



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, December 18, 2024

6:30 PM

Council Chambers

Invocation:

Pledge to the Flag

Roll Call

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

Courtesy of the Floor

Courtesy and Privilege of the Floor Rules

Please observe the Rules of Council when given privilege of the floor. A copy of Council Rules can be found on the council agenda on the website; copies are also on the back desk along with the agenda.

When anyone has privilege of the floor, I will not entertain personal insults, attacks, name calling or other behavior that is inconsistent with the purpose of conducting official business.

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.

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

You are given privilege of the floor to provide public comment, it is not a question-and-answer session. If you are speaking 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.

Attorney Maria Montero stated that a lawsuit has been filed against the city of Allentown and Council is aware. Typically, Council does not comment on pending litigation. Attendees have the right to speak during Privilege of the

Floor. She just asked that all present abide by the Rules. She thanked Council President.

Mr. Phillip Grishal, 757 Union Boulevard, stated that his name is Phil.

Dr. Cynthia Mota stated Mr. Phil, is it possible that you can remove your hat, please.

Mr. Phillip Grishal asked why.

Dr. Cynthia Mota stated that is what they do in City Council.

Mr. Phillip Grishal stated that he thinks he is good.

Dr. Cynthia Mota stated sir, that is part of the Rules.

Mr. Philip Grishal walked away.

Dr. Cynthia Mota stated that she would like to welcome him here. She stated next.

Mr. Michael Hanlon stated that is the only card he has.

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.

Contract Approvals

[15-7402](#)

R215

Authorization for Contract with Bridge Brothers, Inc. in the amount of \$62,309.00 for the purchase of a pedestrian bridge structure for Dixon Street for the Allentown Department of Parks and Recreation. One (1) bid was received, contract shall be for one (1) year with an additional six (6) month renewal beyond the contract expiration period.

Sponsors: Administration

Attachments: [R215 - Bridge Brothers](#)
[Resolution #30978](#)

Dr. Cynthia Mota asked if there were any questions from the dais

Ms. Sarrah McNeil stated that this Bid was done as Bid #2024-52. It was advertised on November 11, 2024.

Dr. Cynthia Mota stated that they cannot hear her.

Ms. Sarrah McNeil stated that this was done as Bid #2024-52 and advertised on November 11, 2024. The public opening was held on December 2, 2024. The city received one proposal. After the department reviewed the proposal, they are recommending the award to the sole bidder, Bridge Brothers, Inc.

Dr. Cynthia Mota asked if there are any comments from the dais or the public.

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

Enactment No: 30978

[15-7403](#)

R216

Authorization for Contract with Court Record & Data Management Services, Inc. in the estimated yearly amount of \$85,000.00 to convert physical records into digital formats. The goal is to create accessible, searchable, and secure digital versions while preserving the original content. Seven proposals were received, contract shall be for one (1) year with one (1) one (1) year renewal beyond the contract expiration period.

Attachments: [R216- CRDS](#)
[Resolution #30979](#)

Ms. Sarrah McNeil stated that this was done as RFP2024-21 and it was advertised on September 23, 2024. October 25, 2024, the public opening was held and the city received seven proposals. The Evaluation Committee held both technical and Cost Evaluations. The proposals were evaluated based on the ability to meet the RFP requirements and after all evaluations were conducted, the committee decided not to hold oral interviews. The committee made the recommendation to award based on the firms qualifications and overall score. The committee is recommending an award to Court Record & Data Management Service, Inc.

Dr. Cynthia Mota asked if there were any comments.

Mr. Ed Zucal stated he knows it says while preserving the original content. He asked if they still going to keep the hard copies.

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

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

Enactment No: 30979

[15-7404](#)

R217

Authorization for Contract with Grace Industries, Inc. in the amount of \$117,830.40 for the installation and repair of the Dixon Street Pedestrian Bridge. Seven (7) bids received, one (1) was rejected due to not submitting their bid and submitting their financial records. Contract shall be for one (1) year with an additional six (6) month renewal beyond the contract expiration period.

Sponsors: Administration

Attachments: [R217- Grace Industries](#)
[Resolution #30980](#)

Ms. Sarrah McNeil stated that it was done as Bid #2024-50. It was advertised on November 11, 2024. The public opening was held on December 2, 2024. The city received seven bids. After the department reviewed the proposals, they are recommending the award to the low bidder, Grace Industries, Inc. They have successfully done business with this vendor before.

Dr. Cynthia Mota asked if there were any comments from the dais. She stated that she is just glad that this is finally happening. She stated that they had a lot of concerns about the school ages kids walking in that bridge. She stated for their safety, she is glad that this is happening soon. She 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: 30980

[15-7405](#)

R218

Authorization of Cooperative Contract(s) in an amount greater than \$40,000.00 to provide the City with various goods/services, with Lobar Associates (over seen by Gordian) and General Recreation, Inc..

Sponsors: Administration

Attachments: [R218 - Cooperative](#)
[Resolution #30981](#)

Ms. Sarrah McNeil stated they brought them to Council as they were purchased through Cooperative Contracts. They did put out for solicitation for Bridgeworks third floor construction redesign three times and they did not receive any solicitation. They are going through a Cooperative Purchasing Agreement.

Dr. Cynthia Mota thanked Ms. McNeil and asked any comments from the dais or the public.

