



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, November 19, 2025

6:30 PM

Council Chambers

Invocation:

Pledge to the Flag

Roll Call

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. Michael Hanlon stated that he has no cards.

Mr. Daryl Hendricks stated ok, we will move on to Contract Approvals.

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

[15-8091](#)

R167

Authorization for Contract with Innocorp Ltd. in the amount of \$46,060.00 for the one-time purchase, training, installation and warranty of an Impaired Driving Simulator and enclosed trailer which will be used by the Allentown Police Department. One (1) bid was received, contract shall commence upon issuance of a Purchase Order and shall cease upon delivery.

Sponsors: Administration

Attachments: [R167 - Innocorp Ltd](#)

[Resolution #31160.pdf](#)

Mr. Daryl Hendricks stated thank you Mr. Hanlon.

Ms. Sarah McNeil stated that this was done as Bid #2025-42, Impaired Driving Simulator. It was advertised on Public Purchase on September 30, 2025. The Public Opening was held on October 28, 2025. The city received one Bid. The department reviewed the Bid and determined to award to the Sold Bidder.

Mr. Daryl Hendricks stated thank you. 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: 31160

[15-8092](#)

R168

Authorization for Contract with Anchor Moving & Storage and SSMT PHL, LLC (d/b/a Suburban Solutions) in the estimated sum of \$50,000.00 per contract year for qualified vendors to be included on a Master List for Moving & Disposal of furniture, equipment, files and other related materials for use on an as-needed basis. Two (2) bids were received, contract shall be for three (3) years with one (1) additional three (3) year renewal beyond the contract expiration period.

Sponsors: Administration

Attachments: [R168 - Moving & Disposal Services](#)

[Resolution #31161.pdf](#)

Ms. Sarah McNeil stated that this was done as Bid #2025-48, Moving & Disposal Services. It was advertised on Public Purchase on October 7,

2025. The public opening was held on November 4, 2025. The city received two bids. after the department reviewed the proposals, they are recommending an award to both vendors. 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: 31161

[15-8093](#)

R169

Authorization of Cooperative Contract(s) off of Costars in the amount of \$244,893 with Miller Flooring Company for Tennis Court Repairs at Irving Park.

Sponsors: Administration

Attachments: [R169 Cooperative Approval - 11.05](#)

[Resolution #31162.pdf](#)

Mr. Daryl Hendricks thanked Mr. Hanlon.

Ms. Sarah McNeil stated that this is just being procured through a COSTARS contract.

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: 31162

Minutes of Previous Meeting

[15-8067](#) September 17, 2025 City Council Meeting Minutes

Attachments: [September 17, 2025 City Council Meeting Minutes.pdf](#)

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

[15-8069](#) October 1, 2025 City Council Meeting Minutes

Attachments: [October 1, 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

Chasers – If you parked in the city lot next to City Hall, please see the City Clerk for a voucher.

Old Business: NONE

REPORTS

Special Meetings: Council President Hendricks

A special meeting has been scheduled for December 10th at 6 PM to adopt the budget bills and on December 17th at 6PM to review Bill 83 - AN ORDINANCE Protecting Public Health and Safety, Reducing the Harms Experienced by Unsheltered/Homeless Residents, and creating procedures relating to city responses to people who are homeless living outdoors and setting standards and procedures for remedying unsafe conditions and protecting the rights and property of homeless individuals.

Budget and Finance: Chair Napoli, Santos, Gerlach

The Committee met on November 12 and forwarded Bill 91 favorably to the full council; it is on this evening's agenda. There are no future meetings scheduled.

Community and Economic Development, Chair Mota, Hendricks, Napoli

The Committee met on November 12 and forwarded 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 - favorably, to the full council on December 3rd. The next meeting is scheduled for December 3rd at 5:45 PM to review Bills 97 and 98.

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 met this evening; there are no future meetings scheduled.

Public Safety: Chair Affa, Zucal, Mota

The Committee has not met since the last council meeting; the next meeting is scheduled for December 3rd at 6 15 PM.

