



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Minutes - Final

### City Council

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Wednesday, January 4, 2023

6:30 PM

Council Chambers

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#### Invocation:

#### Pledge to the Flag

#### Roll Call

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

Ms. Cynthia Mota stated that what Council will do next is call Mr. Santo Napoli and he will be sworn in.

Mr. Michael Hanlon swore in Mr. Santo Napoli.

Ms. Cynthia Mota welcomed Mr. Napoli to City Council and asked if he wanted to share a few words.

Mr. Santo Napoli stated that he does and the one thing he learned over the years as many of them know he ran for Council over two years ago. He stated that he learned how much passion is in the city. Over the past two years, he learned how much passion is on this Council. It is one of the reasons he is here, one of the reasons he really wanted to be part of it. He stated that he is thankful for all of them and looking forward to working with everyone and helping move Allentown forward in a positive direction.

Ms. Cynthia Mota stated to Mr. Napoli that he can take a seat.

#### Courtesy of the Floor

#### Courtesy and Privilege of the Floor Rules

Mr. Dan Bosket, Director of Community Action Development Corporation of Allentown, 523 - 525 N. Seventh Street stated that prior to this meeting, Council had a tough decision to make. It took a while. A couple of days and a couple of rounds, but he does want to say that he thinks that all of the candidates could have made a contribution to Council. He realizes that the decision was difficult, but he wants to say that the Council made a decision that the community can support. He welcomes Mr. Napoli for

joining the Council. He stated that the community looks forward to working with him as well as all of them. Happy New Year.

Ms. Betty Cauler, 2212 W. Tilghman Street, stated that she is there about parking issues again with the Allentown Parking Authority. She said that she did go over this in 2019 for parking in front of their own garage. Now, they are parking on the sidewalk. She stated that as they can see in the pictures, there is no sidewalk. She stated that they want to know how they can deal with the tickets. Everyone on her half block got the same ticket. She stated that Mr. Zucal she is hoping that he can help them. How can it be blocking the garage and now it is parking on a sidewalk and there is no sidewalk.

Ms. Cynthia Mota stated to Ms. Cauler that she came to the right place. She stated that she knows that Mr. Napoli, Ms. Affa, and Mr. Hendricks are on the Parking Authority board.

Ms. Betty Cauler stated that she does not know if they remember. She stated that Mr. Napoli is new. She asked if the Allentown Parking Authority is a city department or a private entity.

Ms. Cynthia Mota stated that it is an Authority. It is a private entity.

Ms. Betty Cauler asked if the overseers will be Council.

Ms. Candida Affa stated that it is already for her to come to Council, but the fourth Wednesday of the month at noon, the Parking Authority building at Sixth and Linden Streets has an open forum just like this. She stated speaking with Council helps in some ways because they can go back and relate. If she comes, the full board is there. She stated speaking to the board makes a difference and suggested that if Ms. Cauler has complaints, she can come to one of the meetings and explain to the board and the directors.

Ms. Betty Cauler stated that Council did take it up in 2019 and tried to get the wording changed and apparently that went nowhere. This was on blocking garages and now it is parking on sidewalk when there is no sidewalk. If you look at the picture, the fence comes out a little bit behind her car. That is technically her property from that fence line down. They are all parked on their property. Trying to deal with the APA, you call them up and they say take it to court.

Mr. Daryl Hendricks gave Ms. Cauler his card and if she would send him an email and he will get back to her tomorrow. He stated that if she sends him the email tonight, tomorrow he will get on it right away. He will speak to the

Parking Authority and try to come to an understanding of what is going on there. He stated that he will get back to her, hopefully within a day or so.

Ms. Betty Cauler stated that they got ticketed on the 3rd.

Ms. Ce Ce Gerlach stated to Ms. Mota stated that when Mr. Guridy was president, he agreed, but then his time ran out that Council would have some type of hearing. The Parking Authority will be here and people like Ms. Cauler would be able to show up and express some of their concerns that is not in the middle of a workday or doctor's appointment. She asked if Council can get that rolling.

Ms. Cynthia Mota stated that she really would love to see that happen. She remembers very vividly that they talked about it.

Ms. Betty stated that it was with Public Works and she believes it was a special thing. It was on Monday at 5:00 PM to try to get the wording changed.

Ms. Cynthia Mota stated that she and Ms. Gerlach can talk about it a little bit offline more about that with Mr. Zucal to see if that can happen.

Mr. Santo Napoli stated that he would like to add that there have been discussions at the Allentown Parking Authority meeting to have these nights in City Council Chambers where folks can come and discuss parking. He stated that they are onboard, but unfortunately, it happened before Covid and did not come to fruition. It fizzled out because of the pandemic, but he knows that is something that they want to work on to get it back.

Ms. Betty Cauler stated that is something that she wanted to say. There is nothing on the calendar that the Parking Authority meets and stated that is why she came here.