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

Enactment No: 30981

Minutes of Previous Meeting

[15-7411](#) November 6, 2024 City Council Meeting Minutes

Sponsors: System

Attachments: [November 6, 2024 City Council Meeting Minutes](#)

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

[15-7388](#) November 20, 2024 City Council Special Meeting Minutes

Sponsors: System

Attachments: [November 20, 2024 City Council Special Meeting Minutes](#)

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

Communications

Dr. Cynthia Mota stated on December 16, 2024, City Council held an Executive Session with the City Solicitors to discuss one US District Court Eastern District matter, Whitehead v the City of Allentown, Case #524CV06396JMG.

Mr. Santo Napoli stated that any visitors attending City Council meetings are encouraged to park in the Government Deck next door and to see our Clerk, Mr. Hanlon for a Chaser to pay for your parking.

Old Business

Ms. Ce Ce Gerlach asked if someone can provide an update. Two weeks ago, they had that vote to not go to court concerning the investigation. It was stated for financial reasons, but also so they can expediate the process. She stated that they are still paying the attorney and they don't have an agreement. Maybe there is one that hasn't been updated. Is there any kind of agreement or are they still negotiating. She thought that they were going to be expedient and that's why they didn't go to court.

Dr. Cynthia Mota stated that she would like to give the floor to the Solicitor.

Attorney Maria Montero stated that as it is ongoing litigation and pending

litigation, if Council would like she can sit and talk with them and have updates.

Ms. Ce Ce Gerlach stated that she thinks, yeah. She stated that she thinks they should know what's going on.

Attorney Maria Montero stated that they are moving forward. She will be happy to share that with her off the record.

Dr. Cynthia Mota asked if there is any other Old Business.

REPORTS

REPORTS FROM COMMITTEES: Committee of the Whole: President Mota – City Council will have a committee of the Whole on January 15th at 6 PM. If you remember, Council changed the parking fees early this year with request the APA would conduct a meter study and install a payment plan within one year of the fine increase passage. This meeting is scheduled to address these issues. As noted on the agenda, with the passage of a resolution on this evening's agenda, the next regularly scheduled meeting will be on January 15th at 6:30 PM – the election of the President and Vice-President of Council will be scheduled to take place that evening. The three non-habitable properties were not part of these audits.

Budget and Finance: Chair Napoli, Hendricks, Gerlach The Committee has not met since the last Council meeting, there are no future meetings scheduled.

Community and Economic Development, Chair Hendricks, Mota, Napoli The Committee has not met since the last Council meeting, there are no future meetings scheduled.

Human Resources, Administration and Appointments: Chair Affa, Napoli, Santos The Committee met this evening, there are no future meetings scheduled.

Parks and Recreation: Chair Santos, Affa, Gerlach The Committee met this evening, there are no future meetings scheduled.

Public Safety: Chair Zucal, Hendricks, Mota The Committee met this evening; the next meeting is scheduled for January 15 at 5:45 PM.

Public Works: Chair Gerlach, Affa, Zucal The Committee met this evening, the next meeting is scheduled for January 15th at 5:30 PM.

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

The committee has not met since the last council meeting. There are no future meetings scheduled at this time.

Controller's Report

Mr. Jeffrey Glazier stated he has a brief Report. They did an audit of the residential leases in the city. He stated as the may know, the city has nine structures suitable to be lived in. Six of them are lived in and three are not. Those properties need various amounts of work. In addition the residential leases there are also some commercial leases out there which they will visit in the future. The history of the residential leases at least from an administration point of view is that they have cycled through various departments in the past. Whether it will be parks, whether it will be finance and whether it will be Public Works. Nobody really made this a priority. He doesn't think these assets are managed to the best it could be. The administration recently changed the model again, and he thinks they could be in a really good spot. What they have done is taken the responsibilities: the money responsibilities, and separated it from the management of the property responsibility. In CED, one of the staff members is a real estate agent and a property manager of some experience. That person will physically manage the properties to make it is inspected and do those kinds of things to make them habitable and make sure our assets are well taken care of. The Finance Department, now exclusively focus on whether the rents are paid on - time and the financial aspects of the properties. Basically, the findings are such. They have a number of these contracts, the terms of these contracts are not consistent. That was one of our recommendations on as these leases renew, the terms of these contracts be consistent so all of the homeowners are signing the same kind of lease and steps are already been taken to implement that on contracts that fall due beginning in 2025. We noticed that the charges whether it be the rent increases or the late charges were kind of difficult to assess because they were listed as the percentage of the rent. What they recommended was that rent increase will be a specified amount every year and then late charges be a specified amount if you are late with your rent so that it will be easier to assess those charges going forward. Once again, on the new leases that has been implemented, there are some people that should be a little bit behind on their rent. It might be a month. They want to make sure that Finance keeps them current. The last thing that is out there is garbage. Some of our properties can use garbage, could use Waste Management, some the Parks Department may need to collect. Others it might be more advantageous for them to hire a private hauler. In terms of a private hauler, one of these properties is pretty much the border of

Salisbury and Emmaus. They are private haulers and something that might make sense for them. As the leases renew, the garbage charge will become separate from the rental charge and the tenants will be expected to take care of that, depending on their location. He stated that he is looking forward to the administration vesting in them so they can bring them back on the rolls either for a tenant or a business to use depending on the property and will expect to do an audit of the commercial properties sometime in 2025. There are only a few of those. He stated that is his Report.

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

Ms. Ce Ce Gerlach stated that she has a question concerning this. She stated that it is great to see there will be some standardization happening. What about the application process in general. She thinks she shared before, it seems to be a who knows who kind of things.

