

Allentown

Minutes - Final

City Council

Monday, November 19, 2018	6:00 PM	Council Chambers
Budget Review: Community and Economic Development - Equipment and Capital		

Projects Fund.

Call to Order: President MacLean

Present: 7 - Candida Affa, Roger MacLean, Courtney Robinson, Cynthia Mota, Daryl Hendricks, Julio Guridy, and Ed Zucal

CD Budget Review - Chairperson Robinson

Community and Economic Development - Equipment and Capital Projects Fund.

15-2646 Bill 84 Amending Article 395, Community and Economic Development Fees, by adding a number of definitions, authorizing the Director of Community and Economic Development or their designee the authority to waive city fees, and increasing a number of fees to better capture the cost of providing the service.

<u>Attachments:</u> Bill 84 Building Standard Fees Ordinance #15502

Mr. Leonard Lightner stated that after a year or so of consideration with the amount of work they do and the amount of activity that happens, they decided to align the fees.

Mr. Matthew (Last Name {sp}), Supervisor of Building and Permit, went over the details of the bills with underlining and new section for housekeeping to be more transparent. The application fees were changed for all permit types. They are doing an adjusted on the archive fee. He went over the projects. They are required to retain the records until the building is demolished.

Mr. Leonard Lightner stated to try to archive with these types of plans and the storage space issues. They are trying to align the plans with the cost.

Mr. Roger MacLean asked about Page 10 and the cost of the fees and on Page 11, surcharges.

Mr. Julio Guridy asked about the \$10 fee is a new fee. He asked about the \$100 for reinstatement of application.

Mr. Matthew (Last Name {sp}) stated that it is an existing fee. The city of Allentown permits lasts a year. When expired, they have to submit a new application.

Mr. Leonard Lightner stated to draw that permit itself will cost you \$100.

Mr. Mathew (Last Name {sp})stated that a building permit is \$114.50. Building alterations start at \$50, then you have the CO, the archive fee and state fee on top of that.

Mr. Julio Guridy asked about the minimum job.

Mr. Leonard Lightner stated that the inspectors go out there and coach, teach and explain the owner this is how you need to get this done. They go out there four or five times. They are starting to enforce the code. They are trying to work with the owners and encourage them to get the work done.

Mr. Courtney Robinson asked about the reinstatement fee and a large project with a large fee cost on it. Are they cutting off resources there that they might be putting a cap on.

Mr. Leonard Lightner stated that it is a very good concept. From their standpoint, they are trying to get the project completed.

Mr. Matthew (Last Name {sp}) stated that there are a lot of large projects downtown that pass the one year. They are giving permit numbers of projects that are ongoing.

Mr. Courtney Robinson asked if they could run the numbers. He asked about the waving of the fees and the matrix and the process.

Mr. Leonard Lightner stated that he did not finalize any matrix, but can put something together.

Mr. Roger MacLean asked if there were any questions from Council or the public.

A motion was made by Courtney Robinson that this Bill be forwarded favorably to the December 5, 2018 Council Meeting contingent on the two items discussed with Mr. Lightner added to the Bill.

Yes: 7 - Candida Affa, Roger MacLean, Courtney Robinson, Cynthia Mota, Daryl Hendricks, Julio Guridy, and Ed Zucal

Enactment No: 15503

15-2645 Bill 85

Amending Article 395 Community and Economic Development Fees, by increasing Zoning and Planning fees – permit application fees, multiple plan review fee, and establishing a HARB application and review fees.

Attachments: Bill 85 Planning, Zoning and HARB Fees

Ordinance #15503

A motion was made by Julio Guridy, seconded by Candida Affa, that this Bill be lowered to \$300,000 and do it incrementally according to how much time they spent.

- Yes: 6 Candida Affa, Roger MacLean, Cynthia Mota, Daryl Hendricks, Julio Guridy, and Ed Zucal
- No: 1 Courtney Robinson

Enactment No: 15504

Mr. Leonard Lightner stated that it is a small breakdown of what the fees are.

Mr. Stewart, Planning Director, went over the fee increases and changes. They are seeing large development on Hamilton Street and the Waterfront. They want to take the burden off of the taxpayers. Place higher fees of where the costs go to. He suggested an increase of what a developer would pay. He wants to cover the costs that the city incurs. The large developers should bear the burden of the cost that the city is paying.