[15-5596](#)

Ms. Betty Cauler's Handout

**Attachments:** [Ms. Betty Cauler's Handout](#)

**Reorganization - Motion to postpone reorganization until January 18****RULE VI ELECTION AND REMOVAL OF PRESIDENT AND VICE PRESIDENT****A. Election of the President and Vice President of Council**

Council will elect a President and Vice President at its organizational meeting. The President or Acting President will first take nominations from the floor for Council President. Each Councilperson can only make one nomination. After the nominations have been made by councilpersons, the President may offer a nomination. The potential candidates shall be voted on as nominated. The first candidate to receive a majority vote will become the President. The procedures will be the same for the election of the Vice President. (30154 3/3/2021)

If a Councilperson is not able to attend such meeting, they may participate in the election of the president by phone. (26643 10/21/92; 28613 8/5/09)

A motion was made by Cynthia Mota, seconded by Ce-Ce Gerlach, that the Reorganization be Postponed until January 18, 2023.

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

[15-5574](#) Statements for Reorganization

Attachments: [Reorganization](#)  
[Council Rules June 2021](#)

**Contract Approvals**

[15-5561](#) R1  
Authorizes a contract with Ferguson Enterprises LLC and LB Water Service, Inc. at the unit prices identified in the bid, for an estimated sum of \$1,058,202.05 to supply storm sewer fittings on an as needed basis for the City and under Lehigh Valley Cooperative Purchasing Council (LVCPC), two bids.

On October 14, 2022, the City advertised a solicitation for Storm sewer fittings, the intention of this Invitation to Bid is to secure vendors to supply storm sewer fittings to and for the City of Allentown as well as the Lehigh Valley Cooperative Purchasing Council (LVCPC). Work under this project shall include the furnishing, delivering, and unloading of all materials in accordance with the bid specifications. Term of contract or estimated completion date, subject to standard extensions. On November 14, 2022, there was a public opening held, two (2) bids were received. Upon review of the said bids, each was awarded various parts of the contract, as

indicated in the Bid Tabulation. The Contract term shall commence on January 1, 2023 and shall cease on December 31, 2023. Upon written notification, this contract can be extended for up to an additional three (3) months beyond the contract expiration period

**Sponsors:** Administration

**Attachments:** [R1 Storm Sewer Fittings](#)  
[Resolution #30553](#)

Ms. Cynthia Mota asked if there was anyone from the administration.

Ms. Sarrah McNeill stated that this was done as Bid 2022- 42 and was advertised on October 14, 2022 on Public Purchase. The city received two bids. The Public Opening was held on November 14, 2022. Upon review of said bids, the department would like to award each vendor under various parts of the contract. The department is recommending an award to Ferguson Enterprises LLC and LB Water Services, Inc.

Ms. Cynthia Mota asked if there were any comments from the dais or the public.

Ms. Ce Ce Gerlach stated that it is not so much on this particular contract, but contracts in general. She stated that some time ago, Council passed legislation concerning veteran owned and minority owned businesses. Is there a way that in the future, the administration can indicate if a business is a minority owned or veteran owned, or women owned so that we can try to keep track of who they are being awarded to.

Ms. Sarrah McNeil stated that the city does have a Vendor Diversity Form that gets sent out. As long as they fill that out and check off what they are, she can include that when she relates to Council.

Ms. Ce Ce Gerlach stated great. Thank you so much.

Ms. Cynthia Mota asked if there were any other comments from the dais or the public.

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

Enactment No: 30553

[15-5560](#)

R2

Authorization for Contract with Aspect Consulting Inc for \$174,500.00 for developing and implementing an electronic reporting system for businesses to submit their annual local Neighborhood Improvement Zone (NIZ) forms to the City.

The City advertised the solicitation on August 8, 2022, seeking a qualified firm to develop and implement an electronic reporting system for businesses to submit their annual local Neighborhood Improvement Zone (NIZ) forms to the City of Allentown. On September 6, 2022 public opening was held for which the City received three (3) proposals. The technical evaluation was held on September 16, 2022. All committee members were present. The Proposals were scored based on the RFP requirements, Ability to Meet RFP Requirements (10 Points), Firm's Qualifications (25 Points), Project Plan (35 Points). Cost proposals were opened on September 16, 2022. Proposals were distributed to all committee members via Teams for evaluation after the completion of the technical evaluation. The cost evaluation committee meeting occurred on September 23, 2022. All committee members were present. The committee members discussed the cost proposals. After discussion the committee members scored the Proposals based on Cost (25 Points). The Committee made the recommendation to proceed with Oral interviews/presentations as they did not feel confident in deciding with the information provided in the Technical and Cost Proposals. The oral interview meetings occurred in person and through Teams on October 25, 2022. Reynolds Business Systems, Inc. presented at 9:30 AM, Aspect Consulting, Inc. presented at 10:30 AM, and Method Automation Services, Inc. presented at 11:30 AM. All committee members were present. The committee members discussed the oral interviews (15 Points). The committee decided to award based on the firm's qualifications and overall score. The committee is recommending award to Aspect Consulting Inc. The initial contract term shall commence upon full execution and shall cease within (2) years thereafter. Upon mutual written agreement, this contract may be extended for up to two (2) additional one (1) year terms beyond the initial contract term.