Public Works: Chair Zucal, Gerlach, Affa

The Committee met this evening, there are no future meetings scheduled.

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.

Controller's Report - The Controller has submitted four reports that are attached.

Mr. Jeffrey Glazier stated thank you Mr. President and stated being aware of the time this evening and the late hour, he is taking one for the team and will pass on the Report tonight.

Mr. Daryl Hendricks stated thank you for that, Mr. Glazier.

Mayor: The Mayor has submitted no reports.

[15-8107](#) Controller's Reports

Attachments: [AP - Nov 7 Report.pdf](#)
[Bank Rec Nov 5 Report.pdf](#)
[Bank Rec Nov 11 Report.pdf](#)
[P Card Nov 7 Report.pdf](#)

ORDINANCES FOR FINAL PASSAGE (To be Voted On): The Clerk reads the bill. The Chair of the committee gives a report or recommendation on the bill, comments are taken from the administration, if need be, the dais, and the public before a vote is taken.

[15-8029](#) Bill 91

An Ordinance of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, amending Section 807, Revenue, of the Home Rule Charter to remove the "Deed Transfer Tax" language.

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

Attachments: [Bill 91 RTT FROM HRC SECTION 807.doc](#)
[Ordinance #16176.pdf](#)

Mr. Daryl Hendricks stated that this was in your committee, Chairman Mr. Napoli.

Mr. Santo Napoli stated yes, and it was forwarded favorably to the full Council. Thank you.

Mr. Daryl Hendricks stated thank you. He asked if there were any 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: 16176

[15-8056](#) Bill 94

Amending the 2025 Capital Fund Budget to provide for a supplemental appropriation of Three Hundred Thousand (\$300,000) Dollars from the Pennsylvania Department of Conservation and Natural Resources (DCNR) to support construction of MLK Trail Phase 2.

Sponsors: Administration

Attachments: [Bill 94 - MLK DCNR Grant Appropriation](#)

[Ordinance #16177.pdf](#)

Mr. Daryl Hendricks stated thank you and this was in your committee, Ms. Gerlach.

Ms. Ce Ce Gerlach stated yes, it was and it was forwarded favorably tonight. Thank you.

Mr. Daryl Hendricks asked if there are any comments or questions 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: 16177

[15-8055](#)

Bill 95

Amending the 2025 Capital Fund Budget to provide for an increase of Three Million Dollars (\$3,000,000.00) to a newly created capital account. The City was awarded grant funds from the Covid-19 ARPA H2O PA Water Supply, Sanitary Sewer and Storm Water Projects Grant from the Commonwealth Financing Authority to be used for the City of Allentown Source Reduction Program (SRP/I&I Project) for years 1, 2 and 3.

Sponsors: Administration

Attachments: [Bill 95 - H2O Grant Transfer](#)

[Ordinance #16178.pdf](#)

Mr. Daryl Hendricks stated that it was in your committee, Mr. Zucal.

Mr. Ed Zucal stated yes, and it was sent favorably because they are going to get some (inaudible).

Mr. Daryl Hendricks thanked Mr. Zucal 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: 16178

CONSENT AGENDA: The Consent Agenda is for items that are considered 'no brainer' – no need to have the administration explain anything the objective is to vote on all the resolutions at one time if there are no issues. The President asks if there is any request to remove any item from the Consent Agenda. If not, the clerk will read the titles of the resolutions. The President will ask for public comments, prior to council voting on the bundle.

Mr. Michael Hanlon stated that they have three items. There are three Sewage Planning Modules: R170 is at 546 W Hamilton Street, R171 is at 802 N Quincy Street and R172 is at 1132 - 1136 West Hamilton Street.