Mr. Julio Guridy stated that he likes the idea for the big developers pay. He asked about the HARB Violation Review of \$300 is a little steep.

Mr. David Kimmerly stated that the reason for the \$300 fee for the review of the violation is due to the time he does on the work related to the violation.

Mr. Leonard Lightner stated that Mr. Kimberly's position is a Chief Planner. He is actually functioning in two roles and doing work with the Historic Preservation.

Mr. Julio Guridy stated that the concern is that things are getting done for free. He stated that he is trying to save the taxpayers money in Center City Allentown. He stated that \$25 he is ok, but \$300 he is not.

Mr. David Kimmerly stated that he does not send out a violation until he knows that it is indeed a violation. He stated that if he is lucky, the property

owner will comply. A lot of them end up with a second letter, a third letter and a court case.

Mr. Courtney Robinson asked Mr. Kimmerly asked about if someone is in violation and is there a fine. He stated that the city is not seeing a lot of \$300 fines and not a lot of multiple fines. He asked about the Review Approval. He asked about the violation time you have to take to resolve the issue.

Mr. David Kimmerly stated that the fine is not given by the city. It has to be a court action. It may be a \$300 fine per day based on the Ordinance. The Staff Approval is when someone will call him on the phone, send him an email or come to the counter and say they have a project that they are replacing shingles on the roof and Eden produces a permit. A HARB Review is a property owner has something more involved based on the Guidelines. For a typical average violation you are looking at a typical work week.

Mr. Courtney Robinson asked Mr. Stewart about the Zoning fees on Map and Text Amendments.

Mr. Douglas Stewart gave an example of the Council will be seeing very shortly on a Wawa and went through the zones. He stated that the city needs to clean up the Zoning map and evaluate if it is an appropriate map change.

Mr. Roger MacLean asked Mr. Douglas Stewart for some comparisons that he made with different cities.

Mr. Douglas Stewart stated that he will do that.

Mr. David Hubert, 2829 W. Tilghman Street, asked that they do not impose a fee for the Staff Review and Approval and Case. It will discourage compliance. He asked how it will be enforced and will it be enforced. What will the revenue be used for.

Mr. Roger MacLean asked Mr. Hubert if he said that he is opposed to the Staff Review Approval Fee and the HARB Review Fees of \$25, but not the HARB violation fee of \$300.

Enactment No: 15504

<u>15-2638</u> Budget Information and Memos

	Attachments:	Budget Amendments - Dec 3
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Budget Memo 1 Personnel 5 YR PLAN -11-5-2018
Budget Memo #2 - Information Technology
Budget Memo #3 - Mayor's Office and General and Civic
Budget Memo #4 - Community and Economic Development
Budget Memo 5
BUDGET_MEMO #5_20181203_144937
Allentown Fire Department 2018 Overview
2019 DPW Goals
Capital Improvements 2019-2023
Cost NB Salary increase
2019 Budget Presentation
SYP 2019-23 MAYOR EXCEL TEMPLATE V2 110518
SYP 2019-23 SUMMARY V7 110518 PUBLIC
- Info Systems
Budget Schedule V2

Mr. Leonard Lightner thanked all the stakeholders, the partners, the team and the staff. As Community and Economic Development goes through their transformation is predicated to the employees and grace. They are trying to come to a collaborative effort, and it will take funding. He went over the PowerPoint on the 18 square miles, 120,000 total population, tax parcels with no residential units, rental resident properties and residential non rental owner-occupied properties, and rental units. He stated that 8,674 total units for 2018 that need to be inspected, and 7,183 listed for 2019. To date, there are 15,857 total rental units that need to be inspected; Redevelopment Authority that falls under Community and Economic Development.

Mr. Roger MacLean asked on the 8,674 how many are done.

