

BETHLEHEM CITY COUNCIL MEETING
10 East Church Street - Town Hall
Bethlehem, Pennsylvania
Tuesday, September 18, 2018 - 7:00 PM

INVOCATION

Reverend Elizabeth Goudy, Metropolitan Community Church of the Lehigh Valley, offered the Invocation which was followed by the pledge to the flag.

PLEDGE TO THE FLAG

1. ROLL CALL

President Waldron called the meeting to order. Present were Bryan G. Callahan, Michael G. Colón, Shawn M. Martell, Olga Negrón, J. William Reynolds, Paige Van Wirt, and Adam R. Waldron, 7.

CITATION

Honoring John Lamana

President Waldron stated that the Citation for John Lamana on the occasion of his retirement from the Bethlehem Police Department after 25 years of service will be mailed to him since he was unable to attend this evening.

2. APPROVAL OF MINUTES

None.

3. PUBLIC COMMENT (on any subject not being voted on this evening - 5 minutes time limit)

Economic Development

Artie Curatola, 813 Laufer Street, explained that he is impressed with the great turnout tonight. Mr. Curatola wanted to speak about economic development for the City and offered some suggestions. Regarding parking meter tickets, the Parking Authority fine should be raised to \$20 and include a note on the ticket that you can park at any meter for the rest of the day. If a ticket is not paid in 14 days, that price be doubled and in two months it would be tripled. He expressed, if anyone hits an animal there is no fault, the animal came out of nowhere, but there will be a \$50 dollar fine if you are honest enough to talk about it. He moved on to comment that if you say something to a senior person who works for a company or university, if they are treating you like a child and cursing at you, you have to take it. In a City we do not do that, we lean on the First Amendment rights, people have a right to talk and respond, that should be the law in our City.

Bethlehem Pedestrian Bridge

Donald Miles, 1814 Homestead Avenue, stated he is at this meeting on behalf of the Sierra Club. He is the Chair of the local Sierra Club and a member of the Board of the Pennsylvania Sierra Club. He is here to thank Mayor Donchez for his announcement today that he will be seeking funding through Northampton County to raise the municipal portion of a grant application to the State of Pennsylvania for a feasibility study for a Bethlehem Pedestrian Bicycle Bridge across the Lehigh River. He pointed out the Sierra Club and Lehigh University's Southside Initiative have had seven public meetings over the last two years to discuss what folks would like to see in the way of a safe and enjoyable way across the Lehigh River uniting the two sides of Bethlehem. We have worked with the architecture department of Lehigh University to come up with some really great images of what a bridge might look like, but we are just a group of citizens and we do not know how to design a bridge. So that would be what a feasibility study would be for. Mr. Miles explained they are very grateful to the Mayor and Darlene Heller, Director of Planning and Zoning and to the Members of City Council that have supported this project. He noted in the 10 years that they have had public meetings they have never had the positive results and the support for any other idea that we had for the Bethlehem Pedestrian Bridge. Mr. Miles remarked the first meeting was in February of 2016, it was sleeting, cold and dark at the Ice House and we did not think anybody else would show up but there ended up being 100 people there. Everyone was excited about the idea of a safe way across the river that would allow the City to refocus on the river that made Bethlehem what it is. As we know we have three bridges that you can go across the river on and none of them are very pleasant to walk on. Several people on bicycles have been seriously injured or killed on those bridges. Mr. Miles noted that we think it will be a terrific uplifting thing for the City, both for the two downtowns and for folks who will come to the City because the bridge will link the trails that are on the south side, our Greenway, and the trails on the north side. Mr. Miles stressed that he hopes Northampton County will act favorably on the request of Mayor Donchez.

Doug Roysdon, 421 Second Avenue, explained he is at this meeting to chime in with what Mr. Miles has said. Mr. Roysdon is a member of the Sierra Club and he has also been involved in the pedestrian bridge for about the last three years. We had some very encouraging news today and he has the great luxury of making shorter comments. He highlighted over the past decades a most amazing thing has happened in Bethlehem, it is an unsung thing, a thing that just is assumed. That is in the beginning there was a dump like situation under the Hill to Hill Bridge that has actually been converted into the Historic Bethlehem. Another strangely intact farmstead called Burnside was not sold off as an allotment; it was saved as a historical site. A tract called Johnston Park was not converted into Condos; an old mill was turned into a community center. Mr. Roysdon continued to say that on the other side of the river a set of old railroad tracks, in a fit of pure civic idealism was turned into a Greenway that extends all the way to the south side. He is saying that amazingly we are living in a City that right down through the straight middle of it has a green corridor and has been preserved after 300 years. It is an amazing thing that we have at our disposal and is an incredible resource. There is a scenario that says however rich it may be on either side, the moment you link it with a pedestrian bridge and a biking bridge you have now made it a walking City. Also, you have now made a running City and a biking City and a walking City from Historic Bethlehem to the Greenway. We have running from Illick's Mill to Saucon Park. We in fact have laid the basis with very little money involved for a second City, a quiet City, and a City that is not living in fear or the automobile. It can be almost a separate City and have its own culture and its own commerce and would certainly have its own recreation. Mr.

Roysdon noted this bridge is about the modern City of Bethlehem, Pennsylvania. That is the promise of the bridge and today it seems like we are maybe one step closer to investigating exactly what this bridge may become and what this bridge may do. Mr. Roysdon thanked Council and the Mayor for their vision with helping us make this happen. We look forward to a time when, as Mr. Miles said, we return to a town by the river, we return to a relationship with the river and with the natural habitations all around us.

Short-Term Rentals

Steven Diamond, 425 Center Street, thanked Council for understanding that the short-term rentals can destroy beautiful neighborhoods. He thanked Council for passing an Ordinance in trying to protect Bethlehem from this invasion. However, two Tuesday's ago he was flabbergasted by the inability of the City to respond to the blatant disregard of the Ordinance. In essence it is almost like not having an Ordinance at all. His question is what the City management can do to correct this. He queried, do we have a follow up on how we can really rate the budget problems that were brought forth? Do we have a methodology to break the catch-22 problem which was brought to our attention that citations cannot be given on the weekend because no one is working at the municipal building? Did anyone think of using citations during the week of Musikfest? Mr. Diamond does not understand why they are not cited for not having a license to operate. Do you think your fines actually deter a person from breaking the Ordinance? Mr. Diamond noted if he was making \$2,000 dollars a weekend do you think a \$200 or a \$500 dollar fine will stop me? We need fines that will cripple a dissenter. So to stop the further cancer from growing at least until we work through the future of the court cases, let us get new additional Ordinances in place that will stop the cancer from growing. Mr. Diamond explained one of the short-term rentals owners has approximately ten properties in the downtown area. Most of those are long term rentals, which is a good thing for the City, but as this case goes to court you will need to stop further growth where upon our neighborhoods are devoured by short-term rentals. So if you can setup fines that are prohibitive one will think twice before they skirt the Ordinance. An example at least in his mind, is to have them pay 70% or maybe 80% of the funds they receive for that infraction. He remarked when people rent houses or apartments long term, they buy from merchants 365 days a year. If you are a weekend renter you have 52 possible weekends, maybe three days you will rent or 156 days a year which is less than half of the opportunity to buy locally. People generally do not come to Bethlehem for three days unless there is a reason. Except for an evening out at the restaurants, we have not reached destination status, except maybe for Christmas. So please let us start putting more Ordinances in place with high fines that will be resistant to those who scoff the law.

Blog

Ed Gallagher, 49 West Greenwich Street, explained he is at this meeting to discuss a website. He has put flyers around about this website at this meeting. It is a website in which he encourages people to talk about Bethlehem City issues. This meeting has a packed house and the last meeting was also packed. Most of the time people are not paying attention to things. Very often we only get this crowd when things are at the point of urgency. His idea was a website in which we could encourage people to talk about these things before hand and leisure and we would capture these ideas that are spoken here more permanently. Mr. Gallagher mentioned that Mr. Curatola, Mr. Miles, Mr. Roysdon and Mr. Diamond had good speeches but they will disappear in the air. If we had a website in which those great City comments were kept and

catalogued and be there for other people to see would be wonderful. He launched the website on this past Sunday; it has about 50 followers so far. He has had responses from 50 other people that are appreciative but as far as he can tell have not actually clicked to follow. The website is thebethlehemgadfly.wordpress.com. He pointed out to date there are threads on the parking issue and the expansion of the Banana Factory. If he had known about the Golf Course he would have had something on that. He mentioned that Northside 2027 is coming up and the Climate Action Plan can be a thread. Whatever is coming down the pike can be put on this website. This will only work if Council, the Mayor, the leaders of the community are also part of this blog. As of 4:00 pm this afternoon none of the elected officials had followed this website but you have to be there and see this is a place he can be trusted as the blog moderator. He will not allow anonymous comments, he will keep courtesy and to have the honest trading of ideas. When he started coming to Council Meetings in January, in his mind he wanted to know more about Council so when he came to vote he would vote on substance. He has voted for all on Council more than once. Mr. Gallagher remembers Council President Waldron walking around his neighborhood and he spoke to Mr. Gallagher for 5 -10 minutes, so he got his vote. He mentioned that Councilman Reynolds who is his neighbor and has flowers and cuts his grass and enjoys running, he voted for him. He does want to know more about Council, their dreams and ideas. He would like to see Council Members on his blog.

Pedestrian Bridge

Bill Scheirer, 1890 Eaton Avenue, mentioned in regards to the Pedestrian Bridge, the attention being paid there to pedestrians is refreshing and is a partial antidote to the canonization that is going on with the south side with tall buildings, which are not as friendly to pedestrians.

4. PUBLIC COMMENT (on ordinances and resolutions to be voted on by Council this evening - 5 Minute Time Limit)

Golf Course/ Pedestrian Bridge

Barbara Diamond, 425 Center Street, expressed that she is at this meeting to speak in opposition for the funding for the Golf Course. She is also a supporter of the pedestrian bridge. Since the last City Council Meeting, she has been looking into golfing and golf courses. Ms. Diamond expressed that Golf is in decline across the United States and around the world and has been declining for almost two decades because according to surveys it is too slow, takes too much time, costs too much, is too difficult to play especially for beginners and is seen by millennials as just not cool. According to the National Golf Foundation young people are not interested; there has been a 30% decline among 18-30 year olds over the past 20 years. Ms. Diamond continued to say many measures indicate waning interest, television viewing is down, equipment purchases and manufacturing is down by 28% in 2014 which has led retailers to jettison products for space, personnel and rounds played are down. With fewer people playing, Golf Courses are closing with over 800 in the last decade and the number is accelerating. In 2018 only 9.6% of the U. S. population plays golf. It is hard to see how improvements to the course will revive what appears to be flagging interest in the game. She remarked there are 16 public courses in Northampton County and Lehigh County, and six in Bucks County. Our region seems well served by public courses. There is also the issue of environmental impact; golf courses are notorious for their use of harmful pesticides, fertilizers, fungicides, herbicides and water. Our budget in Bethlehem for this year for these products just on the golf course is \$66,000. In Bethlehem, 750 residents use the

golf course per year. Considering all of the above is this \$3 million dollar investment wise. She inquired if the Committee considered the possibility of repurposing the golf course as some other kind of recreational asset. Maybe something that would be appealing and used by a greater number of Bethlehem residents. Ms. Diamond stated she is not opposed to borrowing money to devote to recreational opportunities for our City; she is opposed to devoting \$3 million to improve a facility that is used by a small fraction of Bethlehem residents for a sport that is on the wane while according to the 2018 Outdoor Foundation, running, jogging, walking for exercise are now the most popular forms of outdoor activities. Ms. Diamond is asking that Council pause this plan and think of the golf course as an opportunity to consider creatively and with vision how this extraordinary property might be used to enhance existing and planned parks and recreational opportunities. For example, is it possible to improve the 9 hole and repurpose the 18 hole? She also supports the feasibility study for the pedestrian bridge as a way to further link recreation opportunities on both sides of the river. Imagining how repurposing the golf course with walking and biking paths linked with the pedestrian bridge could enhance Bethlehem as a destination that would be much better use of economic development grants and taxpayer dollars. Ms. Diamond would further suggest that Town Hall meetings occur so the public can have input on how this valuable recreational resource can best meet the needs and preferences for Bethlehem residents. She also suggests to please act to preserve this property for recreation use rather than for development.

