



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, December 3, 2025

6:30 PM

Council Chambers

Invocation:

Pledge to the Flag

Roll Call

Present: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Courtesy of the Floor

Please observe the Rules of Council when given privilege of the floor. A copy of the Council Rules can be found on the council agenda on the website. If you would like to speak, we are asking that you fill out a card – they are on the back table provide them to the clerk before speaking. Include your name and address. When speakers have the privilege of the floor, personal insults, attacks, name calling or other behavior that is inconsistent with the purpose of conducting official business will not be tolerated.

Courtesy of the Floor is meant to provide public comments on items that are not on the agenda. Public comment during consideration of ordinances, resolutions and motions are limited by topic – your comments must be relevant to the subject matter of the proposed legislation. Public comments are taken before council votes on legislation.

You are given the privilege of the floor to provide public comment; it is not a question and answer session. State your position clearly and concisely for consideration. If you speak on behalf of yourself, you have three minutes and if you are speaking on behalf of a group that has several members present, you will be given five minutes in place of everyone coming to the podium. Please address the Council President not individual councilpersons or city staff. Refrain from insulting or defaming staff, officials, and the public; refrain from using offensive language, cursing, and making noises while other people are speaking. Please be aware that comments and/or behavior in violation of these rules will result in a forfeiture of all remaining time and you will be asked to return to your seat.

Mr. Daryl Hendricks stated alright, good evening. He stated that they are going to begin with Courtesy of the Floor and would ask everybody to be respectful and with your comments, no criticism on other people. He stated

if you do so, you will be asked to leave. He stated thank you very much.

Mr. Michael Hanlon stated and just for the record, all Council people are here.

Mr. Daryl Hendricks thanked Mr. Hanlon and you have.

Mr. Michael Hanlon stated nope.

Mr. Daryl Hendricks stated no cards. We will move forward with Contract Approval.

Contract Approvals: The general idea for approving contracts is that the council acknowledges that proper procurement procedures were followed pursuant to the city code. Ask the Clerk to read the resolution. After staff explains the process, ask for comments from the dais and the public before a vote.

[15-8120](#)

R178

Authorization for Contract with Herbert, Rowland & Grubic, Inc. in the amount of \$30,055.00 to provide professional consulting and engineering design services related to Canal Park River Access Point Improvements. The project will take an existing boat launch and parking lot and reimagine the park to improve ADA accessibility, create a safer environment for emergency access, and create a more welcoming place that includes additional amenities. Four (4) proposals were received. Contract shall commence upon full execution and shall cease two (2) years thereafter. Upon written agreement from the City, this contract may be extended for up to an additional three (3) months beyond the contract expiration period at the same annual terms of the initial term.

Attachments: [R178 - HRG](#)

[Resolution #31171.pdf](#)

Ms. Sarrah McNeil stated that this was done as RFP2025-33, Canal Park River Access Point Improvements Street Bid. She stated that it was advertised on Public Purchase on October 7, 2025. She stated that it was a public bid opening on November 4, 2025. The city received four proposals. An evaluation team consisting of four members conducted both technical and cost evaluation. The proposals were evaluated based on IB preference, ability to meet RFP requirements, prior experience and team member qualifications and costs. After evaluating proposals, the Evaluation Committee decided not to move forward with oral presentations. The committee is recommending an award to the highest scored vendor, Herbert, Rowland & Grubic, Inc.

Mr. Daryl Hendricks thanked Ms. McNeil. He asked if there were any questions or comments from his colleagues or any comments from the

public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31171

15-8119

R179

Authorization for Contract with Langan Engineering and Environmental Services, LLC in the amount of \$233,830.00 to provide detailed consulting and engineering services for design, construction documents and specifications, cost estimates, bidding assistance, and construction administration for the City of Allentown for the proposed MLK Trail Extension Project. The project will involve the planning, testing, and design of a 10' wide paved multi-use trail. Four (4) proposals were received. Contract shall commence upon full execution and shall cease three (3) years thereafter. Upon written agreement from the City, this contract may be extended for up to an additional two (2) one (1) year renewals beyond the contract expiration period at the same annual terms of the initial term.

Attachments: [R179 Langan Engineering and Environmental Services LLC Resolution #31172.pdf](#)

Ms. Sarrah McNeil stated that this was done as RFP2025-50 MLK Trail Phase II Design Rebid. She stated that it was advertised on Public Purchase on October 2, 2025. There was a Public Bid Opening on October 31, 2025. The city received four proposals. An evaluation team consisting of four members conducted both technical and cost evaluations. The proposals were based on IBE preference, ability to meet RFP requirements, firms experience, project plan and cost. After evaluating proposals, the evaluation committee decided not to move forward with oral presentations. The committee is recommending an award to the highest scored vendor, Langan Engineering and Environmental Services LLC.