**Sponsors:** Administration

**Attachments:** [R2 NIZ E-Reporting Platform](#)  
[Resolution #30554](#)

Ms. Sarrah McNeil stated that this was done as Bid #2022 - 32. It was advertised on August 8, 2022. The city received three proposals. The evaluation committee held both technical and cost evaluations. The proposals were evaluated on the ability to meet the RFP requirements, firm's qualifications, project plan and the costs. After both evaluations were conducted, the committee felt that they needed to proceed with oral interviews. After the interviews were conducted, the committee to award on the firm's qualifications and overall score. The committee is recommending an award to Aspect Consulting Inc.

Ms. Cynthia Mota asked if there were any questions from the dais or comments from the public.

Ms. Sarrah McNeil stated that this was done as Bid #2022 - 32. It was advertised on August 8, 2022. The city received three proposals. The evaluation committee held both technical and cost evaluations. The proposals were evaluated on the ability to meet the RFP requirements, firm's qualifications, project plan and the costs.

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

Enactment No: 30554

[15-5559](#)

**R3**

Authorizes Engagement of Professional Services with Pennoni Associates, Inc. for \$6,000.00 for Lead Hazard Reduction Program contractors and local trades people with PADOLI/EPA approved lead paint hazard training. This is an informal quote and is below purchasing requirements, therefore only two (2) quotes were necessary.

On or about March 18, 2022, the City sought to obtain quotes from qualified contractors in order to provide Lead Paint Training Courses for the City staff and Contractors. The first quote the City received was from Pennoni that includes 15 trainees. On or about March 22, 2022, the City received the second quote from Criterion Laboratories, Inc that includes 10 trainees. After review of both quotes the City decided to proceed with Pennoni as being the lowest quote for the number of trainees. Only two (2) quotes were required for this informal quote. This contract term shall commence upon the issuance of the PO.

**Sponsors:** Administration

**Attachments:** [R3 Lead Hazard Reduction Program](#)  
[Resolution #30555](#)

Ms. Cynthia Mota asked if there were any comments from the dais or the public.

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

Enactment No: 30555

[15-5558](#)

**R4**

Authorizes Engagement of Professional Services with Allentown Economic Development Corporation in the amount of \$20,000 for the administration of Enterprise Zone Loan Fund inclusive but not limited to, underwriting and loan services, 1 year, retro-active to January 1, 2023.

**Sponsors:** Administration

**Attachments:** [R4 COAEZLF](#)

[Resolution #30556](#)

Ms. Sarrah McNeil stated that Allentown Economic Development has acted in this capacity for the past several years. They are the only Allentown based economic development organization capable of administering the funding program and receiving multiple quotes for this is not practical or efficient. They are considered a sole source for this and only one quote is required.

Ms. Cynthia Mota asked if there were any comments from the dais or the public.

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

Enactment No: 30556

[15-5557](#)

R5

Authorizes Engagement of Professional Services with Allentown Economic Development Corporation in the amount of \$20,000 for administration of the City's Economic Development Loan Fund, inclusive of but not limited to, underwriting servicing and loan closings, 1 year, retro-active to January 1, 2023

**Sponsors:** Administration

**Attachments:** [R5 COAEDLF](#)

[Resolution #30557](#)

Ms. Cynthia Mota asked if there were any comments from the administration.

Ms. Sarrah McNeil stated that this is the same circumstances as the last contract.

Ms. Cynthia Mota asked if there were any comments from the dais or the public.

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

Enactment No: 30557

## Minutes of Previous Meeting

[15-5571](#)

November 30, 2022 Special Council Meeting Minutes

**Attachments:** [November 30, 2022 Special Council Meeting Minutes](#)



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

[15-5555](#) December 7, 2022 City Council Meeting Minutes

**Attachments:** [December 7, 2022 City Council Meeting Minutes](#)

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

## **Communications: NONE**

## **Old Business**

Ms. Ce Ce Gerlach asked when is that ARPA meeting. When they vote on the ARPA expenditures. She apologized if it is not Old Business.

Mr. Michael Hanlon stated that Council has to set that up whenever they want.

Ms. Cynthia Mota stated that they can work on that.

Ms. Ce Ce Gerlach asked if it will be towards the end of the month.

**REPORTS:****Budget and Finance: Acting Chair Hendricks, Santos**

The Committee met this evening; the next meeting is not yet scheduled.

**Community and Economic Development: Chair Gerlach, Siegel, Mota**

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

**Human Resources, Administration and Appointments: Chair Santos, Hendricks, Siegel**

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

**Parks and Recreation: Chair Affa, Gerlach, Santos**

The Committee met this evening; there are no future meetings scheduled at this time.

**Public Safety: Chair Hendricks, Zucal, Affa**

The Committee met this evening; there are no future meetings scheduled at this time.

**Public Works: Chair Zucal, Affa, Hendricks**

The Committee met this evening; there are no future meetings scheduled at this time.

**Rules, Chambers, Intergovernmental Relations, and Strategy: Chair Mota, Zucal, Gerlach**

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

**Controller's Report (3 minutes)**

NONE

**Mayor's Report (3 minutes)**

Attorney Matt Kloiber stated that the Mayor would like to congratulate Mr. Napoli for his selection and looks forward to working with you.

