



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, September 6, 2017

6:00 PM

Council Chambers

Call to Order: President O'Connell

Present: 5 - Ray O'Connell, Daryl Hendricks, Candida Affa, Roger MacLean, and Cynthia Mota

Excused: 2 - David McGuire, and Julio Guridy

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):

[15-1829](#)

R157

Authorization for Engagement of Professional Services with David Hornung Architect Planner, Inc. in the amount of \$2,900 for sketching out floor plans to get proper permits for the renovation work at 250 Springhouse Rd property to repair damaged due to improper winterization and pipes breaking.

Attachments: [R157 Request for Council Approval-Hornung Architects](#)

Mr. Brent Hartzell stated that over the past two years the city has been doing a much better job in cataloging and getting a more coherent management in place for the buildings it has ownership to: 250 Springhouse Road is adjacent to Trexler Park and is one of those properties. Mr. Holtzman is here if you want the details. We are in the process of getting this house in a livable condition as quickly as possible and to be able to get a renter in there and get someone in there to start paying rent.

Mr. Ray O'Connell stated that Council would like to hear from Mr. Holtzman since he came out this evening.

Mr. Rick Holtzman stated that about three years ago the house was left vacant and the pipes in the home was not winterized properly. It broke a water pipe and for about two to three weeks the water ran inside. Once it was realized, we shut it down. It was gutted at that time, the kitchen was destroyed, the flooring destroyed, the walls destroyed, and after that it led to more plaster falling off the wall and the house becoming in very rough shape. The overall condition of the exterior of the house is in great shape. It is a fairly new roof, and new windows. I have been talking to Mr. Hartzell and his staff trying to help them get that back on our market to get someone in it and create some revenue for the city. We believe this is the first steps

to getting permits and doing everything properly with our city Codes Department. We would like to bring our house back to a livable condition to get someone in there.

Mr. Ray O'Connell asked if there were any comments or questions from Council or from the public.

Mr. Tom Hahn, 2016 E. Highland Street, stated that because we have skilled city workers, is this a job that is going to be farmed out or done within the city. He asked about the cost and what the revenue would be once it is fixed. Is this a feasible thing to do?

Mr. Ray O'Connell asked Mr. Holtzman stated expand upon that.

Mr. Rick Holtzman stated that it is a good question. All the work will be done in-house with city employees, our tradesmen, our HVAC people, electrical work, and plumbing. Most of the work will be done by the parks trade staff. The HVAC work will be done by the Building Maintenance trade staff. We believe we can get this back on the market and rent it anywhere from \$800 - \$1,200 a month. There is a lot of work to do and some unforeseen things we may find here, but we are hoping to spend from \$15,000 - \$20,000. Hopefully, more towards the \$15,000 range.

Mr. Ray O'Connell asked if there were any other comments from the public.

Yes: 5 - Ray O'Connell, Daryl Hendricks, Candida Affa, Roger MacLean, and Cynthia Mota

Absent: 2 - David McGuire, and Julio Guridy

Enactment No: 29542

[15-1846](#)

R158

Authorization for Engagement of Professional Services with Cocciardi and Associates, Inc. in the amount of \$6,500 for training required to meet the guidelines of the Lead Based Paint Abatement Grants – 2 quotes

Attachments: [R158 Cocciardi Associates - Lead Training - 9-6-17](#)

Mr. Brent Hartzell called Mr. Lightner and Ms. Westerman to talk in detail on how this affects the land grant.

Ms. Heidi Westerman stated that the training is to help develop our staff and increase the number of contractors that are improved in the city. It is also to help increase the capacity of the work we are already doing. We are hoping that we can apply for some more grants in the very near future for the lead. We are going to need a bigger contractor pool to do that.

Mr. Ray O'Connell asked if this \$6,500 already included in the grant that we

received.

Ms. Heidi Westerman stated that we are actually using another funding source. It will come from CDBG monies.

Mr. Ray O'Connell asked any comments or questions from his colleagues.

Mr. Daryl Hendricks stated that this is not grant funded.

Ms. Heidi Westerman stated that it is not through the Lead Grant per se, but it is through a grant.

Mr. Brent Hartzell stated through CDBG.

Mr. Ray O'Connell asked if there were any other questions or comments from my colleagues or the public.

Mr. Tom Hahn asked how many people get trained on the cost per unit for the \$6,500. He asked can we explain it a little bit more in detail.

Ms. Heidi Westerman stated that the cost is \$675 per student, with up to eight students and \$650 for every student after that. The class runs for an entire week. We plan to have 10 in attendance. We are planning to use the fire station on Lehigh Street.

Mr. Ray O'Connell stated \$650 x 10 is \$6,500 and we are going to use our own facilities. It is cost affective for me. He asked if there was anybody else from the public.

Yes: 5 - Ray O'Connell, Daryl Hendricks, Candida Affa, Roger MacLean, and Cynthia Mota

Absent: 2 - David McGuire, and Julio Guridy

Enactment No: 29543

ADJOURNED: 6:08 PM