Mr. Jeffrey Glazier stated you have question in the past. Since that time, there has been no turnover. Anybody that is living in a city property when they last discussed this, two years ago. A lot of these folks are long-term. Some of them are very long-term. One of these leases is a 100 year lease.

Mayor Matt Tuerk stated if he might Madame President, with regard to the management. He thinks this is a terrible business for a city to be in. He stated that the management of residential properties is not core of what they do as a city. Finding a way to work through both a management process and an application process that is fair, is something that they should never do. One of the properties that the Controller is referring to budgeting to make improvements to on Fish Hatchery Road. Broadly speaking they have to find ways to get out of this business so they don't get into a position where it is a who's who situation. Residential properties like this are not our forte and they need to work to establish some mechanism in which they are not in the middle of it in the way it looks now. He stated that he looks forward to working with the Controller's office on that.

Ms. Ce Ce Gerlach stated that there are three properties that are residential, maybe commercial too.

Mr. Jeffrey Glazier stated that one of them might have some commercial uses. These properties are currently not rented. They are vacant for a variety of reasons. It is probably because it needs some work to bring them up to Code.

Ms. Ce Ce Gerlach stated with three than at least, that would be an opportunity to cast a wider net in terms of potential tenants.

Mr. Jeffrey Glazier stated conceivably, yes. He stated that he is not speaking out of part or out of school. One of these may become a commercial property that might be as high as the best use as long as Zoning allows for it. The other two are residential in nature. One will probably be easier to do than the other. He thinks at that point when there are vacancies and no incumbent, the administration can address those concerns to cast a broader net.

Ms. Ce Ce Gerlach stated ok. She stated just two more questions, with the accountability with rehab, when they signed the lease and contract, they were very specific items that must be rehabbed and then she is guessing than who holds them accountable to make those.

Mr. Jeffrey Glazier stated in past contracts, that was absolutely part of the contract and the consideration was that rent might be less. He stated that he thinks there were instances where the city did a very good job of holding the renter accountable for doing the work and they may have been some instances where they did not do a particularly good job. The current contract limits the renters responsibility for basic maintenance you need to do if you rented a house. You are going to mow the lawn. You are going to maintenance a dishwasher. You are going to make sure that your heater is serviced every year or every other year depending. He stated those kinds of things and now garbage because these properties are generally pretty decent shape. One of the properties that they did have to do some capital work on, it needed a porch roof had fallen into disrepair. The city stepped up to do that and do major plumbing repairs and get waterline to the building also needed to be replaced. The days of expecting people to put in sweat equity as it were are largely gone.

Ms. Ce Ce Gerlach stated that her two combined questions concerning utilities and you had mentioned at least one of the properties Parks and Recreation would have to pick up potentially their trash. She asked are they going to have to pay for that or is it for free.

Mr. Jeffrey Glazier stated that in the past, they did not.

Ms. Ce Ce Gerlach asked if they get free trash pickup.

Mr. Jeffrey Glazier stated that it was included in the rent because they might have been in the Park where you were not going to send a commercial truck in. Let's remember, because you buys were in the thick of this. In the old days was not a major expense. The Parks Department quite honestly is out everyday collecting trash anyway in our Parks and our various facilities. It became apparent the Controller's department, trash is now as

they all know not just in Allentown, but in other places a considerable expense. He stated that they felt from an equity point that the renters of these properties needed to have a stake in that. That needed to be a cost that they addressed. There are a couple of properties that conceivably Waste Management can pick up from because they are in residential areas where Waste Management goes to anyway. They are some properties that are in the parks. Where parks will continue pick up, but as leases come up for renewal, the term will change to have them pay whatever the prevailing trash rate is in addition to the monthly rent. There is one property that is close to Salisbury and Emmaus. It is way out of bounds for the city. When that property lease comes up, and that one did come up, they either need to pay us or they need to pay a private hauler. If they hire a private hauler, than they need to show proof that they have done that.

Ms. Ce Ce Gerlach asked could they get that or they might already have it and did not get a chance to click to see if this is in your Report. A list of the properties who the lease is with and when that lease is up as well as the vacant properties. She stated that she feels that he may have sent that a while ago. He stated that probably and if he did, nothing has changed since then. The renters from two and a half years ago whenever they discussed that and you raised those important questions that remain the same. The vacant properties remain the same. He stated that he will go back and look for it.

Ms. Ce Ce Gerlach stated that will be helpful.

Mr. Jeffrey Glazier stated that he will work with the administration to get that out.

Dr. Cynthia Mota thanked Ms. Gerlach and Mr. Controller.

The mayor has not submitted anything for the agenda.

ORDINANCES FOR FINAL PASSAGE (To be Voted On):

[15-7257](#)

Bill 90

An Ordinance of the City of Allentown adopting the American Rescue Plan Fund Budget for 2025 in the amount of of One Million Three Hundred Thirty-Two Thousand Two Hundred and Twenty-Eight Dollars (\$1,332,228) as more fully detailed in Exhibit A, "City of Allentown 2025 Budget."