**ORDINANCES FOR FINAL PASSAGE (To be Voted On):**

[15-5500](#)

Bill 91

Amending Part II: General Legislation/Fees Article VIII Parks and Recreation Fees § 270-58 Golf Course Fees, Chapter 270 Fees, by

revising and establishing new fees for the Allentown Municipal Golf Course.

**Sponsors:** Administration

**Attachments:** [Bill 91 2023 Golf Course Fee Increase Ordinance](#)  
[Ordinance #15864](#)

Ms. Candida Affa stated that was moved favorably.

Ms. Cynthia Mota asked if there were any questions from the administration, the dais or the public.

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

Enactment No: 15864

[15-5493](#)

Bill 92

Amending the 2022 Capital Fund Budget to provide for a transfer of Three Hundred Forty-Four Thousand Six Hundred and Forty (\$344,640.00) Dollars from numerous Capital Accounts to a newly created Capital Account to cover matching funds needed for the Green-Light-Go grant to install a traffic adaptive system along American Parkway/Basin Street from Susquehanna Street to Airport Road.

**Sponsors:** Administration

**Attachments:** [Bill 92 American Parkway Traffic Signal Improvements](#)  
[Ordinance #15865](#)

Mr. Ed Zucal stated that it was sent favorably to Council.

Ms. Cynthia Mota asked if there were any questions from the administration, the dais or the public.

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

Enactment No: 15865

[15-5494](#)

Bill 93

Amending the 2022 Capital Fund Budget to provide for an increase to the unappropriated balance of the Capital Fund in the amount of One Hundred Twenty-Nine Thousand Five Hundred and Ninety Six (\$129,596.00) Dollars to fund the integration of an EOC into the training facility by providing

state-of-the-art equipment which will ensure interoperability among all EOC users.

**Sponsors:** Administration

**Attachments:** [Bill 93 - EOCP Grant](#)

[Ordinance #15866](#)

Mr. Daryl Hendricks stated that it was moved forward 3 - 0 favorably to the full Council.

Ms. Cynthia Mota asked if there were any questions from the administration, the dais or the public.

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

Enactment No: 15866

[15-5495](#)

Bill 94

Amending the 2022 Capital Fund Budget to provide for a transfer of One Hundred Ten Thousand (\$110,000.00) Dollars from Capital Account Traffic Signals-Upgrade Various (1225) to a newly created Capital Account for the match money needed to install the traffic adaptive system on Hanover Avenue from Albert Street to Wahneta Street.

**Sponsors:** Administration

**Attachments:** [Bill 94 - Hanover Ave Traffic Signal Improvements](#)

[Ordinance #15867](#)

Mr. Ed Zucal stated that it was sent favorably.

Ms. Cynthia Mota asked if there were any questions from the administration, the dais or the public.

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

Enactment No: 15867

[15-5496](#)

Bill 95

Amending the 2022 Capital Fund Budget to provide for an increase of Six Hundred Fifty Thousand (\$650,000) Dollars to the new Capital Project "Mack Blvd Lighting Upgrade". These funds have been awarded as a MTF-DCED reimbursable grant to replace the old street lights on Mack Blvd. from Emmaus Ave. to Rail Road underpass with a new LED lights, new poles, foundation and wiring.

**Sponsors:** Administration

**Attachments:** [Bill 95 - Mack Blvd Lighting](#)  
[Ordinance #15868](#)

Mr. Ed Zucal stated that it was also sent favorably.

Ms. Cynthia Mota asked if there were any questions from the administration, the dais or the public.

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

Enactment No: 15868

[15-5497](#)

Bill 96

Amending the 2022 Capital Fund Budget to provide for a transfer of Fifty Thousand (\$50,000.00) Dollars from Jordan Creek Greenway Trail Capital Project into the Parks Master Plan Capital Project to use for a grant match for the comprehensive plan.

**Sponsors:** Administration

**Attachments:** [Bill 96 Parks Master Plan Grant Match](#)  
[Ordinance #15869](#)

Ms. Candida Affa stated that it was moved favorably 3 - 0.

Ms. Cynthia Mota asked if there were any questions from the administration, the dais or the public.

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

Enactment No: 15869

[15-5498](#)

Bill 97

Amending the 2022 Capital Fund Budget to provide for a transfer of Forty-Nine Thousand Seven Hundred Fifty Dollars (\$49,750.00) from Capital Account (1803) Bridge Repairs to Capital Account (1912) Traffic Signal Modernization to cover the remaining amount needed for the match funds of the MTF-PennDOT grant, which will be used to install traffic adaptive system on 15th Street from Tilghman Street to Highland Street. This grant will also cover installing a new school flasher at Trexler Middle School.

**Sponsors:** Administration

**Attachments:** [Bill 97 Transfer to Capital 1912 for 15th Street Grant](#)  
[Ordinance #15870](#)

Mr. Ed Zucal stated that it was sent favorably.

Ms. Cynthia Mota asked if there were any questions from the administration, the dais or the public.

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

Enactment No: 15870

## CONSENT AGENDA

Ms. Cynthia Mota asked if anyone have any issues with this Resolution and want to take it off the Consent Agenda.

