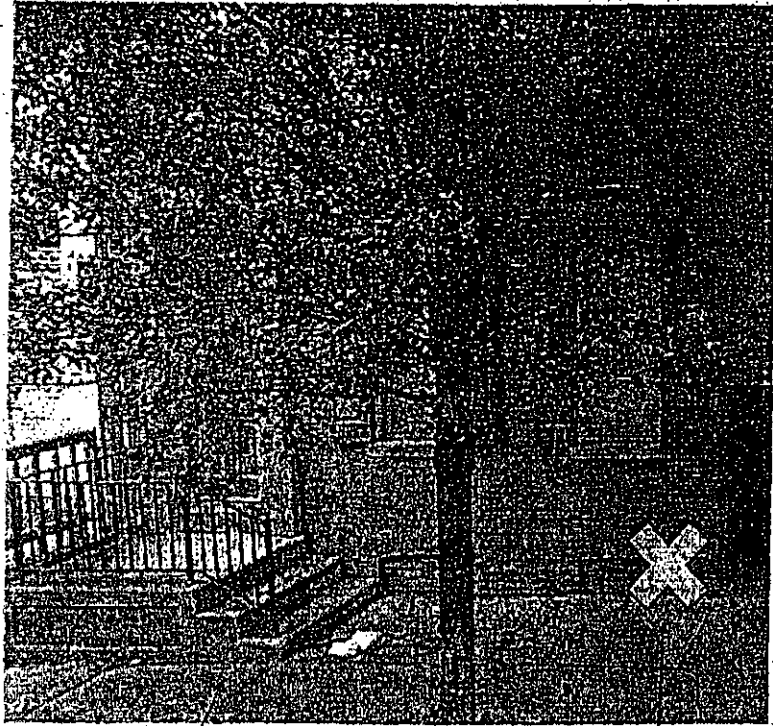


## TATE EXHIBIT LIST

- Exhibit No. 1. Picture of 52 S. Pine Street
- Exhibit No. 2. National Register of Historic Places Certificate and Plaque (2 pages)
- Exhibit No. 3. Picture of gas meters in front of 30 North Queen Street, York City
- Exhibit No. 4. Pictures of gas meters in front of 55 North Queen Street, York City (2 pages).
- Exhibit No. 5. Picture of gas meters in front of 49 North Queen Street, York City
- Exhibit No. 6. Picture of gas meters in front of 47 North Queen Street, York City
- Exhibit No. 7. Picture of front of 13 East Market Street, York City
- Exhibit No. 8. Picture of Harrisburg City Historic District regulator and two pictures of 257 East Market Street, York City, showing regulator only (3 pages)
- Exhibit No. 9. Map of City of York, York Historic District
- Exhibit No. 10. 2009 E-mails regarding Columbia Gas gas meter project in York Historic District (3 pages)
- Exhibit No. 11. August 23, 2019 letter from Columbia Gas to Bryan Tate with related Notice (3 pages)
- Exhibit No. 12. Gas Meter Relocation Reconsideration Form of Bryan Tate
- Exhibit No. 13. December 10, 2019 letter from Columbia Gas to Bryan Tate
- Exhibit No. 14. December 12, 2019 e-mail from Columbia Gas to Bryan Tate denying initial request
- Exhibit No. 15. December 20, 2019 letter from Tim Clark, Investigator, to Bryan Tate
- Exhibit No. 16. January 23, 2020 letter from Tim Clark, Investigator, to Bryan Tate, regarding closing of Informal Complaint with no decision (2 pages)
- Exhibit No. 17. February 21, 2020 letter from Columbia Gas to Bryan Tate
- Exhibit No. 18. Letters of Support
- Exhibit No. 19. Letter from Michael Wheeler, Licensed Realtor
- Exhibit No. 20. Letter from Pennsylvania State Historic Preservation Office
- Exhibit No. 21. Two pictures showing view from 52 S. Pine Street towards Market Street, going North

TATE EXHIBIT NO. 1



Current location of gas service line

Proposed outside meter location



Commonwealth of Pennsylvania  
Historical and Artistic Commission

Dark History District

Dark History

has been entered in the

National Register of Historic Places

under provisions of the National Historic Preservation Act



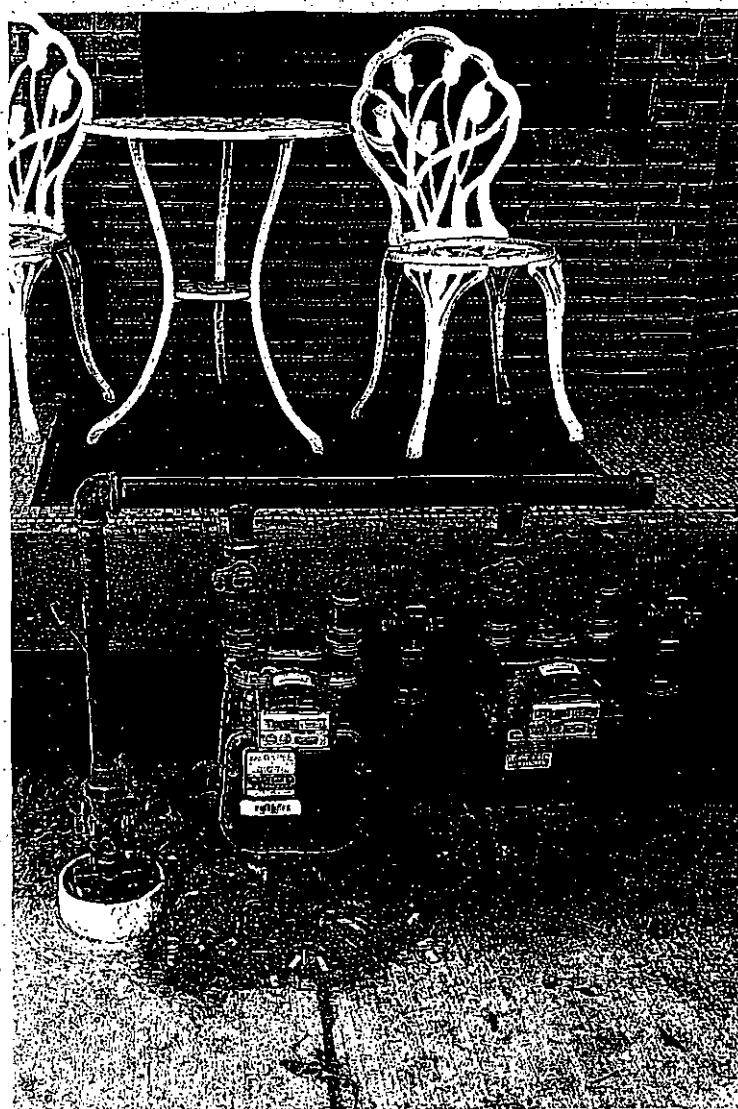
NATIONAL HISTORIC PRESERVATION ACT

1966

THIS PROPERTY  
HAS BEEN PLACED ON THE  
NATIONAL REGISTER  
OF HISTORIC PLACES  
BY THE UNITED STATES  
DEPARTMENT OF THE INTERIOR

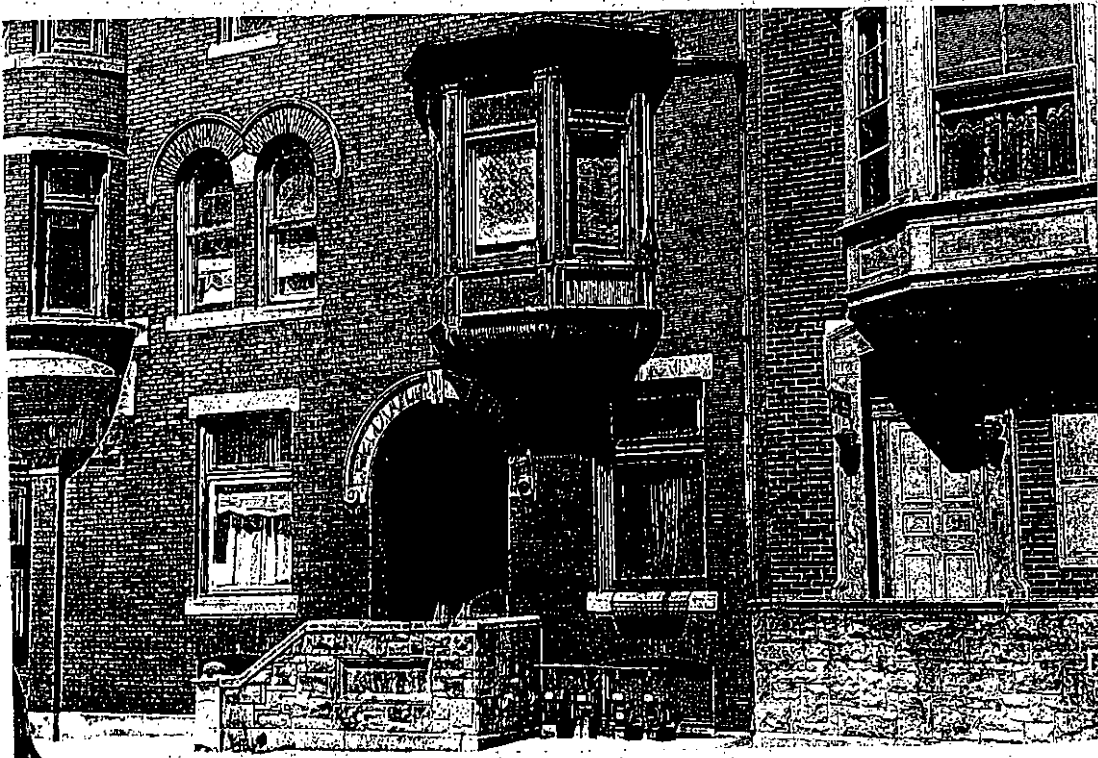
TATE EXHIBIT NO. 3

30 North Queen Street, York City



TATE EXHIBIT NO. 4

55 North Queen Street, York City



TATE EXHIBIT NO. 4 (page 2)