Mr. Daryl Hendricks thanked Ms. McNeil. He stated Mr. Zucal.

Mr. Ed Zucal stated that this is why we have no money. He stated that all the money they spent so far on this trail and you mean to tell him they have to hire someone to tell them whether or not, we need to make it eight foot or 10 foot.

Ms. Mandy Tolino stated that this is for our detail construction docs for everything. She stated not just for that one piece. She stated that it is the whole trail. The subbase, the design, and all the permits stating everything. She stated that there is MPBS, there is stormwater permits, city permits. She stated that it is the whole design of the trail. It is not just deciding what size the trail is. It is a full engineering of the trail, similar to if you are going to engineer a road to make sure it is structurally sound and the water

doesn't puddle and it is safer. It is similar to a road so it is a technical proposal.

Mr. Ed Zucal stated and you telling me all the other money we spent for these other contractors to build this trail haven't been able or can't do that.

Ms. Mandy Tolino stated that this is one section of it that is not build yet. It is not designed. She stated that is why you hear about it so often because they do a concept and then they will do the full engineering design. She stated that they did that for Phase I. She stated that this is Phase II. She stated so now they are starting again on a different section, totally from scratch. She stated that right now it is nothing there. It is a grassy area.

Mr. Ed Zucal stated just out of curiosity, how many sections are there going to be when it is all said and done.

Ms. Mandy Tolino stated so there are three sections. The first section is from the parking lot across from Parkettes. She stated some of that already existing. She stated it starts behind Fountain Pool, crosses over the bridge there to the other side of the creek and it connects to Lehigh Parkway by the apartments so that is Phase I. She stated Phase II connects from Lehigh Parkway to Union Terrace and then eventually to Cedar so they had to do Phase II A and II B because it came back expensive. She stated that they are breaking in the smaller pieces in order to get it done. She stated that these are grant funded projects. The third Phase they will connect from the Parkette's parking lot across the river to eventually the D&L Trail on the western side, like the raised grant area on Riverside Drive over there.

Mr. Ed Zucal stated that this \$233,000 is going to be grant money or no.

Ms. Mandy Tolino stated yes. She stated most of it is grant money.

Mr. Daryl Hendricks asked is all of it grant funded.

Ms. Mandy Tolino stated that she should not say it so confidently. She stated that she believes that most of it is. They received the funded from DCED state funding for most of the MLK project so far. She stated that none of it is city funds. It is ever grant for DCED or Trexler funding.

Mr. Ed Zucal stated ok. Thank you.

Ms. Mandy Tolino stated you are welcome.

Mr. Daryl Hendricks asked anybody else on the dais. He asked any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31172

[15-8118](#)

R180

Authorization for Contract with Total Administrative Services Corporation (TASC) in the amount of an estimated yearly sum of \$28,545.00 to provide administration services of the Family and Medical Leave Act (FMLA) for the entire city of Allentown PA City Government employee population. Two (2) proposals were received. Contract shall commence upon full execution and shall cease one (1) year thereafter. Upon written agreement from the City, this contract may be extended for up to an additional three (3) one (1) year renewals beyond the contract expiration period at the same annual terms of the initial term.

Attachments: [R180 - TASC](#)
[Resolution #31173.pdf](#)

Ms. Sarrah McNeil stated that this was done as RFP2025-52. FMLA Management Services was rebid. It was advertised on Public Purchase on October 9, 2025. There was a public bid opening on November 6, 2025. The city received two proposals. The evaluation team consisting of five members conducted both technical and cost evaluations. Proposals were evaluated based on IBE preference, the ability to meet RFP requirements, prior experience, project plan, methodology and cost. After evaluating the proposals, the evaluation committee decided to move forward with an oral presentation with the highest scored firm for clarification purposes. The committee is recommending an award to the highest scored vendor, Total Administrative Services Corporation.

Mr. Daryl Hendricks thanked Ms. McNeil. He asked if there were any questions or comments from his colleagues or any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31173

[15-8117](#)

R181

Authorization for Contract with The F.A. Bartlett Tree Expert Company in the amount of \$61,850.00 to obtain the services of a qualified contractor to perform street tree planting, tree removal, and replacement planting services within the public right-of-way in the Franklin Park area in Allentown, PA. Contractor is responsible for all PA1 calls before digging. Tree species for planting should be either Princeton Sentry Gingko or Common Hackberry, from 2-1/2 to 3 in. caliper. All work must be completed in accordance with the Shade Tree Ordinance. One (1) bid

was received. The contract shall commence upon full execution and shall cease one (1) year thereafter. This contract can be extended for two (2) additional one (1) year terms beyond the contract expiration period.

Sponsors: Administration

Attachments: [R 181 - The F.A. Bartlett Tree Expert Company](#)
[Resolution #31174.pdf](#)

Mr. Daryl Hendricks thanked Mr. Hanlon.