Mr. Leonard Lightner stated that 2,462 that needs to be finished. CED decided to put together priorities, benchmarks and strategies. What are the results that they want done? What is the outcome and the desired results? The strategy is suggestions on how to move forward with best practices and what the partners say they can achieve. He talked about setting the goals: HUD is a grant funded department with General Fund dollars and get reimburse. They want to manage the \$6.4 million. They want to clear up 20 findings from 2009. They want to focus the money on capacity. The outcome is to strengthen community partners and utilize fund the best way in the most efficient and effective way. The number of contracts for the HUD grants being monitored. Rapid Rehousing, the city moved 53 families. He stated that they want special events throughout the

city. He went over the amount of permits in 2017 - 200 permits. Community housing - to date, houses the lead housing program. Over 100 children with elevated blood levels. Right now, the program focuses on elevated blood levels over 20. The lead grant expires in June 2019. He talked about community housing focusing on lead and housing. They have not any housing rehabs. They are working on 8th and W. Gordon and do a community work and focusing on those blocks. Homestead Program for people that may not be able to gualify for a loan. There are four homesteaders. Each and every homesteader have paid on - time. it is limited funding. Business Development: priorities outcomes. They had about 410 businesses that came into the city this year. 157 businesses that closed. The city had 48 businesses that the city retained. They had 391 businesses inquiries. He stated that he likes to look at the conversion ratio. Planning and Zoning: Plans and how the city review plans and submissions and the amount of hours. Each case, application and project are different to try to get these things to take place. Building Standards and Safety: building permits (applications and plan reviews); Rental Department: Code Enforcement and Presales; These are people that want to move their properties and sale their properties; Health Bureau: the number of children that received immunizations and the number of adults and Injury Prevention. He talked about Community and Economic Development.

Mr. Roger MacLean asked about the 410 businesses that opened and 157 closed. How many of 157 was in the 410.

Business Development staff stated 15 - 20 percent.

Mr. Ed Zucal asked about the number of pre-sales inspections.

Mr. Leonard Lightner stated that once that house is listed on the market, whether people are moving out or someone is moving in. As soon as it is listed, the city has to do an inspection.

Mr. Ed Zucal asked about Account 30 - rental space for department and community meetings and renting two copiers.

Mr. Leonard Lightner stated that they have two old copiers that are still on leases. There is a month to month lease until they are able to bring copiers.

Mr. Jeffery Glazier stated that they actually been budgeting \$13,000. It is in two line items. He went over the split that was budgeted.

Mr. Leonard Lightner stated that as soon as IT is able to they will be

removing copiers.

Mr. Ed Zucal asked about the cost of the Human Relations Commission.

Mr. Leonard Lightner stated that they are looking to bringing the Human Relations Commission Manager back. He stated that every year, they would have a Human Relations Commission Dinner.

Mr. Ed Zucal asked about the Warming Shelter and the \$25,000. He thought it was closed. he asked about the Photographer for \$15,000. He asked about furniture for new hire. He asked about the repairs in the gift barn. He asked about the revenue from the Concession stand. Community Development - 46 and Chamber and Social Media; Planning and Zoning - Account Services rendered by Solicitor for Zoning Hearing Board. He asked about the cost of Legal Ads a year. Building Standards - Insurance has anyone ever looked at different insurance plans. He asked about \$25,000 which includes Mayor's walks. Other Contract Services - Nuisance Abatements for \$100,000. He asked about \$1900.20 for shoes for inspectors. He asked about the car seats. He asked about Safety Software and System Maintenance. He asked about Rentals.

Mr. Leonard Lightner stated that it is under the YMCA now. He stated as they move forward and move the city in a new direction and talked about Vision 2030 to have own stock photos. He stated that it is the contract that the city has with the Chambers of Commerce. They have to be publicly notified. That is for overtime. He stated that they are transposed. He stated that they are for safety shoes for safety inspectors.

Ms. Vicky Kistler stated it is \$55. There are a number of issues on that slide. For over a year, the city has not been able to fill a nursing vacancy. It is grant funded. It is for the restaurant inspections to make them real data online. It is mandated by the Pennsylvania. Alliance Hall is a Co-op.

Mr. Brent Hartzell stated that in the three years he has been here, they have been taking a look at self-insure is the most cost-effective way to go. BSI stated that bringing in another insurance company would involve additional management fees.

Mr. Julio Guridy stated that he will be a little bit more general. He thanked them for the presentation. He asked about 2018 and 2019 A&E and personnel. He asked about the total propose of \$688,000 and the previous years. He talked about the Special and Events and services.