55 North Queen Street, York City



TATE EXHIBIT NO. 5

49 North Queen Street, York City



TATE EXHIBIT NO. 6

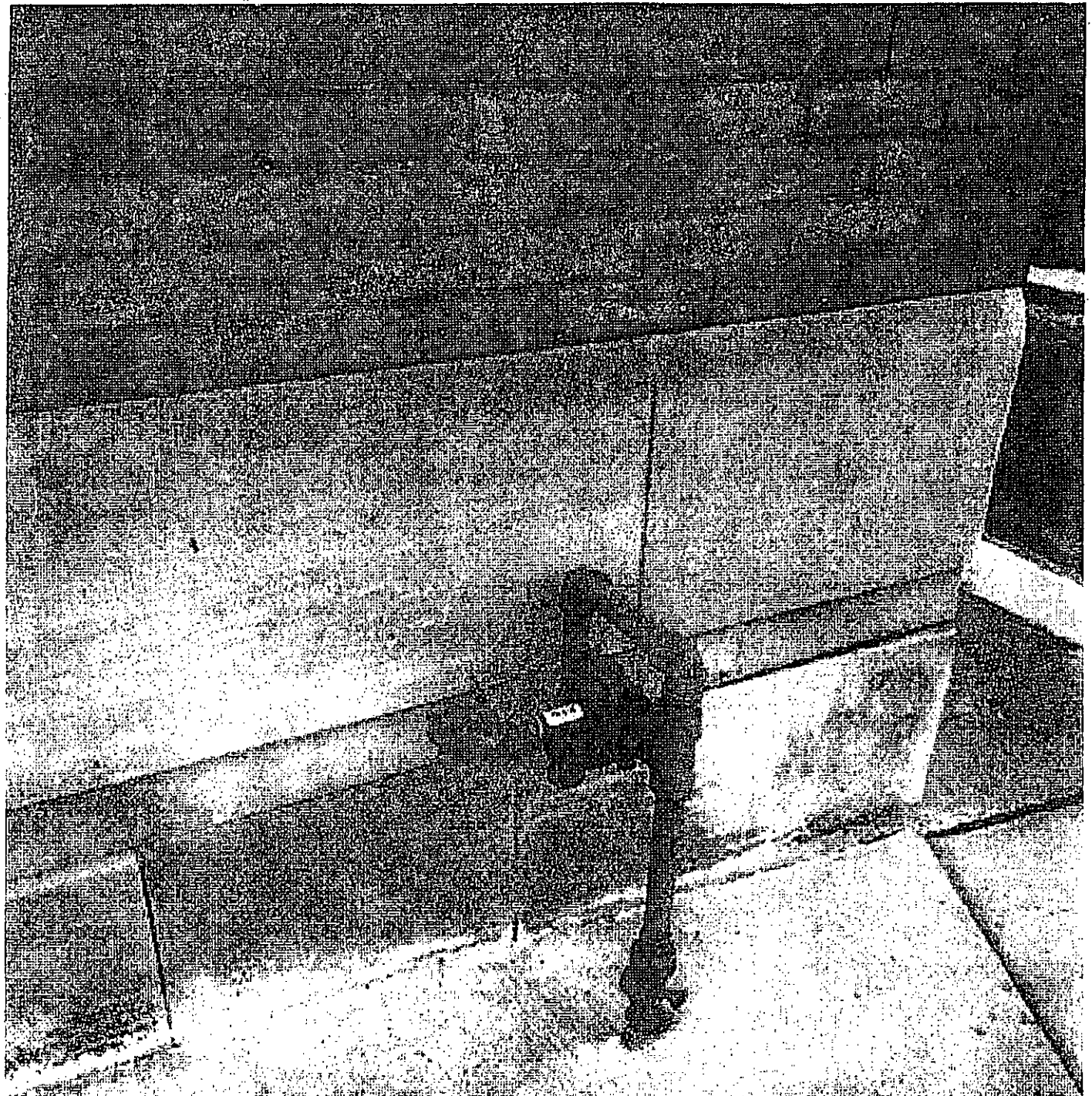
47 North Queen Street, York City



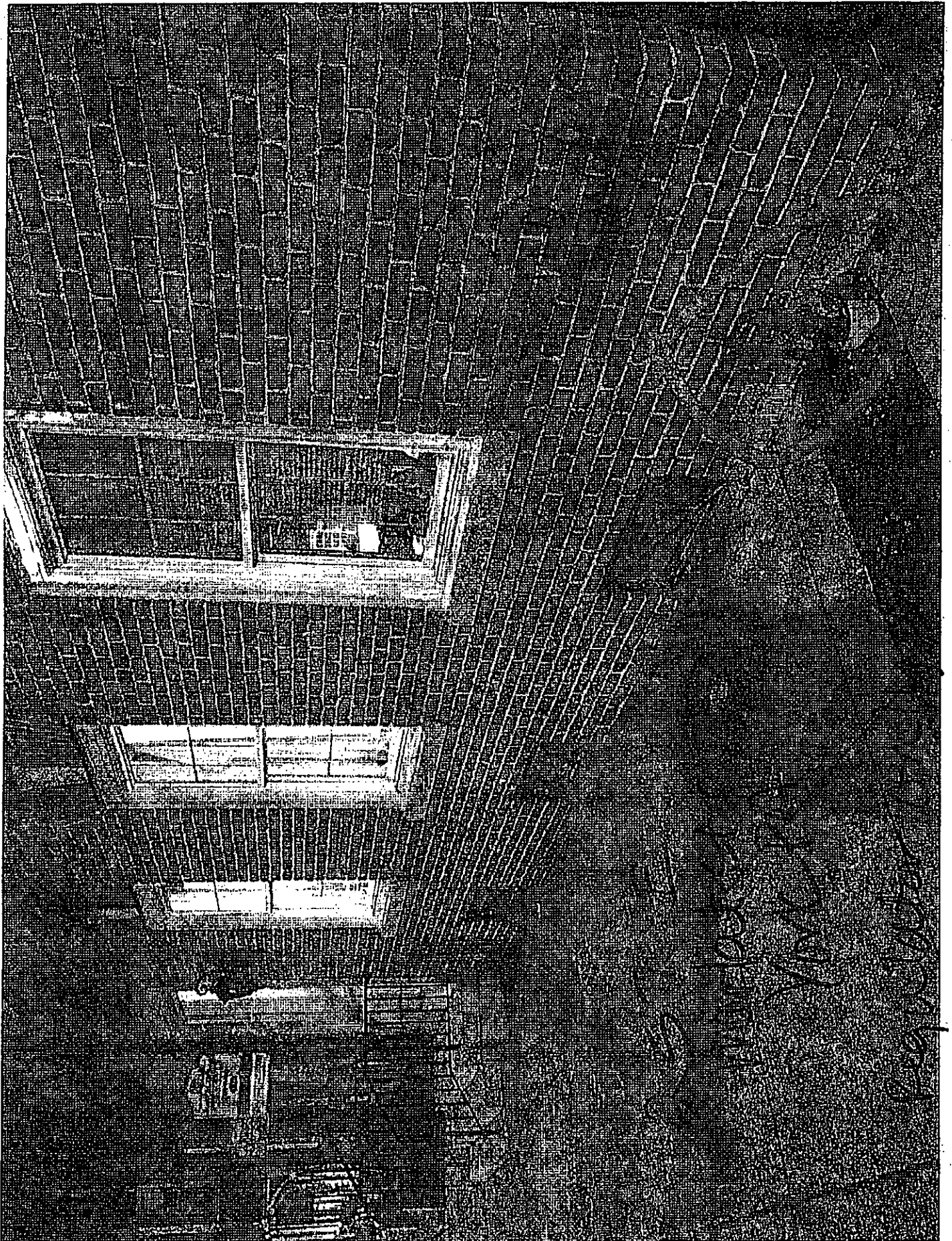
TATE EXHIBIT NO. 7

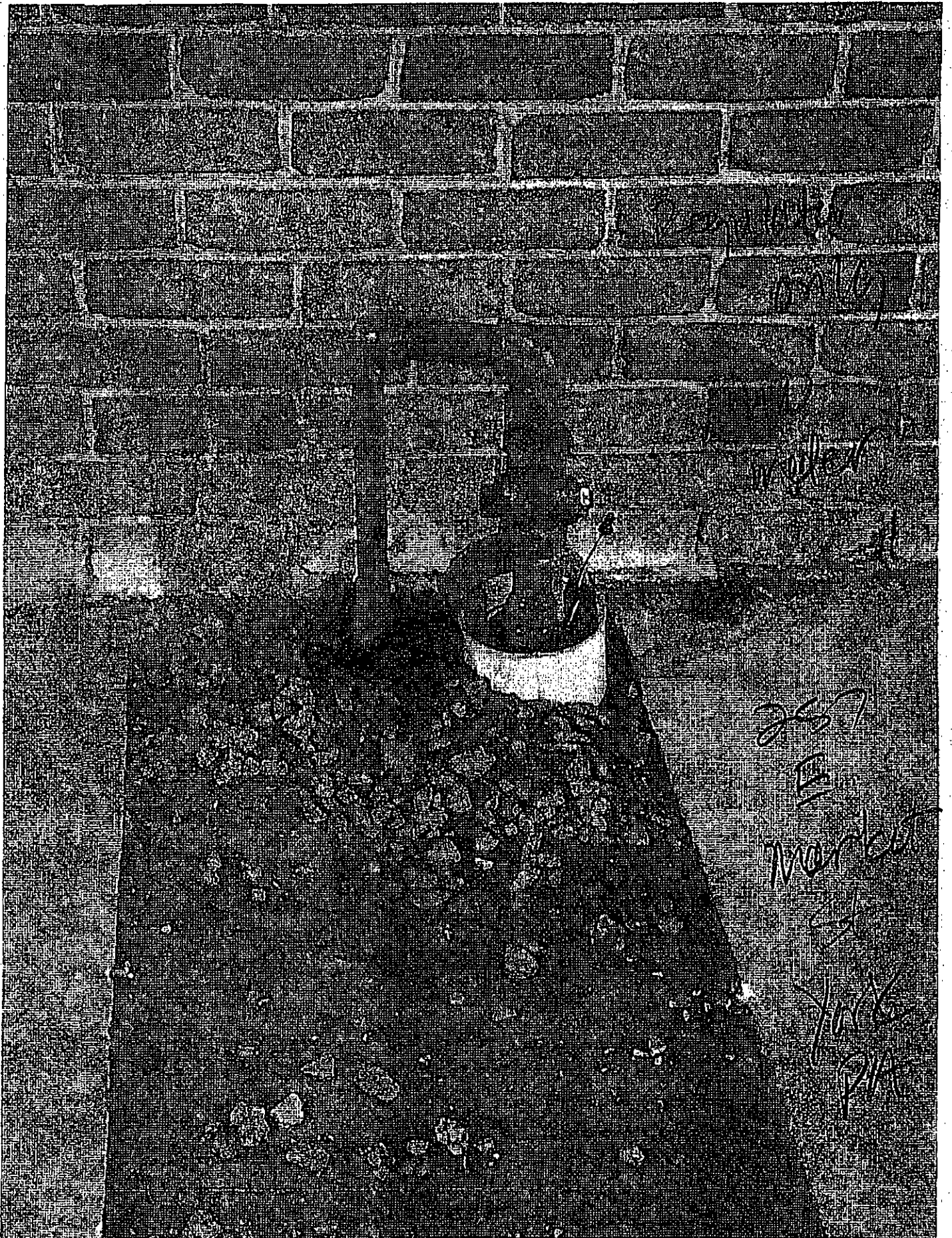
13 East Market Street, York City





Harrisburg City  
Historic District  
Regulator only







## **Subject: unsightly gas meter installation**

The matter of sidewalk gas meter installation in Newton Square and Salem Square came up at last week's ANA meeting. Then at our OTE/YWCA Elm Street Design Committee meeting on Friday Richard Miller was asked to investigate this for the OTE area, see his information below that meters can be placed in our basements. (thank you Richard)

As you may have seen, the gas company has already installed these large unsightly meters on the sidewalks directly in front of the buildings in some of our historic neighborhoods, degrading our architectural heritage.

The Neighborhood Associations need to keep watch and speak with the company if they continue to put them on the sidewalks.

Unfortunately, if city officials do not stop this they will probably continue to put the meters where it's easiest for them in areas where our neighborhoods do not complain. After attending Roger Brooks presentation last week and hearing the "importance of first visual impressions" for the city, it's another example of why York looks so trashy.

Joan Burgasser

-----  
**From:** "Richard Miller" <[rmiller@ywcaofyork.org](mailto:rmiller@ywcaofyork.org)>

**Date:** Mon, 17 Aug 2009 13:45:34 -0400

**Subject:** Miller Pipeline Corporation

Hello All,

As some of you may be aware, Miller Pipeline Corporation has been trenching along East Princess Street between Queen and Broad for quite awhile now. In conjunction with Miller Pipeline Corp, Columbia Gas will be installing new meters along East Princess Street in the coming weeks. There have been some reservations from residents in Olde Towne East about the installation of the new meters. There have been conflicting talks that the meters would be placed in the front of the properties along the 200 and 300 blocks of East Princess Street.