Ms. Sarrah McNeil stated that this was done as Bid #2025-51, Contractual Tree work for Franklin Park. She stated that it was advertised on Public Purchase on October 15, 2025. The public opening was held on November 11, 2025. She stated that the city received one bid. Upon review of the bid, it was determined to award to the sole bidder.

Mr. Daryl Hendricks thanked Ms. McNeil and asked if there were any questions or comments from his colleagues. He asked if there were any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31174

[15-8116](#)

R182

Authorization for Contract with Titan Tree Services, Inc. in the amount of an estimated yearly sum of \$200,000.00 to secure a Contractor to perform tree services such as, but not limited to, pruning, removal, stump grinding, and emergency care as authorized by the Bureau of Engineering. Four (4) bids were received, however one (1) was rejected due to submitting an incomplete bid. The contract shall commence upon full execution and shall cease three (3) years thereafter. This contract can be extended for two (2) additional one (1) year terms beyond the contract expiration period.

Sponsors: Administration

Attachments: [R182- Titan Tree Services, Inc.](#)
[Resolution #31175.pdf](#)

Ms. Sarrah McNeil stated that this was done as Bid 2025-35, Tree Services, Pruning, Removal, Stump Grinding, and Emergency Care. It was advertised on public purchase on August 28, 2025. The public opening was held on September 26, 2025. The city received four bids. (inaudible) was rejected due to submitted a complete bid. Upon review of the bids, it was determined to award Titan Tree Services, Inc.

Mr. Daryl Hendricks thanked Ms. McNeil. He asked if there were any questions or comments from my colleagues or any comments from the

public.

Ms. Karen Ocasio, Southside, stated that shouldn't this go along with the previous one that you guys just approved.

Ms. Sarrah O'Neil stated no. They are two different. She stated that she believes that Parks is grant funded and the other one, the city is paying for. The second one is on an as needed basis contract.

Ms. Karen Ocasio stated ok. Thank you.

Mr. Daryl Hendricks stated to Mr. Hanlon, please conduct the vote.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31175

[15-8115](#)

R183

Authorization for Contract with Traffic Planning And Design, Inc. in the amount of \$187,114.83 to provide supplementary construction inspection staff of one (1) Full-Time Transportation Construction Inspector (TCI)/Transportation Construction Manager (TCM) OR one (1) Part-Time TCI Inspector and one (1) Part-Time TCM Consultant with all certifications required for construction management, inspection, and documentation services on a PennDOT roadway. Two (2) proposals were received. Contract shall cease December 31, 2026, and may be extended for up to an additional twelve (12) months beyond the contract expiration period.

Sponsors: Administration

Attachments: [R 183 - Traffic Planning And Design, Inc](#)
[Resolution #31176.pdf](#)

Ms. Sarrah McNeil stated that this was done as RFP2025-46, Seventh Street and Hamilton Street realigning project. It was advertised on Public Purchase on October 6, 2025. There was a public bid opening on November 3, 2025. The city received two proposals. The evaluation team consisting of four members conducted both technical and cost evaluations. Proposals were evaluated based on IBE preference, ability to meet RFP requirements, firms experience, references and costs. After evaluating the proposals, the evaluation committee decided not to move forward with oral presentations. The committee is recommending awards to the highest scored vendor: Traffic Planning and Design, Inc.

Mr. Daryl Hendricks thanked Ms. McNeil. He asked if there were any comments or questions from his colleagues or any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31176

[15-8113](#)

R184

Authorization for Contract with Advance Auto Parts, Bergey's Truck Parts Inc., DPF Services LLC, Factory Motor Parts, Fire Line Equipment, LLC, Gilboy Automotive Group, Granturk Equipment Co., Inc., Horwith Trucks, Inc., Levan Machine & Truck Equipment, Macmillan Oil Co. of Allentown, Inc., Interstate Battery of Allentown, and Penn Power Group, LLC. in the amount of an estimated yearly sum of \$1,600,000.00 to provide various parts, supplies, equipment, and accessories that the City uses for repairing city owned vehicles and equipment. The City intends to award contracts to multiple vendors to ensure coverage across all needed categories. Thirteen (13) bids were received; however (1) was rejected. The contract shall commence on January 1, 2026, and shall cease three (3) years thereafter. This contract can be extended for two (2) additional one (1) year terms beyond the contract expiration period.

Sponsors: Administration

Attachments: [R 184 - Vehicle Parts, Supplies, Equipment & Accessories](#)
[Resolution #31177.pdf](#)

Ms. Sarrah McNeil stated that this was done as Bid #2025-45, Vehicle Parts, Supplies, Equipment and Accessories. It was advertised on Public Purchase on October 14, 2025. The public bid opening was held on November 12, 2025. The city received 13 bids. One was rejected due to not submitting the Bid Security. On review of the bids, it was determined to award all qualified vendors. He stated thank you, Mr. Zucal.

