questions
24 for -- Councilmember Gilmore
25 Richardson.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Okay. Good morning.

3 Thank you so much, Mr. Chair.

4 And thank you all so very,

5 very much for your testimony. And,

6 one, I want to thank my District

7 Councilmember and our colleague

8 Majority Leader Curtis Jones for all

9 of this work on this legislation and

10 we had an opportunity to touch base

11 last week.

12 And also, I wanted to prior

13 to the panel's testimony thank the

14 Cobbs Creek Foundation representatives

15 for their conversation and ability to

16 touch base and ask a number of

17 questions. And thank you to Parks &

18 Rec and to Planning for all of your

19 work. We all know that I serve in

20 several roles that include being the

21 Chair of City Council's Committee on

22 the Environment.

23 And so, I've received some

24 outreach from some of the

25 environmental groups who are a part of

1 our Civilian Advisory Committee that
2 we have met with for the past three
3 years monthly, on a monthly basis for
4 the past three years. And so, I just
5 wanted to be able to get a few
6 questions on the record from the
7 perspective of the Committee on
8 Environment and our Civilian Advisory
9 Committee members.

10 And this is for Planning
11 specifically. Have you all ever
12 granted an exemption for the steep
13 slope requirement?

14 MS. BRUMBELOW BURNS: The
15 Code currently does not offer any Code
16 exemptions or exemptions through a
17 process for steep slope exemption. So
18 we have not -- we don't have that
19 ability through the Code or we have
20 not done it legislatively.

21 COUNCILWOMAN GILMORE
22 RICHARDSON: Okay. And this is
23 Councilmember Jones' legislation, but
24 we have never -- there's no ability is
25 what you're saying to grant the

1 exemption.

2 So I wanted to just put on
3 the record that I think moving forward
4 we should also figure out that
5 conundrum from a citywide perspective
6 because this will obviously come up
7 again at some point, and I think we
8 need to have some level of remedy to
9 address it moving forward instead of
10 sort of what this process is.

11 And so, how do you think this
12 will impact the neighborhood and the
13 surrounding communities by granting
14 the exemption?

15 MS. BRUMBELOW BURNS: We only
16 got their study yesterday, the study
17 for the stream restoration yesterday,
18 so we have not necessarily had a full
19 time to review it and analyze it, but
20 the Water Department has reviewed it
21 though. So I would assume that the
22 stormwater people at PWD have at least
23 looked at it, but I cannot answer
24 that.

25 COUNCILWOMAN GILMORE

1 RICHARDSON: Okay. That's fine. So
2 what I would request is if we can just
3 get your follow-up from Planning and
4 then also from PWD to the Committee so
5 that we have that for the record.

6 And then lastly, do you
7 anticipate, and this could be also for
8 Parks, any additional cost that the
9 City would have to bear as it relates
10 to the environmental impacts of the
11 project?

12 MS. BRUMBELOW BURNS: I do
13 not know that personally for the
14 Planning Commission.

15 COMMISSIONER OTT LOVELL:
16 This is Kathryn from Parks & Rec,
17 Councilmember. We don't anticipate
18 any additional costs at this time.

19 COUNCILWOMAN GILMORE

20 RICHARDSON: Okay. And if that
21 changes, will you be able to let us
22 know that in writing?

23 COMMISSIONER OTT LOVELL:
24 Yes.

25 COUNCILWOMAN GILMORE

1 RICHARDSON: Okay. Because that helps
2 us with planning any potential
3 citywide steep slope exemption that
4 needs to take place in the future,
5 just so we have that information and
6 the data.

7 Okay. Thank you. That's all
8 I have, Mr. Chair, for Panel 1. Thank
9 you very much.

10 COUNCILMAN JONES: I think
11 you're on mute, Mr. --

12 COUNCILMAN SQUILLA: Thank
13 you, Councilmember, for those
14 questions.

15 Are there any other questions
16 for this panel?

17 (No response.)

18 COUNCILMAN SQUILLA: Okay.
19 Clerk, can you please call the next
20 panel to testify.

21 THE CLERK: Our next panel we
22 have is Jeff Shanahan, Enrique Hervada
23 and Blane Stoddart.

24 COUNCILMAN SQUILLA: Thank
25 you. We'll go in that order.

1 Jeff, if you want to start,
2 just state your name for the record
3 and then proceed with your testimony.

4 And after all three testimonies, we
5 can ask if there's any questions.

6 MR. SHANAHAN: Yeah. Hello,
7 everyone. I'm Jeff Shanahan. I am
8 the President of the Cobbs Creek
9 Foundation. I believe I was going to
10 show a presentation. Is there a way
11 to pull that up or enable the screen
12 share?

13 COUNCILMAN SQUILLA: Um --

14 THE CLERK: I think if Haggie
15 is on, they were given screen share
16 ability. And if they are not on, we
17 just may need a moment for Council
18 Support to give me the access and I
19 will be able to do it. But I don't
20 know if you would like to pause for
21 Council Support to make that happen or
22 if you would like to move on with your
23 testimony, and I can work on that
24 while you speak.

25 MR. SHANAHAN: Sure. I'll

1 just get started.

2 COUNCILMAN SQUILLA: Yeah.

3 Just proceed with your testimony then,
4 and they'll work on getting that share
5 set up.

6 MR. SHANAHAN: Great. So as
7 I mentioned, my name is Jeff Shanahan.
8 I'm the President of the Cobbs Creek
9 Foundation. Thanks for letting me
10 present my testimony to you all today.
11 The Cobbs Creek Foundation is a
12 nonprofit 501(c)(3) entity that has
13 signed a seven-year lease, including
14 renewals, with the City of
15 Philadelphia.

16 The purpose of the lease for
17 our Foundation is to not only restore
18 this historical landmark to its former
19 glory, but to do it with a purpose by
20 using 100 percent of the excess
21 revenues generated from the golf
22 course operations to fund educational
23 and community programs.

24 In the presentation that
25 we'll hopefully pull up in a minute --

1 actually I have screen share now, so
2 just one second. Sorry. One quick
3 second.

4 COUNCILMAN SQUILLA: No
5 problem. Take your time.

6 MR. SHANAHAN: Yeah, I'm
7 unable to pull it up. It's not
8 letting me -- hold on one second.
9 Okay, there we go. Is that Haggie?

10 COUNCILMAN SQUILLA: I don't
11 know if that's -- is that Brett or --

12 THE CLERK: That's me, so let
13 me know when to move on.

14 MR. SHANAHAN: Sure. In this
15 deck, we will provide a brief history
16 of the Cobbs Creek Foundation and
17 overview of the restoration project
18 and the reasons for why this bill is
19 necessary for us to complete the
20 project.

21 Next slide. Next slide. So
22 this has already been covered by
23 Senator Hughes and Kathryn Ott Lovell,
24 but I'm just going to go through it
25 quickly again. The Cobbs Creek again

1 opened in 1916 as a public golf course
2 in Philadelphia. Cobbs Creek was one
3 of the first public golf courses open
4 for play to both men and women in all
5 ethnicities.

6 From the Black golfing
7 perspective, no other course in the
8 United States has a more important
9 history than Cobbs Creek. In many
10 ways it was the home to Black golf and
11 is in the National Black Golf Hall of
12 Fame. Through the '20s, '30s, '40s
13 and '50s, Cobbs Creek was where many
14 of the world's best Black golfers,
15 both men and women, honed their game.
16 And as mentioned earlier, the Jackie
17 Robinson of golf, Charlie Sifford
18 called Cobbs Creek his home.

19 Charlie spent over a decade
20 honing his game at Cobbs Creek in
21 1940s and he eventually went to become
22 the first Black golfer on the PGA
23 Tour, successfully winning a 12-year
24 battle with the PGA Tour in 1961 to
25 have the Caucasian-only clause removed

1 from the Tour bylaws.

2 Cobbs Creek was home to many
3 professional golf tournaments through
4 the 1950s, including several UGA
5 National Championships, which was the
6 National Championship for Black
7 Professional Golfers. It also hosted
8 a USGA Championship as well as two PGA
9 Tour events.

10 Around 1930, a second 18-hole
11 course was added to the property
12 called Karakung Golf Course. In the
13 1950s, the U.S. Army annexed 15
14 percent of the property for military
15 battery and several of the golf holes
16 were changed. During the last 60
17 years or so, Cobbs Creek has been in
18 gradual decline due to the lack of
19 maintenance and investment. The last
20 operator of the golf course left in
21 2020 leading to its closure.

22 Next slide. Next slide. So
23 next, I'm going to go over the
24 property overview. The Cobbs Creek
25 Foundation is in the process of a

1 massive restoration of the 350-acre
2 property, which includes restoring the
3 famed 18-hole championship golf course
4 back to its original routing splendor.

5 We are transforming the
6 smaller 18-hole Karakung Golf course
7 to a modern 9-hole course. A
8 combination of the 18-hole and 9-hole
9 courses has been designed to host the
10 annual professional golf event. I'll
11 note Philadelphia is the largest city
12 in the United States without an annual
13 Pro Tour stop.

14 Additionally, we are building
15 a 30,000 square foot educational
16 center that will host robust academic
17 and athletic programming for the
18 community. Adjacent to the education
19 center will be a modern Par 3 short
20 course for children and beginners to
21 learn the game.

22 We are rebuilding the
23 existing driving range to include
24 state-of-the-art technology and food
25 and beverage operations for the

1 community to enjoy. We have a
2 restoration of an existing
3 architecturally significant building
4 that will become the new clubhouse on
5 the property.

6 Lastly as mentioned, we are
7 completing a \$20 million stream
8 restoration project in partnership
9 with the PA DEP and the U.S. Army
10 Corps of Engineers. This project will
11 decrease flooding, eliminating
12 erosion, clean up the creek and
13 waterways and create 37 acres of new
14 wetlands.

15 Next slide. This is just a
16 brief overview of our business model.
17 I've already covered this, but our
18 model is pretty simple. All revenues
19 in excess of operating expenses
20 generated from the golf course, assets
21 will flow 100 percent to the community
22 in the form of education and athletic
23 programming to scholarships.