It is in the interest of the Community Renaissance Project/Elm Street Program that all precautions are made to maintain the architectural integrity of the homes throughout Olde Towne East. I spoke with a representative of Miller Pipeline Corporation, who assured me that installation of the meters would be *inside* the homes. The exception being the homes built by Dorgan and Zuck where the meters will be *on the side* of their homes.

I will continue to spread the word along to residents in Olde Towne East about the meters.

Have a wonderful day,  
Richard L Miller

Elm Street Manager  
YWCA of York  
320 East Market Street  
York, Pa 17403

TATE EXHIBIT NO. 10

I'd be happy to facilitate a meeting. I'm including an email from Greg Radabaugh at Columbia Gas, who is my principal contact. As I stated I believe they are attempting to be cooperative.

Jim Gross  
August 18, 2009

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Jim,

We fully understand and support their concerns. There is, generally speaking, no plans for us to install our gas meters outside of the homes/businesses in the established HARB areas of York. Columbia Gas actually has a HARB map hanging in our local Construction Leader's Hartley Street office indicating where the physical boundaries of the HARB district are located. We've also been communicating with numerous residents in the 300 Block of West Princess Street and thought we were in good shape with what we had completed thus far. Apparently there are still more concerns that we aren't aware of.

*You'll notice that the work we are currently performing on East Princess Street between Queen Street and Edgar Street has us leaving the gas meters inside the homes as you would fully expect in this established HARB district and has been the plan from the beginning of the project.*

Would you like for me to speak with Richard Miller or Joan Burgasser individually as a next step? We could also have our Communications Manager, Bethany Burtyk, address this group at one of their upcoming meetings. We'll gladly share our short-term and long-term plans for our pipeline replacement initiative within York City that will impact gas meter locations in some of these neighborhoods noted below. I'll wait for your direction to proceed with further conversation with Mr. Miller/Joan Burgasser pending any input you may have regarding our plans.

Columbia Gas fully supports York City and the efforts by the HARB supporters to further beautify and save the historical integrity of the homes, businesses, and other structures located within these specified areas. Hopefully some additional communication on our part to those concerned will leave them fully convinced that our infrastructure replacement goals in no way conflict with their goals. In fact, there may even be opportunity for us to help support their efforts with our restoration practices as we gradually replace our aging infrastructure in many of these areas.

Please provide me with some dates and times if you would like me to set up a meeting. Thank you

Let me know what you think and thanks for the info!

Greg Radabaugh  
Construction Management Leader  
Columbia Gas of PA/MD  
Pittsburgh Office 724-416-6342  
York Office 717-849-0105  
Cell Phone 717-891-2417

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TATE EXHIBIT NO. 10

>>> Joan Burgasser <[joaninnyork@comcast.net](mailto:joaninnyork@comcast.net)> 08/17/09 05:19PM >>>  
Jim,

Thank you for your offer to give us the contact person and phone # for Columbia Gas and I would appreciate receiving it.

However, it would be more productive and send a stronger message for the city to be pro-active in protecting our historic city from the detrimental visual impact of these eyesores by meeting with Columbia Gas and the installers to represent the city and it's neighborhoods as a whole.

Joan Burgasser

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> From: "Jim Gross" <[JGross@yorkcity.org](mailto:JGross@yorkcity.org)>  
> Date: Mon, 17 Aug 2009 16:17:16 -0400  
> To: <[joaninnyork@comcast.net](mailto:joaninnyork@comcast.net)>  
> Subject: Re: unsightly gas meter installation

>  
> Thanks for your email Joan, unfortunately "city officials" do not have control  
> over Columbia Gas. They are regulated by the Pennsylvania Public Utility  
> Commission. We have been working with them on their gas main replacement  
> projects and they have been cooperative. I know they have met with residents  
> in the Salem Square area to address some of their concerns. I'm sure they  
> would be willing to meet with Richard or other representatives for the east  
> end. If you need contact information for CG employees we can provide it. Thank  
> you.

>  
>>>> Joan Burgasser <[joaninnyork@comcast.net](mailto:joaninnyork@comcast.net)> 08/17/09 04:08PM >>>



*August 23, 2019*

*Our records indicate you are the owner of a property located within the Historical District of York. This property is within the scope of an infrastructure project planned by Columbia Gas of Pennsylvania. Please see the enclosed letter that provides details of project work that may affect your property. A copy of the letter was also delivered to the occupants of 52 Pine St York, PA.*

*If you have any questions or concerns please contact,*

*Bryan Lauchman  
717-893-6391  
Construction Specialist*

*John Boldizar  
717-858-8355  
Construction Specialist*

# Columbia Gas of Pennsylvania

A NISource Company

## IMPORTANT NOTE: YOUR GAS METER WILL BE MOVED OUTSIDE NO SOONER THAN 30 DAYS

As part of our ongoing commitment to provide safe and reliable natural gas service to our customers, Columbia Gas of Pennsylvania ("Columbia Gas" or "Company") is making significant investment to upgrade existing natural gas pipelines in your neighborhood. This letter is to give you advance notice of the work that will take place on your property.

In order to complete the pipeline replacement work, Columbia Gas will have to temporarily interrupt gas service to your home or business for several hours to ensure the safety of customers and work crews as lines are replaced. Prior to starting work on your property, a company representative will be in your neighborhood to notify you in person or with a door hanger approximately three days before your gas service is temporarily interrupted. The door hanger will contain contact information allowing you to contact the representative in the event you have questions concerning the start of the project or specific questions about the work on your property. We apologize for any inconvenience this may cause you.

As part of this project, Columbia Gas will also relocate the natural gas meter from the inside of your home or business so that it will be located outside, consistent with contemporary standards for gas meters. Your meter will not be moved for at least 30 days. Based on an assessment of the building exterior, and considering standard construction practices, we indicated a proposed meter location with an X in the diagram below. Unknown conditions on the interior could alter that location, and this can only be determined after viewing the internal piping that must be reconnected. At that time, any necessary changes will be communicated to you in person by our representative. The meter relocation is required by recent regulatory changes in Pennsylvania and will be completed at no cost to you.

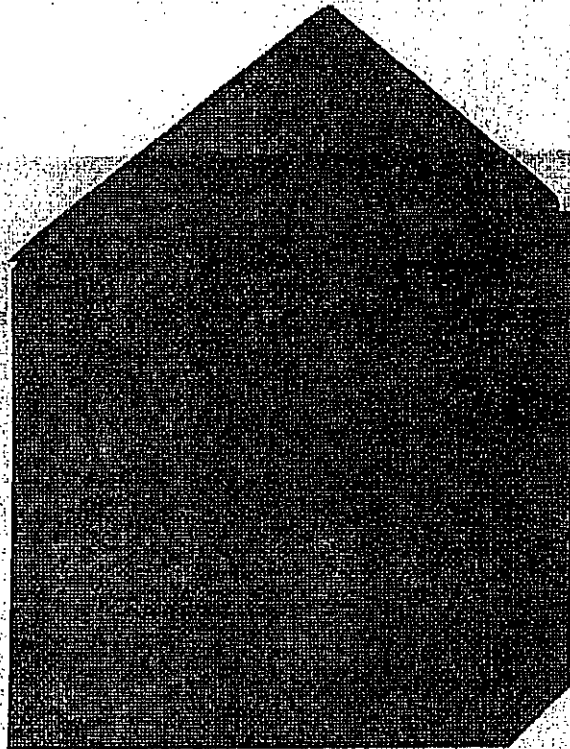
Columbia Gas is regulated by the Pennsylvania Public Utility Commission (PUC). As a regulated utility, Columbia Gas must comply with the PUC's regulations in Title 62 of the Pennsylvania Code ("Code"). A recently approved change to Section 59.18 of the Code now requires that gas meters and pressure regulators be located outside. An exemption may be granted if we can readily confirm that the building is, or is eligible to be listed on the national register of historic places, or is located within a historic district that is listed in the national register of historic places. Please contact Columbia Gas using the contact information below as soon as possible if you believe that your home may qualify for an exemption from the PUC's meter relocation requirements. As our customer, if you are not the building owner, the Code further requires that you forward this notice to the owner of the building.

Columbia Gas must also comply with its tariff, which is a set of rules that has been approved by the PUC. Section 4, paragraph 4.4 provides Columbia Gas with the sole discretion to determine the locations of its meters. You may view our tariff in its entirety at [www.ColumbiaGasPA.com](http://www.ColumbiaGasPA.com) and search the term "tariff". Again, Columbia Gas is required to relocate the meter to the outside of the building. We note that refusal to provide Columbia Gas with access to the building to relocate the meter may result in the termination of gas service.

Please note that all Company representatives have photo identification badges that identify them as employees or contractors of Columbia Gas. You are welcome to ask to see this identification before allowing anyone into your home.

Please be assured that Columbia Gas will fully restore any landscaping or disruptions to property that occur as a result of the work as soon as weather permits. We are committed to minimizing the inconvenience to you and your neighborhood and encourage you to contact us, using the contact information detailed below, with any questions or concerns. You may also contact the PUC's Bureau of Consumer Services at 1-800-692-7380.

We appreciate your patience and cooperation while this important project is completed.



Know what's below.  
Call before you dig.



Front of structure

The X notes the meter location on the structure. Unknown conditions on the interior could alter this location, and this can only be determined after viewing the internal piping that must be reconnected. At the time of review, any necessary changes will be communicated to you in person by our representative.

## Columbia Gas of Pennsylvania

A NiSource Company

John Boldizar  
Construction Specialist  
Construction Services

729 Loucks Mill Road  
York, PA 17403

Cellular: (717) 858-8355  
jboldizar@nsource.com

For Gas-Related Emergencies  
Call 1-888-480-4332

TATE EXHIBIT NO. 12

Columbia Gas Meter Relocation Reconsideration Form

Your Contact Information

Full Name: Bryan Tate

Email: bryantate@comcast.net

Columbia Gas Account # (if known): account in name of tenants not me

Company Name (if applicable): N/A

Street address of property served by Columbia Gas: 52 S. Pine Street

City:

York

State:

PA

ZIP Code:

17403

Preferred Contact Method:

Daytime Phone     Evening Phone     Email

Daytime Phone: 717-825-4640

Evening Phone: 717-825-4640

Your Reconsideration Request

I have received a letter from Columbia Gas regarding a meter relocation

Yes     No

I request an exception to the Columbia Gas Meter Relocation Policy. Check the reason below (you may select more than one):

I live in a designated historic district

I live in an area where I have a concern that an outside meter is at a high risk of being subject to tampering or vandalism

Other (Please explain) the sidewalk is shallow on S. Pine and my porch and stairs are where gas enters the property

Comments:

Please email form to: Russell Bodell, Columbia Gas Communications Manager  
rbodell@nisource.com



Dear Customer,

December 10, 2019

I am writing in regards to your property at 52 S. Pine St, York, Pa. Columbia Gas of Pennsylvania began upgrading the gas lines on your street several weeks ago. The system upgrade project consists of replacing our main lines as well as any necessary service connections. The successful completion of this project requires us to replace the service line and move the meter out that currently serves your property.

Columbia Gas of Pennsylvania has personally met with you several times to discuss your meter placement. Arrangements need to be made to allow Columbia Gas of Pennsylvania access to the property to complete the necessary service line and meter upgrades.

By this letter, Columbia Gas of Pennsylvania is hereby notifying you of our intent to complete this project on December 18<sup>th</sup> 2019. At that time the existing gas service to 52 S. Pine St, York PA, will be without gas as the existing main line will go dead. We will not be able to re-establish service to the property unless we have access to the piping inside the building.