Mr. Michael Hanlon read the Consent Agenda Items. Ms. Cynthia Mota asked if there were any questions from the dais, the administration or the public.

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

### [15-5501](#)

R6

Josh Novak, Board of Recreation, 2-20-2025

**Attachments:** [R6 Board of Recreation - Josh Novak](#)  
[Josh Novak, Board of Recreation, 2-20-2025](#)  
[Resolution #30558](#)

Enactment No: 30558

### [15-5502](#)

R7

Alicia Conjour, Nuisance Abatement Board of Appeals, 4-19-2026

**Attachments:** [R7 Nuisance Abatement Board of Appeals - Captain Alicia Conjour](#)  
[Alicia Conjour, Nuisance Abatement Board of Appeals, 4-19-2026](#)  
[Resolution #30559](#)

Enactment No: 30559

### [15-5503](#)

R8

Nicholas Lynn, Sheet Metal Technician Board, 5-6-2024

**Attachments:** [R 8 Sheet Metal Technician Board, Nicholas Lynn, 5-6-2024](#)  
[Nicholas Lynn, Sheet Metal Technician Board, 5-6-2024](#)  
[Resolution #30560](#)

Enactment No: 30560

### [15-5504](#)

R9

Zachary Matthews, Allentown Housing Authority, 7-15-2026

**Attachments:** [R 9 Allentown Housing Authority - Zachary Matthews](#)

[Zachary Matthews, Allentown Housing Authority, 7-15-2026](#)

[Resolution #30561](#)

Enactment No: 30561

[15-5505](#)

R10

Leroy Shankweiler, Jr., Building Code Board of Appeals, 1-1-2027

**Attachments:** [R 10 Building Code Board of Appeals - Leroy Shankweiler, Jr.](#)

[Leroy Shankweiler, Jr., Building Code Board of Appeals, 1-1-2027](#)

[Resolution #30562](#)

Enactment No: 30562

[15-5508](#)

R11

Michael Malarchik, Sheet Metal Technician Board, 5-6-2027 (Replacing William Dorwood as Chair)

**Attachments:** [R 11 Sheet Metal Technician Board, Michael Malarchik, 5-6-2027](#)

[Michael Malarchik, Sheet Metal Technician Board, 5-6-2027](#)

[Resolution #30563](#)

Enactment No: 30563

[15-5546](#)

R12

Jose Delfi, Electricians Examining Board, 1-25-2025 (Electrical Inspector)

**Attachments:** [R12 Jose Delfi, Electricians Examining Board, 1-25-2025](#)

[Jose Delfi, Electricians Examining Board, 1-25-2025](#)

Enactment No: 30563

[15-5547](#)

R13

Ed Yarrish, Board of Ethics, 1-15-2025

**Attachments:** [R13 Ed Yarrish, Board of Ethics, 1-15-2025](#)

[Ed Yarrish, Board of Ethics, 1-15-2025](#)

[Resolution #30565](#)

Enactment No: 30565

[15-5548](#)

R14

Michael Blicher, Jr., Human Relations Commission, 12-31-2025

**Attachments:** [R14 Michael Blicher, Jr., Human Relations Commission, 12-31-2025](#)

[Michael Blicher, Jr., Human Relations Commission, 12-31-2025](#)

[Resolution #30566](#)

Enactment No: 30566

[15-5549](#)

R15

Louis Holzman, Blighted Property Review Committee, 1-1-2026

**Attachments:** [R Louis Holzman, Blighted Property Review Committee, 1-1-2026](#)  
[Louis Holzman, Blighted Property Review Committee, 1-1-2026](#)  
[Resolution #30567](#)

Enactment No: 30567

[15-5550](#)

R16

Oscar Ghasab, Blighted Property Review Committee, 1-1-2026

**Attachments:** [R 16 Oscar Ghasab, Blighted Property Review Committee, 1-1-2026](#)  
[Oscar Ghasab, Blighted Property Review Committee, 1-1-2026](#)  
[Resolution #30568](#)

Enactment No: 30568

[15-5545](#)

R17

Certificate of Appropriateness for work in the Historic Districts:

- 346 N. 8th St.

**Attachments:** [R17 346 N. 8th Street HARB Resolution](#)  
[346 N 8th Street Final Review](#)

Enactment No: 30569

[15-5528](#)

R18

Sewage Planning Module at WIP Emaus Avenue Redevelopment

**Attachments:** [R18 WIP Emaus Avenue Redevelopment - Sewage Planning Module](#)  
[WIP Emaus Avenue Redevelopment - Sewer Planning Module](#)  
[Documents](#)  
[WIP Emaus Avenue Redevelopment - Sewer Planning Module Plans](#)

Enactment No: 30570

[15-5551](#)

R19

Sewage Planning Module for Neuweiler Brewery Mixed – Use  
Development at 401 N. Front Street

**Attachments:** [R19 Neuweiler Brewery - Mixed Use Development at 401 N. Front](#)  
[Street, LLC. - Sewage Planning Module](#)  
[Sewer Planning Module - 401 N Front Street Neuweiler Brewery](#)  
[Resolution #30571](#)

Enactment No: 30571



**RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):**[15-5562](#)

R20

Appointment of Five Police Officers: Delgado, Michael – Allentown, PA;  
Santos Fernandez, Jesus – Allentown, PA; Nunez, Hector – Allentown, PA;  
Lovera, Jeremy – Allentown, PA; Klingman, Joshua – Allentown, PA

**Sponsors:** Administration

**Attachments:** [R20 Hiring Patrolmen](#)  
[Resolution #30572](#)

Ms. Cynthia Mota asked is this history.