Mr. Ed Zucal stated yes, just one quick question for Mr. Shahda. He stated that this \$1.6 million was this that put in the budget already or no. He stated it was.

Mr. Mark Shahda stated that it was.

Mr. Daryl Hendricks asked anybody else. He asked if there were any comments from the public.

Ms. Karen Ocasio stated that she just wants to know how do you come up with that amount of the \$1.6 million for all of those. She asked how could you foresee that is how much it is going to cost for parts and whatever the case may be. How do you come up with that sum.

Mr. Daryl Hendricks stated might he remind her.

Ms. Karen Ocasio stated no, she knows there is no questions.

Mr. Daryl Hendricks stated comments, not questions.

Ms. Karen Ocasio stated well, ok. That defeats the purpose and stated never mind.

Mr. Daryl Hendricks stated thank you. He asked anybody else.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31177

[15-8114](#)

R185

Authorization of Cooperative Contract(s) in an amount greater than \$40,000.00 to provide the City with various goods/services, for Power Pro Equipment.

Sponsors: Administration

Attachments: [R 185 - Coop](#)
[Resolution #31178.pdf](#)

Ms. Sarrah McNeil stated that this is just being purchased through a source well cooperative.

Dr. Cynthia Mota asked what is a (inaudible) tractor.

Ms. Mandy Tolino stated that it is basically a lawnmower on steroids. It is one of the machines that they use for many things that they do in Parks so it fits on a sidewalk. It had various attachments. It could either blow leaves or have a spinning attachment that helps brush the snow. They could put a plow in the front so it is versatile and allows them to kind of go into pathways or on top of sidewalks and all the areas in parks that they can't really fit with a truck. They do have other tractors that they used in the past and the one breaking down pretty frequently and they found this type of equipment is something that works very well for our parks system.

Dr. Cynthia Mota thanked Ms. Tolino.

Ms. Mandy Tolino stated you are welcome.

Mr. Daryl Hendricks asked if there were any other questions or comments from his colleagues. He asked any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31178

Minutes of Previous Meeting

[15-8111](#) September 24, 2025 City Council Meeting Minutes

Sponsors: System

Attachments: [September 24, 2025 City Council Meeting Minutes.pdf](#)

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

[15-8138](#) November 5, 2025 City Council Meeting Minutes

Sponsors: System

Attachments: [November 5, 2025 City Council Meeting Minutes.pdf](#)

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Communications

Mr. Santo Napoli stated that also for visitors at City Council they encourage them to parking in the government deck next door and see our City Clerk, Mr. Hanlon for a chaser ticket to pay for your parking. Thank you.

Mr. Daryl Hendricks stated that a Special Meeting has been tentatively scheduled for December 10th at 6:00 PM to consider any further amendments to the budget and at 6:30 PM to adopt the budget. On December 17th at 5:15 PM to review Bill 83 - an ordinance protecting public health and safety, reducing the harms experienced by unsheltered homeless residents and setting up certain procedures.

Old Business: NONE

REPORTS

Special Meetings: Council President Hendricks

A special meeting has been tentatively scheduled for December 10th at 6 PM to consider any further amendments to the budget and at 6:30 PM to adopt the budget; and on December 17th at 5:15PM to review Bill 83 - AN ORDINANCE Protecting Public Health and Safety. Reducing the Harms Experienced by Unsheltered/Homeless Residents and setting up certain procedures.

Budget and Finance: Chair Napoli, Santos, Gerlach

The Committee has not met since the last council meeting; there are no future meetings scheduled.

Community and Economic Development, Chair Mota, Hendricks, Napoli

The Committee has not met since the last Council meeting; the next meeting is scheduled for December 10th at 5:30 PM.

Human Resources, Administration and Appointments: Chair Santos, Napoli, Hendricks

The Committee has not met since the last council meeting; there are no future meetings scheduled.

Parks and Recreation: Chair Gerlach, Santos, Affa

The Committee has not met since the last council meeting; there are no future meetings scheduled.

Public Safety: Chair Affa, Zucal, Mota

The Committee has not met since the last council meeting; there are no future meetings scheduled.

Public Works: Chair Zucal, Gerlach, Affa

The Committee has not met since the last council meeting; the next meeting is scheduled for December 17th at 6 PM. He stated at that time they will have a Water and Sewer Compliance Review Board.

Water and Sewer Compliance Review Board: Chairperson Zucal

A meeting has been scheduled for December 17th at 6:15 PM.

Rules, Chambers, Intergovernmental Relations, and Strategy: Chair Hendricks, Mota, Napoli

The Committee has not met since the last council meeting; there are no future meetings scheduled at this time.