24 Next slide. Briefly from a
25 timeline and budget perspective, due

1 to the immense size and scope of this
2 project, we've broken the project up
3 into several phases which you can see
4 on the screen, which we intend to have
5 all completed by the end of 2025. We
6 are planning to open the driving range
7 and education center by the start of
8 the 2024 school year.

9 Our budget to complete the
10 project is \$132 million. We have been
11 successful in fundraising efforts and
12 have around 65 million in official
13 funds raised and just under 25 million
14 verbal and pending gifts for a total
15 of close to \$90 million.

16 Next slide. So why is the
17 disturbance of the steep slope
18 necessary. So we have three areas of
19 steep slopes on the 350-acre property
20 that require earth disturbance. The
21 first is for our creek restoration
22 area with steep slopes on the banks of
23 the creek. The second is a small area
24 where we intend to build a retention
25 pond for irrigation purposes. Lastly,

1 there are two original golf holes that
2 require work that route through steep
3 slopes.

4 Next slide. Next slide. As
5 mentioned, the creek restoration is a
6 \$20 million project within the overall
7 larger project. This project has been
8 approved by the Pennsylvania DEP in
9 August of 2022 and has been posted for
10 public comment and approval by the
11 U.S. Army Corps of Engineers.

12 We are restoring 3 miles of
13 creek and related tributaries and
14 creating 37 acres of wetlands. Just
15 over 10 acres of the stream
16 restoration area falls on steep
17 slopes. According to the Pennsylvania
18 DEP, it will be one of the largest
19 true process-based stream restoration
20 projects, not an engineered system, in
21 a mega urban environment in the
22 country.

23 Next slide. In order to
24 successfully irrigate a property of
25 this size, a retention pond is needed

1 to store water. There is less than a
2 half acre of steep slope land that
3 requires disturbance to build this
4 retention pond. The Foundation has
5 secured approval from the Delaware
6 River Basin Commission to extract
7 enough water from Cobbs Creek to
8 perform the required irrigation.

9 Next slide. Two of the
10 original golf holes that were rerouted
11 after the military annex part of the
12 property will be restored back to
13 their original routing as part of this
14 project. These two holes, Nos. 6 and
15 12, include 2.75 acres of steep slopes
16 that require disturbance. Next slide.
17 These are two diagrams on the steep
18 slopes of the golf course and which
19 ones have to require some disturbance.

20 You can go to the next slide.
21 Next slide. As mentioned earlier by
22 the earlier testimony, in addition to
23 the steep slope exemption within the
24 bill, it also provides for a maximum
25 building height of 50 feet, driving

1 range netting not to exceed 150 feet
2 and up to 15 feet of fencing around
3 the property. That concludes my
4 testimony for today, and I'll open it
5 up to questions.

6 COUNCILMAN SQUILLA: Thank
7 you so much for your testimony. Let's
8 finish with the testifiers and then we
9 can ask questions of the panel.

10 Blane, I see that you're on.
11 Do you want to state your name for the
12 record and then start with your
13 testimony.

14 MR. STODDART: Mr. Chairman,
15 I thought Enrique Hervada -- I want to
16 yield to him if he's available and
17 then I'll go.

18 COUNCILMAN SQUILLA: Okay.
19 Enrique, just state your name for the
20 record and then proceed.

21 MR. HERVADA: Yeah. I'm not
22 scheduled to speak, Blane, so go
23 ahead.

24 MR. STODDART: Okay. Great.
25 Thank you so much, Mr. Chairman.

1 First of all, my name is Blane
2 Stoddart. I run BFW Group, which is a
3 construction management company. We
4 provide professional services around
5 the City on major projects. We were
6 the assistant project manager for
7 Comcast. We are the owner's
8 representative in your District,
9 Mr. Chairman, for the new Jefferson
10 Medical Tower, which is a 19-story
11 tower at 11th and Chestnut. And we
12 have done affordable housing and
13 managed affordable housing projects to
14 construction in West Philadelphia.
15 And I'm very honored to be part of
16 this panel.

17 Mr. Chairman and Councilman
18 Jones and to the Honorable City
19 Councilmembers and listeners, I am
20 here in 100 percent full support of
21 this project. Councilman Jones maybe
22 13 years ago mentioned that he was
23 going to do something at Cobbs Creek.
24 But I was thinking, but Cobbs Creek
25 that's in West Philadelphia along 63rd

1 Street and I don't see a golf course.
2 I did not even know where the golf
3 course was.

4 And there have been some fits
5 and starts, Mr. Chairman, of other
6 groups. But I want to thank the good
7 Lord that Cobbs Creek Foundation was
8 formed to really bring this project to
9 fruition. And they've raised over
10 close to \$100 million to make this
11 project a reality.

12 There are three reasons,
13 Mr. Chairman, why I want to give why I
14 believe this project is transformative
15 and will help to transform West
16 Philadelphia into a -- it's a great
17 place to live now, but an even much
18 better place to live and work and
19 raise a family.

20 Number one is community.
21 Mr. Chairman, as you can see when I
22 listen to KYW, all I'm hearing about
23 is juvenile detention. And so, for
24 somebody to come along and talk about
25 a golf course and a community center

1 for our youth in the neighborhood
2 instead of talking about the juvenile
3 detention center on KYW, it's just a
4 breath of fresh air. So that's my
5 first reason, Mr. Chairman, is this is
6 community focus.

7 Number two, the economic
8 development opportunities. I have
9 worked with Mr. Shanahan and people
10 over at Cobbs Creek and they're not
11 talking about economic development in
12 a vacuum. They have begun to meet
13 with activists like me in the
14 community that represent over 200 --
15 we promote over 200 Black and Brown
16 contractors and they're talking to
17 people like us about how we can be
18 integrated in the project and not
19 waiting until all the bids are out and
20 all the contracts are let and then
21 talking about Black and Brown
22 businesses. We're talking early to be
23 part of this process so that we can
24 participate in the work that's coming
25 down.

1 And last but not least,
2 Mr. Chairman, I'm going to go back to
3 community and youth. With over 150
4 youth that have been shot dead under
5 18, I may not even have the current
6 statistics, but over 150 youth that
7 have been shot or killed in
8 Philadelphia this year, it's just
9 refreshing, it's just so refreshing
10 for this organization to come along
11 and say, here is something positive,
12 here's something transformative.

13 Every study, Mr. Chairman,
14 has shown that if our youth are put
15 into organized activities, that their
16 life chances of making it in
17 Philadelphia and making it in the
18 world today, that their life chances
19 are significantly increased.

20 So, Mr. Chairman and to the
21 Honorable City Council, I urge you to
22 vote for this exemption to the steep
23 slope ordinance so that this project
24 can move forward and it can move
25 forward quickly. Thank you so much,

1 Mr. Chairman.

2 COUNCILMAN SQUILLA: Blane,
3 thank you so much for your spirited
4 testimony.

5 We do have a question.
6 Councilmember Gilmore Richardson.

7 COUNCILWOMAN GILMORE
8 RICHARDSON: Thank you. Thank you so
9 much, Mr. Chair.

10 And again, I wanted to thank
11 the representatives from Cobbs Creek
12 Foundation for their testimony and for
13 the presentation, and particularly for
14 the historical overview of the site
15 and for all the testimony that has
16 been provided.

17 Again, I want to just be very
18 clear that as the Chair of Council's
19 Committee on the Environment and the
20 convener of more than 60-plus
21 environmental groups for the last
22 three years on a monthly basis, I
23 wanted to get questions on the record
24 relative to the potential
25 environmental impact of the project so

1 that we have those questions and
2 answers on the record for the benefit
3 of the Committee and for the overall
4 community.

5 One, I wanted to circle back
6 to the folks from the Cobbs Creek
7 Foundation. If you can talk to us and
8 really explain in detail your plans
9 for the creek restoration, and if you
10 could provide the restoration and
11 erosion and sediment control plans
12 that you all submitted to DEP to the
13 Committee.

14 And has PWD had the
15 opportunity to review those plans and
16 have you received their approval for
17 erosion and sediment control? And
18 also, if you've sent those plans to
19 Stormwater Management as well. And if
20 so, can all of that be shared with the
21 Committee?

22 MR. SHANAHAN: Sure. So this
23 is Jeff Shanahan again from the
24 Foundation. All plans have been
25 submitted to PWD. We have received

1 several approvals. This is a massive
2 project, so there are parts of the
3 property because it's divided up into
4 phases that will be permitted as the
5 project moves along. But specifically
6 on stormwater and sediment control, we
7 definitely have received necessary
8 approvals for the creek part of the
9 project.

10 I think to an earlier
11 question you had about the steep slope
12 exemption as well and how that would
13 impact stormwater management, the
14 Cobbs Creek, the low point of it is
15 recipient of 10 square miles of
16 drainage from around the City and some
17 of the adjacent suburbs --

18 COUNCILWOMAN GILMORE

19 RICHARDSON: And Delco too.

20 MR. SHANAHAN: Yes. So the
21 whole purpose of the stream
22 restoration, one of the main purposes
23 is obviously to handle that sort of
24 stormwater, so this is probably the
25 largest stormwater management project

1 that's ever been done in the city of
2 Philadelphia. So while we don't take
3 steep slope disturbance lightly,
4 there's certainly a lot of dollars
5 going in to make sure any stormwater,
6 whether it's from steep slope or not
7 is being handled correctly.

8 Did I answer -- you had a few
9 questions.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Yeah. I was asking
12 specifically around the erosion and
13 the sediment control. Has PWD
14 approved those plans? And I ask
15 because I also have another
16 constituent case from another area of
17 the City that some of these issues
18 have come up in that particular case
19 as well. And I just don't want to be
20 in the same place and space with the
21 community on this issue.

22 So has PWD, has the Water
23 Department with the City approved the
24 erosion and the sediment control
25 plans, not just from the DEP's

1 perspective around the restoration,
2 but also with PWD?