Please contact the onsite coordinator Frank Pujols (717-472-0145) to schedule the required work. If we do not hear from you by Dec. 16th, you will need to contact Columbia Gas and apply for gas. You will be able to reach them at 1-888-460-4332. Thank you in advance for your co-operation in this matter.

John A. Boldizar  
Construction Specialist  
Columbia Gas of Pa.  
717-858-8355

**Tate, Bryan K.**

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**From:** Tate, Bryan K.  
**Sent:** Friday, December 13, 2019 1:06 PM  
**To:** Tate, Bryan K.  
**Subject:** FW: 52 S. Pine Street - Meter Move-Out

On Dec 12, 2019, at 3:51 PM, [rbedell@nisource.com](mailto:rbedell@nisource.com) wrote:

Mr. Tate,

Thank you for filling out the meter relocation form for 52 S. Pine Street in York and requesting an exception to the meter relocation policy.

Pennsylvania Public Utility Commission (PUC) regulations require that gas meters and pressure regulators be located outside. An exception may be considered—but is not mandated—if we can readily confirm that a building is located within a historic district that is listed in the national register of historic places. However, that is not a guarantee that a meter will not be moved. Safety is the number one priority of Columbia Gas, and we follow all federal and state laws and regulations to ensure natural gas is delivered safely to our customers in York and across our service territory in Pennsylvania.

*We have not experienced tampering and vandalism on gas meters that have been moved outside as part of this safety program, and if a meter were accidentally damaged, the excess flow valve installed with the new service line would minimize or shut off the flow of gas. Additionally, the new service line and meter would be installed further away from the porch stairs than the current service line to address the shallow sidewalk concern.*

Part of our commitment to safety includes having ready access to meters and other lines to ensure that the equipment is operating safely. An outdoor meter eliminates the risk of shut-off due to access issues and provides first responders with easy access to our customers' meters in the event of an emergency.

Because of these overriding safety considerations, we must deny your request to have the meter at 52 S. Pine Street remain inside.

The old gas pipeline on Pine Street will be taken out of service on December 18. Please make arrangements with us to have the new meter and service line installed at 52 S. Pine Street by December 16, or there could be an interruption of service.

If you do not agree with our findings, you may file an informal complaint with the Pennsylvania Public Utility Commission. To ensure preservation of your rights, an informal complaint must be filed within ten (10) days of this message. You may contact the Pennsylvania Public Utility Commission at 1-800-692-7380 or in writing at P. O. Box 3265, Harrisburg, PA 17105-3265.

Sincerely,  
Russell Bedell

Communications Manager  
<mime-attachment.gif>

Columbia Gas of Pennsylvania & Maryland  
P: 717-849-0129  
C: 717-514-8034

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Confidentiality Notice: This email and any attachments are confidential and are protected by the attorney-client and work product legal privileges. Please do not forward to others. If you are not the intended recipient: Please do not disclose, copy, distribute or use this email or attachment for any purpose. Please notify us by return email of this error and delete the email and any copies from your system. Thank you for your cooperation.



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA PUBLIC UTILITY COMMISSION  
P.O. BOX 3265, HARRISBURG, PA 17105-3265

IN REPLY  
PLEASE REFER  
TO OUR FILE

12/20/2019

BCS: 3753631

Bryan K Tate  
377 E Market Street  
York PA 17403

Dear Bryan K Tate:

This letter is in reference to the informal complaint you filed with the Pennsylvania Public Utility Commission (PUC) on 12/13/2019 against Columbia Gas of PA Inc (NGDC). You asked the PUC to investigate.

I have received the company report and need to talk to you about your complaint. Please call me within 10 days of the date of this letter to discuss your complaint.

In addition to calling me, if you have any documents or evidence to support your claim against the company (for example, copies of notes, letters, bills or shut-off notices, etc.), please send those immediately. You may mail, fax, or email your documentation. Please include your BCS Case Number on all documents that you are providing.

- [timclark@pa.gov](mailto:timclark@pa.gov)
- Fax to (717) 787-6641.
- Mail to Pennsylvania Public Utility Commission, Bureau of Consumer Services, 400 North Street, 2nd Floor, Harrisburg, PA 17120

You can reach me by calling 1-800-692-7380 or 717-772-4835. When you call, please refer to the BCS case number at the top of this letter.

If you have resolved the complaint with the company and would like your case closed, please contact me at the above listed numbers.

If I do not hear from you within 10 days of the date of this letter, I will proceed to resolve your complaint based on available information.

Sincerely,  
Tim Clark  
Investigator



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA PUBLIC UTILITY COMMISSION  
P.O. BOX 3265, HARRISBURG, PA 17105-3265

IN REPLY  
PLEASE REFER  
TO OUR FILE

1/23/2020

BCS: 3753631

Bryan K Tate  
377 E. Market Street  
York PA 17403

Dear Bryan K Tate:

You contacted the Public Utility Commission's (PUC) Bureau of Consumer Services (BCS) on 12/13/2019 regarding utility service with Columbia Gas of PA ("company"). You stated that the company has ignored the Historic Exception of the meter relocation project that is happening in York, PA. The York City Historic Districts appear on the National Register of Historic Places. You have been in conversation for two years, yet Columbia Gas refuses to understand that one of the only economic opportunities that York City has is its historic properties and that by moving unattractive meters (in some cases many meters) to the fronts of properties it is destroying the historic nature of the property and the economic viability of the property. The company has ignored citizen and York City concerns with outside meter placements blocking ADA passage on narrow sidewalks and safety issues in neighborhoods where criminals can easily tamper with meter shut offs. Residents of the City of York have requested Columbia Gas, in a meeting at City Hall last year, and again at a Town Hall Meeting set up by Mayor Helfrich this year, as well as during individual meetings by individual property owners, to either mirror UGI's work in Harrisburg's Historic District placing regulators only on the outside of Historic District properties with meters remaining in basements, or by placing new outside meters only on the side or rear of properties.

In response to this complaint, the company reported that you are the property owner of 52 S Pine Street, York, PA. This address is a part of the historical area in York, PA. The company has had several conversations with you regarding the meter location regulations at 52 PA Code 59.18, which requires meters and regulators be located outside and aboveground, unless otherwise allowed. The regulation also states that the inside meter location shall be considered for buildings in historic districts. The meter location regulations were imposed to reduce the dangers from gas leaks.

Per company records, Columbia Gas provided you with options for relocation and placement of the meter at 52 S Pine Street, York, PA. The company has offered to locate the meter on the outside front right of the home. The company has offered to paint the meter to match the paint of the exterior of the home. The company has also offered to put a cage screening around the meter and paint the screen. You have not agreed to these options.

The company's position is that the relocation of meters as directed by the PUC at the time of the company's pipeline upgrades is an important part of construction timeline. The location of the meter is at the determination of the utility company and Columbia believes that the location for the meter at 52 S Pine Street, York, PA is best located at outside front right.

According to the company's PUC approved tariff, section 4.6 - Meter Location. The company shall have the right to determine the location of its meters.

Please note that the PUC's Bureau of Consumer Services has limited jurisdiction over service-related complaints. We cannot decide where a utility company should place their meter, so long as the utility is not in violation of Pennsylvania statutes or regulations. BCS cannot issue a legally binding decision on this complaint. Therefore, this informal complaint has been closed without a decision.

You may pursue this matter further by filing a formal complaint. The formal complaint process involves a legal proceeding before an Administrative Law Judge (ALJ), similar to a trial. This means that you and the utility must present facts on the issues raised in your complaint to the ALJ. You must participate in a hearing, respond to questions from the utility and prove why the judge should uphold your position. Formal complaint forms can be found on the PUC website ([www.puc.pa.gov](http://www.puc.pa.gov)), or by calling 717-772-7777.

Sincerely,

Tim Clark  
Investigator



Dear Customer,

February 21, 2020

I am writing in regards to your property at 52 S. Pine St. York, Pa. Columbia Gas of Pennsylvania upgraded the gas lines on your street. The system upgrade project consisted of upgrading our main lines as well as any necessary service connections. The successful completion of this project requires us to disconnect the pre-existing facilities that currently serve your property.

Arrangements need to be made, by the tenant or property owner, to allow Columbia Gas of Pennsylvania access to the property to complete the necessary service line and meter upgrades.

By this letter, Columbia Gas of Pennsylvania is hereby notifying you of our intent to complete our project on Monday, March 2<sup>nd</sup>. At that time the existing gas service to 52 S. Pine St. York, PA. will be shut off. We will not be able to re-establish service to the property unless we have access to the piping inside the building. We have conducted the PA one call effective this morning. We are available to complete this work next week on Wednesday, Thursday or Friday, February 26<sup>th</sup>, 27<sup>th</sup> or 28<sup>th</sup>.

Please contact Francis Pujols @ 717-472-0145 to schedule the necessary work.

If no contact is made, Columbia Gas of Pa. will need to be contacted to re-establish service to your property. You will be able to reach them at 1-888-460-4332. Thank you in advance for your co-operation in this matter.

John A. Boldizar

Construction Specialist

Columbia Gas of Pa.

717-858-8355

## TATE EXHIBIT NO. 18

1. Pennsylvania State Senator Kristin Phillips-Hill and Pennsylvania State Representative Carol Hill-Evans
2. Pennsylvania State Representative Stanley E. Saylor
3. Gettle Vaughn Law LLC
4. Preservation Pennsylvania (2 pages)
5. Alliance of Neighborhood Associations of York, PA
6. Downtown East Neighborhood Association
7. Olde Towne East Neighborhood Association
8. YWCA York
9. York County History Center
10. York County Economic Alliance
11. Royal Square Development & Construction
12. Joe Jefcoat – York City Treasurer
13. Tracey A. Holman – ANA Representative (4 pages)
14. Downtown Inc. (2 pages)
15. Better York
16. Genevieve Ray – Urban development professional
17. Attorney Robert Katherman
18. Attorney Ronald Hershner (2 pages)
19. OMITTED BY AGREEMENT
20. Historic York
21. City of York Historical Architecture Review Board



July 7, 2020

Steven K. Haas  
Administrative Law Judge  
Pennsylvania Public Utility Commission  
400 North Street  
Harrisburg, PA 17120

Re: PUC Hearing C-2020-3018966

Dear Judge Haas:

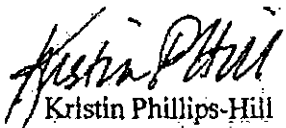
We are writing in reference to the formal complaint filed by Mr. Bryan Tate against Columbia Gas pertaining to the installation of external gas meters to the front of buildings located within York City's Historic District. The proposed project lies within the confines of our respective legislative districts and has the potential to negatively impact many property owners who we represent. There is tremendous interest and significant concern among the residents of our community regarding this project, as evidenced by the heavy volume of correspondence we continue to receive.


While we support Columbia Gas' capital improvement project within the City of York, we are requesting consideration be given to the location of gas meters on historic properties per PUC regulation 59.18(d)(1)(i)(A-D).

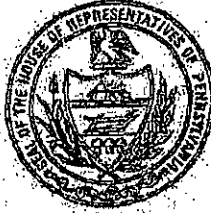
Owners of historic properties located in York City's Historic Districts are requesting the same PUC historic exception that was granted by UGI to Harrisburg City's Historic District. This exemption allowed historic homes to retain their old-world charm by only placing a regulator on the outside of the property; leaving gas meters to remain on the inside.

In closing, we are seeking the Public Utility Commission provide equity and fairness among all historic districts across the Commonwealth by providing property owners within the City of York the same options as the residents of the City of Harrisburg.