Attachments: [Bill No.90 - 2025 ARPA Fund.doc](#)

[Ordinance #16078](#)

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

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

Enactment No: 16078

[15-7258](#)

Bill 91

An Ordinance of the City of Allentown establishing and adopting the Stormwater Fund Budget for 2025 in the amount of Seven Million Six Hundred Seventeen Thousand Three Hundred Nineteen Dollars (\$7,617,319) as more fully detailed in Exhibit A, "City of Allentown 2025 Budget."and amending Article 393.15 – Stormwater Utility Fee by maintaining the Stormwater Utility Fee at Twenty (\$20) Dollars per Five Hundred (500) square feet of impervious surface.

Sponsors: Administration

Attachments: [Bill No.91 -2025 Stormwater Fund and Fee.doc](#)
[Ordinance #16079](#)

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

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

Enactment No: 16079

[15-7261](#)

Bill 92

An Ordinance of the City of Allentown establishing and adopting the Solid Waste Enterprise Fund Budget in the amount of Twenty-Four Million Two Hundred Fifty-Five Thousand Two Hundred Fifty-One Dollars (\$24,255,251) as more fully detailed in Exhibit A, "City of Allentown 2025 Budget."and amending Article 1131, Municipal Waste Storage, Collection and Disposal by increasing the Solid Waste Fee to Six Hundred and Five (\$605) Dollars.

Sponsors: Administration

Attachments: [Bill No. 92 2025 Solid Waste Fund and Fee.doc](#)
[Ordinance #16080](#)

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

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

Enactment No: 16080

[15-7262](#)

Bill 93

An Ordinance of the City of Allentown establishing and adopting the Rental Unit Licensing Fund Budget for 2025 in the amount of Three Million Two

Thousand Seven Hundred Sixty-Two Dollars (\$3,002,762) as more fully detailed in Exhibit A, "City of Allentown 2025 Budget" and amending Article 1759 – Landlord and Rental Fee by maintaining the Residential Rental Fees.

Sponsors: Administration

Attachments: [Bill No.93 2025 Rental Unit Fund.doc](#)
[Ordinance #16081](#)

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

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

Enactment No: 16081

[15-7263](#)

Bill 94

An Ordinance of the City of Allentown establishing and adopting the Building Code Fund Budget for 2025 for Community and Economic Development per Chapter 270 of City code for Building Fees. in the amount of Two Million Nine Hundred Sixty Thousand Five Hundred Twenty-Four Dollars (\$2,960,524) is hereby made to the Building Code Fund as more fully detailed in Exhibit A, "City of Allentown 2025 Budget" and that Chapter 270, Community and Economic Development Fees Ordinance of the City of Allentown, and the same is hereby amended establishing the Building Fees outlined therein.

Attachments: [Bill No.94 2025 Building Code Fund.doc](#)
[Updated Bill No. 94-2025 BUILDING CODE FUND.docx](#)
[Ordinance #16082](#)

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

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

Enactment No: 16082

[15-7259](#)

Bill 95

An Ordinance of the City of Allentown adopting the Liquid Fuels Fund Budget for 2025 in the amount of Four Million Three Hundred Ten Thousand Two Hundred Eighty-Five Dollars (\$4,310,285) as more fully detailed in Exhibit A, "City of Allentown 2025 Budget."

Sponsors: Administration

Attachments: [Bill No. 95 2025 Liquid Fuels.doc](#)
[Ordinance #16083](#)

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

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

Enactment No: 16083

[15-7260](#)

Bill 96

An Ordinance of the City of Allentown adopting the Trexler Fund Budget for 2025 in the amount of One Million Eight Hundred Seventy-Eight Thousand Nine Hundred Forty-Seven Dollars (\$1,878,947) as more fully detailed in Exhibit A, "City of Allentown 2025 Budget."

Sponsors: Administration

Attachments: [Bill No.96 2025 Trexler Fund.doc](#)
[Ordinance #16084](#)

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

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

Enactment No: 16084

[15-7264](#)

Bill 97

An Ordinance of the City of Allentown establishing and adopting the General Fund, Administrative Order Fund, Risk Management Fund, Debt Service Fund, Equipment Fund, and Golf Fund Budgets for 2025 and adopting a tax for general revenue be levied for the fiscal year, beginning the first Monday of January, A.D., 2025 at the rate of Four and Four Thousand Five Hundred Twenty-Eight Ten-Thousandth (4.4528) mills on improvements and Twenty-Three and Five Thousand Three Hundred Seventy-Six Ten-Thousandth (23.5376) mills on land.

Council acted on proposed amendments that are contained in Budget Memo 2.

An additional proposal related to a position change has been submitted by the Administration - to change the name of the Equity and Inclusion Coordinator to the People and Culture Specialist. There is no change in salary, paygrade, or step. This is simply a title change.

Sponsors: Administration

Attachments: [Bill No.97 2025 Budget and Tax Rate.doc](#)
[2025 BUDGET MEMO NO. 2.docx](#)
[Updated Bill No.97 -2025 BUDGET AND TAX RATE.docx](#)
[2025 BUDGET MEMO NO. 2 v2docx.docx](#)
[Ordinance #16085](#)

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

Mr. Michael Hanlon stated that this is the one you need to make the motion for the name change.

A motion was made by Ce-Ce Gerlach, seconded by Santo Napoli, to change the name of the Equity and Inclusion Coordinator to the People and Culture Specialist.

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

Enactment No: 16085

A motion was made by Cynthia Mota that this Ordinance be approved as amended. The motion carried by the following vote:

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

Enactment No: 16085

[15-7285](#)

Bill 103

Amending Part II General Legislation, Chapter 270 Fees, Article VIII Parks and Recreation Fees by increasing multiple golf course fees in the City Code.