3 MR. SHANAHAN: Yes, from what
4 I'm aware of. PWD, we've been working
5 in conjunction with the whole time
6 over this multi-year process of
7 putting together the stream
8 restoration project, has seen
9 everything and has approved all the
10 plans related to the creek project.

11 COUNCILWOMAN GILMORE

12 RICHARDSON: Okay. And then I wanted
13 to ask another question around how you
14 plan to develop the wetlands on this
15 site and if you could talk about what
16 you intend to do around wetland
17 credits once the restoration project
18 is completed?

19 MR. SHANAHAN: Sure. So as I
20 mentioned earlier, part of the stream
21 restoration project as approved by DEP
22 includes the creation of 37 acres of
23 new wetlands, floodplains basically,
24 adjacent to the creek itself. We are
25 hoping, it's certainly not a

1 guarantee, that we will receive
2 credits from the DEP that will be of a
3 dollar value to help offset that \$20
4 million price tag on the creek
5 restoration project.

6 We are in the process of
7 trying to get approved for a
8 mitigation bank. We are working with
9 Resource Environmental Solutions who's
10 done work in the City already, and
11 we'll be partnering with them on the
12 creek restoration project for the
13 credits themselves.

14 Just for context, we don't
15 anticipate those credits being worth
16 anything more than 20 percent of the
17 overall cost of the project. So while
18 we were hoping that the credits would
19 be worth the entire price tag of the
20 project, it's not going to work out
21 that way.

22 COUNCILWOMAN GILMORE

23 RICHARDSON: I see. And that's why I
24 was asking, particularly because of
25 the size of the project and what the

1 impact would be for City-owned land.
2 So what do you all anticipate? And if
3 you can just explain what you think
4 the impact will be for the City-owned
5 land I guess because it's not what you
6 originally anticipated.

7 MR. SHANAHAN: Well, what we
8 originally anticipated was just the
9 value of those credits. So when we
10 went down the path conceiving this
11 project, we thought early on based on
12 our studies and working with DEP that
13 the value of those credits be worth
14 the total value dollars that we put
15 into the creek itself.

16 In terms of the impact of the
17 City land, that hasn't changed. I
18 mean, the impact is obviously from
19 what we gather and DEP says is all
20 positive. We'll have a properly
21 flowing creek. We'll control the
22 erosion along the creek banks. We
23 also have a project that's separate of
24 the Cobbs Creek project, but we're
25 working with the Water Department for

1 a new combined sewer overflow to stop
2 the raw sewage from flowing from the
3 adjacent neighborhoods into the creek,
4 which happens as we speak now --

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Okay, from an additional
7 infrastructure perspective. And so,
8 the reason why I ask because you all
9 are technically leasing the City-owned
10 land. So typically, with the credits
11 process, what happens from an
12 ownership perspective? That's what I
13 was asking.

14 MR. SHANAHAN: Oh. Yeah, so
15 really it's the -- we're going to
16 partner with Resource Environmental
17 Solutions most likely that will be
18 performing the work on the creek
19 itself. They'll be the permit holder
20 for the DEP and Army Corps of
21 Engineers, and they will also be the
22 recipient of those credits. That
23 company will then use those credits to
24 make a contribution to the creek kind
25 of price tag, which again we

1 anticipate to be less than \$4 million
2 with a total of \$20 million cost.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Okay. And just one of my
5 last questions, and I'll submit
6 additional questions to the Chair for
7 follow-up, particularly because we
8 were able to have a great meeting with
9 the Cobbs Creek Foundation
10 representatives, and I thought you all
11 really did a great job with addressing
12 some of the concerns that I raised
13 during the meeting last week.

14 But if you could just talk
15 about, and I want to get this on the
16 record because this is one of the
17 first questions I had for the group
18 last week, and you all mentioned the
19 significant issues in this particular
20 area, and I'm going to call it our
21 area because I live adjacent with
22 runoff, including from the
23 neighborhood and you just talked about
24 it's major highways, Route 1 and a
25 couple of other routes that go through

1 that area, all the major roadways that
2 we have, other impervious surfaces in
3 that community, what additional
4 cumulative burden could this project
5 put on our watershed that already
6 needs, as you know, significant
7 improvement especially to address
8 combined sewer overflows in that area?

9 And I just went by there not
10 too long ago, I was riding down Route
11 1, and was able to see how you all
12 have sort of managed sort of the
13 bundling of the branches and the trees
14 and that kind of thing, so if you
15 could just talk about that.

16 And then finally, this was my
17 biggest question in the meeting we
18 had. You know that once the golf
19 course is finished and it looks great
20 and it's pretty, it will require
21 significant water use in addition to
22 real heavy use of fertilizers. So if
23 you can just talk about that from the
24 runoff perspective for the local
25 community so that we understand what

1 that means around environmental impact
2 for the local community, which is
3 primarily Black and Brown?

4 And I listened to all the
5 buzzwords that were utilized. I
6 listened to everything that you all
7 were saying. But at the end of the
8 day, we have to ensure that from an
9 environmental perspective that we are
10 thinking about the folks who live in
11 that community.

12 MR. SHANAHAN: Sure. And
13 just to address, I think you had two
14 questions there. First, on the
15 impervious space side, we have a very
16 minimal amount of new impervious space
17 from an acreage perspective on the
18 property. Again, it's 350 acres. We
19 are enlarging a parking lot. We're
20 building a driving range center and
21 education center as well as a
22 maintenance center. But we're talking
23 low single digits in terms of
24 percentage in terms of addition of
25 overall space that will add impervious

1 space which will contribute to the
2 stormwater runoff.

3 Again -- and I don't mean to
4 repeat myself -- but that stormwater
5 runoff right now, the creek itself
6 can't handle that, and that's why the
7 area floods so often. Our creek
8 restoration project is, as I
9 mentioned, the largest urban waterway
10 restoration that the DEP has heard of
11 in the country. This will be clearly
12 done to make sure that we can handle
13 not only the existing stormwater
14 runoff, but the additional from the
15 buildings themselves.

16 And to your second question,
17 this is also really important, as you
18 mentioned, in order to maintain a
19 property of this size being a golf
20 course, two or three things are
21 needed: Irrigation, fertilizers and
22 pesticides. From an irrigation
23 perspective, we were very fortunate to
24 receive approval from the Delaware
25 River Basin Commission to extract

1 water from the creek itself, which
2 will be restored in that retention
3 pond I mentioned during my
4 presentation. That's really important
5 because we are not -- we won't be a
6 burden from the City water
7 perspective.

8 And then from a fertilizer
9 and pesticide perspective, just like
10 any other golf course obviously these
11 are required elements in order to
12 maintain the upkeep, but the Golf
13 Course Superintendent's Association of
14 America provides best management
15 practices for golf courses that will
16 be followed by Cobbs Creek Golf
17 Course.

18 Like every other golf course,
19 I think it's important to note it's
20 very closely regulated by the state
21 and we're required to report every
22 application of fertilizer and
23 pesticides used on an annual basis.
24 And Cobbs Creek will use only
25 federally and state-approved

1 applications at all times. And we
2 also intend to make sure that if there
3 are choices for more environmentally
4 friendly applications, we will 100
5 percent go down that path.

6 COUNCILWOMAN GILMORE

7 RICHARDSON: Okay. And if you make
8 changes, if you can just keep us
9 updated on that. And you talked about
10 the groups that you all are working
11 with. But who will be responsible for
12 the long-term maintenance and care of
13 the restoration area, the stream
14 banks, the floodplain and the wetlands
15 and how will you all from a foundation
16 perspective ensure that this is
17 established long-term?

18 And finally, we have several
19 environmental groups in that
20 particular area. So what are your
21 plans for monitoring and environmental
22 controls moving forward and what is
23 your group's relationship with local
24 environmental organizations in helping
25 to monitor the site? And we do have

1 several just in the Overbrook area.

2 MR. SHANAHAN: Yeah. So in
3 terms of the creek restoration
4 project, which includes obviously a
5 lot of the new floodplains and
6 wetlands, part of that process in
7 order to basically get those credits
8 we talked is to create a long-term
9 stewardship plan and with also dollars
10 assigned to it, so it can be
11 maintained on annual basis. I believe
12 it's for 100 years, so it's a pretty
13 long-term stewardship plan. We have
14 not selected the group that will
15 actually perform that, but that will
16 be a responsibility of the Foundation
17 as the leaseholder of the property to
18 make sure that that's happening --

19 COUNCILWOMAN GILMORE

20 RICHARDSON: And can you keep us
21 updated on that process on who you
22 select, but also if that 100 years
23 around the stewardship plan differs
24 from the length of your lease with the
25 City?

1 MR. SHANAHAN: Yes,
2 absolutely. And all of this is being
3 run through the attorneys at City
4 because of the lease and the required
5 approvals for our partners on the
6 project, but we will definitely make
7 sure we provide all of that
8 information.

9 In terms of your second
10 question, again this is a community
11 project. We want to make sure that we
12 are meeting with all groups that are
13 relevant and have impact to the area.
14 We have met with the Mid Atlantic
15 Audubon group. We have met with the
16 Cobbs Creek Ambassadors. We've asked
17 to meet with them again. We haven't
18 been able to set up a second meeting.
19 I know there's another group that was
20 recently formed, Cobbs creek
21 Environmental Justice that we are
22 seeking to meeting with, with
23 Councilman Jones. So we understand
24 that that's part of this project in
25 making sure that we're meeting with

1 them, and we intend to meet with them
2 going forward.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Yes. And I was
5 specifically referring to some of the
6 local long-time groups that have been
7 there like Overbrook Educational
8 Center, folks like Mr. Jerome Shabazz
9 and others, like our long-term
10 environmentalists who live in that
11 community.

12 MR. SHANAHAN: Got it. Yeah,
13 we've definitely met with every local
14 group in that community so far and we
15 continue to meet with them in
16 maintaining communication with them as
17 we go forward, including the Over -- I
18 think you meant Overbrook
19 Environmental Center. Is that what
20 you meant?