Controller's Report

Mr. Jeffrey Glazier thanked Mr. Hendricks. The Controller's office released three audits today. The Clerk would have forwarded them to you. He stated that he will report on them at a public session at a future meeting. He stated thank you, Mr. president.

Mr. Daryl Hendricks stated thank you.

Mayor: The mayor has not submitted anything.

ORDINANCES FOR FINAL PASSAGE (To be Voted On):

[15-8047](#)

Bill 92

An Ordinance of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, amending Section 570-13 of the Realty Transfer Tax Ordinance by increasing the Realty Tax by 0.5% for the purpose of raising funds to deal with issues relating to housing.

Sponsors: Affa, Gerlach, Hendricks, Mota, Napoli and Santos

Attachments: [Bill 92 Deed Transfer Tax.docx](#)

[Allentown Housing Plan 2024 Final-1.pdf](#)

[Ordinance #16179.pdf](#)

Mr. Daryl Hendricks stated thank you and said Mr. Napoli.

Mr. Santo Napoli stated that back in July 20, 2024, he sounded the alarm on how investors were acquiring real estate in the city. He stated that at that time, the percentages that he came up with were 44 percent for a few months back in that timeframe. He stated that the finance department did a deeper dive and in over 18 months, they came in at 48 percent as an average. These investors are LLCs and corporations. He stated that the fear of investors inquiring much real estate and squeezing Allentown residents was a huge concern. He stated investors as you know come to the table with all cash offers. They have inspections and fast settlements and that entice the sellers to sell to them instead of homeowners and meanwhile Allentown residents are stuck renting and more times than not, higher rents. He stated instead of acquiring homeownership and build generational wealth, they just seem to be fixed in rentals and can't get out of that and can't seem to get out of that. He stated that one of the thoughts he had was too many rentals have a negative effect on quality of life and public safety. He stated that was a concern. He stated in this legislation tonight, is an opportunity to level the playing field for our residents. He stated that the 0.5 percent increase increases the deed transfer tax from two percent to 2.5 and that rate hasn't changed in almost 50 years. What that means for someone buying, the median home price in Allentown according to the realtors is \$241,000. For a buyer coming in and buying a home, it will

mean an extra \$250 for every \$100,000 of real estate. He state so they are looking at around high fives, early or low 600s extra for someone coming to buy real estate in the city of Allentown on a home of \$241,000. He stated what this legislation does not impact is our current city homeowner. He stated folks who live here, seniors on fixed incomes, some vulnerable residents stating that they will not be affected by this at all. Only the folks that are coming in and having the ability to buy property in the city of Allentown. He stated most importantly all the funds received from the 0.5 percent increase, exclusively goes into a Housing Fund under our CED department and that fund is going to be tasked with addressing housing initiatives in the city and as they all know most of Center City was built back in the late 1800s and early 1900. He stated that the stock is aging and it needs TLC, it needs work and it needs help before it deteriorates. It gets to a point where, it is very difficult to save. He stated lastly, a study was completed and many of you know that our CD department conducted a study called Welcome home. The City of Allentown has housing needs assessments. He stated for those of you, it is 90 pages and it is on the city's website. He stated that if you go to CED, you can click on it and it's a really good Report from a consultant on what needs to be done in the city of Allentown going forward and most importantly what the budget is. He stated that this legislation is providing a reliable source of revenue. He stated for us to or our CED department to accomplish these goals, we need a reliable source of revenue. Something they can count on year after year and this Deed Transfer Tax if approved tonight would bring in approximate \$3.2 million a year for them to accomplish their goal. Lastly, the public does deserve transparency and accountability so the legislation does mandate that the CED department must present an annual action plan to future City Council's detailing their plans each year of what they plan to do with these funds. Also, they have to present an Annual Report to detail what was actually accomplished and at the five year anniversary. They report from an independent source to be given to a future City Council detailing the effectiveness of the program and whether to continue to go forward. It is something that will give future City Council's annually a chance to understand what there plans are, what they are accomplishing and hold them accountable. He stated that is really a legislation there and regarding the funds every year regardless, they haven't gotten in exactly what they are going to do, but what they talked about based on the consultants' plan on home repairs for seniors and vulnerable residents who are at the risk of losing homes due to major repairs. They also talked about blighted homes and getting them remediated and back into the home the hands of homeowners and these goals can be accomplished with tools for instance using deed restrictions to make sure these properties are owner occupied going forward instead of rentals and also using liens so that when the property is sold down the road, the city gets that money back for the repairs. He stated that there are tools at our disposal that will continue to

replenish the funds over the next decade or two decades. He stated that there is a lot we can do. He stated that they can work with renters. They can work with a lot of different ways to help homeowners and residents in the city of Allentown and try to really address our housing stock. He stated that it really needs a lot of attention. It has been neglected for decades and this is an opportunity with a reliable source of revenue to actually start addressing some of our needs. Thank you.