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

15-8088

R170

Sewage Planning Module at 546 W Hamilton Street

Sponsors: Administration

Attachments: [R 546 W Hamilton Street - Sewage Planning Module.doc](#)

[Sewage Planning Module - 546 W Hamilton.pdf](#)

[Resolution #31163.pdf](#)

Enactment No: 31163

15-8089

R171

Sewage Planning Module at 802 N. Quincy Street

Sponsors: Administration

Attachments: [R171_802 N. Quincy Street - Sewage Planning Module.doc](#)

[Sewage Planning Module - Quincy Street.pdf](#)

[Resolution #31164.pdf](#)

Enactment No: 31164

15-8090

R172

Sewage Planning Module at 1132 -1136 West Hamilton Street

Sponsors: Administration

Attachments: [R172_1132 – 1136 West Hamilton Street - Sewage Planning Module.doc](#)

[Sewage Planning Module -1132 – 1136 West Hamilton Street.pdf](#)

[Resolution #31165.pdf](#)

Enactment No: 31165

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On after taking Public Comment):

15-8096

R173

Approves the submission of the formal application to the Pennsylvania Commonwealth Finance Authority for four hundred thirty thousand nine hundred fifty-five dollars and twenty-six cents (\$430,955.26) from the Statewide Local Share Account Fund (LSA) that will support the purchase of a new SPOT Bomb Robot.

Sponsors: Administration

Attachments: [R173 - Fire Equipment LSA](#)

[Resolution #31166.pdf](#)

Mr. Daryl Hendricks thanked Mr. Hanlon and asked 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: 31166

[15-8095](#) R174

Approves the submission of the formal application for the local share account grant on behalf of the Allentown Parking Authority to support the repair to the Spiral Parking Deck located at 836 W. Linden Street.

Sponsors: Administration

Attachments: [R174 - APA Parking Deck LSA](#)

[Resolution #31167.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: 31167

[15-8094](#) R175

Approves the submission of the formal application for the local share account grant on behalf of the Allentown Parking Authority to support the purchase of new operational equipment.

Sponsors: Administration

Attachments: [R175 APA Equipment LSA](#)

[Resolution #31168.pdf](#)

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

Mr. Ed Zucal stated he is just curious and asked what is that equipment, out of curiosity. He asked what is that equipment, out of curiosity.

Ms. Vicky Kistler stated that she thinks it is a mix of an array of equipment. She stated that everything from vehicle support to barriers.

Mr. Ed Zucal stated got you and thank you.

Mr. Jeffrey Glazier stated Mr. Hendricks he can more completely address that. It is a skid skier. The little four-wheel drive thing that might have a bucket on it and have a steering wheel.

Mr. Ed Zucal stated ok and stated he got it. He stated that is a good explanation.

Mr. Jeffrey Glazier stated a forklift and there is a third piece of equipment. He stated that they total the amount of the request.

Mr. Daryl Hendricks stated ok and asked are there any other 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: 31168

15-8097

R176

Approves the submission of the formal application for the local share account grant on behalf of the Volunteers of America of Pennsylvania (VOAPA) to support the repairs needed to their children's center.

Sponsors: Administration

Attachments: [R176_Volunteers of America LSA](#)

[Resolution #31169.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: 31169

15-8098

R177

Authorizes encroachment for an outdoor café connected to the front of 702 Hamilton Street that will span the full length of the building on Hamilton Street. This bill would allow for the café to encroach into the public right of way by 35ft at the widest point

Sponsors: Administration

Attachments: [R177 Encroachment 702 Hamilton St](#)
[702 Hamilton APC Presentation Excerpt](#)
[Resolution #31170.pdf](#)

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

Dr. Cynthia Mota asked where will this be at. She asked did you say Seventh Street and asked what is the name of this.

Mr. Ed Zucal stated that it is on the eastside of the bank, right.

Mr. Michael Hanlon stated that is correct.

Mr. Ed Zucal stated that it is on the eastside where the bank is on Seventh and Hamilton on the southwest corner. It is on the eastside from the building to Seventh Street. He stated there is a lot of space there.

Mr. Daryl Hendricks asked if there were any other questions or comments, Ms. Gerlach.

Ms. Ce Ce Gerlach asked would this in any way negatively impact LCCC which is right there.