Sponsors: Administration

Attachments: [Bill 103 - Golf Course Fees Amendment](#)
[Ordinance #16086](#)

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

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

Enactment No: 16086

[15-7322](#)

Bill 109

Amending Part II General Legislation, Chapter 525 Solid Waste, Article I Waste Storage, Collection and Disposal, Section 2 Authorization of City contractor(s); scope of work by updating the rebates and penalties portion as well as the language of the ordinance.

Sponsors: Administration

Attachments: [Bill 109 - Solid Waste Fee Amendment.docx](#)
[Ordinance #16087](#)

Dr. Cynthia Mota asked if there were any comments.

Ms. Ce Ce Gerlach stated that in the ordinance that is attached, the old numbers used. Is that because it hasn't been updated. It still says 30,000, not 34,000.

Mr. Michael Hanlon stated that Council approved that amendment at the last meeting. When the mayor signs the Bill, the new Bill will contain those numbers.

Ms. Ce Ce Gerlach thanked Mr. Hanlon.

Dr. Cynthia Mota asked if there were any other comments or the public.

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

Enactment No: 16087

[15-7380](#)

Bill 115

Amending the 2024 General Fund Budget to provide for a supplemental appropriation of One Hundred Seventy-Seven Thousand One Hundred Twenty-Nine Dollars and Twenty Cents (\$177,129.20) from the Municipal Police Officer's Education & Training Commission (MPOETC) to the City of Allentown Police Department for tuition and salary reimbursement from Act 120 Training.

Attachments: [Bill 115 Police MPOETC Appropriation](#)
[Ordinance #16088](#)

Dr. Cynthia Mota asked if there were any comments.

Mr. Ed Zucal stated that this was in the Public Safety Committee meeting and it was approved unanimously to send it to Council.

Dr. Cynthia Mota thanked Mr. Zucal and 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: 16088

[15-7370](#)

Bill 116

Providing for the vacation of the Eastern 10' wide strip of North 14th Street right-of-way from the North right-of-way line of Tilghman Street to the South

right-of-way line of Green Street in the Eighth Ward of the City of Allentown:

Sponsors: Administration

Attachments: [Bill 116 North 14th Street Right-Of-Way](#)

[Letter from Mike Hanlon regarding All That Certain Tract of Land and the Widening of 14th Street to Re-Consolidate Its Property](#)

[Letter from Lehigh Valley Planning Commission 14th Street Strip of Land Street Vacation 10152024](#)

[10' Strip N 14th Street Vacation Report](#)

[Staff Report Allentown City Planning Commission to Vacate N 14th St](#)

[Letter from Jennifer Gomez regarding ACPC Action to Vacate North 14th Street](#)

[Staff Report regarding Request for the vacation of a 10' Strip N 14th St](#)

[The Eastern 10' Wide Strip of North 14th Street Right-Of-Way Mailing List](#)

[Ordinance #16089](#)

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

Ms. Ce Ce Gerlach stated that it was forwarded favorably. The property owners are consolidating a lot of the excessive property.

Dr. Cynthia Mota thanked Ms. Gerlach and 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: 16089

Request to introduce and vote on this at this meeting.

[15-7408](#)

Bill 117

Amending the 2024 Grants Fund to provide for a supplemental appropriation of Twelve Million Dollars (\$12,000,000.00) from the State Office of the Budget, Redevelopment Assistance Capital Program (RACP). These funds are a pass-through grant that will support the Da Vinci Science Center Downtown Allentown project.

Sponsors: Administration

Attachments: [Bill 117 - RACP Grant Acceptance](#)

[Ordinance #16077](#)

Mr. Michael Hanlon stated that previously Council passed a legislation accepting the money, but you did not create accounts to expend the monies. He stated that is all that this does.

Mr. Michael Hanlon stated that the Bill is in front of you and there is a Section on this Bill that : Pursuant to Section 218 of the Home Rule Charter

and by the affirmative vote of six of seven council members, Council hereby eliminates the fourteen-day period between introduction and passage of this ordinance.

Dr. Cynthia Mota asked if there are any comments.

Mr. Michael Hanlon stated that Mr. Bosket was here to speak on it.

Dr. Cynthia Mota asked if there were any comments from the public.

A motion was made by Santo Napoli, seconded by Daryl Hendricks to Suspend the Rules Pursuant to Section 218 of the Home Rule Charter and by the affirmative vote of six of seven council members, Council hereby eliminates the fourteen-day period between introduction and passage of this ordinance.

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

Enactment No: 16077

A motion was made by Cynthia Mota that this Ordinance be approved. The motion carried by the following vote:

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

Enactment No: 16077

CONSENT AGENDA

Mr. Michael Hanlon stated that you have a bunch of items. The appointments of: Patty Scheirer - Historical Architectural Review Board (HARB), 12/18/2027 (Real Estate Broker). Lauren A. Nyemscek, Historical Architectural Review Board (HARB), 12/18/2027 (Real Estate Broker Alternate). Robert Hammond, Historical Architectural Review Board (HARB), 12/18/2027. Heidi Westerman, Historical Architectural Review Board (HARB), 12/18/2027 (Building Inspector Alternate). Samantha M. McLean, Zoning Hearing Board, 12/19/2027. Approval of Certificate of Appropriateness for work in the Historic Districts: 620 N 6th St. Sewage Planning Module at 38 - 40 S 8th Street. Sewage Planning Module at 1401 Green Street Development. Sewage Planning Module at 445 - 447 N 7th Street. Sewage Planning Module at 116 N 5th Street.