Sincerely,

  
Kristin Phillips-Hill  
Senator, 28<sup>th</sup> District

  
Carol Hill-Evans  
Representative, 95<sup>th</sup> District

**STANLEY E. SAYLOR**MAJORITY CHAIRMAN  
APPROPRIATIONS COMMITTEE245 MAIN CAPITOL BUILDING  
PO BOX 202094HARRISBURG, PA 17120-2094  
PHONE: (717) 783-6426  
FAX: (717) 783-7655100 REDCO AVENUE  
RED LION, PA 17356  
PHONE: (717) 244-9232; (717) 382-4595  
FAX: (717) 246-2387**House of Representatives**Commonwealth of Pennsylvania  
Harrisburg

July 7, 2020

**COMMITTEES**  
RULES**APPOINTMENTS**  
EDUCATION COMMISSION OF THE STATES**CAUCUSES**  
FIREFIGHTER AND EMERGENCY SERVICES  
LEGISLATIVE SPORTSMEN  
SECOND AMENDMENT  
ARTS AND CULTUREE-Mail: [ssaylor@pahousegop.com](mailto:ssaylor@pahousegop.com)  
Website: [www.repsaylor.com](http://www.repsaylor.com)Mr. Steven K. Haas  
Administrative Law Judge  
Public Utility Commission  
400 North Street  
Harrisburg, PA 17120

RE: PUC Hearing C-2020-3018966

Dear Judge Haas:

I write to offer my support of Bryan Tate in his formal complaint against Columbia Gas of Pennsylvania regarding the relocation of his gas meter to the front of his property. I ask the PUC to support the historic exception to 052 PA Code § 59.18 (Meter, regulator and service line location).

According to Section (d)(1)(ii) of the Code, inside meter locations shall be considered only when a meter is located in a building that is listed in the National Register of Historic Places or is located within a historic district that is listed in the National Register of Historic Places. Mr. Tate's property is located in York City's Downtown East neighborhood, which is part of the York Historic District, as designated by the Pennsylvania Historical & Museum Commission on August 19, 1979, and entered into the National Register of Historic Places on that date. Therefore, all the buildings located within the York Historic District are eligible for historic exception from having meters placed in the front of the property.

Columbia Gas asserts that gas meters must be moved outside for safety as the pressure is being increased in the new gas lines serving York City. Workable solutions for the York Historic District would include moving lines to the rear of properties and installing meters on the back of buildings, or installing only regulators on the outside of buildings, which would decrease gas pressure entering the building, and leaving meters inside the basement out of sight. One of York's greatest assets is its historic architecture. I urge the PUC to rule in Mr. Tate's favor and for Columbia Gas to place gas meters out of site in the historic district.

Sincerely,

STANLEY E. SAYLOR

# GETTLE VAUGHN LAW LLC

18-3

13 EAST MARKET STREET  
YORK, PENNSYLVANIA 17401

TELEPHONE (717) 854-4899  
FAX (717) 848-1603

GREGORY E. GETTLE  
JEFFREY A. GETTLE

PETER M. VAUGHN  
JEREMY D. WILLIAMS  
DOUGLAS J. KOZAK

GREGORY HAROLD GETTLE (OF COUNSEL)  
GLENN C. VAUGHN (OF COUNSEL)

June 22, 2020.

PA Public Utility Commission  
400 North Street  
Harrisburg, PA 17105

RE: Bryan K. Tate vs. Columbia Gas PUC Hearing  
C-2020-3018966


Dear Commissioners:

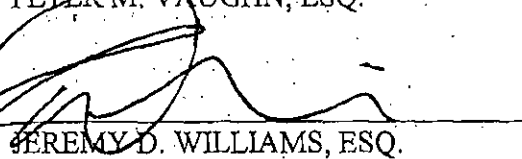
As you can see from the address on our letterhead, we operate a legal practice at 13 East Market Street in the City of York. Our property is located in the City of York historic district which is a historic district listed on the National Historic Register. We are opposed to the installation of external gas meters in the front of our property. We understand that Bryan K. Tate, an individual who owns a property on Pine Street in the City of York has filed a formal complaint against Columbia Gas in the case referenced above to force him to move gas meters to the external front of his property. We support Mr. Tate in his formal complaint against Columbia Gas and the opposition to the installation of gas meters in the front of properties on Pine Street and on East Market Street in the historic district of the City of York.

Very truly yours,

  
\_\_\_\_\_  
GREGORY E. GETTLE, ESQ.

  
\_\_\_\_\_  
JEFFREY A. GETTLE, ESQ.

  
\_\_\_\_\_  
PETER M. VAUGHN, ESQ.

  
\_\_\_\_\_  
JEREMY D. WILLIAMS, ESQ.



257 North Street, Harrisburg, PA 17101 tel 717.234.2310 fax 717.234.2522 info@preservationpa.org www.preservationpa.org

May 19, 2020

Pennsylvania Public Utility Commission  
P.O. Box 3265  
Harrisburg, PA 17105-3265

RE: Bryan Tate v. Columbia Gas PUC Hearing C-2020-301896

To whom it may concern:

Preservation Pennsylvania is a statewide nonprofit advocacy organization charged with protecting and preserving historic places in Pennsylvania. When we participated in the rulemaking by the Pennsylvania Public Utility Commission (PUC) in 2012, we provided comments on the need to take into consideration the properties that are located in historic districts and to offer some alternatives to gas meter placement. Many of our comments (about early notification and guidelines for accommodation) did not make it into the final ruling of 2014. Still, it did include language that properties located within National Register Districts (both listed and eligible) and locally designated districts (e.g. HARBs) could be considered for inside meter replacement. While we had hoped for more accommodation, we were pleased that this provision was included. (See attached letter from 2012 with our comments)

Once the Code was finalized, it was up to the individual gas companies to comply. In practice, this process has been much less than we hoped, and in some cases, it has gone horribly wrong. Preservation Pennsylvania staff continue to hear from frustrated communities who have found this process to be less about accommodation and conversation and more about not really having a choice but to accept the meter placement.

York City, in particular, has been very challenging. Gas meters were installed throughout the historic district, often without notice. Property owners that were proactive in seeking alternatives, have been unsuccessful. Requests to use the smaller regulators have been rejected by Columbia Gas as not safe enough to meet their standards. After several meetings arranged by the City that included Columbia Gas, and one large public meeting, Columbia Gas agreed to work more closely with homeowners in the historic district but made it clear that their position was that all meters must be located outside the building and in virtually every case, that location is directly in front of the building. An offer to paint the meters a different color was the only concession.

Mr. Tate has been very clear in his requests to Columbia Gas that he did not want his meter located in front of his property. After the public meeting where Columbia Gas promised to do better, Mr. Tate had to force the issue and was eventually provided a Meter Relocation Consideration Form. While it is understandable that these must be considered on a case by case basis, the process has not been transparent and in most cases, accommodation only happens when the property owner forces the issue.

Because we hear from constituents across the state, we have learned that each gas company handles this process differently. UGI, for example, has been proactive in the possible accommodations available, meeting with City Planning, appearing at the Historic and Architectural Review Board, and making the form for relocation consideration easily accessible. As a result, the smaller regulators have been installed in much of the Harrisburg historic district.

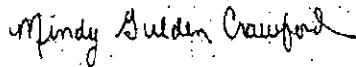
The installation of multiple meters in front of many York properties has significantly affected the appearance and historic integrity of the York Historic District. The gas meter rulings included minimal direction on the possibility of alternatives within the historic district but left to their interpretation, Columbia Gas has not followed the spirit of the ruling. The ruling does recognize that historic districts qualify for alternative meter location including leaving the meter inside, using smaller regulators, or considering alternative placement. The damage to the integrity of the York Historic District as well as many other districts in Pennsylvania is devastating.

If Mr. Tate is successful in avoiding the installation of a meter in front of his historic house, it is a very small victory given the damage to the integrity already inflicted on the York Historic District. The process was developed to allow accommodation, but Columbia Gas did not proactively follow that process, only responding when either forced by the homeowner to consider relocation or when asked to appear at the public meeting and explain the process. Apologizing for mistakes after the damage is done is no consolation to the residents of the York Historic District.

I urge you to consider this issue carefully and rule in favor of Mr. Tate. Perhaps this will change the process moving forward and the remainder of the gas meter installations in historic districts will be less damaging to our precious historic resources in Pennsylvania.

Please feel free to contact me with any questions.

Sincerely,



Mindy Gulden Crawford  
Executive Director

## Alliance of Neighborhood Associations of York, PA

June 30, 2020

Steven K. Haas  
 Administrative Law Judge  
 PA Public Utility Commission  
 400 North Street  
 Harrisburg, PA 17120

Dear Judge Haas:

This letter is written in support of Bryan Ture for his complaint filed against Columbia Gas of Pennsylvania regarding issues with gas meter installations in the City of York, PA. The Alliance of Neighborhood Associations of York, PA, which represents 17 neighborhood associations in the City of York, objects to the front exterior placement of gas meters. We oppose front exterior placement for the following reasons:

The primary issue of exception is the violation of the spirit of the federal Americans with Disabilities Act. Front exterior meter installations disrupt pedestrian sidewalk travel by handicapped residents, particularly those in wheelchairs. Not all residents are capable of safely navigating around the new meters that have been placed in front of homes. Obstructed sidewalks have forced handicapped and other disabled residents to either forgo travel down a certain stretch of sidewalk or travel in the street.

The secondary issue of concern is the safety of front exterior gas meters. These meters can be easily vandalized and gas can be turned off with the simple turn of a wrench. In a dense, urban atmosphere, front exterior meters are too easily accessible for vandalism.

Our final issue of concern is regarding the PUC Regulation exception for properties listed in the York City Historic District, which is listed on the National Register of Historic Places. Front exterior meter installations are in violation of the York City Historic District unless a variance is received from York City Council after approval by the York City Historic Architectural Review Board. Not only do front exterior meters detract from time-period continuity of historic districts, but they violate ordinances supported by the National Register.

The Alliance of Neighborhood Associations of York, PA recommends that Columbia Gas of PA halt front exterior meter installations on properties in the York City Historic District, on properties in dense, urban parts of York City, and on those properties that will not be safely passable for a handicapped/disabled person. It is recommended to follow the process of installing only an external regulator with an internal meter.

Thank you for your attention to this matter.

Sincerely,  
 Alliance of Neighborhood Associations of York, PA

  
 Peter Andrews, Chair

[Peterandrews22@gmail.com](mailto:Peterandrews22@gmail.com)

  
 Matthew Bruso, Co-Chair/Treasurer

[mkruso@icloud.com](mailto:mkruso@icloud.com)

  
 Ryan Supler, Secretary

[rsupler@gmail.com](mailto:rsupler@gmail.com)

## *Downtown East Neighborhood Association*

July 5, 2020

Steven K. Haas  
 Administrative Law Judge  
 Public Utility Commission  
 Commonwealth of Pennsylvania  
 400 North Street  
 Harrisburg, PA 17120

Your Honor,

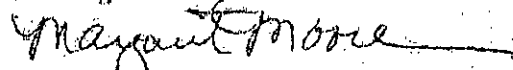
We write to you as the Co-Chairs of the Downtown East Neighborhood Association, the oldest neighborhood association in the City of York, PA. Downtown East organized more than 50 years ago to represent the interests of residents and businesses in the historic east side of York's downtown. Downtown East would like to go on record as being opposed to Columbia Gas relocating gas meters to the outside front of homes and businesses in the City of York, particularly in Downtown East, which is the heart of York's Historic District.

Downtown East is a densely concentrated urban neighborhood consisting of elaborate historic housing stock (including the home of Declaration of Independence signer Congressman James Smith and others), architecturally significant business structures (like York Water Company and others), and decades old workers houses representative of York's industrial boom. Much of our architecture was designed by noted architect J.A. Dempwolf or other architects in his York firm. We believe that our significant architecture must be preserved to maintain one of the assets that the City of York relies on - its history.