Mr. Daryl Hendricks thanked Mr. Napoli and stated Mr. Zucal.

Mr. Ed Zucal stated that he just has one question for you. He asked Mr. Napoli how did he come up with the \$3.5 million.

Mr. Santo Napoli stated that the Finance Department did a Study and had based on previous years it was \$3.2 million he believes and had they done this a year ago, that would have been what the funds would have generated. He stated that this is based off data off the prior year just to give them an idea if this is worth pursuing if it came back hypothetically, if it came back at \$200,000. He stated that it is not worth it. It is not worth the squeeze, but \$3.2 million, that gives our CED department a lot of opportunities to start really addressing and accomplishing some of the goals that you are talking about.

Mr. Daryl Hendricks asked any body else and asked Ms. Gerlach.

Ms. Ce Ce Gerlach stated just a procedural question asking so then voting on this tonight they will make a statement if they want to raise by .5 percent, but in terms of the money going to the CED specifically the housing fund asking do we legislatively need to do something for that or since it is written here does it automatically and stated that she would just be honest what she doesn't want to see happen is that they do this Deed Transfer Tax increase and the money gets funny and it goes somewhere else.

Mr. Santo Napoli stated that it is in the legislation and pointed directly to the Housing Fund and he believes the Housing Fund, Mr. Hanlon was named in the legislation.

Mr. Michael Hanlon stated that it was named in the legislation and they were discussing that perhaps at the Budget Adoption that you might have to amend the General Fund Budget to account for the increase and flip the money into the Housing Fund. He stated that he is going to check with Finance and the Controller on that. He stated that the way the legislation was crafted was legislation basically points that the extra \$3 million will go to the Housing Fund and the thought process is that they will consult with Bina and the Controller on what might happen September 10th and that

could possibly be bumping up the revenue item in the General Fund by \$3 million and indicating the Transfer of that money out of that Housing Fund. He stated that amendment will be prepared with the consultation.

Mr. Santo Napoli stated and to be clear, we wouldn't have \$3.2 million day one. It would take time to accumulate, but the legislation clearly states that it must go into a Housing Fund and it is under the CED department to be used for Housing initiatives for our residents in the city of Allentown.

Ms. Ce Ce Gerlach stated that if needed, there will be an amendment. She stated that she is going to vote yes. She stated that she doesn't think HOME was included in the recent state budget so they need it even more so now. There is not going to be money coming in to help people fix up their homes anymore.

Mr. Santo Napoli stated that is a great point and again, they are following the recommendations of the Study so for those who have not seen the Study, it is probably in the 80s, Page 80 something. He stated maybe early 90s, but there is a whole list of recommendations that the consultants prepared and they are going to work on that and have public meetings where they will discuss it and talk about what we are going to do.

Mr. Daryl Hendricks asked anybody else on the dais. He stated that he wants to commend Mr. Napoli for the initiative he took in addressing this issue. He stated that this is a serious issue. He stated that he does dabble a little bit and watch a lot of real estate going on and the amount of homes that are being sold to investors rather than homeowners. He stated that it is very concerning what's happening to the city overall. He stated that you can see it. These homes now are single family dwellings, are being converted where they are now two and three units. He stated as many as four units and it affects everything. He stated loss of parking and the one time he was able to because a friend of his lives in Center City, he would go there and never had a problem with parking. He stated that sometimes he has to circle the block four or five times to find parking. He stated that it is something that is needed, keenly needed. He stated again, he commends him for this. He asked anybody else on the dais or any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 16179

CONSENT AGENDA

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Note

Mr. Michael Hanlon stated on the Consent Agenda you have three items: the appointment of Elizabeth Still to the Commission on Homelessness. The appointment will extend to 12/4/2029. The appointment of Joshua Newlin to the Commission on Homelessness. The appointment will extend to 12/4/2029. The appointment of Ana Rivera Lago to the Allentown Housing Authority. The appointment would extend to 12/4/2030. He asked if there were any comments from the public.

[15-8131](#)

R186

Elizabeth Still, Commission on Homelessness, 12/04/2029

Sponsors: Administration

Attachments: [R 186 Elizabeth Still - Commission on Homelessness, 12-04-2029.doc](#)
[Memo from Mayor Matt Tuerk regarding Appointment to Commission on Homelessness - Elizabeth Still.pdf](#)
[Elizabeth Still Resume.pdf](#)
[Resolution #31179.pdf](#)

Enactment No: 31179

[15-8132](#)

R187

Joshua Newlin, Commission on Homelessness, 12/04/2029

Sponsors: Administration

Attachments: [R187 Joshua Newlin - Commission on Homelessness, 12-04-2029.doc](#)
[Memo from Mayor Matt Tuerk regarding Appointment to Commission on Homelessness - Joshua Newlin.pdf](#)
[Joshua Newlin Resume.pdf](#)
[Resolution #31180.pdf](#)