Dr. Cynthia Mota asked if they have any request to remove any items from this Consent Agenda.

Mayor Matt Tuerk stated that it is not a request to remove, but he wants to recognize that Ms. McLean is being appointed to the Zoning Hearing Board because of the absence of Alan Salinger who served for a long time on the Zoning Hearing Board. He took a minute to thank Mr. Salinger for

his term of service on the Zoning Hearing Board and being an excellent member. He stated that they are hopeful that Ms. McLean will be able to fill his shoes.

Dr. Cynthia Mota thanked Mayor Tuerk. She asked if there were any other comments from the dais or any comments from the public.

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

[15-7394](#)

R219

Patty Scheirer - Historical Architectural Review Board (HARB), 12/18/2027
(Real Estate Broker)

Sponsors: Administration

Attachments: [R219 Scheirer - HARB](#)

[Patty Scheirer Application - HARB](#)

[Resolution #30982](#)

Enactment No: 30982

[15-7395](#)

R220

Lauren A. Nyemscek, Historical Architectural Review Board (HARB),
12/18/2027 (Real Estate Broker Alternate)

Sponsors: Administration

Attachments: [R220 Nyemscek - HARB](#)

[Lauren Nyemscek Application - HARB](#)

[Resolution #30983](#)

Enactment No: 30983

[15-7396](#)

R221

Robert Hammond, Historical Architectural Review Board (HARB),
12/18/2027

Sponsors: Administration

Attachments: [R221 Hammond - HARB](#)

[Rob Hammond Application - HARB](#)

[Resolution #30984](#)

Enactment No: 30984

[15-7397](#)

R222

Heidi Westerman, Historical Architectural Review Board (HARB),
12/18/2027 (Building Inspector Alternate)

Sponsors: Administration

Attachments: [R222 Westerman - HARB](#)
[Heidi Westerman Application - HARB](#)
[Resolution #30985](#)

Enactment No: 30985

[15-7400](#) R223
Samantha M. McLean, Zoning Hearing Board, 12/19/2027

Sponsors: Administration

Attachments: [R223 McLean - Zoning Hearing Board](#)
[Samantha M. McLean Application - Zoning Hearing Board](#)
[Zoning Hearing Board List](#)
[Resolution #30986](#)

Enactment No: 30986

[15-7409](#) R224
Approval of Certificate of Appropriateness for work in the Historic Districts:
620 N 6th St.

Sponsors: Administration

Attachments: [R224 HARB approval -620 N 6th Street](#)
[FINAL Pre-Review 620 N 6th Street Window Replacement](#)
[Resolution #30987](#)

Enactment No: 30987

[15-7416](#) R225
Sewage Planning Module at 38 - 40 S 8th Street

Sponsors: System

Attachments: [R225 Walnut Square Apartments \(38 - 40 S. 8th Street\) - Sewage Planning Module](#)
[Walnut Square Apartments - 38-40 S 8th St Sewer Planning Module](#)
[Resolution #30988](#)

Enactment No: 30988

[15-7417](#) R226
Sewage Planning Module at 1401 Green Street Development

Sponsors: System

Attachments: [R226 1401 Green Street Development - Sewage Planning Module](#)
[1401 Green Street Development Sewer Planning Module \(Complete\)](#)
[Resolution #30989](#)

Enactment No: 30989

[15-7415](#)

R227

Sewage Planning Module at 445 – 447 N 7th Street

Sponsors: System

Attachments: [R227 445 – 447 N 7th Street - Sewage Planning Module](#)
[Complete Sewer Module 445 N 7th](#)
[Resolution #30990](#)

Enactment No: 30990

[15-7418](#)

R228

Sewage Planning Module at 116 N 5th Street

Sponsors: System

Attachments: [R228 116 N 5th Street - Sewage Planning Module](#)
[116 5th Street Sewer Planning Module](#)
[Resolution #30991](#)

Enactment No: 30991

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):

[15-7366](#)

R229

A Resolution of City of Allentown, County of Lehigh, Commonwealth of Pennsylvania, approving the intermunicipal transfer of liquor license number r-15779 to Radhe Krishna Mart, Inc., 1234 – 1246 Lehigh Street, Allentown, Pa 18103

Attachments: [R229 Liquor License Transfer Radhe Krishna Mart, Inc. Comment Letter](#)
[Petition: Radhe Krishna Mart, Inc., 1234 – 1246 Lehigh Street Liquor License Transfer Request \(Mailing List\)](#)
[Liquor License Transfer Radhe Krishna Mart Posting I](#)
[Liquor License Transfer Radhe Krishna Mart \(Fayette St. West\) Posting II](#)
[Liquor License Transfer Radhe Krishna Mart \(Hoe St South\) Posting III](#)
[Liquor License Transfer Radhe Krishna Mart \(Lehigh St\) Posting IV](#)
[Liquor License Transfer Radhe Krishna Mart \(Looking North\) Posting V](#)
[Liquor License Transfer Radhe Krishna Mart \(Looking South\) Posting VI](#)
[Liquor License Transfer Radhe Krishna Mart \(North side of building on Fayette St\) Posting VII](#)
[Liquor License Transfer Radhe Krishna Mart \(Radhe Krishna Mart 2\) Posting VIII](#)
[Resolution #30992](#)

Dr. Cynthia Mota asked are there any comments from the dais.