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Center, yes. I
23 apologize. I'm conflating it with the
24 name of the school. It's Overbrook
25 Environmental Center. I'm conflating

1 it with OEC. They're both OEC --

2 MR. SHANAHAN: Yeah.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: -- but it's Overbrook
5 Environmental Center on Lancaster
6 Avenue, and they've recently expanded.
7 And he's actually received a grant, a
8 federal grant recently from the EPA.
9 I also serve on the Local Government
10 Advisory Committee for the United
11 States Environmental Protection
12 Agency.

13 So a number of these issues
14 do come up in our meetings, and I just
15 want to ensure from that perspective
16 and also from being the Chair of
17 Council's Committee on the Environment
18 that I get some of these questions on
19 the record because they do come up.

20 But also from a constituent
21 services perspective, we're still
22 dealing with another case that has
23 issues around runoff and potential
24 contamination that's going into the
25 creek in another section of the City,

1 and we want to ensure that while this
2 is a very laudable project with
3 wonderful goals and great community
4 inclusion, we want to ensure from an
5 environmental perspective that we are
6 doing all that we can to protect the
7 members of that community and
8 Philadelphians as a whole, because
9 this particular possible exemption
10 would have implication for projects
11 moving forward, particularly because
12 Planning has never granted an
13 exemption to this requirement, which
14 is something that I think we should
15 also go back to look at as well.
16 Okay. So thank you all so very, very
17 much.

18 Thank you, Mr. Chair, for the
19 latitude. And thank you so much,
20 Leader Jones, for your work with these
21 groups and organizations and for the
22 latitude around the environmental
23 issues. Thank you.

24 COUNCILMAN SQUILLA: Thank
25 you, Councilmember.

1 Are there any other questions
2 for this panel?

3 Councilmember Jones.

4 COUNCILMAN JONES: Thank you,
5 Mr. Chair. And I'll be brief.

6 I want to thank the Chair of
7 the Environmental Committee, Member
8 Richardson, for her insight to things
9 that we need to be mindful of, things
10 that have unintended and intended
11 impacts on downstream communities. So
12 thank you for that.

13 And I'm bringing to light
14 that we need to take a deeper dive
15 into the steep slope legislation so
16 that its intent is not misconstrued.
17 As the author of that legislation, it
18 was designed for areas that were being
19 overdeveloped. Woodlands were being
20 chopped down in order to put condos up
21 quite frankly and never really was
22 intended for golf courses like this.

23 And I see the importance of
24 clarifying this legislation so that in
25 other sections of the City we don't

1 run into this. And so, I'd like to
2 work with you, Member Richardson, to
3 kind of close those loopholes and take
4 a corrective-action look at it, so
5 thank you for that.

6 Real quick with the
7 Foundation. To your recollection,
8 when did this discussion of an
9 improvement to the golf course start?
10 What year, do you remember?

11 MR. SHANAHAN: 2008, '09.

12 COUNCILMAN JONES: Under the
13 Nutter Administration, correct?

14 MR. SHANAHAN: Correct.

15 COUNCILMAN JONES: And it
16 took us about seven or so years to get
17 a lease, correct?

18 MR. SHANAHAN: A decade.

19 COUNCILMAN JONES: A decade
20 to get a lease. In that time, has
21 construction and labor prices gone up?

22 MR. SHANAHAN: Significantly.

23 COUNCILMAN JONES: And that
24 has moved the project from one figure
25 to a higher cost; is that correct?

1 MR. SHANAHAN: Yeah, both the
2 scope and the cost have gone up.

3 COUNCILMAN JONES: And you
4 guys didn't run away, so thank you.

5 MR. SHANAHAN: We did not run
6 away.

7 COUNCILMAN JONES: You did
8 not run away. Thank you. How many
9 golf teams for youth will be created
10 through the operation of this golf
11 course?

12 MR. SHANAHAN: We anticipate,
13 you know, partnering with several of
14 the local high schools for golf teams.
15 We have actually a gift that was given
16 by an anonymous donor for West
17 Catholic. We also have money set
18 aside for local golf teams. I don't
19 know the exact number, Councilmember
20 Jones, but it will be significant.

21 COUNCILMAN JONES: Well, at
22 least three teams that I know of needs
23 sponsorship. One of them being my
24 alma mater Overbrook, West Philly ACES
25 and Lamberton are some that come to

1 mind which are important.

2 MR. SHANAHAN: Sure.

3 COUNCILMAN JONES: How many
4 students will be taken into the golf
5 course to learn golf course
6 management, fire retention
7 maintenance, things like that, a year?

8 MR. SHANAHAN: Well, we
9 anticipate thousands of kids coming
10 through the educational center.
11 Obviously, some portion of those kids,
12 especially the older ones, would be we
13 think great candidates to do
14 apprenticeships and entrepreneurship
15 within the maintenance facility which
16 will include some of the things that
17 you mentioned. So the opportunity is
18 large in terms of both education and
19 providing jobs to the youth of
20 Philadelphia.

21 COUNCILMAN JONES: I recall
22 the first lease when I first got here,
23 Commissioner Ott Lovell, if you're
24 still on, and I signed it with an
25 entity that I won't name, they're gone

1 now. But I remember signing it and I
2 remember the myriad of requests I had
3 for things like fixing the netting,
4 fixing fencing, providing curbs and
5 sidewalks so that my constituents
6 could walk down the street and not be
7 in puddles of mud that went
8 unaddressed, because quite frankly we
9 were only getting like \$12,000 for all
10 three golf courses. And so, we were
11 actually subsidizing those golf
12 courses. Is that correct,
13 Commissioner?

14 COMMISSIONER OTT LOVELL: To
15 an extent, yes. This is Commissioner
16 Kathryn Ott Lovell, Councilmember.
17 The biggest issue there really was the
18 lack of capitalization. You know,
19 with all of the needs across Parks &
20 Rec, we just haven't had the funding
21 to support golf courses from a capital
22 investment perspective as well as just
23 significant flooding issues that have
24 plagued that course and other courses.
25 So, yeah.

1 COUNCILMAN JONES: I just
2 wanted to put those things on the
3 record. From the days when Joe Louis,
4 the Brown Bomber, used to come to
5 Philadelphia and couldn't get on other
6 courses and would come to Cobbs Creek,
7 this is a historic restoration that
8 will be nationally recognized. And
9 I'm proud that it's in Philadelphia.
10 I'm proud that we have taken this
11 undertaking. It is a mammoth
12 undertaking, and I'm glad that we are
13 negotiating vigorously with
14 environmental groups so that we don't
15 do unintended harm to downstream
16 communities.

17 Thank you, Mr. Chairman.

18 COUNCILMAN SQUILLA: (Muted).

19 COUNCILMAN JONES: I think
20 you're on mute, sir.

21 COUNCILMAN SQUILLA: Thank
22 you. Thank you, Councilmember.

23 Are there any other questions
24 for this panel?

25 (No response.)

1 COUNCILMAN SQUILLA: Seeing
2 none, is there any -- oh, there is
3 more testimony.

4 Clerk, can you please read
5 the next panel to testify.

6 THE CLERK: Yes. And just
7 for everyone's information, some of
8 the scheduled witnesses had to leave
9 due to scheduling conflict, so I will
10 be combining the next two panels
11 together.

12 So first, we will hear from
13 Rachel Kemp, then Chris Pugliese and
14 then a Lawrence Martin.

15 COUNCILMAN SQUILLA: Okay.
16 Can we proceed in that order. Just
17 state your name for the record and
18 then proceed with your testimony.
19 We'll go to those three and then we'll
20 have questions. Thank you.

21 MS. KEMP: Hello. Good
22 morning, everybody. My name is Rachel
23 Kemp. I am with WP ACES. I'm the
24 Parent Liaison and Program Coordinator
25 here at the Charter School. And I

1 just would like to give my testimony
2 that the Cobbs Creek Foundation has
3 worked very closely with building
4 relationships and partnership with WP
5 ACES in our community.

6 I truly believe that this
7 program will definitely be significant
8 with our parents, children and our
9 community. So far they have been
10 working closely with us offering
11 different things such as yearlong
12 social emotional programming, also
13 tutoring for our students, and also we
14 had our PTO meeting and the parents
15 were ecstatic to know about the Cobbs
16 Creek Foundation and what they're
17 doing for our community.

18 Also, they have donated to
19 our families and gave our families
20 different things for the holidays,
21 like turkey baskets and the upcoming
22 Christmas holiday for our families
23 that are in need. Again, they're very
24 excited. Our parents here are excited
25 about the golf course and what they

1 have to offer such as the education
2 building and the golf course for our
3 students.

4 And one last thing is that
5 I just -- we also have a fun day here
6 at the school and that has been very
7 terrific and the partnership, like I
8 said, has been just ecstatic with the
9 families. So that's all I would like
10 to say. Thank you for having me.

11 COUNCILMAN SQUILLA: Thank
12 you for your testimony.

13 I guess Chris, is it Chris
14 Pugliese. Is he available to state
15 your name for the record and then
16 proceed with your testimony?

17 MR. PUGLIESE: Yes. Thank
18 you very much for this opportunity.
19 My name is Chris Pugliese. I
20 currently serve as a volunteer as part
21 of the Cobbs Creek Education
22 Committee. From a personal
23 standpoint, I'm a lifelong golfer,
24 love the game of golf, love Cobbs
25 Creek Golf course. I've lived in

1 Drexel Hill, Delaware County most of
2 my life, spent a few years in West
3 Philadelphia at St. Joseph's
4 University so I understand the
5 importance of the community and the
6 neighborhood.

7 From a professional
8 standpoint, I want to support this
9 project. I've served 27 years here in
10 Upper Darby School District as a
11 teacher and administrator, building
12 principal. And I just want to express
13 from an education standpoint what a
14 strong program the Education Committee
15 at Cobbs Creek is presenting. The
16 best academic and educational programs
17 combine academics, social, emotional
18 and physical elements when they
19 support children and those learning,
20 and the Education Committee at Cobbs
21 Creek is certainly addressing that.