President Waldron asked if anyone from the Administration wanted to make any comments because Council has been receiving a lot of emails with many misconceptions and misspoken facts from something as simple as taxpayer dollars to the general idea that there was no public input. He thinks that the Administration might dispute some of those things. Everyone will have an opportunity to speak tonight, but maybe someone from the Administration could comment to clear up some of the misconceptions that are going around.

Business Administrator Eric Evans thanked President Waldron for the time to speak and handle the information on the Golf Course. He asserted there are many emails that Council has received that the Mayor has been copied on, and even some quotes were put in the paper that present somewhat of a false narrative or create too much confusion about what our plan is. He thanked everyone for coming out tonight; he knows there is support out there throughout the City. He also thanked all of the residents who came out to talk about the number of issues that are on the agenda tonight. Mr. Evans noted this can be a transformational night for one of our cherished assets to many of our golfers. Our golf course was established in 1956, and with four votes tonight, has an opportunity to really take a giant leap forward. The course itself is the number one played course in the Lehigh Valley. These are the facts. It has 30,000 rounds a year and there are thousands of Bethlehem residents that play golf, even though he has heard 750. So those are not just 750 from Bethlehem and 29,000 from somewhere else. There are thousands of Bethlehem golfers and thousands more, and ultimately, it is a regional asset. When we talk about opportunities of what it can and cannot be we have to remember that this starts with the Monocacy Creek and the park that surrounds it moving up to Memorial Pool. There was a quote from a Council person that said we are closing pools to take care of the golf course. He confirmed no pools are closed. We have four pools that are always open and the only pool that is off line is to be renovated and that is the only reason it is offline. All the pools are open; the golf course is not taking away from any recreational assets with the pools. Memorial Pool will be back and be better than ever in 2020. The tennis courts are along our recreation row as is our Municipal Ice Rink. You can go any weekend all through the winter, especially Friday and Saturday nights, and

you will see the Ice Rink packed. It is one of those Bethlehem traditions, something we have and something we own and something we love. We have the golf course on both sides of Illick's Mill Road and it leads up to the baseball field, home of Lehigh Little League and then down to the football field, which is home to the Bethlehem Steelers. Mr. Evans thanked Councilman Callahan and pointed out that we have been talking about this topic for over a year. He wanted to take a step back because many people here are here for the first time. They have read something about it and have opinions about it, but in the end this is a golf course that Mr. Callahan had a comment about. Last year when Mr. Evans served as Chair of the Parks Committee, he received a message from Mr. Callahan saying there is a problem with the golf course and we need to look into this. For years the course clicked along and was the number one played course in the Valley. If you drive by it looks beautiful, but up on further inspection, there were some concerns.

Mr. Evans stated that the golf course is an Enterprise Fund; it operates independently from our General Fund. We enter the budget season very soon, we have a number of divisions and most of our divisions inside the City fall under the General Fund, which is generally everything. It is the Administration, all of our elected officials, Human Resources, our IT department, all of our employees in Community and Economic Development, Recycling, Recreation, Public Works, Police, Fire, EMS. There are 464 full time employees plus temporary help and part time workers that are all covered by the General Fund. That General Fund is funded through property taxes that is where the taxpayer money is. It is funded through EIT, Business Privilege and some fees and a mix of grants. At the end of the year, it is about \$75 million dollars and that runs everything. He pointed out the General Fund has nothing to do with the golf course; the golf course does not rely on the General Fund or the property taxes in any way. The golf course relies only on the funds generated at the complex between the golfing and the restaurant lease and it has been that way since 1956. The other point is and this has come up a few times and it has been misstated. The golf course has always paid all of its direct expenses since 1956. He noted there have been emails about taxpayer subsidies and taxpayer money, but there is no taxpayer money with the golf course, this is all golf players' money through fees and the driving range, everything that has to do with the golf course and the lease at the restaurant. We also ask the golf course, after all expenses are paid, to pay into the General Fund to help pay for everything else for a total of \$150,000 dollars a year. Why would we want the golf course to pay the City \$150,000 a year? It is an overhead charge. It covers a lot of things, it covers partly his salary because he works on part the project, and it covers part of Mark Sivak, Director of Budget and Finance's salary and maybe our Human Resources department, when they hire people, our IT department, Public Works if they use one of their trucks. This is an Enterprise Fund and they do depend on people or equipment from the General Fund, so \$150,000 dollars is plugged in there. We now have a seven-year lease on the restaurant and the Law Bureau helped with that lease. Some years the course would not make that payment, some years it was half of that payment. While that was a concern, they were making the other payments, so it was not impacting taxpayer dollars. We are all a big team and while we appreciate servicing all different parts the golf course for the most part, 99% is a stand-alone enterprise and is able to cover all of its direct expenses. He just wanted to make that clear, because there is a lot of false narrative about what it is. What we thought about last summer was that it was moving along but what we do not have is the ability to reinvest. It is a course that was built in 1956 and not a lot of improvements have happened except small incremental improvements, but not the big overhaul that can take it for another 20, 30 or 40 years. If you are barely making expenses, you are and you have, but to go out to borrow a million dollars you will have some debt payments so everyone on Council said during the last budget cycle that we do not want this golf course to dip in, we need

to find a solution to this. The problem we looked at last year was how do we invest and make it good for the future of the course. We had a Parks Committee meeting that was full in attendance, mostly golfers who were concerned about the future of the golf course. Mr. Evans noted that he is not a golfer, but the concern was what our options are if we cannot make a go of this, what we do. We looked at the option of selling the course. He continued to say there are all kinds of problems with selling, such as, that as a course, it has a low value, it is in Hanover Township so it does not affect our tax roll at all. There are a number of covenants. It is along a row of recreation facilities and so we did not want it to become a housing development. We cannot make it a big giant park. The cost would be astronomical, and as someone in charge of the budget, he could not imagine what that would cost to service it. There is no revenue, our parks are free. We lose money on our parks, we know that and we understand that. We have over 20 pocket parks, we have many and we love our parks, but converting it into a large park is not a feasible solution. Mr. Evans explained we looked at removing the 9 hole course. The problem of removing the 9 hole and saying that is not usable. The 9 hole course that actually generates \$250,000 and if the golf course makes \$1.4 million, than \$250,000 is a significant number. The 9 hole course is very useful to our youth and maybe to our seniors who do not want to tackle the 18 hole course. It is more economical to use. Our Liberty team, Freedom teams and Bethlehem Catholic teams use that course. It is a community asset and we wanted to preserve all parts of it. The question is how to do that.

Mr. Evans pointed out that we did explore a lease. He explained this was an opportunity that met with some groans and he was the one who proposed it at the time. He noted that this was an option and he knows that Mr. Reynolds had serious reservations at that time. He thought if that was what we need to do to make it a "go" from the City's perspective that may be what we need to do. We involved the USGA, a very strong organization that came in and was very concerned about what were the threats. He explained that Mr. Sivak and Ms. Persa were in the room at that time when the USGA said we need to be careful. The USGA stated they have seen over and over again that when you lease, it is like anything else. Similar to if you lease a car or rent an apartment, the golf course may not be taken care of the way you may want it to. You will lose control of pricing and conditions. Mr. Reynolds made the point that once you lease it that is a one way ticket. The equipment will be gone, the personnel will be gone and even if the golf course is turned back over; it would take many millions to bring it back. So it will never be the City's again; so it does get out of control and will become a lost asset. Mr. Evans expressed that it would be a lot of exposure to do this, it is not just a golden goose to hand over and say it would be for a short-term lease. He stressed that no one will invest millions of dollars, which is what this course needs to bring it up to what it can be for the short term. His other concern from a budget standpoint is compliance. If you hand this over and say it is your turn to run it, how are we going to make sure, even with the legalese, that they are running it the way you want it run. So there were very large concerns about the opportunity of a lease, but at the same time, unless we can make changes to the income statement, some significant alterations that was the path we needed to pursue and we did. We put a proposal out there to see who might be interested. At first, the bargaining unit was not interested in making changes or helping us to make changes. At that time he crossed over from Council to the seat of Business Administrator and we followed the lease as one possible path with some reservations, but we were willing to do what was necessary. Mr. Evans pointed out we worked hard at negotiations with the Union and the fact that the lease was there which might result in the loss of 8 jobs with control of our asset for possibly a term of 10-20 years. We were concerned and the Union was as well. We were lucky that ultimately the Union came to an agreement and that was really the big change that we needed and we got it.

The result was a reduction of eight full-time employees to four full time employees, and that will make a significant difference beginning in 2019 with the golf course. We still have the same number of workers at any given time, but it will be filled with seasonal labor. We have Tom, Paul, Chris and Joe staying, they serve important roles. Our superintendent has been with us 25 years, our club pro is a veteran with us, Chris does all kinds of things with the heavy equipment and the expertise he has, as well as a mechanic that is used year round. We felt that was important and is industry standard and industry average. We need four year round employees, but eight was excess. We felt that when we came to an agreement it was ultimately a reduction of \$60,000 dollars in salary moving those four into Public Works and other position opportunities in the City through attrition. We are not adding them to the payroll of the City. We made an agreement that over each of the next three quarters that someone will leave the golf course and move into an open position of their choosing within the City. We had someone already move into the Grounds Department and a second employee moved into an open Grounds position. By December 31, 2018 our third employee will move off the course, and by March 30, 2019, our fourth full time employee will move off into another position within the City. Mr. Evans stressed that no jobs are lost, which is also an important part for us. We are committed to our current employees that they found positions that they could be interested in outside of the golf course. Seasonal employees will be compensated quite fairly, but besides the reduction in salaries, it gives us the opportunity to not use them and not pay them in those off days, such as windy days, or snow days when there is no one on the course and no work can be done. We can cut those expenses. In addition, the pension reduction was \$80,000 and the medical reduction was \$70,000 associated with this move. There is an equipment contract that expired that is no longer being renewed and that is a total of \$260,000 swing in the income statement of the golf course and a significant change. The other part we got lucky with was the restaurant lease. We had an existing seven-year lease with a 10-year term that was prepaid up front. The result of the heavy up-front costs was a very low rent payment for seven years for \$1,623 a month. That did not help the cash flow of the course, and that continued for seven years. That happened to be expiring this year, which was a benefit to us. Mr. Evans explained at the expiration of that lease, which was coming up the end of this year, we approached the existing operator, Mr. Todd Donnelly, who was successful with the restaurant. We wanted him to stay, but we all came to an understanding that the market rate calls for something very different. Through a series of sometimes heated and sometimes difficult meetings, we increased that rent payment from \$1,623 to \$5,500 a month, which equaled a difference of \$4,000 a month. That is another \$50,000 so now we are up to a \$300,000 swing on the golf course with an operation of \$1.4 million. So it was that significant change that we needed, the two breaks we got, and we had a big team working on it.