Mr. Ed Zucal asked for permission to recuse himself and stated that he has known Mr. Krishna for several years.

Dr. Cynthia Mota thanked Mr. Zucal. She asked if there were any other comments from the dais.

Ms. Ce Ce Gerlach stated she always tries to side with the residents, but then listening to the legal justification that has to exist in order to deny, she doesn't see this in this case. The other time, it was across the street from a school. You can make an argument for the welfare, the morals and the peace of the city. For those two residents, and again appeal. When that orange sticker goes up, go to the website and do what you got to do and continue to try to fight. She stated that she feels like they are forced to say yes in a way even if they don't want to.

Dr. Cynthia Mota thanked Ms. Gerlach and asked any comments from the public.

Yes: 6 - Cynthia Mota, Daryl Hendricks, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

Recused: 1 - Ed Zucal

Enactment No: 30992

[15-7413](#)

R230

Approves a modification recommended by the Allentown Parking Authority Board to the agreement of sale of the 1001-1007 W. Hamilton St. property

removing the parking requirement to promote development and adjust allocation of price proportionally.

Sponsors: Napoli, Mota and Hendricks

Attachments: [R230 APA.doc](#)

[APA - doc.pdf](#)

[Resolution #30993](#)

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

Ms. Ce Ce Gerlach asked if they want to publicly say why this is happening so that no one speculates. Why does a prime piece of real estate on Hamilton Street get the parking requirements to remove whereas maybe other people don't.

Mayor Matt Tuerk stated that it is not that the parking requirements were removed. Fortunately, there are two members of Council who sit on the Parking Authority Board.

Dr. Cynthia Mota stated let's do this. Let's start with Mr. Napoli.

Mr. Santo Napoli stated sure, what the Parking Authority Board recently decided to remove the parking requirement for that property for the reasons that when this first started way back, the thought was that they needed to maintain parking in that neighborhood. That has changed with the acquisition. The Parking Authority made of 940 West Linden Street parking deck so the event now is the capacity for parking in that neighborhood to service new development is more than adequate. By removing the parking requirement on this RFP, it actually makes the property more viable for more different options and uses and developers. The thought process is that it will make it more widely available, but also adding parking and underground parking is very expensive. He stated that he would give them an example of the property on Sixth Street between Hamilton and Linden where the apartments are. There is an underground parking garage in Strata Symphony. Those spaces generally do underground parking is about \$55,000 to \$65,000 a space. By the Parking Authority Mandating that parking is needed in that property, they are forcing whoever takes that property to spend \$2.5 and \$3 million just to add parking. By removing it, they believe it is going to make it more viable option and also add more affordable opportunities for developers.

Dr. Cynthia Mota thanked Mr. Napoli and asked if there were any other comments from the dais.

Ms. Ce Ce Gerlach stated that she is voting against it. She voted against

everything up until this point. She voted against it again.

Dr. Cynthia Mota thanked Ms. Gerlach and asked if there were any comments from the administration.

Dr. Cynthia Mota thanked Mr. Napoli and asked if there were any other comments

Mayor Matt Tuerk stated that he just will expand on Mr. Napoli's comments a little bit. When the agreement with originally negotiated, the Parking Authority didn't think they would have to recapture parking because it was giving up a significant number of parking spots. When they acquired that deck is when they decided they didn't want parking included in this project. It actually opens up the project to much more to greater range of opportunities because the developer in question whoever it might be would need to add parking to the project. You can actually do development of the whole lot. He thinks it adds what they want to see in the downtown development which is more space dedicated in meeting the needs of residents and probably less dedicated to strenuous parking. He believes part of it is an opportunity for both the city of Allentown and the Allentown Parking Authority to capture a greater sale price on this property than it would have been able to capture with parking included. He stated what they are asking City Council to do is improve the modification of the agreement of sale that would allow them to proceed more quickly with a request for proposal that will ultimately be awarded to whoever the Parking Authority determines to be the best candidate.

Ms. Ce Ce Gerlach stated that she hopes she is wrong. She hopes that she regrets this vote. It is probably going to be a developer that is already around and he will do his thing and put the fancy restaurants on the bottom, put his luxury housing on top and everyone will move on. She stated that she hopes that she is completely wrong. She hopes it attracts other developers to work towards housing. She stated that she hopes she is wrong.

Dr. Cynthia Mota thanked Ms. Gerlach. She 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: 30993

A motion was made by Cynthia Mota that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Candida Affa, and Santo Napoli

No: 2 - Natalie Santos, and Ce-Ce Gerlach

Enactment No: 30993

[15-7399](#)

R231

Approves 6 transfers:

1. \$189,357.49 EMS Premium Pay and Temp Wages
2. \$122,282.45 Fire Premium Pay
3. \$135,000.00 Public Works Air Handler Transfer
4. \$552,000.00 Police Operations Premium Pay
5. \$13,402.40 IT Dept Perm Wages deficit in Mail & Print Program
6. \$70,000.00 Risk Fund Transfer for Bridgeworks security upgrades

Sponsors: System

Attachments: [R231 Transfer Funds](#)

[Risk - Bridgeworks Security](#)

[IT Mailing and Print Transfer](#)

[Building Maintenance.pdf](#)

[EMS.pdf](#)

[Fire Overtime](#)

[Police Overtime](#)

[Resolution #30994](#)