22 It is a holistic program, and
23 I fully support it both from a golf
24 standpoint and what it will do for the
25 course, but also what as an educator

1 it will do to support the children and
2 youth of the community. So I
3 appreciate this opportunity and I
4 fully support this project. Thank you
5 very much.

6 COUNCILMAN SQUILLA: Thank
7 you, Chris. Appreciate your
8 testimony.

9 And I think you combined
10 another person from the next panel.

11 THE CLERK: Yes, it is a
12 Lawrence Martin.

13 COUNCILMAN SQUILLA:
14 Lawrence, just state your name for the
15 record and proceed with your
16 testimony.

17 MR. MARTIN: My name is
18 Lawrence Martin. First, I would like
19 to thank City Council for giving me
20 this opportunity. Here are a few
21 words why I wholeheartedly endorse the
22 Cobbs Creek Group, the whole
23 initiative: I was born and raised in
24 Cobbs Creek in that community. And
25 for the last 65 years, I personally

1 watched my community change
2 geographically, emotionally and
3 spiritually.

4 In my 13 years of retirement,
5 I have purposely spent an enormous
6 amount of time mentally and physically
7 getting to know the Cobbs Creek
8 community deeper, looking for possible
9 solutions to the many, many problems
10 that we're facing here today.

11 Throughout this often times depressing
12 journey, my primary focus has been
13 examining the people Christ refers to
14 as the least of them. And in these
15 travels, I've gotten to know some very
16 exciting dedicated people, young and
17 old, who refuse to give up in spite of
18 some difficult challenges, especially
19 the youth.

20 Most grown-ups don't have a
21 clue of what our young folks are
22 experiencing. Think about it. Can
23 you imagine what it must feel like
24 hearing that another one of your
25 friends was just killed and you're

1 only 14 years old. Kids have lost
2 five of these children because of gun
3 violence in just over a year, and it's
4 going to get a lot worse before it
5 gets better.

6 So when I first had the
7 opportunity to sit with the Cobbs
8 Creek Golf Course group and hear their
9 ideas, goals and overall purpose, I
10 saw an initiative that I personally
11 felt was so needed. I really support
12 the entire plan, but the part that
13 gives me joy is the miracle I feel now
14 when the education building is
15 complete, a place that will provide
16 educational help for the many adults
17 and youth in our community that are
18 struggling, a trades program that will
19 teach various trades and most
20 importantly, most important of all, a
21 mental health program.

22 When I look holistically at
23 the needs of our community, how I
24 cannot support this initiative -- how
25 could I not support this initiative.

1 Wait a minute, it gets better. We're
2 talking about bringing in volunteers
3 to run these programs, some of them
4 professionals. Though the miracle I
5 speak of will come because the
6 foundation of this building will be
7 built on the only effective weapon I
8 truly believe we have, and that's
9 love.

10 I wish you could have seen
11 the excitement the graduation class at
12 Mastery Harrity showed when I told
13 them about this future building that
14 will be theirs. A place that will put
15 them back on the road to success after
16 they encounter the inevitable bumps in
17 the road. Not if, but when they
18 encounter them. So I truly thank God
19 for the Cobbs Creek Golf Course group
20 and they're putting together of a
21 so-needed initiative. And I thank you
22 City Council again for the time.

23 COUNCILMAN SQUILLA: Thank
24 you. Thank you for your testimony.

25 Are there any questions to

1 this panel?

2 (No response.)

3 COUNCILMAN SQUILLA: Seeing
4 none, is there any -- I guess there's
5 one more panel to testify.

6 Clerk, could you please read
7 the next panel.

8 THE CLERK: Yes. And the
9 final panel for this bill we have in
10 this order, Gina Gilliam, Ayana King,
11 Pat Harris and Charlita Davis. So
12 first, Gina Gilliam.

13 COUNCILMAN SQUILLA: Gina,
14 just state your name for the record
15 and proceed with your testimony.

16 MS. GILLIAM: Hi. Gina
17 Gilliam. I fully support the Cobbs
18 Creek Foundation's revitalization of
19 the historic Cobbs Creek Golf Course.
20 I have lived six blocks or less from
21 the golf course during the last 55
22 years. I attended Cassidy Elementary
23 School during the 1960s and attended
24 Lamberton from 6th to 12th grade.
25 These are two of the closest schools

1 to the site within walking distance.

2 My sisters also live close to

3 the golf course. One lives a block

4 from the Haddington Woods border.

5 Over the decades I've seen people

6 golfing there as I've walked my dogs

7 or while birding. I could always see

8 and hear the golfers but they couldn't

9 see me, and I seem to remember dodging

10 golf balls.

11 I've been a community

12 activist preventing and addressing

13 crime in my neighborhood for decades

14 and have seen the decline of my

15 community. I could have easily moved

16 but chose to stay because this is my

17 community and I love it. I want the

18 best for it, and the golf course

19 project is the best.

20 As someone who majored in

21 biology in college, and I hate to say

22 over 40 years ago, and who have served

23 in leadership roles at a national

24 nonprofit organization and multiple

25 local and federal government

1 environmental conservation agencies, I
2 hope it's clear that I'm extremely
3 committed to conservation in the
4 environment.

5 I'm thrilled that this
6 incredible investment in my community
7 will restore the local streams and
8 tributaries. I'm pleased that the
9 Pennsylvania DEP is closely involved
10 and that 50 percent of the trees on
11 ground now will be replanted to reduce
12 flooding. It's wonderful the project
13 will create a state-of-the-art
14 education center for the youth in my
15 community and revitalize the historic
16 Cobbs Creek Golf Course, which is one
17 of only five courses nationwide to
18 have been inducted into the Black Golf
19 Hall of Fame. I strongly, strongly
20 support the Cobbs Creek Foundation's
21 investment in my community and
22 appreciate their outreach efforts.

23 They personally met with me
24 to address my initial concerns and to
25 questions and to help me better

1 understand the scope of the project,
2 providing details and a timeline. The
3 benefits of this project,
4 environmental, educational, historic
5 and economic are immensely important
6 to the community I call home. Thanks.

7 COUNCILMAN SQUILLA: Thank
8 you for your testimony.

9 Brett, can you call the next
10 person available to test --

11 THE CLERK: Next, we have
12 Ayana -- sorry, Ayana King.

13 MS. KING-POINTER: Thank you.
14 Hi. My name is Ayana King-Pointer and
15 I've been a resident of Overbrook Park
16 for the last 17 years. And as a
17 Community -- and I'm also a Community
18 Ambassador for the Cobbs Creek
19 Foundation. I've become a Community
20 Ambassador for the Cobbs Creek
21 Foundation after learning about the
22 great work in planning being done for
23 the education center.

24 For years when driving past
25 the golf course, I believed it was a

1 private golf course that required a
2 membership. I did not know the great
3 historical significance of the golf
4 course and that was it was City-owned
5 and open to the public until the Cobbs
6 Creek Foundation's project to renovate
7 the golf course was discussed.

8 I also learned that my father
9 who is now in his late 70s caddied at
10 the golf course as a young man, and he
11 spoke about how it was a means to earn
12 income in the summer when he was a
13 student. So I support this bill
14 because the education center has the
15 potential to yield a great community
16 benefit. So many established
17 organizations are on board to utilize
18 the space to plan programming for
19 community needs, and the present work
20 the Cobbs Creek Foundation is doing
21 with the schools is further convincing
22 me of that. The education center is
23 pivotal to maintaining community
24 engagement, which I believe will be
25 very important to the success of the

1 golf course in the future and can
2 become another way to unite the
3 community.

4 Lastly, I also support this
5 bill because the opportunity for the
6 residents of the surrounding community
7 to have real access to the golf course
8 has so many positives. It will give
9 our youth access to a sport that can
10 provide them scholarships in the
11 future. Golf is also a sport that
12 community members well into their
13 golden years can continue to enjoy,
14 and the added bonus of opportunities
15 for employment for community members.
16 Thank you very much.

17 THE CLERK: Next we will have
18 Pat Harris.

19 MS. HARRIS: Thank you. Good
20 morning. My name is Patricia Harris.
21 I've been a resident of Overbrook Park
22 for over 24 years and an Ambassador of
23 the Cobbs Creek Foundation just
24 recently, and I'm in favor of the
25 redevelopment of the golf course back

1 to its original historic design.

2 The golf course has been in
3 disarray for some years now, and I'm
4 pleased to see that the organization
5 has taken the initiative to revitalize
6 that space. Vacant land pose risk and
7 blight to the residents in this
8 community for which we will not live
9 within. I believe the new proposed
10 education and community learning
11 center will revitalize this community
12 in ways we can only hope for years to
13 come. For example, programs, classes
14 for our youth and well-seasoned
15 residents and a great connection and
16 collaboration with our local schools.

17 It is my sincere hope that
18 the Cobbs Creek Foundation will
19 continue to deliver what they propose
20 for the new education community and
21 learning center and golf course and be
22 mindful of the fundamentals and
23 diversity of this community in which I
24 am a proud resident of Overbrook Park.
25 Thank you.

1 THE CLERK: And next we have
2 Charlita Davis.

3 COUNCILMAN SQUILLA: Char --

4 MS. DAVIS: Good afternoon --
5 can you hear me?

6 COUNCILMAN SQUILLA: Yes.

7 MS. DAVIS: Good afternoon,
8 Vice-Chairman Squilla and members of
9 the Rules Committee. My name is
10 Charlita Davis and I'm here today to
11 testify in support of Bill No. 220918
12 to create the Cobbs Creek Golf Course
13 overlay district. I am not only a
14 staffer for City Council, but I'm a
15 proud resident of Overbrook Park.

16 Twenty-four years ago in
17 1998, I moved into the Overbrook Park
18 neighborhood of Philadelphia as a
19 single mother looking to raise my
20 family in a safe neighborhood. One of
21 the factors that made me move to
22 Overbrook Park was the golf course.
23 It made the area a safe place for
24 families and the community to come
25 together.