Mr. Evans noted using the 5-year historical average of what the course makes, we have a lot of really steady players and groups and leagues that come out year after year, those margins are there and create a clear path. The alternative, a lease, would likely only result in a very small payment, because of the existing margins in the industry. Because of that, along with the risk associated of turning our course over to an outside party from out of town, we felt this was the path to follow. The next phase is where we are at. Again, this is a long path, and now we are at the eleventh hour. There have been a number of town meetings, committee meetings, budget meetings and there was a golf meeting last year. So this is the final vote on the ordinance to fund the improvements. If we get the approval from Council, we have the ability to move forward with the projects that we have talked about for a long time. Our new manager, Larry Kelchner has been doing a terrific job, Tom Wilchak and Mike Alkhal have identified projects, they have prioritized them and we have a list together with estimates from vendors, some are quotes. But

that list totals about \$1.75 million dollars to complete the projects. Mr. Evans explained they have conservative estimates in there and we hope we can complete all those projects for that amount. The RFP from our financial advisors were very favorable. The banks and the bond companies want to do business with the City of Bethlehem, they have a great credit rating and they thought the golf course was a great project. So now we have a Note lined up and a partner that wants to let us borrow that money. We can draw on that for up to a year to tackle these projects. He knows some of the golfers here have heard about what we want to do. The plan is to pave the course, improve the pavilion and build a permanent structure versus a tent. We will have a permanent pavilion with electric and this will look much more professional looking and will be useful for outings. We will clean up the bathrooms, improve some windows, and add a pump package, an irrigation system. There is some electrical work to be done and some trees to be removed that will allow us to replace the cart paths. This will transform the golf course for all of our City and anyone who uses this course. Mr. Evans added that some bunkers will be total rebuilds. It is not just putting sand in them; it is excavation and will be a fantastic project. We are looking at the bathroom at the cart barn to be fixed too. The maintenance garage needs work, as well as fencing equipment. It is not a fully exhaustive list but it takes care of a whole lot and brings up a course that is already in great condition. Mr. Evans informed he was there Saturday to visit with Mr. Kelchner to check on things and the course was full. At the end of the day, golf is a mature sport, but it is an institutional sport in the United States and throughout the world. It is not a dying sport and is on television every week and on the major networks all summer long, so it is not going anywhere. If you turn on Service Electric, there is a golf network and is a 24/7/365 channel devoted all to golf on network television. When you walk into Dick's Sporting Store, the largest sporting store in the area you will see the center with a large area for golf. Mr. Evans is 100% confident that the course will continue to do well. We need Mother Nature to step up and help out a little bit. He is not a golfer, but he wants what is ultimately best for Bethlehem in his role as Business Administrator, which is to make sure that this budget is sustainable. Investing in this course is the right thing to do and that is our plan to do it.

President Waldron thanked Mr. Evans for all the information. He does not want to get too much into a back and forth now because we are in public comment and he would like to allow everyone to weigh in if they would like to. There have also been some ties to what we will be voting on later this evening that people might want to comment on, and that is the application for grant money to the County and how that money would tie into the golf course as well.

Mr. Evans stated he will be brief on that. On the agenda tonight will be the Second Vote on the Bond Ordinance for the \$1.75 million dollars, specifically for the golf course to fund improvements, and that will be a Bank Note to be paid out over 20 years. The debt service on that note is \$130,000 with the significant operating margins that we opened up through the changes mentioned earlier. We believe, and based on historical revenues, that the course will be able to take on that debt and be very successful. At the same time, grants are always available and we take opportunities to pursue grants based on initiatives of Council. We have Council Members now speaking about the pedestrian bridge, and there are also Council Members speaking about the Rose Garden, they compete, and there are only a certain amount of dollars available for grants. There are different types of grants. There are State, County, and Federal grants. Mr. Evans mentioned that the golf course is a regional draw. On Saturday in between his discussions with Mr. Kelchner, 20 guys came in at the same time and they were all from New Jersey. The back story is that their kids went to Moravian and now they come into town to stayover and golf the next day. So it just shows the impact this course has. This is a great course that just needs

some updates. It is time to invest in this and hopefully not again until 20 years from now. They told him that this course has the best condition of any course they have played and this is a group that moves and plays at different times. This takes Mr. Evans to the point he had had a discussion with Northampton County Executive Lamont McClure. Mr. Evans mentioned that Mr. McClure was at the club house with some other people. He greeted Mr. McClure and they spoke about the course. Mr. McClure noted that there are a lot of grant opportunities available and that this is a great regional asset. Mr. Evans mentioned that the week after that he and Mayor Donchez made a trip to Northampton County to see Mr. McClure to talk about the 911 Center. We are transitioning, by State mandate, to Northampton County. We had an important discussion that lasted for some time and on the way out Mr. McClure queried if we had followed up on that grant and how is that going. So this was twice that a high level official had asked about a grant and is supportive of it. When something like that comes up and is encouraged, it is worth following up on it. Mr. Evans noted that he then spoke to Alicia Karner, Director of Community and Economic Development and said that this is something that our Northampton County Executive mentioned and wants to back. Mr. Evans explained one thing he did not want to do is displace anything existing, anything in the pipeline. He knows sometimes if you move a grant into place something else has to go, so this was ultimately up to the Mayor to identify what the initiatives are and once he identifies what they are, we can proceed. Sometimes we need consent from Council, and that is what we are asking for tonight. If they approve it then we will apply for the grants and hope that this works out. Mr. Evans explained that Allyson Lehr wrote the applications for these grants. The reason it moved along so quickly is that there are different timing issues, some grants come up now and some later. We will not know if we will get this grant or not until March, 2019. They found ones that are not currently displacing anything. Mr. Evans is hoping that \$1.75 million will cover most of our projects. It then begs the question that why would you go for the grants. It is like other grants that we pursue that are similar to what we have right now with the Memorial Pool. Right now State Senator Lisa Boscola has been very helpful in collecting grants that can help complete the project or maybe reduce the borrowing that is behind the Memorial Pool. With the golf course, we have a list of projects we want to do based on estimates and quotes. We do not know for sure until the bids come in, we cannot do bids until we have approval from Council. Once we get the yes tonight, those bids are ready to go. We will put them out and have true numbers and start the work. If the bids come in high, we do not want to be pinched. It may also result, if the projects come in below or at cost, in a lower borrowing. With that \$1.75 million we have a year to draw that up. So over the summer if we find out we got a grant that would be fantastic. So that was a pursuit with the encouragement of Mr. McClure and the initiative of the Mayor and is something in the works and we think it could be affective and worthwhile for a shovel ready project that is ready to go.

President Waldron noted he is sure we will touch on that again before our vote and have more questions and more of a dialogue. He just wanted to get some more information out for some of the people here tonight.

Brooke McDermott, 332 Seventh Avenue, noted she does appreciate the information that was shared. She thinks there are better ways to spend taxpayer money, or what you call a loan. She understands that the Mayor and Council have talked about the discussion of funding a pedestrian bridge through a feasibility study but that is not a foregone conclusion. She queried, what if some money from the golf course would not be allocated tonight to fund a feasibility study?

President Waldron believes these are two separate issues. There is an application for the feasibility study and an application the golf course that are not hinging upon each other.

Ms. McDermott wanted to address the feasibility study for the pedestrian bridge. She can speak of this from two points of view. One is that she lived in Ireland for seven years and worked with Fáilte Ireland which is the National Tourist Bureau, and she has a good sense of how economic development plays in communities when they value their environment. She has to say, as that also dovetails with the golf course, she thought that the comments by Ms. Diamond were well placed and would agree with all of them. Ms. McDermott can say from international tourism, someone brought up that golf is international, and it certainly is, but she would like to see the demographics of the people who use the golf course. Her guess is that they are probably older, they probably skew white and they probably skew male, but maybe not. That is just one point of view, although she does not golf. Ms. McDermott noted as someone that uses Bethlehem from the river, she and her partner kayak use the tow path all of the time. She remarked connecting the two communities with a pedestrian bridge would be money well spent in terms of economic development. As far as the money that would be allocated towards the golf course, she is here with a friend who owns the Twisted Olive and noted that when she looks across the street she sees an eyesore along Broad Street. She knows from jogging around Bethlehem that sidewalks are pretty poorly maintained and in ill repair. She would only question that supporting a golf course in terms of who it actually benefits; she is not sure how she honestly feels about that. She has not been swayed, but as a resident of Bethlehem who sees other ways that economic development can happen in the City and having a broader scope of having lived in Europe, there are more progressive ways to actually have some vision for economic development. Ms. McDermott is asking that we use some creative vision. She does understand why people who golf would really enjoy seeing the benefits that would be reaped from the golf course. She does not know that it speaks well to a lot of other people including business owners in Bethlehem and people like her who do not golf and who like to recreate.

President Waldron reiterated the vote this evening on the loan that the Administration put forth is not taxpayer funded; it is funded by the golfers. The people who are benefitting from that money are the same people who are paying for it, it is not taxpayer dollars.

Debra Condon, 903 Spring Street, stated in looking at the Ordinance she tries to understand it as best as she can. She appreciates all that Mr. Evans said, it was a lot and it was fast. She understands that it is not taxpayer money. She is not a golfer and has nothing against golf but at the same time she is echoing what was said before. Ms. Condon looks at where it says it is determined at this time that it is in the City's best interest. She continued to say when she thinks of City, she pictures the children that are using some rundown playgrounds. She looks at some sidewalks that are not safe for them to walk on. She knows we are talking about something important for the City with the golf course, she does understand that, but she sees a whole list of seven things in the Ordinance where funding can go to including public parks and playgrounds. Ms. Condon stated she has been in education 30 plus years and a K to 12 teacher for many years. Her first thought always goes to what segment of the City are we actually providing, even though they are paying for it themselves. There are a lot of children and families who will never be able to take advantage even if it is a municipal golf course. They cannot afford what is used on a golf course; and that is nothing against golf. As a citizen, she felt she should get up and say something because she does think that our kids get a little bit shortchanged especially in certain sectors and demographics of the City.

Mr. Evans just wanted to respond and clarify that we understand that if the borrowing does not happen, that is a different fund. If we are looking to improve playgrounds, he does understand that, and in the budget process we will spend money with the General Fund to fix general repairs, but the golf course is not made or intended to fix all of the sidewalks of the City. That money will just stay in the golf course spent by it and used by it. We need to find ways to make sure we spend enough money in the General Fund with property taxes and income taxes to pay for the usage that Ms. Condon is talking about. Mr. Evans thanked her for her comments.

Wayne Zieger, 1605 Easton Avenue, mentioned that this morning he was thinking about golf. As an educator he is taking a different view on what the golf course is used for. He is amazed at the amount of kids at that 9 hole course taking lessons from the pros and getting a lot of free time from the pros, hitting balls at the range and playing with their parents. He noted that parents are involved coming with the kids to these lessons and playing with them. It is not exactly like the kids are not being given time for golf. Mr. Zieger stated that golf is not just a game for these kids, they are being taught a lesson. He asserted it teaches kids many social skills and it teaches them how to interact with people. It also teaches etiquette. If you hit a ball out of bounds you get a penalty, and if you go out of bounds in life, you get penalized. Mr. Zieger mentioned that anyone can play golf; you do not have to be the most skillful person in the world. He has seen some of the smallest kids that can hit balls better than him. It is a non-contact sport. Mr. Zieger wishes he had played golf in high school instead of football. It is also a positive environment that you are playing in, you are not playing against other people; you are playing against the course. You also meet new people and make new friends all of the time. Mr. Zieger noted that some will have life-long friends because of golf. It is played outside and in today's cellphone world there are not many kids that want to go outside to do anything. It teaches life lessons and how to manage emotions and how to focus, it teaches respect and discipline. The best reason to keep golf there is that it is fun and kids have fun playing it. When our schools were falling apart, what did the community do? They elected board members that saw things the way they saw it. The Administration board members rebuilt every school in this City and we can be proud of those schools. Now we have a golf course that really has had not a lot of work done to it in years and needs repair. He thinks is that the community is looking at today's Administration and our Council Members to step up and make something happen. This is not just for us old retired people; there are many kids that play golf. You have to come out and look to see it.