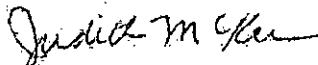
Property owners in Downtown East are required to apply to York's Historic Architecture Review Board when making alterations to the front exterior of their buildings. HARB reviews all modifications to ensure that standards are followed to ensure standards required by the York City Historic District, which was sanctioned by the National Register of Historic Places. Downtown East objects that Columbia Gas to date has not sought or received HARB or City Council approval for the placement of gas meters to the fronts of properties in Downtown East and the York City Historic District.

We object to Columbia Gas refusing to support the historic exception of the PUC Regulation regarding outdoor meter placement. Downtown East expects all gas meters to remain inside properties or be placed in the back of properties when being moved outside.

Sincerely,



Margaret Moore, Co-Chair



Judith McKee, Co-Chair

Downtown East Neighborhood Association

## Olde Towne East Neighborhood Association

June 22, 2020

Public Utility Commission  
Commonwealth of Pennsylvania  
400 North Street  
Harrisburg, PA 17120

Dear Commissioners:

Olde Towne East Neighborhood Association offers its support to Bryan Tate in his formal complaint against Columbia Gas of PA objecting to the placement of gas meters to the front of his property or to the fronts of any property in our neighborhood.

In 2009, the Olde Towne East Neighborhood was established by the residents served by the YWCA of York. Neighbors worked in partnership with the YWCA to support and sustain the major investment by the YWCA and funders of millions of dollars of work to the infrastructure and beautification of properties in our community. Olde Towne East and the YWCA worked closely with Columbia Gas to ensure that the major investments in stabilizing our community would not be reversed by relocating gas company equipment to building facades. And Columbia Gas, thankfully, agreed. But now Columbia Gas has reneged on that agreement.


Olde Towne East and the YWCA worked with the York City Historic Architectural Review Board and York City Council to ensure that all improvements met the letter of local ordinances regarding York's Historic District and the National Register of Historic Places. We are dismayed that Columbia Gas refuses to follow the PUC's historic exception in the regulations and at a minimum locate the meters inside and regulators outside. We are extremely disappointed that Columbia Gas refuses to recognize the National Register of Historic Places and the requirements in the York City Historic District.

Olde Towne East is also concerned that the placement of gas meters on the facades of homes and buildings puts all neighbors at risk as external gas meters can easily be tampered with or driven into and they may also restrict the flow of gas during deep snows that cover the meter, this potential is documented on the Columbia Gas website. In addition, meters in the front of properties with shallow sidewalks are impeding proper passage for our neighbors with disabilities violating the Americans with Disabilities Act.

In light of all of the reasons listed above, we ask you to please rule against Columbia Gas's placement of gas meters on the front of properties in Olde Towne East and in the City of York.

Thank you for your time. Please contact me if you need more information.

Sincerely,



Elisabeth Bupp, Secretary

Olde Towne East Neighborhood Association, City of York, PA

**EMPOWERING FAMILIES**

**LIFTS OUR COMMUNITY**

**YWCA  
IS ON A  
MISSION**

June 17, 2020

Steven K. Haas  
Administrative Law Judge  
Pennsylvania Public Utility Commission  
400 North Street  
Harrisburg, PA 17120

Dear Judge Haas:

I am writing this letter in support of Bryan Tate's formal complaint against Columbia Gas.


YWCA York was fortunate to be the grant administrator for a multi-million dollar Elm Street project in 2009 which made dramatic updates and improvements to many properties, sidewalks and streets in the City of York. We have email documentation that the location of gas meters was an issue at that time, too. The final result was that Columbia Gas, working with Miller Pipeline Corp., agreed to place the meters in basements and not on the exterior of the homes in our Olde Towne East neighborhood. The historic heritage of the buildings was protected.

We all know that in the City of York's historic district we are required to present all of our exterior repairs and renovations to the Historical Architectural Review Board (HARB) which is an advisory board to the York City Council. HARB's stringent requirements have frequently resulted in significantly higher costs than using other materials and designs. This has been challenging for a social service nonprofit, but we have always complied with HARB's requirements. We never thought we had the option of doing otherwise.

I, personally, was shocked when I saw the final installations on the homes in our neighborhood. It seems that there was very little intentionality about how this project was executed. One of the properties YWCA York owns on Reinecke Place has the meter installed right on the narrow sidewalk even though there were many other options available. Fortunately, this building does not front on Market Street in a prime location like many of the lovely homes and buildings that have been impacted.

This is not a frivolous complaint. One only has to tour the area to see that the pipes and meters are unsightly and ruin the look of the area. It is my belief that this project does not fit the requirements of maintaining the image of a historic city like York, PA. Please let me know if additional information is required.

Regards,



Jean M. Treuthart  
CEO, YWCA York

**eliminating racism  
empowering women**

**ywca**

YWCA York 320 East Market Street, York, PA 17403 P 717.434.1755 F 717.846.9181  
www.ywca.york.org





May 13, 2020

Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
2nd Floor, Room-N201

RE: Bryan Tate v. Columbia Gas PUC Hearing C-2020-3018966

Commissioners:

I am writing in support of Bryan Tate, a private property owner in the City of York, who has filed a formal complaint against Columbia Gas for issues related to the installation of gas meters in the city. Mr. Tate's hearing is scheduled for May 27, and my organization plans to have a representative in attendance.

York County Economic Alliance (YCEA) is our county's official economic development organization, and functions as an umbrella organization for the county's chamber of commerce and economic development corporation. As such, YCEA is the voice of York County's business community and the county's economic development interests. While we appreciate Columbia Gas's investment in infrastructure, we believe their work in the City of York has been significantly flawed.

In addition to Mr. Tate's concerns, we have heard numerous complaints from businesses owners and private residents about Columbia Gas's actions in the City of York related to the installation of meters, communications with property owners, and adherence to historic designations and other protective measures. Our observation is that those complaints are justified. Communities working with other gas utilities have related a much different experience, including UGI's work in the City of Harrisburg's historic district, which allowed exceptions for historic properties.

*Sense of place, historic integrity, and—above all—a responsive community where the wishes of property owners are heard and respected are all paramount to the economic vitality of York County. Columbia Gas's actions have resulted in a negative impact to our collective work. We ask that the PUC use its authority to compel Columbia Gas to improve its operations and interactions within the City of York and with private property owners, such as Mr. Tate.*

If we can offer any additional information in support of this letter or Mr. Tate's concerns, please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Silas Chamberlin".

Silas Chamberlin, PhD  
Vice President, Economic & Community Development  
York County Economic Alliance



Pennsylvania Public Utility Commission  
Commonwealth of Pennsylvania  
400 North Street  
Harrisburg, PA 17120

May 28, 2020

Dear Commissioners:

As property owners in the historic district of the City of York and a company has spearheaded the investment of more than \$40 Million Dollars in the revitalization of the city and to preserve its beautiful historic buildings, we write in support of the position of Bryan Tate in his complaint before the Commission.

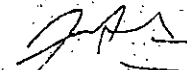
RSDC values the history of the buildings in our downtown and designs projects around preserving, restoring, and revitalizing those buildings. York's downtown has won numerous historic preservation awards, and collectively, local businesses have worked together in concert with our city's Historic Architecture Review Board to ensure that renovation and new construction work is compatible with York's rich architectural legacy. As a result, York has a distinctive and vibrant downtown that is proving instrumental in its work to revitalize the economy of the city.

The decision by Columbia Gas to ignore that effort and refuse to cooperate with the City of York and its homeowners is disappointing. The Royal Square District, one of our first revitalization projects, is one of the blocks that have been affected by the decisions of Columbia Gas.

[REDACTED]

We urge you to respect the very significant efforts and investment of thousands of businesses and homeowners in downtown York by supporting Mr. Tate, and extending that support to all other homeowners and businesses in the City of York.

Sincerely,



Joshua Hankey  
[JHankey@rsdcinc.com](mailto:JHankey@rsdcinc.com)  
CEO, RSDC

326 E Market Street  
York, PA 17403

PA Public Utility Commission  
400 North Street  
Harrisburg, PA 17120

Dear Commissioners:

Let me take this opportunity to express my support of Bryan Tate's efforts regarding the thoughtless proliferation of gas meters in the City of York by Columbia Gas Company.

Several years ago when without any warning or notice external meters appeared along the unit block of West King Street, I and several other individuals met with representatives of Columbia Gas to express our dismay with the lack of consideration of the detrimental effects that these meters had on the appearance of our City and especially on our historic neighborhoods.

We explained that several of our downtown neighborhoods were listed on the National Register of Historic Places and that placing meters along the streetscape was against both national regulations and local ordinance. The response was basically we don't care. The Pennsylvania Public Utilities Commission says we can do it and we are.

The only concessions were that Columbia Gas would be more diligent in notifying residents, that they would install any new meters at the rear or side of the property when possible and would paint the meters to blend in with the building. A request that regulators be installed instead of meters was ignored.

For a brief period of time, the installation of street meters seemed to slow down, but recently there has been no stopping them. I am aware of conversations with the City of York, Historic York, several neighborhood associations, city property owners and downtown residents. All efforts have been met with a lack of support from the state as even more and more meters deface the historic streetscapes of our center city.

The downtown blocks of Market and George Streets are lined with one of the state's most outstanding collections of architecturally distinguished properties. In the fall, local residents were told there were no plans to install meters along East Market Street. Now I understand even this plan has been tossed to the side. I respectfully request that the installation of gas meters littering our sidewalk be terminated immediately.

In closing, when I arrived home in January 2020 after a holiday trip, I found my house at a cool forty degrees. With no phone call, no letter, no email or no posted notice, Columbia Gas had disconnected my gas line. This was inexcusable in that my bill was paid in full and the company had both my phone number and my email address. Of course, I called and complained, and the company did soon appear and restore my service. However, this is just another example of the lack of concern that Columbia Gas has for the local communities that must pay for their ever rising cost for service. I still await replacement of a section of concrete that was destroyed.

Sincerely

Joe Jofcoat

I am writing this letter in full support of Bryan Tate's formal complaint against Columbia Gas and their desired meter installation in the front of his property on Pine Street in York, PA.

I believe every homeowner should have the right to decide the placement of a gas meter on their own property and should not be directed where it must be installed. There needs to be an equality, or at the least a compromise, between the property owner's location preference and the gas company's cheapest installation costs. Additionally, I believe that many property owners are not consulted about meter placement, particularly absentee landlords. In this case, many tenants make the decision for their landlords by allowing Columbia Gas to install the meters where they see fit. This location appears to be the shortest distance from the street's gas main to the front of the building, rather than a more equitable place like the side, back, or other nonintrusive locations.

At our October 2018 Alliance of Neighborhood Association (ANA) meeting, I made a presentation based on my York Daily Record (YDR) editorial, "Ugly gas meters look like a colostomy bag for a house". The subject was on Columbia Gas's meter placement in our city. The ANA membership in attendance all agreed that the meters have become increasingly an eye-sore in our historic city of York.

Andrew Tubbs, Vice President, External and Customer Affairs, for Columbia Gas of PA and MD, wrote a response to my YDR editorial. He addressed my historic district concerns in stating that Columbia Gas works closely with the Historical Architectural Review Board (HARB) on every project located within the HARB district. At our York Town Hall meeting last year (2019), I asked Mr. Tubbs directly about this working relationship with HARB. He admitted that this does not occur, in other words, his article in part was not the truth. Can we trust a company to do what is best for its customers if it lies?