Mr. Leonard Lightner took Council back in time and stated that Community and Economic Development had short staff. The positions were in the budget, but they were not filled. He increased some of the expenses. They tag the buildings and make sure that when they go out, they are tagged, not once, twice, but three times and the city takes corrective action.

Mr. Joseph McMahon stated that if you did not fill it, the Actual will be lower than the budget.

Mr. Julio Guridy stated that he was expecting that every department will cut a little bit on what they expend last year.

Mayor Ray O'Connell stated that they did. On the first round when they met with the departments, they already cut \$2.7 million.

Mr. Leonard Lightner stated that they sat down and went through line by line. They cut as much as they can. With Bill 84 and 85, reviewing these plans are becoming more complexed. This city is growing.

Mr. Joseph McMahon stated that the city has been in the position for close to 12 years. The city has been through hard times and it has been a state of change.

Mr. Leonard Lightner stated that Community and Economic Development is cutting where they can. The city has always been reactive. We are trying to be proactive.

Mayor Ray O'Connell stated that 80 percent of the budget is personnel costs.

Mr. Joseph McMahon stated that he does not think that anyone on this side would offer a 26 percent tax increase unless it was really needed. They believe it is necessary to keep this city on par.

Mr. Courtney Robinson stated that there are plenty of people that don't live in the city that do pay taxes. There are plenty of property owners and work in the city and pay wage taxes.

Mr. Leonard Lightner stated to Mr. Zucal on Page 145 - \$100,000 - Miscellaneous is for the boarding vacant properties, securing vacant properties, emergency sewer repairs, and emergency cleanouts.

Mr. Jeffrey Glazier stated that he asked about the \$500,000 for Acquisitions and facades.

Mr. Julio Guridy stated that there are at least four to five people that are here today that called him and told him.

Mr. Leonard Lightner stated that KPM is the city's emergency call out.

Ms. Candida Affa asked about printing \$12,500 to \$50,400.

Mr. Brent Hartzell stated that they biggest jump in is that Adventure Allentown that was in Parks is now in Community and Economic Development.

Ms. Cynthia Mota asked about the Community and Economic Development PowerPoint on number of childhood immunizations. She asked is it for children without insurance.

Ms. Vicky Kistler stated that they give immunizations to under insured and uninsured.

Mr. Ed Zucal asked about CHIP.

Ms. Vicky Kistler stated that if they have CHIP, the city can't help them. They have to go to a private physician. If they are waiting for CHIP, the Health Bureau can help them.

Ms. Cynthia Mota thanked the Health Bureau.

Ms. Vicky Kistler stated that they did see a significant rise from Puerto Rico and was trying to help the school district.

Mr. Daryl Hendricks asked about Line 12 - FICA taxes increased significantly. He asked about Line 72 - Equipment from \$0 to \$36,500 and Account 68 - Operation Equipment and Supplies, Operating Materials and Supplies.

Mr. Brent Hartzell confessed to a misprint. There are one too many digits. The Finance department will be reducing that considerably.

Mr. Leonard Lightner stated that it is Lights in the Parkway Equipment. The Zoning Officers have not been wearing uniforms. They will wear their shirts and jackets you will see that in the Rental Budget as well with and safety shoes.

Ms. Vicky Kistler stated that they made the Clerks, Generalists across the board. Council asked them to drop one of the Clerks to a Community Health Specialist. She stated that it is new grants.

Mr. Courtney Robinson asked Mr. Lightner about the General Fund -

Vacant Property Registration. He asked about the printers. He asked about Account 72 and Human Relations Manager approval. He asked about the HUD grants accountant.

Mr. Leonard Lightner talked about the Vacant Property Registry so the city can know which property is vacant. There is a fee to register and split between the city and PROCHAMPS. it has not been budgeted properly. He stated that they still want the HUD Accountant. They are looking on how to prioritize those positions.

Mr. Courtney Robinson asked for a Program Overview.

Mr. Leonard Lightner stated that they want to make sure there is Special Events throughout the city. He talked about signature key events.

Ms. Christy Alford gave an overview of the Special Events: Halloween Parade, Fourth of July, Entertainment, the permits, the road races and the block parties.

Mr. Courtney Robinson asked about the PAL contribution for fireworks.

Ms. Christy Alford stated that they would like that to return. That is a conversation she would like to have. In the past, the PAL officers stood at the entrances and it went toward the PAL contributions.