Jeff Riedy, 905 Seventh Avenue, stated he is here to talk about the golf course and added that he appreciates the explanation from Mr. Evans of the financing and he has a better understanding of that. He is not a golfer but is not opposed to golfing. He is not opposed to having a golf course in our City. What he is opposed to is our City drafting bonds, taking grants and things to fund a course. He will say that he usually dresses differently than most people who go to the golf course. He wears jeans, they wear khakis, he wears t-shirts and they wear collars. He wears sandals and they wear closed shoes and that is the way the divide is. If you look behind him you will see a social, economic divide, you will see a racial ethnic divide that defines most of the membership of the golf course and the usage of the golf course. Mr. Reidy queried, how do we change that? How do we make the golf course more presentable to the rest of the City? Has the City considered that? What is the golf course doing to make it more accessible to the minorities in our City? What is it doing to make it more accessible to people that cannot afford membership in the City? What about all of the playgrounds on the south side that are in disrepair and need help, although he realizes that is a different part of the funding. But however our City is considering drafting and taking out a bond to pay for the repairs on a hemorrhaging

golf course, he would suggest that we look at the representation of our citizenship behind him. There is not an equality of representation of the citizenry of this City based on the people who are in this room tonight or the people who want to voice an opinion on the golf course. He is standing for all of those other people who do not come out to City Council. Mr. Riedy suggests that the City in the future to consider when they are taking bonds out to consider taking bonds out that help the rest of the City, not just those that do not use the golf course.

Fireworks Ordinance/Golf Course

Dana Grubb, 2420 Henderson Place, noted he is going to and speak about consumer fireworks. He had to leave the last meeting before the discussion and vote that was taken. From what he read in the newspaper it appears that there are reasonable compromises on the time our residents will be allowed to shoot off consumer grade fireworks. It was mentioned in the newspaper 9 am to 9 pm and in speaking with many neighbors and residents he thinks that is a very favorable change to the Ordinance. Mr. Grubb stressed that we can pass all of the Ordinances we want but if we do not enforce them it will not mean a hill of beans. Regarding the golf course, he thanked Mr. Evans for he explanation, it was very informative. Mr. Grubb just wanted to clarify something regarding the two grants that are being pursued. He thinks Mr. Evans said if those grants are procured, the amount of borrowing will be reduced.

Mr. Evans explained that we do not know what will happen because we do not have all of the bids. We are still working through those. This is a possibility, but he does not want to be quoted as saying that until all of the bids come together.

Mr. Grubb stated the only concern he has about those grants is that he is wondering why we did not pursue them before, and not for the golf course, but for the streets in the City. The streets in Bethlehem are in far worse condition than the Bethlehem Municipal Golf Course. In terms of priorities and funding sources, we may have missed the boat. The streets of Bethlehem on whom far more residents move about the City need a lot more attention than the golf course. So that would be his observation about those grants. He is sure that they could be used for that purpose but he is hopeful that the bids will come in lower than the \$1.75 million, that the grants are obtained and that the amount of funds actually borrowed are reduced so there is even a smaller financial burden on the golf course over the next 20 years.

Bill Scheirer, 1890 Eaton Avenue, informed he wanted to second Mr. Grubb on the fireworks issue and to thank Mr. Evans for his exposition tonight. He appreciates that the Golf Course is a separate fund and in accounting terms that means pretty much the direct cost would accrue not to the General Fund but to the Golf Course Fund. But Mr. Evans also made it clear that sometimes other City employees who are not housed in the Golf Enterprise will spend some time and energy on the golf course. Clearly Mr. Evans will not spend the same amount of time every year that he has spent this year on that issue but that is an example. So there is something of taxpayer interest in the existence of the golf course, not in the loan, only in so far as a negligible amount of time has to be spent by the City perhaps dealing with the nuts and bolts of the payments. He doubts very much that the City employees keep a record of how many hours they spend on each thing. Mr. Scheirer stated that maybe that might not be such a bad thing, especially for people in what accountants call overhead, general and administrative expenses. There is a certain amount of time that is spent so there is something of a taxpayer interest in so far as that happens and how big it is we probably do not know. The second remark along this line is that he

is assuming that the City will guarantee the bonds for the golf course. He does not know what the financial people would call this but it is a certain kind of burden on the City. Even if Mother Nature cooperates and people come and play a sufficient amount of golf and the money is there to repay the bonds, the fact that this bond issue is outstanding will make it a little bit harder for the City to borrow money for other things. Mr. Scheirer explained not that it would be impossible for the City to borrow the money, but the interest rate would be a little bit higher because the City has a little more debt. So there are two things there to keep in mind.

Breena Holland, 379 Carver Drive, mentioned she has a few questions. She wondered if the golf course does not succeed in generating revenue to pay off the debt, then what happens.

President Waldron noted that is a question we may ask during the discussion when it is up on the agenda.

Ms. Holland then asked how many residents of the City of Bethlehem, not the region, not other Cities, but residents of this City use the course on a yearly basis. She wondered if we can have that question answered.

President Waldron queried if that information is available.

Mr. Evans noted it is impossible to know because when they check in they pay their money and they play golf.

President Waldron asked if there is a discount for citizens of Bethlehem.

Mr. Evans noted there are 7,000 to 8,000 rounds.

Ms. Holland noted her question was how many citizens, not how many rounds.

President Waldron explained it does not seem like that information is available right now.

Ms. Holland expressed if we are talking about a huge investment of money going into something it would be good to know how many people in the City it serves.

President Waldron noted when this comes up on the agenda we can dive into it a little bit more but this is your time and the clock is ticking.

Ms. Holland wondered if the golf course has been losing money. She can sense the frustration of Mr. Evans that some people do not have all of the information that you have in your head.

President Waldron stressed to keep comments directed to Council.

Ms. Holland mentioned the misinformation that seems to be out there could be solved by public availability that was presented tonight. That would seem very appropriate if it were inside of a business plan that was publicly available for people to see. So when she hears a lot of money, that the City is going to be taken on debt for something that she does not know very much about, she wants to read about it. She does not know if there is anything available out there that can

explain why we are spending this money, how it will generate the returns that are expected and what the likelihood of success in repaying the debt is. Ms. Holland also thinks that along those lines this is obviously a wonderful resource we have bordering the Monocacy Creek so to write it off saying we cannot afford a big park over there or just to assume without any justification this is the best use of this property concerns her. She is concerned that if it did not succeed then what would happen to the property. Going back to the comments by Ms. Diamond, it would seem that it would behoove us as you move forward with this golf course to try to put it in some capacity and protect its status so that we do not lose it in the future, so it can be a resource for people in this community. Ms. Holland also wanted to second the points made by one of the previous speakers about the need to try to make it accessible to a broader group of people. She works with college age students and she asked many students in her class today and yes some of them like to golf but they would never golf here because they are in college and are accruing debt and they cannot afford to golf. So there are ways in which you might think of trying to expand something that would involve using some of this money to make it easier for people who cannot pay to use the course, to actually use it. Ms. Holland echoed that the problem is that if the golf course does not pay for itself, does not pay itself back then we have increased our general obligation balance. She noted that people would like to see it go to things that do not seem to be high on the agenda. She thinks a lot of people her tonight are trying to get you all to see that there is a big interest in other things that are backed by the studies done by the Lehigh Valley Planning Commission about the need for walkability and bike-ability and recreational opportunities. So that is an area where we want to see investment.

Al Wurth, 535 Sixth Avenue, stated he would like to echo a little bit of what Professor Holland said. As he reads the Ordinance, it is a General Obligation Bond and the comparison of what the City is obliged to do there, as he understands it, is the difference between that and a Revenue Bond, if all that was the lenders had to assure themselves that the golf course debt would be paid would be the revenues forthcoming from the golf course. He thinks the City would be paying a lot more interest and we understand that. By having general obligation credit then you know that the City is backing the bonds. It is probably a wise thing to do in one sense because then there is a lower interest rate. But this is a symbol of our priorities, what we are willing to borrow money and take risk for to serve certain kinds of needs and not others. Mr. Wurth stated personally he is happy that the City has a golf course and we can keep it going but he does feel like every dollar that we spend and every dollar of debt that we incur for something like that does have an opportunity to curb what we can spend it on. So it is a bit of a problem when we have so many other needs to have the golf course take on this prominent of a role. Perhaps the fees need to go up, perhaps there needs to be other ways to fund it. We did not have a lot of grants sought for some of the other activities, but we have now seen grants sought for the golf course. He hopes we can have some other priorities that will get the same attention as the golf course.

Bethlehem Police Department

Frank Donchez, 530 Fifth Avenue, stated he wanted to speak about a problem he has with the Bethlehem Police Department and the government and he has his neighbor with him as a witness.

President Waldron noted that we did have the opportunity for Mr. Donchez to speak at the first public comment, which is on any subject but he believes that Mr. Donchez came in later to this meeting. If he can keep his comments within this time he will allow it.

Mr. Donchez noted he wants to talk about the failure of the local government and the Police Department. He called the Police on two different occasions. Four years ago a man rammed into his car during a snow storm and he called the police and they came to the place about 20 minutes later. He and his neighbor were out shoveling snow at 3 am to get a start on the shoveling. He called the police and said that this person hit his brand new car and the policeman said it is 4 am maybe we should not bother him. This was a hit and run. The second time; he has a neighbor who is a 30 year old autistic man who was fine but the last two years he has been screaming. Mr. Donchez does feel sorry for him, it is not him; it is the caretaker. Mr. Donchez rang their bell and knocked on the door and no one answered. He called the Police and they came and he explained that this person keeps screaming, and again it is not him, this is the responsibility of his caregiver. He knows this is a State issue but he has a City issue of the right to live in peace and harmony in his home. Mr. Donchez noted he is a real estate appraiser and if he had someone come in and see this, it would be impossible to sell this home. This Policeman said what do you want me to do? This person was screaming and of course not doing this on purpose but the care giver should take care of this. Mr. Donchez explained that he hears this screaming all times of the day. He explained is trying to do appraisal reports and has a hard time trying to concentrate. Mr. Donchez mentioned the police officer should go to that home and check them out. It seems like this was too much trouble for this policeman so he wondered what kind of police we have. Mr. Donchez stated he will retain a lawyer if he does not get any feedback from the Police Department. He does respect the Police but not that Policeman. The Policeman also said to Mr. Donchez that he should move.

5. OLD BUSINESS

- A. Members of Council
- B. Tabled Items
- C. Unfinished Business

6. COMMUNICATIONS

- A. *Request for Intermunicipal Liquor License Transfer – 831-33 Linden Street*

The Clerk read a communication from Attorney Theodore J. Zeller III representing Paku & Shachi, LLC, requesting approval of an Intermunicipal Liquor License Transfer of Retail Restaurant License R-18739 from Palmer Township, Northampton County to 831-833 Linden Street, Bethlehem, Northampton County. The expired license was won in the liquor license auction conducted by the Pennsylvania Liquor Control Board.