1 But throughout my two decades
2 in the neighborhood, I've watched the
3 golf course slowly deteriorate. As
4 the golf property has gone down, so
5 did the quality of life in my
6 neighborhood. We have had to endure
7 vandalism, lack of investment for
8 things like repair of fencing,
9 fighting and curbs and sidewalks.

10 We've had to endure homeless
11 encampments, dead bodies and
12 misdirected golf balls that broke
13 windows and shattered cars as well as
14 insect infestations, to name a few.

15 Since 2017, there have been
16 dozens of meetings with the community
17 sharing their vision as to what the
18 golf course would be. The vast
19 majority supports the renovation of
20 the golf course and the benefits to
21 the community. My community is a
22 middle neighborhood, and it has so
23 much potential to grow and change for
24 the better.

25 One of the major ways we can

1 do this is by revitalizing the golf
2 course. Members of the community have
3 voiced their support for the
4 revitalization of the Cobbs Creek Golf
5 Course. I'm an active member of the
6 Overbrook Park community and I
7 personally have canvassed to inform
8 the neighbors and seek their input for
9 this project.

10 The residents of Overbrook
11 Park overwhelmingly support this
12 project and it means a lot to the
13 community that this gets done. This
14 is an overwhelmingly African American
15 neighborhood and this golf course has
16 significance to our community because
17 it was the first golf course where
18 Black people were allowed to play. By
19 passing this bill today, the City is
20 taking a major step in breathing new
21 life into the Overbrook Park community
22 in West Philadelphia. Thank you for
23 your time today.

24 COUNCILMAN SQUILLA: Thank
25 you.

1 Brett, is there anyone else
2 to testify?

3 THE CLERK: We have no other
4 scheduled confirmed witnesses. I
5 believe there are potentially two
6 students who are in the chat asking to
7 testify --

8 COUNCILMAN SQUILLA: Sure.
9 Yeah.

10 THE CLERK: -- so if the
11 Chair agrees, I can call them to
12 speak. We have Layla Harris-Fisher
13 and Paulisa Lugo-Perez. And if
14 everyone can mute themselves, I'm
15 hearing a little feedback please.

16 So, Layla and Paulisa.

17 COUNCILMAN SQUILLA: Layla,
18 why don't you go first. Just state
19 your name for the record and then you
20 can proceed with your testimony.
21 Thank you for attending.

22 MS. HARRIS-FISHER: Hello.
23 My name is Layla. I'm a 7th grade
24 student at Overbrook Educational
25 Center. I look forward to the free

1 programs, the trips and the
2 mentoring. We will really benefit
3 from the project as a community and as
4 a whole. It will bring us together.

5 MS. LUGO-PEREZ: And hello.
6 My name is Paulisa Lugo-Perez. I am
7 also a student at Overbrook
8 Educational Center, and I appreciate
9 this project that you guys are doing.
10 I think, yes, it would really benefit
11 the students and open new doors and
12 opportunities for us young children.
13 I really look forward to the golf, all
14 the new education, tutoring and
15 especially the field trips. I think
16 this project is wonderful and
17 extremely beneficial. Thank you for
18 your time.

19 COUNCILMAN SQUILLA: Thank
20 you. Thank you both for your
21 testimony. Much appreciated taking
22 the time to participate in this civic
23 action today.

24 Brett, is there anyone else
25 to testify on this bill?

1 THE CLERK: There is no one
2 else scheduled to testify on this
3 bill.

4 COUNCILMAN SQUILLA: Are
5 there any other questions from the
6 Committee?

7 (No response.)

8 COUNCILMAN SQUILLA: Hearing
9 none, we will -- so we will now go
10 into a public comment. At this time
11 the Committee will take a brief pause
12 to allow members of the public --
13 Brett, do you know if we have public
14 comment, anybody for public comment
15 calling in?

16 THE CLERK: We do have
17 individuals. And if Modesto would
18 just let us know if they are ready, we
19 can call them in.

20 COUNCILMAN SQUILLA: Okay.
21 In that case, we will ask members of
22 the public who have registered for
23 public comment on the particular bill.
24 We're just going to pause real
25 quick --

1 MR. SHE: Hello.

2 COUNCILMAN SQUILLA: -- until
3 everybody is able to get on the line.

4 COUNCIL TECH SUPPORT:

5 Mr. Chair, we do have Benjamin She for
6 public comment.

7 COUNCILMAN SQUILLA: Okay.

8 Thank you so much. Benjamin, if you
9 would state your name for the record
10 and proceed with your testimony.

11 MR. SHE: Yes. Hello. My
12 name is Benjamin She and I'm a Housing
13 Advocate for 5th Square. I'm
14 commenting today on Bill 220913, and I
15 call on the Rules Committee to hold
16 this bill for further revision. My
17 main contentions of the bill are as
18 follows:

19 The addition of building
20 restrictions posed on the Strawberry
21 Mansion NCO appear to move away from
22 the realm of neighborhood conservation
23 and towards the realm of the historic
24 district architectural standards. And
25 as such, both of the sections in the

1 bill including the existing NCO
2 provisions should instead be regulated
3 by a historic district rather than
4 this NCO bill.

5 I believe doing so will also
6 not block the provision within the NCO
7 that any NCO district cannot exceed
8 20,000 parcels as a historic district
9 can be any unlimited number of parcels
10 as is found appropriate within the
11 Historic Commission. I also want to
12 bring up the particular concerns that
13 the provision with the front entrance
14 regulation in which there is
15 essentially a maximum height given
16 with the front entrance door, I
17 believe that this severely limits the
18 choices in which home builders can use
19 in order to provide a living space
20 beneath the front door with a
21 subterranean unit, which includes a
22 window along the ground floor.

23 And so, I believe that
24 additional restrictions will severely
25 prohibit the type of housing that can

1 be provided within Strawberry Mansion,
2 notwithstanding the already strict 35-
3 and 25-foot height limit with no
4 potential for opportunity for bonuses.

5 And so, I believe that with
6 this bill the type of housing that can
7 be built in Strawberry Mansion is
8 severely regulated to essentially a
9 closed typical rowhouse, and I believe
10 this may not be suitable for the needs
11 and housing of the multiple
12 communities that do move within
13 Philadelphia, both within Philadelphia
14 and to Philadelphia every day.

15 So I just hope to see that
16 this bill can be just really held for
17 further revision and more
18 comprehensive planning process can be
19 done not only for Strawberry Mansion,
20 not only just for the 5th District,
21 but for all of the neighbors of
22 Philadelphia. Thank you very much.

23 COUNCILMAN SQUILLA: Thank
24 you, Ben, for your testimo --

25 THE CLERK: Next we have

1 Lawrence -- my apologies.

2 COUNCILMAN SQUILLA: That's
3 okay.

4 THE CLERK: Next we have
5 Lawrence Szmulowicz.

6 COUNCILMAN SQUILLA:
7 Lawrence, if you're connected, just
8 state your name for the record and
9 then proceed with your testimony.

10 (No response.)

11 COUNCILMAN SQUILLA: Is
12 Lawrence connected?

13 (No response.)

14 COUNCILMAN SQUILLA: Okay.

15 Brett, do you want to --

16 MR. SZMULOWICZ: Hi. This is
17 Lawrence.

18 COUNCILMAN SQUILLA: Oh,
19 Lawrence. Okay, yes. Go ahead and
20 proceed with your testimony, Lawrence.

21 MR. SZMULOWICZ: Yes, I'm
22 here to comment on Bill 220918. I am
23 a member of the Cobbs Creek
24 Ambassadors and Cobbs Creek
25 Environmental Justice, two groups that

1 were referenced earlier in the
2 testimony. I live in Cobbs Creek,
3 which is a little bit downstream from
4 the golf course.

5 I want to be clear that
6 myself and the groups I just
7 mentioned, we're not anti-golf. We're
8 not anti-CCF, but we do value
9 community self-determination and
10 environmental integrity. So one, I
11 want to talk about sort of the
12 engagement of the community.

13 So we asked CCF to sit down
14 with the community to negotiate a
15 community benefits agreement if they
16 are sincere about the various promises
17 that they've made with the community
18 and we believe they should have no
19 problem with memorializing those
20 promises in a legally enforceable
21 contract, and they have thus far
22 refused to do that. So I just want to
23 make that one point in terms of
24 community engagement and willingness
25 to engage in a sort of genuine way.

1 But I want to turn more
2 specifically to the bill itself. It's
3 important to note here the context in
4 which this bill was proposed. So CCF,
5 the developer, they applied for and
6 were denied a zoning permit to clear
7 trees on steep slopes, which they
8 appealed. Normally, they would have
9 to meet with nearby neighbors and
10 local RCOs to get approval for that
11 zoning variance. Instead what they
12 did is they went to Councilmember
13 Curtis Jones who introduced this bill,
14 exempting the golf course from steep
15 slope protections so that they don't
16 even have to consult with the
17 Overbrook community. This is wrong.

18 Overbrook residents are
19 directly impacted by the golf course
20 project and should have a voice in the
21 future development of their
22 neighborhood as well as downstream
23 communities like mine and Eastwick,
24 which also could be impacted by
25 erosion. The steep slope protections

1 obviously exist for a reason. They're
2 here to prevent erosion and reduce the
3 risk of dangerous landslides. When
4 you deforest or disturb steep slopes,
5 you can endanger the public to great
6 water quality and damage structures.
7 So the other point I want to make --
8 so that's a steep slope issue.

9 The other point I want to
10 make has to do with the fencing. So I
11 feel like this has not really been
12 adequately pointed out. This bill
13 would authorize 150-foot tall fencing
14 and netting with no setback
15 requirement. Meaning, that these
16 massive structures could be erected
17 right up to the property line adjacent
18 to homes.

19 And particularly, I'm
20 thinking about the homes that are
21 adjacent to the driving range. There
22 are at least 38 homes bordering the
23 driving range alone. These fences
24 according to the bill can actually be
25 constructed not just at the driving

1 range, but near any golf hole or short
2 course.