Mr. Ed Zucal asked is there a chance for PAL to pay for that.

Ms. Christy Alford stated that she was not here when it shifted from PAL. She is not sure what precipitated that decision.

Mr. Courtney Robinson asked about Adventure Allentown and the distribution fee. He asked about Account 50 - Marketing and Advertising Expenses.

Ms. Christy Alford stated that fee pays for distribution through The Morning Call. They picked zones that align with the places in Allentown that they can't get there through the school district. They looked geographically at the zones that they are missing or a higher density. They advertised for the Fourth of July on The Morning Call or the radio through digital ads. They do the same thing for the Halloween Parade. On occasion, if there are a number of large events happening in the same day or for example September 15th this year was a huge day in the city. They did a regional push through Discover Lehigh Valley.

Mr. Courtney Robinson asked about Lights in the Parkway for Account 50 -

\$7,000 for Credit Card Fees and management.

Ms. Christy Alford stated that this is the first time you will see this in the budget. Lights in the Parkway is a unique event to plan for because they are proposing next year's budget before they go through the 2018 season. They are usually a year behind. She stated that they contract with an Event Management App.

Mr. Courtney Robinson asked about the training and professional development. Why is it a drop in training?

Community and Economic Development staff stated that they had money budgeted. It is part of a grant.

Mr. Courtney Robinson stated with Account 46 - you are looking at a rather large drop. Other Contract Services - Line 1 AEDC Loan and Grant Services is it attached to the 2006 Pension Loan.

Community and Economic Development staff stated that they had money allocated for several other rehabilitation projects that the city was working on. It was grant funded. That money was released.

Mr. Dan Diaz stated that those agreements relayed to the administration and management of two revolving loan funds. One being the Allentown Economic Development Loan Fund and the Enterprise Loan Fund. The first is for Commercial Projects and the Second is for Manufacturing. AEDC does the credit underwriting. They manage the loan committees, loan closing, and the billing. They follow up with the borrowers with payments, business development and training. These funds have remained for sometime.

Mr. Courtney Robinson asked about the Chamber Fee and the Social Media fees. He asked if there is a development cost or include marketing.

Mr. Dan Diaz stated that this is a citywide and social media marketing series that will engage and showcase businesses and neighborhoods. It will highlight the southside, east side businesses. It could serve as a directory and will be link to the city's website. Some media buy will be built into that as well.

Mr. Courtney Robinson asked about the overview and the budget memo. What role do you see in the coming year for technological advancements. He asked about inspections and last year the change with personnel with combined inspectors. The positions are not filled. What are the training costs? Mr. Leonard Lightner stated that they kind of based off budget, they were looking to put \$250,000 into the budget to change the software system for Code Enforcement and Health. They are looking to work with they have right now. They set aside funds in the account to get private one on one time with Eden to adjust so that the system is a little bit more user friendly. After going through the process internally, the position posted. He stated that you have to come into the position with some certifications. He asked if there are any concerns with the private sector.

Mr. Bill Harvey stated that you need both residential in the three fields and commercial certifications. There are three different categories for this. Somehow it they would get qualified inspectors. There is a shortage in state. Years ago, there were 5,000 inspectors. Statewide there is only 2,000. The schools are doing what they can to get interest from students.

Mr. Leonard Lightner stated that they try to place a salary where it is at least competitive. With the salary and the benefits, we are hoping that the city can compete with the market.

Mr. Brian stated that there is a program at LCCC for construction management. Enrollment is very few and far between.

Mr. Courtney Robinson thanked him for working on the training aspect of it. He asked if they can't someone from the outside qualified that it will be put up for the bid process for someone who does not possess the certifications.

Mr. Leonard Lightner stated no. They have to have the certifications in order to do the inspections. They have to be fluid, especially with the economy the way it is and things that are happening. The city has to adapt to things that are happening.

Mr. Courtney Robinson asked what is the \$300,000 going to do.

Mr. Leonard Lightner stated that is what it is there for. It is to subsidize.

Mr. Courtney Robinson asked about the Civic Contributions for My Brother's Keeper which is a great program. He stated that they know David Jones and he came and gave a presentation last year. What is the \$25,000 going to be utilized for. He asked about the General, Civic and Housing Fund and looking to create an Enterprise Fund. He asked what are they looking to do with this fund and the \$300,000 will be utilized.