[REDACTED]

Governor Wolf's Restore Pennsylvania Initiative designed to battle blight in PA could not possibly approve of these outside meters. With every gas consuming business and residence being fitted with an outside meter, this only contributes to the urban blight in our beautiful city and state. Just look around and you will find up to six gas meters at the front door of a previously single-family home that now has six apartments. Columbia Gas boasts that they paint the meters to match the color of the building as an attempt to make them more appealing but that's just "putting lipstick on a pig"!


[REDACTED]

[REDACTED]

On July 31, 2019, Columbia Gas was barred from further work in North Franklin Township near Pittsburgh. When the new gas system was engaged, the elevated pressure led to a leak and a devastating explosion where the homeowner, a neighbor, and three firefighters were injured.

Every Pennsylvania city that has fought the issue of gas meter placement has met with stiff opposition from the gas companies. The companies continuously cite safety and PA PUC regulations/mandates for their actions. Now is the time for the PA PUC to rethink their codes, listen to the voice of the people, consider our opinions and concerns, and decide what's best for the safety of the citizens and the preservation of our beautiful state of Pennsylvania.

Thank you,



Tracey A. Holman

York City Resident

Downtown East Association member

Oldtown East Association member

ANA Representative

# Ugly gas meters look like a colostomy bag for a house

Your Turn  
Tracey Holman  
Guest columnist

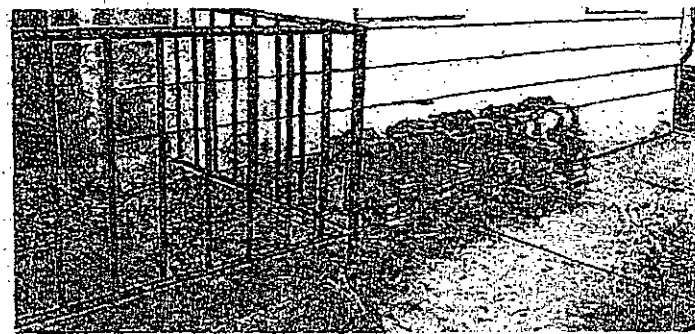
I am writing this letter with pent up anger and frustration over the gas meters that are being installed by Columbia Gas in front of homes and businesses in downtown York. Six months ago, when I saw the meter installation taking place on Newberry Street just north of Philadelphia Street, I thought surely there would be an outcry from residents in that area. Then I witnessed a similar massacre on Prospect Street and no outcry. Now King Street and Pine Street, and my anger is boiling over.

Why is this rape taking place in our

beautiful city? How is this being allowed to happen? Why are these hideous meters placed smack in front of homes? Will they be placed in front of all the businesses and homes in the city? Will they be placed in front of all the homes in all the neighborhoods around town too? What are the rights of the homeowner? When did the utility companies get a free pass on remodeling our personal property? Where is the power and voice of our elected city officials?

At my first Alliance of Neighborhood Associations meeting our newly elected mayor was there to field questions and concerns from those of us in atten-

See METERS, Page 4D



These gas meters recently were installed on North Newberry Street in York. SUBMITTED

## Meters

Continued from Page 1D

dance. When it was my turn to speak, I brought up my disappointment in the appearance of the new gas meters and the ravaging of the streets and sidewalks. My answer back was "more or less" it happened not on his watch. Surprisingly, he was the city council president before mayor. In defense of the mayor, another ANA member stated they believed the installation of the new meters addressed a safety issue wherein the gas company could easily turn off the gas should an emergency warrant such a circumstance. Amazingly, there already exists shut off valve accesses in the sidewalks; unobtrusive, inconspicuous shut off valves for such emergencies.

With gas meters located in front of homes and businesses, it seems there would be larger safety issues like the possibilities of vandalism, or cars careening into these meter monstrosities. The NYC Fuel Gas Code addressed this very possibility in 2008, stating, "If outside gas service line is located above ground, it shall be suitably protected to prevent accidental vehicular impact..." Are York's new gas meters suitably protected to prevent vehicular impact or have they created a whole new safety concern?

Neighbors I have spoken to about the new meters have voiced to me their absolute distaste for the project. One neighbor likened the meters to a "colostomy bag for a house," unattractive and unsightly. Realtors will tell you that curb appeal attracts buyers when a house is for sale. How do these "colostomy bags" add that essential curb appeal?

In May 2018, our City of York was listed by Reader's Digest as one of the top twenty Most Beautiful Main Streets in America. A top twenty city with beauty and history that is allowing gas meters to be placed in front of businesses, residences, and homes converted into apartments. Meters lined up side by side, sometimes four or more in front of one home. We should be ashamed!

Have you driven up Newberry Street where the new meters were installed? The street and sidewalk restorative job is reprehensible. Who is inspecting the finished project and what is the standard being used to approve this finished project? One year from now when the streets and sidewalks start to sink from this inadequate fix who will be responsible for the additional repairs? I think we all know the answer to that question, York City taxpayers.

Columbia Gas agreed not to touch our historic areas in a letter written in August of 2009. Greg Radabaugh, Construction Management Leader, wrote to Jim Gross, Director of Public Works York City, stating, "Columbia Gas fully supports York City and the efforts by the HARB (Historical Architectural Review Board) supporters to further beautify and save the historical integrity of the homes, businesses, and other structures located within these specified areas."

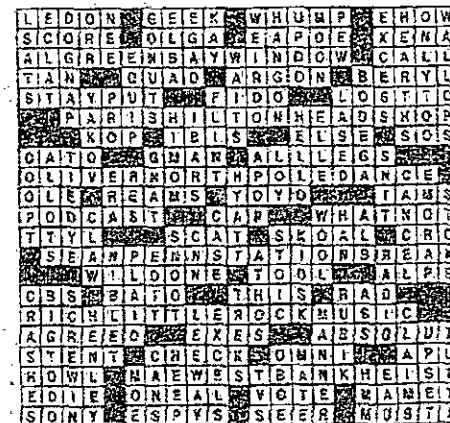
"In fact, there may even be opportunity for us to help support their efforts with our restoration practices as we gradually replace our aging infrastructure in many of these areas."

What happened in the last nine years that changed this approach and attitude? Surely the efforts that Columbia Gas is doing now are not beautifying and saving the historical integrity of our city. What are these "restoration practices" he mentions that will help sup-

port HARB supporters?

In the past three years I have witnessed tremendous investment and revitalization in our beautiful downtown York. While individuals and corporations are diligently restoring homes and businesses, Columbia Gas is following behind destroying these efforts with jack hammers, backhoes, and exceedingly ugly gas meters. This Rape must stop!

Why as homeowners, businesses, and a city are we allowing this to happen? I need some answers, please. Tracey Holman lives in York City.



# New Columbia Gas meters are safe and efficient

## Your Turn

Andrew Tubbs  
Guest columnist

In response to: "Ugly new gas meters in York look like 'a colostomy bag for a house'" (opinion) by Tracey Holman:

The residents of York deserve to have efficient, reliable and, above all, safe natural gas delivery. Columbia Gas of Pennsylvania is committed to providing this service, as mandated by federal and state laws and regulations, as well as through the Company's strong safety practices.

As a public utility, Columbia Gas is regulated by the Pennsylvania Public Utility Commission (PA PUC). This means that Columbia Gas must comply with the PA PUC's regulations. The PA PUC's regulations require that gas meters and pressure regulators be located outside. An exception may be granted if we can readily confirm that the building is, or is eligible to be, listed on the national register of historic places, or is located within a historic district that is listed in the national register of historic places. Columbia Gas works

closely with the Historical Architectural Review Board (HARB) Team on every project located within the HARB District.

Columbia Gas must also comply with its tariff, which is a set of rules that has been approved by the PA PUC. Columbia's tariff provides us with the sole discretion to determine the locations of its meters. A copy of our tariff in its entirety can be accessed through our website at [www.ColumbiaGasPA.com](http://www.ColumbiaGasPA.com).

Consistent with the core value of safety and federal and state laws, we must have ready access to its meter and other lines and equipment to ensure that the equipment is operating safely. An outdoor meter eliminates the risk of shut-off due to access issues, and provides first responders with easy access to your meter in an emergency. We work to find the safest area for outdoor meter placement as both a safety enhancement and a convenience for our customers.

As a part of Columbia's comprehensive pipeline replacement program, the Company is replacing aging portions of its distribution system with state-of-the-art plastic pipe. Over the past decade, we have replaced approximately 30 miles of pipeline in the city of

York. As a part of that work, we replace customers' service lines and gas meters at no direct cost to customers.

The general public needs to be informed about the work that we do in the community, and we try hard to provide customers with prior notice of service interruptions and possible traffic disruptions. We also work with local municipalities to coordinate construction schedules with other infrastructure projects, such as the upgrade of water lines and the replacement of local roads, to limit additional inconveniences to all residents in the York area. Due to weather and seasonal conditions beyond our control, full restoration of some properties may take time to complete, but please know that we will repair your property to its pre-construction condition as soon as we possibly can.

Any customer who might have a specific question regarding our service, our pipeline replacement projects or any property restoration may call 1-888-485-8823 for more information.

*Andrew Tubbs is vice president, external and customer affairs for Columbia Gas of Pennsylvania and Maryland.*

**Downtown Inc**

DowntownYorkPa.com

May 18, 2020

Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
2nd Floor, Room-N201

RE: Bryan Tate v. Columbia Gas PUC Hearing C-2020-3018966

Commissioners:

*This letter is in support of Mr. Bryan Tate, a private property owner in the City of York, who has filed a formal complaint against Columbia Gas for issues related to the installation of gas meters in the city. Mr. Tate's hearing is scheduled for May 27.*

Downtown Inc is a public-private partnership representing the City of York's business community and promoting investment in Downtown York. Our observation is that Columbia Gas's process for the installation of meters, communications with property owners, and diligence in adhering to historic designations and other protective measures have been significantly flawed. This has led to frustrated property owners and negative physical impact to our historic community. Columbia Gas's actions have undermined our community's collective impact to improve the look, feel, and safety of our community, and counteracted significant state investment in our city.

While the PUC Regulation provides for exceptions for historic properties and properties in federally designated historic districts [Section 59.18(d)(1)(ii)(A-D)], Columbia Gas is ignoring the historic exception, even in cases where property owners like Mr. Tate have requested the exception. Columbia Gas's suggested mitigation of planting bushes and painting meters have neither come to fruition, nor are the corrective actions on par with the impact of the installations. Further, repair work to sidewalks following work has not been consistent or high quality, resulting in public safety hazards and a significant detriment to the historic nature of Downtown York.





**BETTER YORK**  
*It's not "the" City, it's our City*

Pennsylvania Public Utility Commission  
Commonwealth of Pennsylvania  
400 North Street  
Harrisburg, PA 17120

May 15, 2020

Dear Commissioners:


We write in support of the position of Bryan Tate in his complaint before the Commission. Better York represents over 70 of the leading businesses and investors who have spent 40 years and millions of dollars revitalizing our downtown into an architectural and economic showpiece in the Commonwealth of Pennsylvania. York's downtown has won numerous historic preservation awards, and as businesses, we have worked together in concert with our city's Historic Architecture Review Board to ensure that renovation and new construction work is compatible with York's rich architectural legacy. As a result, York has a distinctive and vibrant downtown, and a larger and intact National Historic Register District.

The decision by Columbia Gas to ignore that effort and refuse to cooperate with the City of York and its homeowners is disappointing. [REDACTED]

[REDACTED] It is our understanding that the Commission has supported those solutions.

We urge you to respect the very significant efforts and investment of thousands of businesses and homeowners in downtown York by supporting Mr. Tate, and extending that support to all other homeowners and businesses in the City of York.