President Waldron stated he will accept a motion and a second to schedule a Public Hearing on Tuesday, October 16, 2018 at 7:00 pm in Town Hall.

Mr. Callahan and Mr. Reynolds moved to schedule the Public Hearing.

Voting AYE: Mr. Colón, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 6. Mr. Martell was absent for the vote, 1. The Motion passed.

President Waldron stated the Public Hearing will be held on Tuesday, October 16, 2018 at 7:00 pm in Town Hall.

B. Director of Budget and Finance – 2018 Budget – Pension Minimum Municipal Obligation

The Clerk read a memorandum dated September 6, 2018 from Mark W. Sivak, Director of Budget and Finance, regarding the 2019 Budget for Pension Minimum Municipal Obligations. Act 205, the pension reform law requires the Chief Administrative Officer to submit for 2019 budget purposes, the financial requirements of the Plans and the Minimum Municipal contribution to the Plans of the governing body of the City by September 30, 2018. Based on the most recent actuarial valuations and payroll data the minimum contributions that will need to be budgeted for 2019 are:

Police - \$5,316,066
Fire - \$3,384,368
PMRS -\$1,837,873

President Waldron noted the memorandum is for information only at this time.

C. Housing & Community Development Planner – Records Destruction Resolution

The Clerk read a memorandum dated August 31, 2018 from Allyson Lehr, Housing and Community Development Planner, requesting Council to consider a Resolution for the Destruction of Records from the Community and Economic Development Department listed on the attached exhibit. All included records and documents have been saved for the prescribed time per HUD and all other grant and loan guidelines.

President Waldron stated the Resolution can be listed on the October 2 agenda.

D. Housing & Community Development Planner – Resolutions – Grant Applications – Monroe County Local Share Program and Lehigh/Northampton Counties Local Share Program – Golf Course

The Clerk read a memorandum dated September 11, 2018 from Allyson Lehr, Housing and Community Development Planner to which are attached two Resolutions in support of grant applications for the Monroe County Local Share Program and the Lehigh/Northampton Counties Local Share Program requesting \$225,000 from each to support improvements at the Golf Course.

President Waldron stated Resolutions 10 D and 10 E are on the agenda.

E. Fire Chief – Records Destruction Resolution

The Clerk read a memorandum dated September 11, 2018 from Fire Chief Warren Achey requesting Council to consider a Resolution for the Destruction of Records from the Fire

Department listed on the attached exhibit. Chief Achey has reviewed the Municipal Records Retention Act and the records fall within categories where destruction is permitted.

President Waldron stated the Resolution can be placed on the October 2 agenda.

F. *Police Chief – Resolutions Request – Firearms Purchase*

The Clerk read a memorandum dated September 13, 2018 from Police Chief Mark DiLuzio to which are attached two agreements and Resolutions for the purchase of duty weapons by two retired Officers of the Bethlehem Police Department. Retired officers purchase their duty firearms at fair market value and according to Third Class City Code regulations.

President Waldron stated Resolutions 10 F and 10 G are on the agenda.

G. *City Solicitor – Resolution Request – Joinder to Customer Reimbursement Agreement between PennDOT and Lehigh Northampton Airport Authority – Airport Road improvements*

The Clerk read a memorandum dated September 12, 2018 from City Solicitor William P. Leeson to which is attached a proposed Resolution authorizing the Mayor and Controller to execute a Joinder to the Custom Reimbursement Grant Agreement between PennDOT and the Lehigh Northampton Airport Authority related to certain roadway and traffic signal improvements on City Line Avenue and Avenue A.

President Waldron stated Resolution 10 H is on the agenda.

7. REPORTS

A. *President of Council*

B. *Mayor*

1. *Administrative Order – Silagh M. C. White – Fine Arts Commission*

Mayor Donchez reappointed Silagh M. C. White to membership on the Fine Arts Commission effective through October, 2021. Mr. Colón and Mr. Martell sponsored Resolution No. 2018-177 to confirm the reappointment.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

2. *Administrative Order – Richard Begbie – Fine Arts Commission*

Mayor Donchez reappointed Richard Begbie to membership on the Fine Arts Commission effective through September, 2021. Mr. Colón and Mr. Martell sponsored Resolution No. 2018-178 to confirm the reappointment.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

3. *Administrative Order – Alison Gillespie – Fine Arts Commission*

Mayor Donchez reappointed Alison Gillespie to membership on the Fine Arts Commission effective through September, 2021. Mr. Colón and Mr. Martell sponsored Resolution No. 2018-179 to confirm the reappointment.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

4. *Administrative Order – Lee Snyder – Codes Board of Appeals*

Mayor Donchez reappointed Lee Snyder to membership on the Codes Board of Appeals effective through October, 2021. Mr. Colón and Mr. Martell sponsored Resolution No. 2018-180 to confirm the reappointment.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

5. *Administrative Order – Salvatore Verrastro – Codes Board of Appeals*

Mayor Donchez reappointed Salvatore Verrastro to membership on the Codes Board of Appeals effective through November, 2021. Mr. Colón and Mr. Martell sponsored Resolution No. 2018-181 to confirm the reappointment.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

Short-Term Lodging Enforcement/Pedestrian Bridge

Mayor Donchez communicated that effective this weekend through the end of 2018 there will be an increase of monitoring and enforcing the Short-Term Lodging Facilities ordinance. We will now have on call or proactive monitoring of our STL Ordinance Thursday and Friday evenings and on Saturday and Sundays. Mayor Donchez encourages the public to call our non-emergency number 610-865-7187 and speak with a dispatcher leaving your name and phone number so that an inspector could return the call to assess the situation. The inspectors will be available to come out on site and cite new violators of this Ordinance. They will be out Thursday and Fridays and Saturday and Sundays afternoons and evenings. Mayor Donchez added that they will post this on the City webpage.

Mayor Donchez expressed in addition, as indicated by several speakers and by Members of Council, he did send a memorandum today to President Waldron regarding a pedestrian bridge, stating that the Administration, beginning of 2019 will apply for funding for a feasibility study to the State Department Conservation of Natural Resources for \$40,000, and apply for matching funds for the feasibility study to the County of Northampton for \$40,000. In addition he has been in contact with County Executive McClure about this project, and has been assured that he will give serious consideration when the application is submitted and will look at other sources of Northampton County funding possibly available in the beginning of 2019.

President Waldron thanked Mayor Donchez and mentioned that is good news.

Mr. Reynolds queried if the inspectors that will be working on the weekends and after hours would also be available if somebody would call from another part of the City with something to be investigated?

Mayor Donchez replied yes.

Mr. Reynolds noted that they are just going to basically be on call for any inspection related matter.

Mayor Donchez explained that they will be available only for short-term lodging matters to address the issues of the downtowns from Thursday and Friday evenings between 5 pm and 10 pm. He added that on Saturday and Sunday afternoons and evenings we will have the two inspectors just enforcing the Ordinance for the downtowns and people must call the non-emergency number and give the information and the inspectors will get back in touch with them.

Mr. Reynolds mentioned while he absolutely supports the idea that we will be citing people that need to be cited more, he is thinking about the conversation tonight about how ever many people use the golf course. He thinks housing inspectors should be available to out to respond to calls in other places as well, whether or not it is the south side, north side, the west side and any other places beyond that particular short-term lodging area. We are talking about obviously 5, 6 or 7 important houses, but that is a super concentrated role. Mr. Reynolds would hope they would consider not taking anything away from that, but be open to every neighborhood in our City that is important.

Mayor Donchez noted that is a good point and we will discuss that internally.

8. ORDINANCES FOR FINAL PASSAGE

A. *Bill No. 24 - 2018 - Establishing New Article 746 - Consumer Fireworks*

The Clerk read Bill No. 24 - 2018 - Establishing New Article 746 - Consumer Fireworks, on Final Reading.

Mr. Colón related that for the last few weeks now we have been reviewing this Ordinance at Committee and had a First Reading at the last Council Meeting. At that last Council Meeting we talked about Section 746.03 to tighten up that timeframe. We talked about different times. After having some time to discuss this with some other Members of Council we looked into something that we thought would be a little more reasonable with starting later in the morning and putting a stop to it earlier in the evening. Mr. Colón made the motion for an amendment to the Ordinance in Section 746.03 changing 11:00 pm to 9:00 PM and changing 7:00 am to 9:00 AM. So it would now be from 9:00 PM to 9:00 AM prohibiting the use of fireworks in the City. Mr. Reynolds seconded the motion.

Mr. Colón added that having 9:00 PM falls more in line with the City Noise Ordinance for construction where you cannot be making noise beyond 9:00 PM.

President Waldron queried if Mr. Colón got in touch with our Law Bureau and Police Department for input on that change.

Mr. Colón stated he did not speak with the Law Bureau, but he did speak with Police Chief Mark DiLuzio, not about the exact times, but we had mentioned putting in more restrictive hours.

Mr. Reynolds thanked Mr. Colón and his Committee. This has been something that has been talked about a lot. Everyone agrees that Pennsylvania should have never legalized these things in the first place, but this is a compromise and he will be supporting this.

President Waldron queried if the Administration had an opinion on that time change. We do not want to create too much of a burden for the Police Department.

City Solicitor William P. Leeson stated in his opinion it is a reasonable restriction.

President Waldron asked the Clerk to call the roll on the amendment to Bill No. 24-2018.

Voting AYE on the Amendment to Bill No. 24-2018: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7.

Voting AYE on Bill No. 24-2018 as amended: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. Bill No. 24 - 2018 now known as Ordinance No. 2018-23 was passed on Final Reading.

B. Bill No. 25 - 2018 - 2018 General Obligation Note - Golf Course Improvements

The Clerk read Bill No. 25 - 2018 -2018 General Obligation Note - Golf Course Improvements, on Final Reading.

Amendment to Bill No. 25-2018

The Clerk read the Amendment to Bill No. 25 - 2018 sponsored by Mr. Colón and Mr. Martell;

Amendment to Bill No. 25-2018

Tax Exempt General Obligation Note, Series of 2018 ("2018 Note")

1. Inserted language in the body of the Ordinance amending the aggregate Principal amount of the Note to \$1,785,000.
2. Amends the Ordinance by attaching the Debt Service Schedule.

Voting AYE on Amendment to Bill No. 25-2018: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7.