Mr. Michael Hanlon stated that it is not a typo.

Mr. Daryl Hendricks stated that is amazing.

Ms. Cynthia Mota stated that it is amazing.

Chief Charles Roca stated that it is his pleasure being before Council tonight and congratulated and asked for a pronunciation of his last name. He stated that he has five before Council for approval. he stated Michael Delgado is 27 years of age, a resident of Allentown, graduated from William Allen High School in 2013, has an Associate's in Applied Science from Computer Information Technology from Northampton County Community College, and currently attending the Allentown Police Academy. Mr. Jesus Santos - Fernandez is 24 years of age, residents in Allentown, graduated from Dieruff High School in 2016, was born in Puerto Rico, and is fluent in Spanish. He is currently attending the Allentown Police Academy. Mr. Hector Nunez is also 24 years of age, is a resident of Allentown, graduated from William Allen High School in 2017 and has a bachelor's degree in Criminal Justice from East Stroudsburg University and is also fluent in Spanish, and currently attending the Allentown Police Academy. Mr. Jeremy Lovera is also 24 years of age. He graduated from William Allen High School in 2016. He is fluent in Spanish and he is also attending the Allentown Police Academy. Finally, Joshua Klingman who is 29 years of age. He does live in the city of Allentown, graduated from Salisbury High School in 2012 and graduated from the Allentown Police Academy in December of 2022. He stated that they have fine gentlemen joining the Allentown Police Department to bring the city towards a full complement.

Mr. Santo Napoli stated it is Napoli.

Ms. Cynthia Mota asked if this ever happened before.

Chief Charles Roca stated that in his experience coming up to talk to Council, it has not. He was very pleased and surprised when they all were from Allentown and have a connection to our city.

Ms. Cynthia Mota stated yes. That is what she loves to see happening.

Ms. Candida Affa stated that one of these officers has a doctorate.

Chief Charles Roca stated no.

Ms. Cynthia Mota stated a BA.

Chief Charles Roca stated a Bachelor's Degree from East Stroudsburg University and that is Mr. Nunez.

Mr. Daryl Hendricks stated that he is really happy to hear so many of them from the city and they have graduating from William Allen High School.

Chief Charles Roca stated that this is a process and positive change takes time. He stated that they are on the forefront of that and he thanked Council for their support over time. He stated that the officers are the stars and the ones that deserves all the recognition because they are day in and day out providing police coverage for our great city. He stated that one of the things is that Mayor Tuerk afforded him an opportunity to attend the Bloomberg/Harvard School up in New York. One of the things that he saw watching members from other communities is that we are pretty good here and have things that we go through. 2023 began with some interesting events that occurred, but he will tell them that they will continue to push forward and do the right thing. It takes time to go into a full profession and he is excited to see what the future holds. He wants to give kudos to where it is due and that is to the hard-working men and women, not only the Police Department, but Fire and EMS that provide good public safety for our citizens and residents alike.

Ms. Cynthia Mota asked if there were any other comments from the dais, the administration, or from the public.

**Yes:** 6 - Candida Affa, Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, and Santo Napoli

**No:** 1 - Ce-Ce Gerlach

Enactment No: 30572

[15-5567](#)

R21

Approves the Submission of the Action Plan to the United States Department of Housing and Urban Development which is required for the

City to reallocate \$100,000 in funds currently not used to help Habitat for Humanity complete home repair projects on Cumberland Street.

**Sponsors:** Administration

**Attachments:** [R21 - HUD Action Plan](#)

[Resolution #30573](#)

Ms. Cynthia Mota asked if there were any comments from the administration, the dais or the public.

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

Enactment No: 30573

[15-5536](#)

R22

Approves four transfers: (1) \$1,350,000 in Risk Management for medical, dental, and prescription shortfall; (2) \$59,000 in Public Works – to purchase supplies and assist paying the remainder of the contract to King George; (3) \$11,882.00 in Human Resources for a Benefit Focus Software shortfall; (4) \$5,584.75 in CED for laptop computers for Planning and Zoning Staff.

**Sponsors:** Administration

**Attachments:** [R22 Transfer Funds](#)

[Laptop Computers Were Purchased for Planning and Zoning Staff](#)

[Expenditures for medical, dental, and prescription has exceeded the forecasted amount](#)

[Funds Are Needed to Pay Invoice for Benefit Focus Due to Under Budget](#)

[Public Works - Garage](#)

[Public Works - Garage \(Signature Copy\)](#)

Ms. Cynthia Mota asked if there were any comments from the dais.