Enactment No: 31180

[15-8133](#)

R188

Ana Rivera Lago, Allentown Housing Authority, 12/04/2030

Sponsors: Administration

Attachments: [R188 Ana Rivera Lago - Allentown Housing Authority, 12-04-2030.doc](#)
[Memo from Mayor Matt Tuerk regarding Appointment to Allentown Housing Authority - Ana Rivera Lago.pdf](#)
[Ana Rivera Lago Resume.doc](#)
[Resolution #31181.pdf](#)

Enactment No: 31181

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):[15-8126](#)

R189

Approves the submission of the formal application for the local share account grant for the City of Allentown Parks Department to support the construction of a new park operations facility.

Attachments: [R189 - Parks LSA](#)
[Resolution #31182.pdf](#)

Mr. Daryl Hendricks asked if there were any comments or questions from his colleagues or any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31182

[15-8125](#)

R190

Approves the submission of an application to obtain a HUD 108 Loan for This Life Forever, Inc. in the amount of \$1,015,000.00

Attachments: [R190 - Mishka HUD 108 Loan](#)
[Resolution #31183.pdf](#)

Mr. Daryl Hendricks asked if there were any questions or comments from his colleagues or any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31183

[15-8124](#)

R191

Approves the submission of the formal application for the local share account statewide grant for the City of Allentown Parks Department to support the improvements of the Lil Le Hi Trout Nursery.

Attachments: [R191 Fish Hatchery LSA](#)
[Resolution #31184.pdf](#)

Mr. Daryl Hendricks thanked Mr. Hanlon and asked if there were any questions or comments from his colleagues or any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31184

[15-8136](#)

R192

A Resolution stating a joint commitment of the City of Allentown's

Department of Parks and Recreation and Allentown Environmental Advisory Council to maintain limited use of herbicides in public parks, and to continue to pursue sustainable land management alternatives in order to protect the wellbeing of Allentown's local ecosystem.

Sponsors: Administration

Attachments: [R192 - Parks and EAC Herbicide Reduction.docx](#)
[Resolution #31185.pdf](#)

Mr. Daryl Hendricks thanked Mr. Hanlon and asked if there were any questions or comments from his colleagues or any comments from the public.

Mr. Kyle Ropski, 528 N. Berks Street, stated that he is here on behalf of Allentown Environmental Advisory Council to express support for the Resolution here before you guys here tonight which reaffirms the city of Allentown's commitment to limited responsible herbicides use and continued advancement of sustainable land management practices within our parks system. He stated that as you all know the city of Allentown Parks Department maintains an extensive network of parks, public spaces, naturalized areas. These places represents some of our most valuable public assets and their stewardship requires approaches that are both environmentally sound and operational effective. He stated that he wants to give a huge shout out to the Parks and Recreation Department and the maintenance crew there. They did an incredible job. It is a huge task. He stated just acknowledging them there. He stated now over the summer, the Allentown EAC in collaboration with Muhlenberg Colleges Office of Community Engagement and had a summer intern who focused researching on invasive species and unfortunately, was not able to come here tonight to speak on the research due to the last minute scheduling conflict. However, there were several key findings in her Report which is available to view on the new website: AllentownEAC.org. These findings affirm the importance of minimizing herbicides use and ensuring when they are applied, they are applied safely, sparingly and in accordance with best practices. He stated that these are the chemicals that they spray among living things and they die. He stated definitely not good to be putting out in the community. He stated equally as important is the city's proactive adoption of sustainable alternatives with techniques of expanding native planting, time cutting, and other chemical or ecological strategies proving effective and managing invasive species while simultaneously supporting pollinators, protecting biodiversity and enhancing long-term resilience in our green spaces. By endorsing this measure tonight, City Council is affirming the corporate principle that Allentown's Environmental Stewardship should be grounded in science, guided by responsible management and aligned with a long-term well being of residents and ecosystems alike. This Resolution reflects the EAC purpose to protect,

reserve our natural resources, reduce environmental risks and ensure continued health and beauty of our public lands. As a member of the Allentown Environmental Advisory Council he respectfully urge City Council to adopt this Resolution and continue supporting sustainable evidence based practices that safeguard the Allentown's natural environment for current and future generations. He stated just another thank you to the Parks Department for their work with this and all the work that the maintenance crews do. It is hard work. If you ever cut grass in 90 degrees, it is not fun. He thanked the administration for the work in putting this out. He thanked Council for their time tonight. Thank you.