Mr. Callahan thanked Mr. Evans for all of the hard work he did and for his presentation. It has been a long year that we have talked about this. Last July 3rd he was getting ready to leave

for vacation and received a call from a few City resident golfers who were upset about the shape of the golf course, nothing that was an issue with Mr. Wilchak. We did not have the money to support him to support the course. The traps were holding water two to three days after rainfall. He went and checked out the 9 hole and the 18 hole, and anyone that goes over there on a regular basis knows the shape of the parking lots and the bathrooms. Mr. Callahan does not think that the bathrooms have been redone since it was originally built. His initial reaction was let's help them out so he called Mr. Wilchak. He had some people who were interested in donating 150 trees for us, and there was a need for a utility truck. One of the trucks was ready for auction and we pulled that truck and put that at the golf course. The whole genesis of it was not to upset anybody or direct anymore funds from the General Fund. It was just to get the course up in shape because it is one of the most played golf courses in the Lehigh Valley. Mr. Callahan called Mr. Evans because he was the Chairman of Parks and Recreation at the time and he stepped in and took a tour of the golf course. We had many discussions about it and a Parks Committee Meeting where we had a great turnout. Mr. Callahan has said he did a 180 on this. At the time he did not want to spend any more money on the golf course, he preferred at that time to send out an RFP because we did not have the money, he did not want to put taxpayer money into it. We were losing about \$150,000 a year and he did not want to put any additional money into it. Mr. Callahan thought of an RFP and if they came in and we did not like them we could discard them and keep on operating as we were, but if something came in and looked good and if we could upgrade the facilities without taxpayer money, that would be a win/win. At that point the RFP's went out and did not look good, and the whole issue of this is coming up now because of the concessions that the Union members made. Had the Union members not made those concessions we would not be in the financial position to do anything at the golf course. Because the Union agreed to move four of their full time workers through attrition over to other departments it provided, around \$300,000 in savings. This allows us to go out and possible float the bond, which we will be voting on tonight, which should allow a majority of the improvements to be accomplished. They are all doable with this bond. Mr. Callahan stressed that is only because of the cost savings that the Union members helped us out with. Had they not he would not be here voting for this tonight but because they did and they actually are the impetus for us being able to go out and get this money. Mr. Callahan stated because of all of this and the work that Mr. Evans did he has 100% behind floating the bond and doing the improvements at the golf course. Hopefully a year from now you will see a tremendous asset over there. As far as closing the 9 hole or the 18 hole and turning it into a park, he thinks that Mr. Evans is right. The 9 hole is used by many beginners and people who do not want to play 18 holes. If you close that 9 hole down you would be moving all those beginning golfers over to the 18 hole and it will slow play down and cut into the revenue, so that is not an option. Part of being a great City, it is having great parks and recreation programs. The only thing that upset him tonight was the slight to the gentlemen who are here to support the golf course because they are wearing shorts and a collared shirt and are older gentleman. They have a right to support something they believe. It is the same thing for women; there are a lot of women who golf. So to attack them or suggest that it is a primarily white thing we are funding, it is not. People of all races are playing golf. When these gentlemen who are here tonight to support the golf course pay their taxes, they are not complaining about the pool or the ice skating rink being redone. He will guarantee that they do not ice skate and are not at the pools doing belly flops, but they are not complaining about that, they pay their taxes. So because they show up for one issue that they believe in with a facility that they are using he does not think it was right for them to be attacked or criticized for supporting something they believe in. Mr. Callahan thanks all men and women who golf and support the golf course, and forthcoming out tonight. He will be supporting this tonight. Mr. Callahan

thanked Mr. Wilchak and Mr. Kelchner for all the work they are doing at the golf course. He knows there is a lot to be done over there. Mr. Callahan noted as one of the speakers said, there is a lot of social benefits to golfing so he is 100% in favor of this and he will be voting yes for this funding.

Mr. Colón expressed that we have been discussing the future of the golf course for the past year, and he remembers then thinking how would we be able to put in the kind of money that Mr. Callahan was talking about, but at the same time be hesitant to relinquish control of the golf course. Once you relinquish control you lose oversight and potentially never get that control back. Many deserve credit, the Union, the Administration and everyone who has been given their feedback, either for or against it, and for coming out to speak. He was happy to see the two biggest drivers of this were the new restaurant lease, which will raise revenues and also the concessions made by the Union, which gave us the room to have this conversation. Mr. Colón pointed out he does not golf. His youngest brother is a skateboarder. When we talk about different demographics, his brother and his friends use the skate park and when they are not there they go play rounds of golf at the municipal golf course because they cannot afford to play at any of the private golf courses. We heard about the high schools that use it and all those students, male and female that use it, and it is a destination. He noted that Mr. Evans spoke about people from New Jersey coming over and golfing. He would assume most of them are not just driving in from out of town and going right to the links and going home, so there is some impact to that locally. Mr. Colón stated he will be supporting this tonight just like he did previously and is happy that we are in this strong position we are in to maintain this institution in the City.

Ms. Negrón thanked Mr. Evans for the refresher of our previous meetings and conversations. She thinks to a point, she was at the same spot where Councilman Callahan was at the end of last year. She was really excited to see the changes that Mr. Evans brought once he became part of the Administration. She is glad that the changes with the Union worked out and all that was mentioned before. She is looking forward to see all this on paper working, and not in the red but in the black. That is the one thing that is holding her to supporting it now. Ms. Negrón wishes this would have come to us next year once she can see the plan with everything worked out, the budget worked out and the changes worked out and now the golf course is sustaining by itself, not in the red. That being said, she is excited that the Mayor has requested the grants for the golf course, but also for the pedestrian bridge. She worked for seven years for the City of Allentown in the Department of Economic Development and knows of many grants with the County or with the State or with the Federal Government. She served under Governor Rendell to one of these committees with economic development and mentioned they had many grant opportunities to work on issue like this. So she knows there is money out there. Ms. Negrón states this is the kind of thing we should be doing, looking for the resources that are there to help us before we jump into doing the loan. She queried if we cannot make the commitment to make that payment of that loan what will happen, who will make that payment?

Mr. Evans explained it is a General Obligation Note, issued to the City of Bethlehem so it is guaranteed by the City of Bethlehem. As the Business Administrator, Mr. Evans stated he has presented to you that he has that level of confidence. We have been through the numbers a number of times, early spring and at the Finance Committee and again at the First Reading. So it is a matter of when you look at the numbers, like any projection, what if the entire City falls short of making payments in any kind of borrowing for anything. There is a level of confidence.

Ms. Negrón informed that is what she thought. So that is why you need our support, so otherwise you cannot get it. That is why she said at the last meeting and she says with a better understanding that she wishes you wait for this request for a loan until next year once we see the whole budget that shows that the golf course is in the black. If the payment is not made because the money had not been generated, the taxpayer will have to pay, and that is her concern. She thinks that we should not approve this loan. We should wait to hear from these grants and seek more grants and try to fix all we can with the grant money we have. Ms. Negrón stated if we are having this conversation again next year, let's talk about a loan then, showing that the budget is in the black and some grant money was successfully obtained. She does not think a loan from the beginning should be the right thing to do that is why she will not support this tonight.

Dr. Van Wirt stated she does not think there has been a lot of misinformation out there about this. She thinks the people who have questions about this understand the nuances of how this is being proposed and how this is being funded. She does think there is a misperception that this is an indictment of golf for people who love golf, or people who love golfing at the municipal golf course. It certainly is not. The whole reason that this is before Council is because this is a General Obligation Bond. Dr. Van Wirt noted this is a bond backed by the taxpayers of Bethlehem in a facility that has not been able to make its obligation to the City, which is \$150,000 payment to the City. This was a third part who valued the input of people who do not work for the golf course in what we are doing, it is the water bill, it is the personnel people, it is Mr. Evans time, it is all of the different costs that this City absorbs by owning and running a golf course. So it is an Enterprise Fund that stands alone, but at the end of the day, there is a definite commitment from the City of Bethlehem to the golf course to the tune of \$150,000. That is a real cost and that is real taxpayer money. So there is taxpayer money involved here. It is where we choose to put our time and resources that are outside of the golf fund. There is taxpayer money here; there is also taxpayer money in the fact that this is a General Obligation Bond. As Mr. Scheirer pointed out and Professor Wurth pointed out this could have been a revenue bond, it could be something that the Golf Enterprise Fund floated itself. But it is not either financially able to or they just cannot do it in general so they come to the City and then the City comes to us. This is the representative body for the people so as uncomfortable as this dialogue may be for us to have Dr. Van Wirt thinks it is very valuable that we are having it. Is this a good resource? There are a lot of different feelings about that. Her feeling is no. She does not think that this benefits enough of a broad swath of the City financially, demographically, even geographically to make it make sense at this time. Dr. Van Wirt added that she has been consistent in her feelings about this for all three meetings we have had. We had a Committee Meeting about this; we had the first vote and the second vote. Her feelings are exactly the same. She agrees with Ms. Negrón. If we took a year and worked out the operational issues that are causing us to not be able to meet the payments and you showed that you could turn this thing around, that you could make money then she thinks that talking about taking out City finance debt to address capital investments that have not been addressed over the last at least 10 years, that might make sense. But we are not; we are just jumping in the frying pan and being assured that everything will be okay. Dr. Van Wirt has taken a look at the flowsheet and she does not think it makes financial sense. She does not see the numbers and she wishes there was a business plan and she wishes it had been published for the citizens of Bethlehem so we can have a full dialogue about where we want to go with this. Is this the type of thing that really benefits all of our citizens or is this something that we are keeping on because that is what we have been doing in the past? This is not a personal indictment of golfers or of Mr. Evans and the work but this is the job of City Council, to ask these

questions. Is this what we do with our time, our energy, our leveraging power? She cannot support it for those reasons so she will be voting no tonight.

Mr. Reynolds noted when he walked in here tonight he was under the impression that he thought this was going to be a relatively positive night because there have been many emails going back and forth and much discussion about the priorities of the City and what we spend money on. He knows that Mayor Donchez and his Administration worked to get the money for the feasibility study, which we will talk about with those other grants later on. He knows that everyone here cares about the City of Bethlehem. In his 10 years on City Council he has changed in many ways, but the one thing that has changed when he got here in 2008 is that he was definitely confident about the way things operated because he got elected and he thought he knew exactly what was going on and he talked to a few people. What you realize is that it takes a while to understand all of the different information that goes into these decisions. Mr. Reynolds informed one of the things that all of us, all seven of us up here share is that we have opinions on issues that when people bring up to us, we have a different level of knowledge because we have gone through all of these different steps. One thing he had to disagree with today is the idea that nothing is being done quickly. He knows for a lot of people that was the first time Mr. Evans had run through all of those things with the golf course. He honestly believes that for himself and most of City Council that was about the tenth time that we heard that, at various meetings, at budget hearings, at Parks meetings. Most of us agreed to sit down with you to have those conversations and that is really how decisions need to be made. He is just disappointed that this night it has become a little of this group versus that group. Mr. Reynolds knows that one of many things we have heard that disappointed him is about who uses our golf course. One number that is just not a real number is when people keep repeating the 750 residents. Nobody has any background of where that number came from. As far as he can tell somebody probably tried to say 750 was 1% of 75,000 and tried to make some type of political narrative there. It is impossible to know how many residents play at the golf course because if you ever played golf sometimes you show up and my brother shows up and he pays for 4 people. It shows up in the computer, not that he was paying for 4 residents, it means he paid for 1 resident; they do not know if those other people are residents or not. Sometimes when you go to that driving range you see the teenage boyfriends and girlfriends and wives and husbands, who pay the fee for a bucket of balls and they share that experience. Mr. Reynolds explained he was at the Moravian College football game on Saturday and there was a gentleman next to him who was about 42 years old and he talked about how he started to golf. His father was a steelworker and that is who started golfing at that municipal golf course, those blue collar people from Bethlehem. They are blue collar people that are not members of Saucon Valley Country Club, not members of Silver Creek, that were not the upper or middle management. They were the blue collar people that were golfing over there and that is still who is golfing at Bethlehem Municipal. You are right, the people that said the majority of the people over there probably are white, because that is what the middle class looks like right now and that is changing and is changing quickly. Mr. Reynolds commented that he went to Liberty High School he went to school with a lot of kids that were African-American and Hispanic whose parents were lower class. They are middle class now and many of them are now golfing. Mr. Reynolds informed that he teaches at Allen High School and 90% of that school is Hispanic or African-American and those kids will be the doctors, lawyers and engineers of tomorrow. They will play golf and in 20 years if we have a conversation about what this room will look it will not look like the majority of us. So this idea that somehow we are eliminating opportunities is troublesome. It is what the middle class looks like and that is a middle class golf course; it is an affordable place to go. Mr. Reynolds highlighted the fact that he

has sat through 10 or 11 budget hearings and noted we cannot get more players on that golf course. Those of us that have sat through these meetings have heard from Mr. Wilchak about how many people use that golf course, about what the pipeline is from the 9 hole onto the 18 hole. Mr. Reynolds communicated that he hears those things and he is disappointed because our job on City Council and our job as citizens is to balance different things happening in the City, even if we are not using them. He expressed that Mr. Callahan said something about the ice rink which is a very good example. Mr. Reynolds advised he does not play tennis. He grew up and played basketball every day and 90% of his friends never once stepped on that tennis court that probably cost \$200,000 to repave. But there are a lot of people who do. One thing he has learned and has been humbled by is that not everybody has the same experience that he has so that is not the way we should make decisions by saying this my experiences and that I know people who are not going to use this facility. Mr. Reynolds explained the man he was talking with said he was leaving the Moravian football game to go out to play 9 holes at 4:00 pm with his wife, his son and his son's girlfriend. They were going out as Bethlehem residents who live here all of the time and they appreciated having that experience. If we were actually serious about selling the golf course or not investing in this golf course there would be 10 times as many people here. That does not mean we need to spend millions and millions of dollars. Mr. Reynolds then asked Mr. Evans what our current bond rating is.