Mr. Ed Zucal stated that he opposes the \$59,000 from Public Works to complete the remaining of the contract to King George. They failed to uphold the obligation of the contract and that is why they are no longer with us.

Ms. Cynthia Mota asked if there were any other comments from the dais.

Mr. Michael Hanlon asked Mr. Shahda to address that.

Mr. Mark Shahda stated that is correct. The invoices are up until the time the city took over on December 10th. There was some work that was completed back towards the end of November into early December and this Transfer is just to cover those costs. If the city decides to pursue legal

action, it is something to discuss with our legal team. If that is something that they elect to pursue.

Ms. Cynthia Mota asked if there were any other comments Mr. Zucal.

Mr. Ed Zucal asked the Solicitor are there any plans to pursue that.

Attorney Matt Kloiber stated that the Solicitor's office doesn't decide policy. They take their marching orders and then run with it. He stated that he can't speak to what the plans are.

Ms. Candida Affa stated that she did not quite hear him that well. Did he say they completed their contract up until November and had done some work. This is the money we own them for the work they have completed or just part of a contract.

Mr. Mark Shahda stated for work that is already completed.

Ms. Candida Affa stated that it is work that they actually completed.

Mr. Daryl Hendricks asked for a clarification for the \$11,882 in Human Resources for Benefits Focus software. What exactly is that?

Mr. Seth O'Neill stated that he is not sure that he is the best person to handle this. Benefits Focus is part of the Employee Dashboard for the benefits that the employee has. This transfer to the best of his knowledge is going to cover an already existing requirement. The 2022 money has already been allocated and has not been spent to cover a bill that they need to pay.

Ms. Cynthia Mota asked if there were any questions from the dais, comments from the public.

Mr. Jeffrey Glazier stated that the software is integral on how employees get their benefits and use their benefits. It is his understanding for whatever reason when the Budget was put together for 2022, it was under-budgeted. This is really to make up the difference for what the city owes them.

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

Enactment No: 30574

[15-5506](#)

R192

Authorizes lease agreement with Roger MacLean for the residential property located at 145 Springhouse Road, Allentown, PA 18104

**Sponsors:** Administration

**Attachments:** [R192 Springhouse RM lease 11.28.22](#)  
[City Owned Rental Properties 12.9.22](#)  
[Resolution #30575](#)

Mr. Daryl Hendricks stated that it was in Budget and Finance Committee meeting and forwarded with a 3 - 0 favorable recommendation to the full Council.

Ms. Ce Ce Gerlach stated it is nothing in particular. She thanked the administration for their explanation. She asked about why they have city property that people lease out. She did a quick Google of some of the folks. Some of the folks she could not find. At some point maybe the administration can help her understand. She stated that there is an affordable housing crisis and people that can't afford to live. She stated that \$1400 is a pretty good deal for an entire house. People are paying that for a one - bedroom.

Ms. Cynthia Mota stated that is an excellent question and asked how many properties does the city have, the names of the tenants, how much money are they paying, and how long have they been there.

Attorney Matt Kloiber stated that he will make sure that the Mayor responds to that.

Ms. Ce Ce Gerlach's that they can have it as a CED discussion at some point.

Ms. Cynthia Mota stated that she does not see why not. They talked about some of the tenants fixing the properties. Ms. Santos was asking to see the lease. Are they really fixing the properties?

Ms. Candida Affa stated that one of the reasons they are going to the other process is because they were not fixing the properties.

Ms. Jennifer Palenchar stated that you are correct. Audrey Danek is the Analyst that handles the leases. She stated that she is not too well versed in it. Someone mentioned a list of all the properties. It is made public through the contract process.

Mr. Michael Hanlon stated that it is in their files.

Ms. Ce Ce Gerlach stated that she would be interested in what is the process for one to apply to one of these properties.

Ms. Jennifer Palenchar stated that she will have Ms. Danek reach out to

explain when they put it out when one is vacated.

Ms. Ce Ce Gerlach stated that once she gets off of Council, maybe she will apply.

Ms. Jennifer Palenchar stated that one is available right now. Someone moved out in 2022 and it needs to be repaired before being put up in 2023.

Ms. Candida Affa stated that is it possible that it is set aside for city workers, and you get so much of a salary, and you get housing for yourself. That could have been in the last administration.

Attorney Matt Kloiber appreciated the questions and understands the concerns they have. The city has had concerns itself. If things are not clear, and has not been clear in the past, let's get it out in the open.

Ms. Cynthia Mota stated that she agrees, and that transparency is extremely important. This is a new administration. She asked if there were any questions or comments from the public.

Mr. Jeffrey Glazier reiterated that all the contracts by addresses are on the Controller's website currently and have been on the Controller's website for years.

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

Enactment No: 30575

[15-5507](#)

R193

Authorizes lease agreement with Lehigh University for the boathouse and boat ramp at Bucky Boyle Park, located at Chew and Front Street, Allentown, PA 18101.

**Sponsors:** Administration

**Attachments:** [R193 Lehigh University Boathouse Lease](#)  
[City Owned Rental Properties 12.9.22](#)  
[Resolution #30576](#)

Ms. Cynthia Mota asked if there any comments from the dais.