Mr. Ed Zucal stated maybe about 75 feet east of that. He stated at least that.

Mr. Michael Hanlon stated that it will be on the eastside and the only reason why it was in front of you because it was an encroachment Ordinance that says if it's something that encroaches more than 1/3 in the public right away, you need to approve it. He stated that is why it is in front of you.

Ms. Ce Ce Gerlach stated ok so that is why even though it says 702 where Wells Fargo was, it will be the part that is really on Seventh, correct.

Mr. Michael Hanlon stated that where the big sidewalk is.

Ms. Ce Ce Gerlach stated got you.

Mr. Ed Zucal stated not in front of LCCC.

Ms. Ce Ce Gerlach stated ok. She stated alright, thank you.

Mr. Daryl Hendricks 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: 31170

ORDINANCES FOR INTRODUCTION (To be referred to Committee with public comment prior to referral. The bills will be reviewed at the Committee level.)

15-8100

Bill 97

Amending Chapter 455, Property Rehabilitation and Maintenance, Article III, Presales Inspection of Residential and Commercial Properties and Units, Sections 455-16 through 455-23 creating a commercial inspections program.

Sponsors: Administration

Attachments: [Bill 97 Commercial Presale Amendment](#)

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

REFERRED TO THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

Dr. Cynthia Mota stated thank you, Mr. President.

15-8099

Bill 98

Amending the 2025 Grant Fund to provide for a supplemental appropriation of One Million Dollars (\$1,000,000.00) from the PA DCED Local Share Account Grant. These funds are a pass-through grant that will support the Baum School of Art.

Sponsors: Administration

Attachments: [Bill 98 Baum School LSA Appropriation](#)

Mr. Daryl Hendricks stated thank you Mr. Hanlon. He asked if there were any comments from the public.

REFERRED TO THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

Dr. Cynthia Mota stated thank you Mr. President.

RESOLUTIONS FOR INTRODUCTION (Can be voted on or Referred to Committee):

NEW BUSINESS: NONE

GOOD AND WELFARE

Mr. Daryl Hendricks asked anything for Good and Welfare.

Ms. Candida Affa stated that she does.

Mr. Daryl Hendricks stated Ms. Affa.

Ms. Candida Affa stated that she would like to address the behavior of the Courtesy of the Floor. She stated 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. She stated obviously, we tolerate it over and over for 10 years that she has been sitting on this dais stating she has been attacked, Mr. Hendricks has been attacked, Ms. Mota has been attacked and stated that they can defend themselves. She stated when they have their employees everyday come to work whether they be maintenance or Directors whoever or whatever. She stated for you people and attack people that you have no idea what their job is or what they do for a living. She stated that she personally knows that they are not even here and you are attacking them. She stated that every worker here does not deserve to be attacked. She stated that they sit here, many of them sit on this side and have to listen to it. She stated that she sees it and heard the Chief be attacked. She stated that she has seen the Finance Director be attacked. She stated that they have done this over and over stating she is tired of it. She stated that when the mayor had to interfere or intervene today, and to allow this to happen. She stated that this person that you are talking about stating she knows how she works and how many times she called her and she was there for her. She stated when they needed an HR Director, guess who stepped up to the plate and she has never done that job before stating and she did one hell of a job, but you can come up here and say whatever you want about the job and how and how they are going to vote, but knock it off. She stated that when you are going to attack the employees of this city stating she is personally not going to take it anymore. She stated every time you come up here and say something and attack anyone in this city, you are going to have a problem with me. She stated gavel or no gavel, she is going to open her mouth. She stated that this is the last time she wants to hear speakers attack, name calling, and bad behavior. She stated that is it.

Mr. Daryl Hendricks thanked Ms. Affa.

ADJOURNED: 6:49 PM

15-6577

Reference Materials:

Council Rules
Procurement Code
Ethics Code

Attachments: [Procurement Code](#)

[Ethics Code](#)

[Rules](#)