Mr. Leonard Lightner stated with talking with Mr. Jones, the program is

supposed to be a mentorship program to help young men with job, schools, educations and scholarships. A lot of talk about Inclusionary Zoning and Affordable Housing. When the city does a housing development, and housing project may come to the city. He gave an example of one that came in for \$10 million. They wanted to create about 40 workforce housing. It needs some type of subsidy. Any federal dollars have restrictions. They may agree to pay into the fund. They won't create the three or four housing, but will pay into the fund. The provide an option for the developers, either create and contribute.

Mr. Courtney Robinson asked are you making it a revolving fund. What is realistically achievable?

Mr. Leonard Lightner stated absolutely. He stated that the city is not just relying on the \$300,000. They are going to try to find ways to fund that account. Each year, they are looking to increase that account, not lose the money. When a developer comes in, the city can actually do something with it. The city can say, here is \$500,000 to go towards your affordable housing project. It has to be an account that can't be touched. The city can't keep relying on HUD Funds because HUD Funds are starting to be diminished and there are too many restrictions. HUD is going to be citywide.

Mr. Courtney Robinson stated that he knows that the budget is going up and Council for far too many years the Economic Development was used as a cash account. People understand that not raising taxes in 12 years doesn't work. If it would make the vacant property on their block not be rat infested. If it will make sure their neighbors' property won't make their heating bills go through the roof. He thanked Mr. Lightner and his department for preparing the budget and being here. There are a lot of good ideas and staffing areas.

Ms. Vicky Kistler stated that her budget went up by \$125,000 for an unprecedented reason. She thanked Council because sometimes her budget goes up for a really good reason.

Mr. Daryl Hendricks asked the insurance \$25,097 hoping it is not for one employee.

Mr. Brent Hartzell stated that is the per FTE allocation in the budget this year for all of the health insurance costs. They come up with the overall distribution per full - time employee. All the cost are melted together per FTE costs.

Mr. Jeffrey Glazier stated that between Saturday and today, he sent Mr.

Lightner some comments and he responded quickly and informatively. They found some savings. He touched on the follow up on if expenses are grant funded, it should be noted.

Mr. Brent Hartzell stated that he will talk to his staff to put it in the final Detail Budget. The guidance that they got from the independent auditors and accounting that grants are put in the General Funds as an operating. If it is a pass through keep it separate in the grant fund.

Mr. Jeffrey Glazier stated that he and Mr. Lightner discussed Zonar. A lot of the city vehicles have them. The city can track where a vehicle is. it is important for a number of reasons. He talked about the appropriate budgeting. He went through the printing and distribution (Electronic) on Adventure Allentown and an Arabic version.

Community and Economic Development staff stated that printing went up. They will print less in general. The line item will have to stay the same.

Mr. Jeffrey Glazier stated that hopefully the design cost won't hit the budgeted amount. He asked Mr. Lightner to look at the Repair and Maintenance Agreement again.

Mr. Roger MacLean thanked Mr. Glazier and opened it up to the public for comment.

Mr. Leonard Lightner thanked all the partners that came out and especially the staff. He thanked Mr. Glazier and stated that they welcome that because it helps them see things that they did not see.

Mr. Julio Guridy stated that he is pretty tough on how to save money. He appreciates them.

Mr. Roger MacLean stated that Mr. Glazier reminded him that they need to go over the Equipment and Capital Projects Fund.

Mr. Michael Hanlon stated that it was if applicable.

Mayor Ray O'Connell stated that they will get back to them.

Public Comment

Applicable bills and resolutions:

Bill 77

<u>15-2632</u>

An Ordinance of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, establishing the General Fund,

Administrative Order Fund, Risk Management Fund, Debt Service Fund, Equipment Fund and Golf Fund Budgets for 2019

Attachments: Bill 77 2019 GENERAL FUND ORD

Veto Message

Ordinance #15504

Enactment No: 15504

15-2631R128Adoption of the Capital Improvement Program for 2019 - 2023

 Attachments:
 R128 Approves Capital Plan

 Capital Improvements 2019-2023
 Resolution #29732

Enactment No: 29732

ADJOURNED: 8:45 PM