Mr. Evans stated it is A plus.

Mr. Reynolds queried what it was 3 or 4 years ago.

Mr. Evans stated it was triple B.

Mr. Reynolds asked what our total debt is that we currently have to pay back over the next 30 years or so.

Mr. Evans explained our debt service is approximately \$10 million a year, it is \$9.9 million.

Mr. Reynolds mentioned if you look at the overall debt service we have and all of our capital expenditures, our pension bonds and everything else that we have to pay back over the next 30 years you are talking about a couple of hundred million dollars.

Mr. Evans noted that is correct.

Mr. Reynolds stated not \$1.7 million dollars and every day we make decisions. You could say our Police force loses \$16 million dollars a year, but what we get out of it is we get a service. Our public school system probably loses \$230 million dollars a year, and what we get out of it is educated people. The golf course is one piece of a much bigger City. He looked at this situation before tonight and he did not even see a lot of these arguments coming because he thought that it was so ridiculous that the biggest opposition to this was the idea that some people wanted the Administration to find money to fund this feasibility study, which happened. Different groups of people in Bethlehem will end up with what they want. It will happen in a way that everyone is able to walk away. He had a conversation today with Lynn Rothman who is the Chair of our Environmental Advisory Council and she said she heard there might be money available for a feasibility study for the pedestrian bridge and she said that is great. It was not about that we should take money away from this or that; it was celebrating the fact that people worked to get

that to happen. In addition, Mr. Reynolds stressed that everyone in here should come to our budget meetings because our five budget meetings that we have are is when we talk about short term goals, long term goals. We hear about how many more streets we are paving these days. We hear about how our bond rating is now A plus, we hear about how we are saving money here and there, about how we are turning around structural deficits. Those meetings are long and boring, not exciting and there is no drama. It is very hard to have confidence in what you are saying until you get all the information, but you get an idea of where decisions come from and you get an idea of where we are in the different steps. Last year we had about eight people come, since we are talking about rounds, and the same person, Frank Baran came to five budget meetings and we were at the time not talking about \$1.75 million, but \$75 million dollars. That is really where a lot of the education comes from where we decide to spend money. Mr. Reynolds stated he will be voting yes for this funding for the golf course improvements.

President Waldron noted if he was undecided, he is decided now. Ultimately this comes down to if you think golf will be here in the future. If you do not think it is then this is not something you want to put more money into. But based on the input of the positive work that Mr. Evans has done to turn around the cost side of it, President Waldron thinks that golf is strong in Bethlehem and will be here for a while. The one thing he has learned tonight is that about 10% of the Country plays golf and that is 30 million people. That is not a small number to say it is dying, that is a huge pool of people. With the most rounds played and the most played course in the Lehigh Valley, he thinks the potential for this will grow a little bit more if we speed up the rounds of play, increase some of the amenities. There is an even more potential to squeeze a little more revenue out of the course and make it nicer. Obviously there is a passion and support for it. The small ask that the Administration is coming for ultimately in the big scheme of a budget is pretty easy to handle because this is not taxpayer dollars; this is the golfers dollars that are paying for this. They are the same ones who are investing in it and they have come here to show support for that. President Waldron understands that there is an opportunity cost with a little bit of time and energy that is spent on this. There is a small amount of risk but he is willing to accept that risk because he believes there is a system in place that will succeed.

Mr. Martell noted as mentioned, this has been a fairly long process with a lot of people involved, many in this room. He thanks everyone who came out tonight and also the Administration, Mr. Evans, Mayor Donchez, Mr. Wilchak, Mr. Kelchner and rest of the golf course crew. There certainly has been a lot of thought and a lot of discussion put into this. What it comes down to is that we heard a lot about the tangibles and intangibles of golf and there is much to be said for that. The biggest thing is that anytime you are talking about a social event and/or a recreational event in the time that we are now, he is not really in favor of limiting people's ability to do those things. Mr. Martell thinks we should be trying to promote those types of uses in our City. Ultimately, this comes down to a financial decision that is the key. It is an Enterprise Fund and an Enterprise Fund should be able to fund itself. Again, much of the work that has gone into it has been trying to address that. If this was a situation where we had to raise taxes to fund it, he would say no. Many people brought up good uses for General Fund dollars that we have been speaking about and will continue to speak about through the budget process. But that is not what is happening here, it is not a situation where that has to happen. Mr. Martell explained when you look at the employment reductions, and the cost savings there, we have to recognize the Union's big part in that. This was not an easy thing to ask of them. When you look at those reductions and the restaurant lease increase that is where the funding for this bond is coming from. In fact, when you look at the budget projections there is a bit if a decrease in terms

of the revenue side to try to bring it into what it has been the last 5 years. It has been relatively stable. Mr. Martell noted there was no increase built into that, which he thinks is a conservative and appropriate way to budget for it. But in talking with the people behind this and through this process, he thinks that the hope and expectation is that this will help increase play in some of those revenues. He thinks at the end of the day when the numbers add up and you are talking about money from the Golf Fund paying for debt service, it makes sense. Mr. Martell noted what Mr. Scheirer brought up about the City's ability to borrow going forward. It was a great question and one that came up during the public hearing about the bond. The bond counsel at that point said it would not affect it at all and should not have any affect at all on the City's ability to borrow for anything going forward. Whether or not this goes through, a lot of the projects that were discussed here tonight can still happen or not. If we take this off the table it does not increase the likelihood of anything going forward. Mr. Martell explained for him it is a financial decision and he thinks the numbers add up and for that reason he is a yes.

Mr. Callahan added that it is important to note some of the data that was thrown out tonight as far as the number of people who golf. He mentioned that golf prior to Tiger Woods was down and when Tiger Woods came along it became astronomically high. It has, if you look at the data, taken a little dip, but golf on a national level as Mr. Evans said is extremely popular. As far as the City and us supporting something that might not be generating money, if we went by that thought process we would never have a pool open in the City of Bethlehem. We lose money on pools every year, but he does not think anyone would say we are closing the pools down because they do not support themselves.

Voting AYE on Bill No. 25-2018 as Amended: Mr. Colón, Mr. Martell, Mr. Reynolds, Mr. Callahan, and Mr. Waldron, 5. Voting NAY on Bill No. 25-2018 as Amended: Ms. Negrón and Dr. Van Wirt, 2.

9. NEW ORDINANCES

None.

10. RESOLUTIONS

A. *Approving Intermunicipal Transfer of Liquor License – 528 East Third Street*

Ms. Negrón and Mr. Reynolds sponsored Resolution No. 2018-182 that approved the Intermunicipal Transfer of Retail Restaurant Liquor License Number R-9219 from the Pennsylvania Liquor Control Board via Public Auction conducted on or about April 27, 2018 acquired by Shelby Brothers LLC for use at 528 East Third Street, Bethlehem, Northampton County, Pennsylvania, pursuant to Code Section 416.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

B. *Authorizing Use Permit Agreement – Greater Lehigh Valley Chamber of Commerce by and through its Downtown Bethlehem Association – 2018 Harvest Fest*

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-183 that authorized the execution of an Associated Use Permit Agreement between the City of Bethlehem and the Greater Lehigh Valley Chamber of Commerce, by and through its Downtown Bethlehem Association for use of Nevin Place (adjacent to Sun Inn Courtyard) and Main Street from Broad Street to Church Street for the 2018 Harvest Fest on October 6, 2018, according to the terms of the Agreement.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

C. *Authorizing Use Permit Agreement – Runner’s World – Runner’s World Trail Run, Half Marathon and Festival*

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-184 that authorized the execution of a Use Permit Agreement between the City of Bethlehem and Runner’s World for use of First Street from Polk Street to City’s Terminus, Founders Way between Second Street and First Street for the Runner’s World Trail Run and Runner’s World Half Marathon and Festival for the time period October 18 through October 21, 2018, according to the terms of the Agreement.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

D. *Authorizing Resolution – DCED – Lehigh/Northampton Counties Local Share Grant Program – Golf Course*

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-185 that authorized the grant application for the Lehigh/Northampton Counties Local Share Grant Program to improve the Bethlehem Municipal Golf Course.

Mr. Colón mentioned this is the same amount from two different authorities. He queried if there is anything prohibiting us from receiving that amount from each.

Mr. Evans explained it would be one or the other, not both.

Mr. Colón wondered if we get it from one county, can we submit a grant for a different project to the other.

Mr. Evans noted we could, there is a level of likelihood with any grant that you apply for. We are looking for what we can, like a football fumble, the ball is on the ground and someone will get it. Applying to Monroe County is something we are capable of doing but the likelihood is small. No matter what we apply for, whether it is the golf course or anything else, we thought this was appropriate and a good opportunity to try. This is a newer grant opportunity.

Ms. Karner stated that they expect Monroe County’s decision to come first and that will occur after the deadline has passed for Northampton County. We are applying for both because the staff in Harrisburg advised us to do that. It was very clear that we would not get both grants. We have long applied for the Monroe County local share funds on different projects, sometimes using the City and sometimes using the Redevelopment Authority. We have a Casino in our backyard and so the chances of getting those funds are very slim.

President Waldron queried if we have ever gotten money from Monroe County.

Ms. Karner stated no.

Ms. Negrón thanked Ms. Karner for reaching out and following through requesting this money and not just for the golf course, which is the right way to do it rather than a loan. As the Mayor mentioned earlier regarding seeking grant money for the pedestrian bridge, she does understand how the process of a grant goes. You need to apply and pray and wait, you might or might not get it and then you start all over again. She knows we do grants all of the time. She thinks we need to seek grants for other areas, not just what we have done historically for the Health Bureau.