3 And in terms of community
4 engagement, I don't think the people
5 who live in those homes, they don't
6 know what's coming, right. A 150-foot
7 tall fence, that's equivalent to a 14-
8 or 15-story building. The developer
9 CCF and Curtis Jones should face the
10 community and have to answer tough
11 questions from us. For example, why
12 does this bill authorize fencing and
13 netting up to 150 feet when CCF told
14 the Art Commission that the maximum
15 height of the driving range would only
16 be 100 feet.

17 I think the bottom line is
18 this, that the Overbrook community
19 should not have a 150-foot tall fence
20 or disturbance of steep slopes unless
21 they've had an opportunity to ask
22 questions and have their voices heard
23 through the zoning variance process or
24 some other way. The City Council
25 should not permit this kind of

1 legislative end run around the
2 community.

3 So -- sorry, and one last
4 point about the steep slopes. This
5 bill basically is just a blank check
6 because it gives CCF free rein to cut
7 and disturb -- cut trees and disturb
8 earth's work and other disturbances on
9 steep slopes anywhere on the property.
10 If there really is a justification for
11 each of these steep slope
12 disturbances, then the public needs to
13 be provided details about it.

14 I saw some slides in
15 Mr. Shanahan's presentation. Why
16 wasn't that made part of the bill?
17 Why hasn't that been presented to the
18 public? We need an opportunity to
19 examine those maps and the exact plans
20 and justifications for each of the
21 proposed disturbances. So that's what
22 I would have to say. Thanks. Oh --
23 yeah, that's it. Thanks very much.

24 COUNCILMAN SQUILLA: (Muted).

25 THE CLERK: Mr. Chair, you're

1 muted.

2 COUNCILMAN SQUILLA: Thank
3 you for your testimony.

4 Is there anybody else to
5 testify?

6 THE CLERK: There is one last
7 individual. Our final individual to
8 testify is Carter Campbell.

9 COUNCILMAN SQUILLA: Carter,
10 just state your name for the record
11 and proceed with your comments.

12 MR. CAMPBELL: (Inaudible) --
13 and I'm calling -- can you guys hear
14 me? I'm sorry.

15 COUNCILMAN JONES: Yes.

16 THE CLERK: Yes, we can hear
17 you.

18 MR. CAMPBELL: So I'm calling
19 because my catalytic converter was
20 stolen from a place of employment
21 where there are visible cameras, and
22 this has become a hassle to me because
23 I have children and this is my way of
24 getting around. And then again, it
25 was stolen again, not from the same

1 place but somewhere else.

2 I'm new to the community.

3 I've been here maybe a year, and this
4 theft has cost me a tremendous amount
5 of money to the point where I can't
6 even get the car fixed now because
7 I've already paid for it. I wanted to
8 know is there anything that you guys
9 are trying to propose with strict
10 enforcement, because what happens when
11 this happens again and it continues to
12 happen? It's happening all over, but
13 nothing is really being done in any
14 manner.

15 It's you have to pay for it,
16 then deal with the insurance company
17 over and over again which I don't feel
18 like should fall on the people who are
19 experiencing the vandalism.

20 THE CLERK: Mr. Chair, I
21 believe Councilmember Bass would like
22 to be recognized.

23 COUNCILMAN SQUILLA:
24 Councilmember Bass.

25 COUNCILWOMAN BASS: Thank

1 you, Mr. Chairman.

2 I just wanted to let the
3 gentleman know that we certainly do
4 hear his concern, and that's why we're
5 doing this bill now. The idea is to
6 make this a non-profitable criminal
7 enterprise in the City of Philadelphia
8 so that they will not find any value
9 of taking anyone's catalytic converter
10 because you won't be able to move them
11 within the City of Philadelphia.

12 And I know that even in the
13 suburban areas that the rules and
14 regulations are even stricter in terms
15 of if you get caught with these stolen
16 auto parts. So we are very hopeful
17 that what we have proposed will make a
18 difference and we know that this is
19 impacting so many families. The cost
20 for most of us is ginormous.

21 If somebody said you have to
22 come up with \$2,000, \$3,000, \$5,000 to
23 replace this auto part, people just
24 don't have that kind of cash laying
25 around. And so, we're very, very

1 hopeful that this will be the way to
2 address the situation and we'll
3 continue to work on it. We're going
4 to hopefully pass this bill out and
5 then afterwards monitor the situation
6 and see what's happening, see what
7 kind of reports are continuing to come
8 in around catalytic converter thefts
9 and really just pay attention to the
10 situation and make adjustments,
11 amendments, a new bill, if necessary,
12 as required. So we're in this for the
13 long haul.

14 So thank you, Mr. Chairman.
15 And thank you to the person who just
16 called in to testify. Thank you.

17 COUNCILMAN SQUILLA: Thank
18 you, Councilmember. Thank you for
19 your --

20 COUNCILWOMAN BASS: You're
21 welcome.

22 COUNCILMAN SQUILLA: Are
23 there any other questions or comments
24 on this legislation?

25 (No response.)

1 COUNCILMAN SQUILLA: Hearing
2 none, we will -- hearing none, at this
3 time the Committee will take a brief
4 pause to allow members of the public
5 who have registered for public comment
6 on this particular bill to join us --
7 we did that already.

8 That will conclude the
9 hearing. There is no one else here to
10 testify whose name has not yet been
11 called and there's no other questions.
12 So I want to thank all the witnesses
13 for their participation today, and we
14 value your input. I now invite all
15 panels and witnesses to please
16 disconnect from the meeting before we
17 go into a public meeting. We will now
18 pause the proceedings briefly as
19 multiple participants leave the
20 hearing. This will conclude the
21 public hearing of this Committee.

22 (Brief pause.)

23 THE CLERK: Chairperson, it
24 looks like most individuals have
25 disconnected so we are ready to begin

1 the public meeting.

2 COUNCILMAN SQUILLA: Thank
3 you. We will now reconvene to a
4 public meeting for the action to be
5 taken on this bill before the
6 Committee today.

7 Will the Clerk please call
8 the roll to take attendance. And
9 members that are in attendance, please
10 indicate that you are present and say
11 a few words so your image will appear
12 on the screen.

13 THE CLERK: Councilmember
14 Curtis Jones, Jr.

15 COUNCILMAN JONES: I am
16 present. Thank you, Mr. Chair and
17 members of the Committee.

18 THE CLERK: Councilmember
19 David Oh.

20 COUNCILMAN OH: I am present.
21 Thank you.

22 THE CLERK: Councilmember
23 Brian O'Neill.

24 COUNCILMAN O'NEILL: I am
25 present.

1 THE CLERK: Councilmember
2 Katherine Gilmore Richardson.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Present.

5 THE CLERK: Councilmember
6 Cindy Bass.

7 COUNCILWOMAN BASS: Good
8 afternoon. I am still present.

9 THE CLERK: And, Mr. Chair,
10 Councilmember Mark Squilla.

11 COUNCILMAN SQUILLA: Good
12 afternoon. Present. We now have a
13 quorum and we will now go into a
14 public meeting.

15 The Chair will recognize
16 Councilmember Jones for a motion on
17 Bill No. 220846.

18 COUNCILMAN JONES: Thank you,
19 Mr. Chair.

20 I offer an amendment to Bill
21 No. 220916. A copy of that amendment
22 has been circulated to all members of
23 the Committee and I move for the
24 adoption to Bill No. 220916.

25 COUNCILMAN SQUILLA: Hold --

1 THE CLERK: Councilmember, I
2 believe you are a little further in
3 the script --

4 COUNCILMAN SQUILLA: Page 12.

5 THE CLERK: Thank you.

6 COUNCILMAN SQUILLA: We'll
7 start over for the recognize. And we
8 want to recognize Councilmember Jones
9 on Page 12 on the motion on Bill No.
10 220846.

11 COUNCILMAN JONES: Give me a
12 second, Mr. Chair.

13 COUNCILMAN SQUILLA: We need
14 a motion. It will be Page 12 of the
15 script.

16 COUNCILMAN JONES: Thank you,
17 Mr. Chairman.

18 I move that Bill No. 220846
19 be reported from this Committee with a
20 favorable recommendation and further
21 move that the rules of Council be
22 suspended to permit first reading of
23 this bill at our next session of
24 Council.

25 COUNCILMAN SQUILLA: Is there

1 a second?

2 COUNCILWOMAN BASS: Second.

3 COUNCILMAN SQUILLA: The

4 Chair notes for the record that

5 Councilmember Gilmore Richardson

6 seconds the motion -- or Councilmember

7 Bass, I'm sorry, seconds the motion.

8 It has been moved and

9 properly seconded that Bill No. 220846

10 be reported from this Committee with a

11 favorable recommendation and further

12 move that the rules of Council be

13 suspended as to permit the first

14 reading of this bill at the next

15 session of Council.

16 All those in favor of the

17 motion will signify by saying aye.

18 (Aye.)

19 COUNCILMAN SQUILLA: Opposed?

20 (No response.)

21 COUNCILMAN SQUILLA: The ayes

22 have it and the motion carries.

23 The Chair recognizes

24 Councilmember Jones for a motion on

25 Bill No. 220913.

1 COUNCILMAN JONES: Thank you
2 again, Mr. Chair.

3 I move that Bill No. 220913
4 be moved from this Committee with a
5 favorable recommendation and further
6 move that the rules of Council be
7 suspended to permit first reading of
8 this bill at our next session of
9 Council.

10 COUNCILWOMAN BASS: Second.

11 COUNCILMAN SQUILLA: The
12 Chair notes for the record that
13 Councilmember Bass seconds the motion.

14 It has been moved and
15 properly seconded that Bill No. 220913
16 be reported from this Committee with a
17 favorable recommendation and further
18 move that the rules of Council be
19 suspended as to permit the first
20 reading of this bill at the next
21 session of Council.

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

24 (Aye.)