Mr. Daryl Hendricks stated that it was in his committee and moved forward with a favorable recommendation.

Ms. Cynthia Mota asked if there were any comments from the administration or the public.

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

Enactment No: 30576

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

[15-5552](#)

Bill 1 Refer to Lehigh and Allentown Planning Commissions, and the Community and Economic Development Committee  
Amending the Zoning Code of the City of Allentown, Section 1319.07.B.5 of the Zoning Ordinance by allowing 'entertainment venue signs' for structures that primarily provide for live entertainment uses for 500 or more customers at a time, currently allowed on buildings fronting Hamilton Street between 5th Street and 6th Street to include structures between 9th and 10th Streets.

**Attachments:**

[Bill 1 Entertainment Venue Signs](#)

[City Center Petition to Amend Zoning Ordinance Entertainment Venue Signs \(12-7-2022\)](#)

[Letter re Petition to Amend Zoning Ordinance \(12-7-2022\)](#)

[Proposed Petition for Zoning Amendment \(signage\) \(DM 10-13-2022 Draft\)](#)

[Letter re Petition to Amend Zoning Ordinance - City Center Investment Corporation's Rezoning Request Petition \(12-7-2022\)](#)

[City Center Petition to Amend Zoning Ordinance \(12-7-2022\)](#)

[939 W. Hamilton Street - Entertainment Venue](#)

Ms. Cynthia Mota asked if there were any comments from the dais or the administration.

REFERRED TO LEHIGH AND ALLENTOWN PLANNING COMMISSION  
AND COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

[15-5564](#)

Bill 2  
Repealing and replacing Chapter 406, Administrative Code, Nuisance Abatement with procedures drawn from the Third-Class City Code.

**Sponsors:** Administration

**Attachments:** [Bill 2 - Nuisance Abatement](#)

Ms. Cynthia Mota asked if there were any comments from the dais.

Ms. Candida Affa stated that this is appealing the original Nuisance Abatement law is no longer. It will be a new Nuisance Abatement. The Solicitor really helped her understand it. It is certainly what we need for the city and will certainly help the Police Department.

Ms. Cynthia Mota asked if there were any comments from the

administration or the public.

REFERRED TO THE PUBLIC SAFETY COMMITTEE

[15-5563](#)

Bill 3

Amending Part II General Legislation, Taxation, Article IV Payment of Property Taxes by updating the language in accordance with the Commonwealth of Pennsylvania Act 57

**Sponsors:** Administration

**Attachments:** [Bill 3 - Act 57 Tax](#)

Ms. Cynthia Mota asked if there were any comments from the dais, the administration or the public.

REFERRED TO THE BUDGET AND FINANCE COMMITTEE

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

[15-5566](#)

R23

Authorizes a land swap of City-owned land along Pump Place Road to 401 N. Front St, LLC in exchange for the dedicated and opened land along the eastern side of the Neuweiler Brewery lot, along the former railroad tracks, for the continued use as a right-of-way for Riverside Drive at the Waterfront.

**Sponsors:** Administration

**Attachments:** [R23 - Pump Place Land Swap](#)

[REPORT OF THE PROPERTY REVIEW COMMITTEE - Pump Place](#)

[ROW Land Swap \(2\)](#)

[Pump Place Park Land 12-1-22 \(1\)](#)

[Pump Place - 401 N. Front St. EXHIBIT B - Legal Description](#)

[Pump Place - 401. N Front St EXHIBIT A - Survey Map](#)

[Resolution #30577](#)

Ms. Cynthia Mota asked if there were any comments from the dais, the administration or the public.

REFERRED TO THE PUBLIC WORKS COMMITTEE

Enactment No: 30577

[15-5565](#)

R24

Authorizes the Administration to Enter a Land Swap with the Allentown Community Development Company to provide them with a second means of ingress/egress to the Penn Square Flats development and will serve to



realign and improve existing access currently used by the City to access utilities and drainage facilities, provide stormwater drainage access needed by the City of Allentown's Department of Public Works, and help preserve the steep slopes along Constitution Drive.

**Sponsors:** Administration

**Attachments:** [R24 Allentown Community Development Company Land Swap](#)

[EXHIBIT A](#)

[EXHIBIT B](#)

[EXHIBIT C](#)

[EXHIBIT D](#)

[Resolution #30578](#)

Ms. Cynthia Mota asked if there were any comments from the dais, the administration or the public.

REFERRED TO THE PUBLIC WORKS COMMITTEE

Enactment No: 30578

[15-5572](#)

R25

Amends City Council adding and issues relating to inclusion and equity under the jurisdiction of the Community and Economic Development Committee

**Sponsors:** Gerlach and Mota

**Attachments:** [R25 CD Jurisdiction](#)

Ms. Cynthia Mota asked if there were any comments from the dais, the administration or the public.

REFERRED TO THE RULES, CHAMBERS AND  
INTERGOVERNMENTAL RELATIONS AND STRATEGY COMMITTEE

**NEW BUSINESS: NONE**

**GOOD AND WELFARE: NONE**

**ADJOURNED: 7:27 PM**