Dr. Van Wirt mentioned in terms of the short term lodging increase in inspectors, she wanted to thank the Mayor and Ms. Karner for creating this. She was hopeful that you might be able to publish this information on the City website because it is so valuable. She hopes that the people who are doing this are taking calls from home and able to come in and do it rather than sitting around. It is to be clear for the whole City. It is for any short-term rental that is violating the Ordinance by not having the homeowner living in the home anywhere in the City. They are all over the place, so she hopes that this would be a very broad approach to this problem in our City and she thanks them for addressing it. She stated while you and I may not always agree philosophically she thinks many times you do and you have been nothing but gracious in welcoming her into your office and making use of your staff and listening. She is happy that this feasibility study is endorsed and being pushed forward, it takes a lot of vision. She is happy that we can work together on that. Dr. Van Wirt noted the last time we had a meeting on the golf course note there were not as many people here. Part of the reason that this got a lot of attention suddenly was because of this grant. She did have a problem with the grant because she thinks the way we allocate our resources in grants shows our priorities as a City. She did not think there was much of a discussion about it and that is one of the reasons she raised this as a problem. It is certainly just meant to be a healthy discourse in how a City chooses its priorities and nothing more than that, not an indictment or a judgment or a pejorative or anything like that. She does feel that there are things that we should be using this type of economic grant development money for. This is a specific economic development grant that was created so that any noxious influences from the Casinos are mitigated somewhat by our ability to help our own economy out. In doing so, she would think of things such as the pedestrian bridge project, but there are many other things like the Rose Garden project, the Rose Garden Farmer's Market, our small business façade grants and street improvements. Dr. Van Wirt stated she does think that these things have tangible benefits for economic development in our City. She was hoping that we would see that type of money be disbursed in other areas of town than something we have already focused enormous amounts of money on which, while the note is \$1.75 million, it is \$2.6 million once we paid it all back. In addition, if you are stacking another \$225,000 dollar grant on that it almost reaches \$3 million. She does think these are a lot of funds to be put in at one place and she was hoping that the type of grant would be given to other resources in the community. Dr. Van Wirt thinks that is where some of this dialogue all came from. She is thankful for funding the feasibility study for the pedestrian bridge project. She thinks the City has the ability to do a lot of initiatives at the same time and it is good that we have a dialogue about it and ask what our priorities are and where we put our money.

Mr. Reynolds noted traditionally we have not succeeded when this money was controlled by the Gaming Authority in Northampton County that created this pot of money for use if there were problems in contiguous municipalities. Because we get that Host Fee we traditionally have not gotten a lot of support from these individual grants. He thinks that is an important part of this conversation. Part of the way we got here tonight with all of these people here was when people started to believe that we had made a decision to spend \$450,000 dollars, which we did not. We applied for two grants that are \$225,000 dollars each. In 2018 it is easier than ever with emails and sharing things to share information that misses key details about how these things work, including the likelihood that we even get these particular grants. Mr. Reynolds noted when you apply for a grant, a lot of things go into it and he wishes everyone was still here to talk about this. It includes how long this will take, who else is supporting it, what do the people think in Harrisburg, what are we taking away from our energy, what are people saying in Harrisburg that work in these departments about the likelihood of these things happening. The more information we have and the more information we share the better we are able to make these decisions. The idea when people saw \$450,000 dollars being spent on top of this, was the City just making this decision rather than making another decision, which is an easy way to get people riled up, but it does not lead to good government and we still end up here with ten people looking at the rationalities of why we end up doing these things. Mr. Reynolds added that we can also say \$3 million dollars, but look at what this is over 20 years. We have talked about how we got to this point by not having the money to put into the golf course over the last 10 years. So if we said we are going to put \$100,000 into it every year for 10 years that is \$1 million dollars. Ten years ago we could have said we are going to put \$1 million dollars in the golf course but no, we will be putting \$100,000 dollars into it over 10 years. So it is important to say about how long this is going to take as far as the improvements to the golf course. Mr. Reynolds is hopeful that we get this grant, and he is a lot happier with the certainty of the confidence we speak of about the feasibility study coming from other places. Once again, he thinks it is the job of all of us to share as much information as possible so then people are able to come to confident opinions that are backed by a lot of knowledge. It is like if you meet somebody once and then judge them on the rest of their life. We cannot make decisions based on one piece of information. People when they hear that will jump to conclusions.

Dr. Van Wirt interjected that she will not be supporting this Resolution.

President Waldron stated he was glad to get that memorandum earlier today from Mayor Donchez about the support for the pedestrian bridge. It seems like there was a lot of momentum a while ago and then it kind of fizzled out with everyone looking for some money to come forward. This is a good commitment which he realizes was in part because someone on Council advocated for it. President Waldron mentioned he has to push back a little bit on something that was said and that is that we had this big support tonight because of the grant application. If that were true this room would still be filled. The support and criticism that came out tonight was because of the bond borrowing, that is what people spoke on and that is why the room was packed and why we had a golf clap when it was passed. The reason is because there is support and there are a lot of folks who believe in the golf course and want to see it do well just the same way that there are a lot of folks who believe in a pedestrian bridge and they want that to succeed as well. President Waldron noted with those two things, we do not have to have one or the other, we can have both. He thinks the City is doing a great job of trying to manage all of those different things and spread out the money whenever possible but ultimately it is a limited resource and you will not please everyone all of the time.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Mr. Callahan, and Mr. Waldron, 6. Voting NAY: Dr. Van Wirt, 1. The Resolution passed.

E. Authorizing Resolution – DCED – Monroe County Local Share Grant Program – Golf Course

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-186 that authorized the grant application for the Monroe County Local Share Grant Program to improve the Bethlehem Municipal Golf Course.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Mr. Callahan, and Mr. Waldron, 6. Voting NAY: Dr. Van Wirt, 1. The Resolution passed.

F. Approving Firearm Purchase – Henning

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-187 that authorized to execute an agreement to effectuate the transfer of the City issued handgun assigned to Derron Henning, retired City Police Officer.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

G. Approving Firearm Purchase – Schaedel

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-188 that authorized to execute an agreement to effectuate the transfer of the City issued handgun assigned to Eric Schaedel, retired City Police Officer.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

H. Authorizing Resolution – Joinder to Customer Reimbursement Agreement between PennDOT and Lehigh Northampton Airport Authority

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-189 that authorized to execute a Joinder to the Custom Reimbursement Grant Agreement between the Commonwealth of Pennsylvania acting through the Department of Transportation and the Lehigh Northampton Airport Authority, and such other agreements and documents as are deemed by the City Solicitor.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolution passed.

Motion – Considering Resolutions 10 I through 10 M as a group

Mr. Martell and Mr. Callahan moved to consider Resolutions 10 I through 10 M as a group.

Voting AYE: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Motion passed.

I. *Certificate of Appropriateness – 255 East Wall Street*

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-190 that granted a Certificate of Appropriateness to replace the roof with GAF slateline shingles at 255 East Wall Street.

J. *Certificate of Appropriateness – 77 West Broad Street*

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-191 that granted a Certificate of Appropriateness to re-cover the existing awning at 77 West Broad Street.

K. *Certificate of Appropriateness – 224 East Wall Street*

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-192 that granted a Certificate of Appropriateness to re-roof and remove the chimney at 224 East Wall Street

L. *Certificate of Appropriateness – 81 West Broad Street*

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-193 that granted a Certificate of Appropriateness to install at 3' x 3' blade sign at 81 West Broad Street

M. *Certificate of Appropriateness – 55 West Market Street*

Mr. Colón and Mr. Martell sponsored Resolution No. 2018-194 that granted a Certificate of Appropriateness to remove two exterior doors and infill with brick on west side of home, install half round gutter and downspouts, install 5' black aluminum fence on west side of property and change garage door material from previous mtg. 7/11/18 on 55 West Market Street.

Voting AYE on Resolutions 10 I through 10 M: Mr. Colón, Mr. Martell, Ms. Negrón, Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, and Mr. Waldron, 7. The Resolutions passed.

11. NEW BUSINESS

Community Development Committee

Chairman Martell announced a Community Development Committee Meeting will be held on Monday, October 8, 2018 in Town Hall at 6:00 PM. The subject will be the 2019 CDBG and HOME Programs.

Chairman Martell announced additionally a Community Development Committee Meeting will be held on Monday, October 29, 2018 in Town Hall at 6:00 PM. The subject will be the Financial Accountability Incentive Reporting (F.A.I.R.) Hearing in connection with the new Article 349 Economic Development Incentive Reporting and Evaluation Program.

Rose Garden Upgrades

Mr. Callahan noted that he, Mr. Colón, Ms. Negrón and Mr. Reynolds went to the Farmer's Market at the Rose Garden and were presented a blueprint of what they want to do for a water feature and some walking paths through the Rose Garden. As it is right now the only place to walk is on the grass. He sent to Mr. Evans the blueprint picture that he took and he also sent it to Lehigh County Executive Phillips Armstrong and County Councilwoman Amy Zanelli, House Representative McNeill and Senator Boscola. Mr. Callahan explained that they are looking for \$200,000 dollars for the walking trails and the water feature. It is basically like a big fountain. He stated that Mr. Armstrong said he was on board and said he would look for some grants as would Ms. Zanelli, Ms. McNeill and Senator Boscola. No one is at fault, but Mr. Callahan thinks that West Bethlehem is like the third wheel of Lehigh County and they really do not get anything from the County. There is really not a lot that we as a City have done for the west side. He is not blaming anybody but he thinks this is not that big of an ask for them to get something on that side of town and we can support them. Mr. Callahan thinks that with all of us working on this that we can help to get this off the ground. Mr. Callahan mentioned that he would appreciate any help that Mayor Donchez can give us.

Boards and Commissions

Ms. Negrón mentioned she thought that we appointed members of Commissions and Boards that were residents of the City. She noticed today that we approved 5 and only 2 are from Bethlehem. She wondered if that is a requirement for the Boards and Commission or anybody from anywhere in the Lehigh Valley can be a member of our Boards and Commissions.

Mayor Donchez believes that for the overwhelming majority of the Boards you must be a City resident but there are some that are not restrictive just to the City; he believes that the Fine Arts Commission is one and there are one or two of the others. But with something like Zoning or the Planning Commission, the Housing Authority, the Parking Authority, you must be a resident.

Northside 2027 Meeting

Mr. Reynolds informed that on October 11, 2018 from 6:00 PM to 8:00 PM we are going to have the next public Northside 2027 meeting. We have had a few internal meetings with a consulting firm that was hired that has done a lot of work in other areas. He knows there is a lot of excitement, not just in those middle class neighborhoods but also with the school district, Moravian College, the Food Co-op about some of the different things we can do that he has talked about. He would highly encourage everybody if they have a free night on Thursday, October 11, 2018 at 6:00 PM to 8:00 PM to come out and hear about what the priorities are from the neighborhood. Mr. Reynolds echoed what Mr. Callahan said and that he has spoken to President Waldron about that the idea that we eventually at some point set up a similar type of west side situation as we have with our Northside 2027. That would take a look at Broad Street and the Rose Garden. We would be dealing with a smaller area, dealing with that commercial area and much of the work we have already started, as far as Elm Street was concerned. Mr. Reynolds has been around long enough to know that we need to come up with a plan; Mr. Callahan referenced many things that were already done with the Rose Garden. It would allow an opportunity for not just all of the important partners that Mr. Callahan mentioned but also businesses on Broad Street and the school district to come together. Funding is limited but the first piece in all of these things is getting the interested parties in the same room eventually speaking with one voice. Mr. Reynolds knows we have talked about these projects before but the question is the funding. That is an important step to take. He would ask that

the Administration consider this with understanding that Council has asked a lot of the Administration and we are entering budget season, but this might be the way to handle some of those individual concerns going forward.

12. ADJOURNMENT

The meeting was adjourned at 10:03 p.m.

ATTEST:

City Clerk