Sincerely,

  
R. Eric Menzer  
Chairman

Personal contact: [emenzer@yorkrevoution.com](mailto:emenzer@yorkrevoution.com)  
(717) 495-0215

genevieve h. ray

urban conservation & design  
 101 rathfon road  
 york pa 17403  
 717-848-3320  
 genray@comcast.net

MEMORANDUM

TO: ADMINISTRATIVE LAW JUDGE, PA Public Utility Commission  
 ON: 20 May 2020  
 RE: PUC Hearing C-2020-3018966, Bryan Tate vs. Columbia Gas

This memorandum supports the complaint by Bryan Tate, owner of 52 S. Pine St. in downtown York, regarding Columbia Gas' insistence that gas meters be installed at the front facade of his property, a contributing structure in York's historic district listed in the National Register of Historic Places.

I write wearing several hats from a 40-year professional life focused on urban development and historic conservation, in roles ranging from private consultant to elected official, as notes at the bottom of this page indicate.

PRESERVATION IS AN ECONOMIC POWERHOUSE. NOW, DISTRICTS AND DETAILS MATTER

In olden times - 80 or 90 years ago - "historic preservation" as a field did not exist. Appreciation was reserved for specific sites where "George Washington slept" or for ornate, high-style architectural gems - mansions of the rich and famous.

But by the mid-20<sup>th</sup> century, our understanding of what was important had grown to include whole cities and whole neighborhoods, where the setting itself contributed to the significance of the place. Our understanding of the sweep of American history grew to include groups of fine properties such as those found in Mr. Tate's neighborhood.

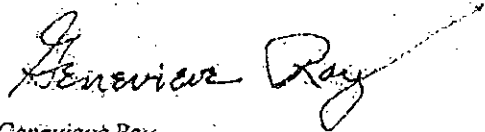
And by 2020, the economic powerhouse provided by well-preserved historic places has become a known factor in urban development. Country-wide, careful attention to the treatment of historic districts is now recognized as an economic driver in cities' revitalization - historic tourism being the fastest-growing sector of the tourist industry. And now, skill and details matter. Careful attention is now paid to details of quality that underpin the integrity of historic properties.

COLUMBIA GAS' INTRANSIGENCE IS A STEP BACKWARD. EARLIER AGREEMENTS SHOULD STAND

Gas meters on the primary facades of York's historic buildings diminish the integrity of these properties. Columbia Gas' insistence on placement of these foreign and unsightly objects detracts from the value of our well-preserved structures, and impairs urban revitalization efforts that York's private and public actors are making all over downtown.

Finally, there is no reason for this stand-off. There is precedence for amicable solutions, and as Mr. Tate has pointed out, the current case is a step backward from agreements earlier hammered out in Harrisburg and elsewhere in York.

I urge the PUC - and Columbia Gas - to take a step forward.



Genevieve Ray

York, PA - City Council President, 2009-2011

York, PA - City Planning Commission Chair, then City Council member, 2005-2011

City of Cincinnati, OH - Urban Conservator, primary staff person to the city's Historic Conservation Board, 1981-1987

City of Cleveland, OH - Executive Director of the non-profit riverfront development district, Flats Oxbow Assn. 1987-1990

Cambridge, MA - Loeb Fellow, Harvard University Graduate School of Design 1978-79


**KATHERMAN & PERRY**

ATTORNEYS AT LAW  
 345 EAST MARKET STREET  
 YORK, PENNSYLVANIA 17403  
 (717) 854-6124  
 FAX 843-2600

J. ROBERT KATHERMAN  
 RONALD PERRY  
 STACEY R. MACNEAL  
 JAYNE R. KATHERMAN

June 12, 2020

PA Public Utility Commission  
 400 North Street  
 Harrisburg, PA 17105

RE: External Gas Meters

Dear Commissioners:

I am the owner of 345 East Market Street in the City of York, Pennsylvania. Our building is a magnificent brownstone which has the distinction of being included on the National Historic Trust. The 300 block of East Market Street has many such fine structures. Strong zoning enforcement and the Historical Architectural Review Board have preserved this neighborhood. Sometimes this rigid enforcement has been costly and frustrating, but there is no question it has been a bulwark against crass commercialization and disparate land uses.

It was with horror and outrage that I heard that Columbia Gas wants to place their large and unsightly gas meters on the front sidewalks of our properties. This despite the previous assurances from Columbia Gas that they would not so desecrate our homes and offices.

If I would ever be so foolish as to try to place some mechanical fixture on the ground level external front of my building, multiple municipal agencies would prevent me from doing so. They would state that the rules and regulations are in place to maintain the historic, architectural, and aesthetic integrity of the neighborhood.

So, why in the world would Columbia Gas be allowed to violate these same historic, architectural, and aesthetic standards just to increase its profits?

The City of York struggles to maintain its once magnificent neighborhoods. Please do not allow Columbia Gas to drive one more stake into the heart of those efforts. Please, just say no!

Very truly yours,  
 KATHERMAN & PERRY

J. Robert Katherman

JRK/lls

# Stock and Leader

A T T O R N E Y S A T L A W

BUSINESS

GOVERNMENT

PERSONAL

*When Decisions Matter*

June 9, 2020

*Ronald L. Hershner, Esquire  
Direct Dial: (717) 849-4133  
rherhshner@stockandleader.com*

Pennsylvania Public Utility Commission  
400 North Street  
Harrisburg, PA 17105

Re: Gas meters on East Market Street, York

Dear Commissioners:

I am the Managing Partner of Stock and Leader, LLP a law firm in York Pennsylvania, but I write this letter in a personal, not a professional capacity.

For nearly 13 years I lived on East Market Street in York, first at 373 East Market and then at 377 East Market. The two homes I owned and in which I resided were among the many beautiful and historic homes in what is known as the Downtown East neighborhood. My first home at 373 is a carefully restored colonial style residence built around the original (perhaps 200 year old) log house that was likely one of the first homes in that section of the City. The second at 377 is a magnificent and stately Federal/Georgian style mid-19th century residence that is one of the finest private homes in the city. The second and third blocks of East Market Street are blessed with some of the most attractive and historically significant homes in the City of York. Most have been carefully restored and renovated. If properly maintained and protected into the future those blocks can rival any of the historic neighborhoods of Annapolis, Maryland, Alexandria, Virginia, or Georgetown, DC. So I shudder when I learn that the beautiful and historic street scape might be marred by the relocation of gas meters to the front of these dwellings.

This might seem like a small matter to someone who does not appreciate the importance of preservation of an historic environment. Yet one of the comments I so often hear from out of town visitors is an appreciation of the architectural beauty of York's downtown. So many other cities of a similar size have lost the character of the historic housing stock and attractive street scape. To maintain an attractive and desirable urban residential environment it is important to

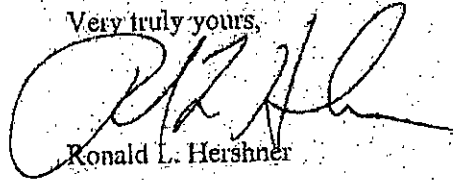
June 9, 2020

Page 2

have not only quality housing stock, but also a well-maintained and attractive street scape. When that residential environment is also historic and architecturally significant it is vital to preserve not only the fine structures but also preserve an aesthetically pleasing street scape.

I urge you to deny the request to relocate gas meters to the street side of these properties. The relocation of meters would harm the historic, aesthetic, and architectural value of these properties and would diminish one of the great attributes of the City of York.

Very truly yours,



Ronald L. Hershner

RLH/glb

cc: Mr. Bryan Tate  
Niles Benn, Esquire



# HISTORIC YORK

Building the Future with Architecture of the Past



June 1, 2020

Mr. Steven K. Haas  
 Administrative Law Judge  
 Pennsylvania Public Utility Commission  
 400 North Street  
 Harrisburg, PA 17120

RE: Bryan Tate vs. Columbia Gas PUC Hearing C-2020-3018966

Dear Judge Haas:

I write to you in support of Bryan Tate and his formal complaint against Columbia Gas of PA regarding the placement of gas meters on the external front of his property and other properties in York City's Historic District. Historic York asks the PA Public Utility Commission to honor the historic exception of the PA Code regulating gas meter placement.

Over the years, York has seen too many significant buildings altered beyond recognition due to neglect. Many times, simple measures could have saved the historic integrity of each of these properties – like a more attentive owner, or public awareness, or partner corporate utilities – and could have saved York's architectural heritage. This is why the Pennsylvania Historical & Museum Commission placed the York Historic District on the National Register of Historic Places – to protect York's historic structures from exterior alteration and desecration.

Historic York welcomes the opportunity to partner with utilities to improve and modernize services while also honoring state and federal protections for historic integrity of buildings in recognized historic districts. However, Columbia Gas has not sought partnership with any local government, permitting, neighborhood, historic organization, or residents, to produce workable solutions to avoid installing gas meters in front of properties in York's Historic District.

Therefore, we cannot sit by while Columbia Gas continues to destroy York's Historic District – York's architectural gems – York City's greatest assets. We ask the PUC to uphold the historic exception of the PA Code regulating gas meter placement.

Sincerely,

Matt Gallagher  
 Board President

25 North Duke Street Suite 303  
 York, Pennsylvania 17401

City of York  
Historical Architecture Board of Review (HARB)

101 S. George Street York, PA 17403

Hello.

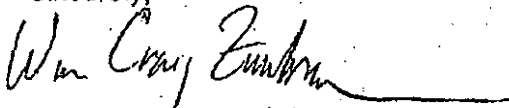
I write on behalf of the appellant, Bryan Tate. I serve as the Chair of the York City Historic Architectural Review Board (HARB). We have heard numerous appeals and complaints from residents of our historic district who have attempted without success to stop the installations of new gas meters at the front of their historic houses. We have had encouraging conversations with a representative of the gas company who indicated a current window of opportunity for strong representations of the district and the owners who seek relief from the installation of gas meters at the front of these historic homes.

Mr. Tate's home is in exceptionally fine condition and is highly representative of this housing type from its time of construction. The York City Historic Architectural Review Board has strongly encouraged alternative placement of new gas metering systems so as to preserve the street facing view of all historic homes in the district. We believe this house to be a stellar example of a 19th Century Home. We would strongly encourage Columbia Gas to look for alternative locations of a new meter system that would not obstruct or otherwise malign the street face view of this important property in the district.

We urge the PUC to seriously consider the esthetic value of such conscientiously maintained historic properties in the community and urge that Columbia Gas find alternative sites for metering and preserve the facing street view of this fine Pine Street house that Mr. Tate owns.

Thank you for your consideration and if you have any questions please do not hesitate to take to contact me at 717-586-7381 or via email.

Sincerely,



Wm. Craig Zumbrun  
Chair



BERKSHIRE HATHAWAY | Homesale Realty  
HomeServices

Michael Wheeler, Realtor  
41 Cinema Drive  
York, PA 17402

July, 10th 2020

Steven K. Hass  
Administrative Law Judge  
Pennsylvania Public Utility Commission  
400 North Street  
Harrisburg, PA 17120

Honorable Steven K. Hass:

I am writing to you today to request that you intervene on behalf of the businesses and residences of York's Historic District.

York City has made great strides in beautification efforts within its Historic District. It is a shame that we now see unsightly and potentially dangerous gas meters being moved to the exterior positions on structures.

With over 36 years of experience as a partner in York County's most successful Real Estate Team, I can attest to the significant reduction of value this will have in particular on 52 S. Pine Street.

This property sits on a corner and the meter may endanger pedestrians in the narrow passage and that combined with its unsightliness in the heart of the Historic District would be counterproductive to the goals of Historic York.

Thank you for your consideration Sir,

Michael Wheeler, Licensed Realtor

(717) 577-6075

[MWBBFAN@aol.com](mailto:MWBBFAN@aol.com)

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