25 COUNCILMAN SQUILLA: Any

1 opposed?

2 (No response.)

3 COUNCILMAN SQUILLA: The ayes
4 have it and the motion carries.

5 The Chair will recognize
6 Councilmember Jones for a motion on
7 Bill No. 220921.

8 COUNCILMAN JONES: Thank you
9 again, Mr. Chair.

10 I move that Bill No. 220921
11 be reported from this Committee with a
12 favorable recommendation and further
13 move that the rules of Council be
14 suspended to permit first reading of
15 this bill at our next session of
16 Council.

17 COUNCILWOMAN BASS: Second.

18 COUNCILMAN SQUILLA: Chair
19 notes for the record Councilmember
20 Bass seconds the motion.

21 It has been moved and
22 properly seconded that Bill No. 220921
23 be reported from this Committee with a
24 favorable recommendation and further
25 move that the rules of Council be

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

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

6 (Aye.)

7 COUNCILMAN SQUILLA: Those
8 opposed?

9 (No response.)

10 COUNCILMAN SQUILLA: The ayes
11 have it and the motion carries.

12 The Chair recognizes
13 Councilmember Jones for a motion on
14 Bill No. 220915.

15 COUNCILMAN JONES: Thank you
16 again, Mr. Chair.

17 I move that Bill No. 220915
18 be reported from this Committee with a
19 favorable recommendation and further
20 move that the rules of Council be
21 suspended to permit first reading of
22 this bill at our next session of
23 Council.

24 COUNCILWOMAN BASS: Second.

25 COUNCILMAN SQUILLA: Chair

1 notes for the record Councilmember

2 Bass seconds the motion.

3 It has been moved and
4 properly seconded that Bill No. 220915
5 be reported from this Committee with a
6 favorable recommendation and further
7 move that the rules of Council be
8 suspended as to permit the first
9 reading of this bill at the next
10 session of Council.

11 All those in favor of the
12 motion will signify by saying aye.

13 (Aye.)

14 COUNCILMAN SQUILLA: Those
15 opposed?

16 (No response.)

17 COUNCILMAN SQUILLA: The ayes
18 have it and the motion carries.

19 Chair recognizes
20 Councilmember Jones for a motion on
21 the amendment to Bill No. 220916.

22 COUNCILMAN JONES: Thank you,
23 Mr. Chair.

24 I offer an amendment to Bill
25 No. 220916. A copy of that amendment

1 has been circulated to all members of
2 the Committee and I move to approve
3 the amendment to Bill No. 220916.

4 COUNCILWOMAN BASS: Second.

5 COUNCILMAN SQUILLA: Chair

6 notes for the record that
7 Councilmember Bass seconds the motion.

8 It has been moved and
9 properly seconded that the amendment
10 to Bill No. 220916 be approved.

11 All those in favor of the
12 motion will signify by saying aye.

13 (Aye.)

14 COUNCILMAN SQUILLA: Those
15 opposed?

16 (No response.)

17 COUNCILMAN SQUILLA: The ayes
18 have it and the motion carries.

19 The Chair recognizes
20 Councilmember Jones for a motion on
21 Bill No. 220916 as amended.

22 COUNCILMAN JONES: Thank you,
23 Mr. Chairman.

24 I move that Bill No. 220917
25 be reported from this Committee with a

1 favorable recommendation and further
2 move that the rules of Council be
3 suspended to permit first reading of
4 this bill at our next session of
5 Council.

6 COUNCILWOMAN BASS: Second.

7 COUNCILMAN SQUILLA: For the
8 record, that's 220916 as amended.

9 Motion seconded by Councilmember Bass.

10 It has been moved and
11 properly seconded that Bill No. 220916
12 as amended be reported from this
13 Committee with a favorable
14 recommendation and further move that
15 the rules of Council be suspended as
16 to permit the first reading of this
17 bill at the next session of Council.

18 All those in favor will
19 signify by saying aye.

20 (Aye.)

21 COUNCILMAN SQUILLA: Those
22 opposed?

23 (No response.)

24 COUNCILMAN SQUILLA: The ayes
25 have it and the motion carries.

1 The Chair recognizes
2 Councilmember Jones for a motion on
3 Bill No. 220917.

4 COUNCILMAN JONES: I now want
5 to move that Bill No. 220917 be
6 reported from this Committee with a
7 favorable recommendation and further
8 move that the rules of Council be
9 suspended to permit first reading at
10 our next session of Council.

11 COUNCILWOMAN BASS: Second.

12 COUNCILMAN SQUILLA: The
13 Chair notes for the record that
14 Councilmember Bass seconds the motion.

15 It has been moved and
16 properly seconded that Bill No. 220917
17 be reported from this Committee with a
18 favorable recommendation and further
19 move that the rules of Council be
20 suspended as to permit the first
21 reading of this bill at the next
22 session of Council.

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

25 (Aye.)

1 COUNCILMAN SQUILLA: Those
2 opposed?

3 (No response.)

4 COUNCILMAN SQUILLA: The ayes
5 have it and the motion carries.

6 Chair recognizes
7 Councilmember Jones for a motion on
8 Bill No. 220919.

9 COUNCILMAN JONES: Thank you,
10 Mr. Chairman.

11 I move that Bill No. 220919
12 be reported from this Committee with a
13 favorable recommendation and further
14 move that the rules of Council be
15 suspended to permit first reading at
16 our next session of Council.

17 COUNCILMAN OH: Second.

18 COUNCILMAN SQUILLA: The
19 Chair notes for the record that
20 Councilmember Oh seconds the motion.

21 It has been moved and
22 properly seconded that Bill No. 220919
23 be reported from this Committee with a
24 favorable recommendation and further
25 move that the rules of Council be

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

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

6 (Aye.)

7 COUNCILMAN SQUILLA: Those
8 opposed?

9 (No response.)

10 COUNCILMAN SQUILLA: The ayes
11 have it and the motion carries.

12 Chair again recognizes
13 Councilmember Jones for a motion on
14 Bill No. 220923.

15 COUNCILMAN JONES: Thank you,
16 Mr. Chairman.

17 I move that Bill No. 220923
18 be reported from this Committee with a
19 favorable recommendation and further
20 move that the rules of Council be
21 suspended to permit first reading of
22 this bill at our next session of
23 Council.

24 COUNCILMAN O'NEILL: Second.

25 COUNCILMAN SQUILLA: Who was

1 the second?

2 COUNCILMAN O'NEILL: Brian.

3 COUNCILMAN SQUILLA: Brian
4 O'Neill. Chair notes for the record
5 Councilmember O'Neill seconds the
6 motion.

7 It has been moved and
8 properly seconded that Bill No. 220923
9 be reported from this Committee with a
10 favorable recommendation and further
11 move that the rules of Council be
12 suspended to permit the first reading
13 of this bill at the next session of
14 Council.

15 All those in favor of the
16 motion will signify by saying aye.

17 (Aye.)

18 COUNCILMAN SQUILLA: Those
19 opposed?

20 (No response.)

21 COUNCILMAN SQUILLA: The ayes
22 have it and the motion carries.

23 The Chair again recognizes
24 Councilmember Jones for a motion on
25 the amendment to Bill No. 220918.

1 COUNCILMAN JONES: Thank you
2 again, Mr. Chair.

3 I offer an amendment to Bill
4 No. 220918. A copy of this amendment
5 has been circulated to all members of
6 this Committee and I move for the
7 adoption of the amendment to Bill No.
8 220918 be approved.

9 COUNCILMAN O'NEILL: Second.

10 COUNCILMAN SQUILLA: Chair
11 notes for the record that
12 Councilmember O'Neill seconds the
13 motion.

14 It has been moved and
15 properly seconded that the amendment
16 to Bill No. 220918 be approved.

17 All those in favor of the
18 motion will signify by saying aye.

19 (Aye.)

20 COUNCILMAN SQUILLA: Those
21 opposed?

22 (No response.)

23 COUNCILMAN SQUILLA: Ayes
24 have it and the motion carries.

25 The Chair now recognizes

1 Councilman Jones for a motion on Bill
2 No. 220918 as amended.

3 COUNCILMAN JONES: Thank you
4 again, Mr. Chair.

5 I move that Bill No. 220918
6 as amended be reported from this
7 Committee with a favorable
8 recommendation. I further move that
9 the rules of Council be suspended to
10 permit first reading of this bill at
11 our next session of Council.

12 COUNCILWOMAN BASS: Second.

13 COUNCILMAN SQUILLA: Chair
14 notes for the record Councilmember
15 Bass seconds the motion.

16 It has been moved and
17 properly seconded that Bill No. 220918
18 as amended be reported from this
19 Committee with a favorable
20 recommendation and further move that
21 the rules of Council be suspended as
22 to permit the first reading at the
23 next session of Council.

24 All those in favor of this
25 motion will signify by saying aye.

1 (Aye.)

2 COUNCILMAN SQUILLA: Those
3 opposed?

4 (No response.)

5 COUNCILMAN SQUILLA: Ayes
6 have it and the motion carries.

7 All right. For the record,
8 the public meeting will be holding
9 Bill No. 220843. Please let the
10 record reflect that Bill No. 220843 is
11 being held at the request of the
12 sponsor.

13 That will conclude our
14 meeting. If there are no additional
15 remarks, this will conclude the
16 business before the Committee on Rules
17 today. Thank you all very much for
18 your attendance and good job by all.
19 Thanks.

20 COUNCILMAN JONES: Thank you,
21 Mr. Chairman. You did a great job.

22 COUNCILMAN SQUILLA: Thank
23 you. Take care, everyone. Have a
24 great day.

25 (Committee on Rules concluded)

1 at 12:23 p.m.)

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1 C E R T I F I C A T I O N

2 I, hereby certify that the
3 proceedings and evidence noted are contained
4 fully and accurately in the stenographic
5 notes taken by me in the foregoing matter,
6 and this is a correct transcript of the
7 same.
8

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12

TANEHA CARROLL
Court Reporter - Notary Public

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19 (The foregoing certification of this
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25

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