Mr. Daryl Hendricks thanked Mr. Ropski.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31185

[15-8134](#)

R193

Approves Transfers for EMS, Fire, Police premium pay; Council for warming shelter; Building Maintenance for electric; and Parks and Recreation For a Sprayer for the Golf Course

Sponsors: Administration

Attachments: [R193 Transfers.doc](#)

[EMS Premium Pay Through the End of the Year.pdf](#)

[BM - Electric.pdf](#)

[Council - Shelter.pdf](#)

[ParksRec.pdf](#)

[Police Prem Pay.pdf](#)

[Fire Budget Transfer Request - Prem Pay.pdf](#)

[Resolution #31186.pdf](#)

Mr. Daryl Hendricks thanked Mr. Hanlon and asked if there were any questions or comments, Mr. Zucal.

Mr. Ed Zucal asked Ms. Patel do we know what the Transfer amounts are for EMS, Fire and Police.

Mr. Michael Hanlon stated that they are attached. He stated that he has the attachments.

Mr. Ed Zucal stated just give me those three. He stated that he is trying to prepare something for next year's budget. That's all.

Mr. Michael Hanlon stated that he has on his reading glasses and these

things are pretty small.

Dr. Cynthia Mota stated that Ms. Bina is behind you.

Mr. Michael Hanlon stated that they are on the website and stated that you got for the Fire Premium Pay, you got a Transfer of \$565,129.79.

Mr. Ed Zucal stated ok. What about EMS?

Mr. Michael Hanlon stated that you got \$244,035.64. He stated for the Golf Course, Police Operations you got \$300,000.

Mr. Ed Zucal stated ok. Thank you.

Mr. Daryl Hendricks stated ok, anybody else. He asked if there were any comments from the public.

Female audience member asked is there a way for him to speak up and use the microphone. He stated that sometimes it is very hard hear what you are saying.

Mr. Daryl Hendricks asked do you want to hear those numbers again.

Female audience member stated yes, please.

Mr. Daryl Hendricks stated Mr. Hanlon.

Mr. Ed Zucal stated that he has them. He could just say them. He stated for EMS it was \$244,035, for Fire \$565,129 and for Police \$300,000.

Mr. Michael Hanlon stated that the details of those are on the website.

Mr. Daryl Hendricks stated ok and asked anybody else, no. He asked any comments from the public.

Yes: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Enactment No: 31186

ORDINANCES FOR INTRODUCTION (To be referred to Committee with public comment prior to referral)

[15-8122](#)

Bill 99

Amending the 2025 Capital Fund Budget to provide for a supplemental appropriation of Three Million One Hundred Twenty-Five Thousand Eight Hundred Twenty-Five Dollars and Ninety-Seven Cents (\$3,125,825.97) from the Aqueous Film-Forming Foams (AFFF) class action awards to

offset the cost of any PFAS remediation systems the City is required to install under federal and state regulations. The 3M settlement payment will be made in ten separate installments through 2033. The first two settlement payments from 3M equal \$2,659,283.88. Additionally, there will be two settlement payments from DuPont. The first payment equals \$466,542.09 and represents 95% of the Dupont settlement claim. The total from these sources thus far is \$3,125,825.97.

Sponsors: Administration

Attachments: [Bill 99 - PFAS Appropriation.docx](#)

Mr. Daryl Hendricks asked if there was any comments from the public.

REFERRED TO THE PUBLIC WORKS COMMITTEE.

[15-8123](#)

Bill 100

Amending the 2025 General and Building Code Fund Budgets to provide for a transfer of Twenty-five Thousand Dollars (\$25,000.00) from the Building Code Fund to the General Fund. This transfer will allow the DCED Director's Administration budget to pay the YMCA invoice for the early warming shelter opening.

Sponsors: Administration

Attachments: [Bill 100 YMCA Transfer](#)

Mr. Daryl Hendricks asked if there were any comments from the public.

REFERRED TO THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

RESOLUTIONS FOR INTRODUCTION (Can be voted on or Referred to Committee):
There are no resolutions for introduction.

NEW BUSINESS

Ms. Ce Ce Gerlach stated she just had New Business. She stated that she wanted to see if by the December 17th meeting when they discuss the encampment enclosure ordinance, if they would be able to get a breakdown of the money that has been spent to close the recent encampments. She stated materials, heavy equipment, machinery, advertising, printing, staff time and all costs related to see how much it has been costing us to close the encampment so that as they weigh the policy, they can see what kind of money we are talking about.

Mr. Daryl Hendricks stated that he believes that the administration can do that and asked Ms. Patel do you have that.

Ms. Bina Patel stated yes, they will get the numbers.

Ms. Ce Ce Gerlach thanked Ms. Patel.

Mr. Daryl Hendricks asked anybody else.

GOOD AND WELFARE: NONE

ADJOURNED: 7:13 PM

[15-6577](#)

Reference Materials:
Council Rules
Procurement Code
Ethics Code

Attachments: [Procurement Code](#)

[Ethics Code](#)

[Rules](#)