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

Mayor Matt Tuerk stated that he would like to reflect on the three Public Safety Premium pay Transfer request. The Transfer request is a function of unexpected occurrences in 2024. When they prepared the budget for 2024, they could not have expected that they would have visits from a sitting President, from a sitting First Lady, from two Presidential candidates and a Vice Presidential candidate. That had a significant impact on police and paramedics over time. The other thing that they could not have predicted is how significantly their parks resource would be. Stressed by visitors from other parts of the country. They all went through the challenges they faced at Canal Park. The need to make investments in safety at Canal Park and parks over the course of the summer had a significant impact on our EMS, Fire and our Police overtime. Going to each Budget Season with the best attempt, the crystal ball, and sometimes it doesn't work out like we expect it to. The request for Police overtime or Fire overtime and EMS overtime are largely due to those unforeseen circumstances. He stated that thankfully in 2025, they can count on seeing no Presidential candidates. They have instituted controls that will help them better manage activity at Parks and allow them to not have to make a significant investment in Police, Paramedic, and Fire overtime at those sites and hope for the best in terms of other unexpected circumstances. He stated that their team does a phenomenal job at he believes managing

the time of employees. He talked with the EMS Chief and he ensured him that some of the EMS overtime is due to seven full-time members that were vacant over the course of the year and need to backfill with existing paramedics. For the most part, all the positions are filled now and they all face the same challenge. He stated that he knows that Councilman Hendricks talked about the addition to the fire team and the expectation that they will see the premium pay go down associated with that. He thinks he indicated at the last Council meeting, you see the hours decrease. He stated that he expects to see it further positive management of these expenses. He thought it necessary to point out the unforeseen circumstances that lead to the overages of premium pay in 2024.

Dr. Cynthia Mota thanked Mayor Tuerk. She asked if there were any comments from the public or the dais.

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

Enactment No: 30994

[15-7414](#)

R232

Allentown City Council will hold one regularly scheduled Council meeting on January 15th at 6:30 PM in Council Chambers with the intention to elect a president and vice-president of Council at that meeting.

Sponsors: Mota and Napoli

Attachments: [R232 Meetings.doc](#)
[Resolution #30995](#)

Dr. Cynthia Mota asked if there are any comments from the dais or the public.

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

Enactment No: 30995

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

[15-7406](#)

Bill 118

Amending the 2024 Capital Fund Budget to provide for a supplemental appropriation of Seven Hundred Thirty-Seven Thousand Two Hundred Nineteen Dollars and Forty-Three Cents (\$737,219.43) from LCA for the purpose of construction ADA handicap ramps and for the milling and paving of streets under the City's Utility Paving Program.

Sponsors: Administration

Attachments: [Bill 118 LCA Cost Share Agreement](#)

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

REFERRED TO THE PUBLIC WORKS COMMITTEE

[15-7407](#)

Bill 119

Amending the 2024 Capital Fund Budget to provide for a supplemental appropriation of Ten Thousand Dollars (\$10,000.00) from the Ferber Company for traffic signal improvements.

Sponsors: Administration

Attachments: [Bill119 Traffic Signal Contribution](#)

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

REFERRED TO THE PUBLIC WORKS COMMITTEE

[15-7412](#)

Bill 120

Amending Part I Administrative Legislation, Chapter 80 Personnel Policies, Section 13 Holidays and Leave Time, Subsection A Holidays by updating the list of paid holidays for full-time non-bargaining employees to include Juneteenth National Independence Day.

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

Attachments: [Bill 120 - Paid Holiday Amendment.docx](#)

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

REFERRED TO THE HUMAN RESOURCES, ADMINISTRATION AND APPOINTMENTS COMMITTEE

[15-7421](#)

Bill 121

Amending the 2024 Fire Department budget to provide for a supplemental appropriation of Forty-One Thousand Two Hundred Forty-Two Dollars and Fifty-Seven Cents (\$41,242.57) from Commonwealth of Pennsylvania, Department of Community and Economic Development grant. These funds will be utilized to support the Bomb Squad and ensure disposal of fireworks.

Sponsors: Administration

Attachments: [Bill 121 - Fire DCED Grant Appropriation.docx](#)

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

REFERRED TO THE PUBLIC SAFETY COMMITTEE

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

[15-7410](#) R233 Refer to Community and Economic Development
Denial of a Certificate of Appropriateness – 523.5 N 6th Street

Sponsors: Administration

Attachments: [R233 Denial - 523.5 N 6th St](#)
[FINAL Pre-Review 523.5 N 6th Street Facade Alterations](#)

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

REFERRED TO THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

NEW BUSINESS: NONE

GOOD AND WELFARE

Mayor Matt Tuerk stated that Ms. Tolino, the Director of Parks and Recreation put these cards on the back table. He encouraged members of Council and the members of the public, you can tell us your opinions about Parks and Recreation Programs and open space needs across the city by going to the city of Allentown webpage or by scanning the QR Code. He stated that they can do it in English or in Spanish. He encouraged everyone on Council and the public to let them know what they want to see in the Parks Master Plan.

Dr. Cynthia Mota thanked Mayor Tuerk. She stated that she hope that everyone has a wonderful holiday. She will see them in 2025, in the New Year.

ADJOURNED: 7:24 PM

[15-6577](#) Reference Materials:
Council Rules
Procurement Code
Ethics Code

Attachments: [Procurement Code](#)
[Ethics Code](#)
[Rules](#)