

BETHLEHEM CITY COUNCIL MEETING
10 East Church Street - Town Hall
Bethlehem, Pennsylvania
Tuesday, August 4, 2026 - 5:30 PM

PLEDGE TO THE FLAG

1. ROLL CALL

The meeting was called to order by President Rachel Leon. Present were Justin Amann, Bryan G. Callahan, Michael G. Colón (arrived at 5:53 PM), Jo C. Daniels, and Hillary G. Kwiatek, 6; Absent was Colleen Laird, 1.

2. APPROVAL OF MINUTES

July 21, 2026

3. PUBLIC COMMENT

A. PUBLIC COMMENT (on any subject not being voted on this evening - 5 Minute Time Limit)

Arthur Curatola

Mr. Curatola complimented the Police Department but said that officers are extra vigilant during Musikfest. He suggested that drivers take extra care during this time to avoid mishaps and tickets.

Stephen Antalics

Mr. Antalics was honored to receive a City proclamation in July during a Slovenian flag-raising ceremony. This prompted him to think of others who should be recognized for their efforts that benefit the City, including those responsible for the Hotel Bethlehem achieving the honor of being voted USA TODAY's Best Historic Hotel/Resort for the past five years. He encouraged Council and the Mayor to provide proper thanks for bringing welcome positive attention to Bethlehem.

William Scheirer

Mr. Scheirer stated that access to Town Hall via Payrow Plaza was blocked tonight by Musikfest vendors. He also completed his contention that the water and sewer bill is actually a tax because an estimated 90 percent of the amount is fixed to cover City costs. He believes it would be fairer to include these costs in the property tax and that the 10 percent that is not fixed - charging more for higher usage of water and sewer services - could be billed separately to customers.

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

None.

4. OLD BUSINESS

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

5. NEW BUSINESS

Mr. Callahan

Mr. Callahan complimented Bruce Haines and his team for their dedication to the Hotel Bethlehem and the City. He believes recognition is in order. Mr. Callahan expanded on Mr. Scheirer's comments about water and sewer fees, which include stormwater fees. The state Supreme Court has ruled that stormwater fees are illegal under certain circumstances. He asked whether any entities in Bethlehem have refused to pay. Mayor Reynolds said no. The Mayor added that a federal regulation requires an apportionment of cost among users to pay for stormwater management. Given this incongruity, an adjustment may be needed in how this money will be collected but it appears that the concept will remain the same to charge more to larger property owners whose water runoff is greater. Mr. Callahan also asked for the status of the Fire Department operations study. Business Administrator Eric Evans said the contract will be extended. He anticipated a timeline update next week. Mr. Callahan also asked to see inspection records for food trucks. He has heard that some trucks may not meet requirements for sinks with running water for preparers to wash their hands. Community and Economic Development Director Laura Collins said she would provide Mr. Callahan with the fire and health inspection records.

6. COMMUNICATIONS

- A. *Director of Water and Sewer Resources – 2026 15 Emergency Supply Water Connections – Joao and Bradley Construction Co., Inc.*

Director of Water and Sewer Resources Edward Boscola recommended an agreement with Joao and Bradley Construction Co., Inc. to install an emergency interconnect valve and meter chamber between the cities of Bethlehem and Allentown at Florence Avenue near Central Park Avenue at a cost of \$260,440. – Item 10 A.

- B. *Director of Water and Sewer Resources – 2026 18 GC Final Clarifier Sludge Return Piping Modifications Construction – LB Industries, Inc.*

Director of Water and Sewer Resources Edward Boscola recommended an agreement with LB Industries, Inc. to complete all general construction work items for the Final Clarifier Sludge Return Piping Modifications Construction Project. The cost is \$370,145. Substantial completion is to be done by January 29, 2027 and final completion by February 12, 2027. There are no renewals. – Item 10 B.

- C. *Director of Water and Sewer Resources – 2026 18 EC Final Clarifier Sludge Return Piping Modifications Construction – BSI Electrical Contractors*

Director of Water and Sewer Resources Edward Boscola recommended an agreement with Brendan Stanton, Inc., d/b/a BSI Electrical Contractors to complete all electrical construction work for the Final Clarifier Sludge Return Piping Modifications Construction Project. The cost is \$74,063. Substantial completion is expected by January 29, 2027 and final completion by February 12, 20207. There are no renewals. – Item 10 C.

D. Director of Public Works – Non-Utility Budget Transfer – Forklift for Paint Truck

Director of Public Works Michael Alkhal recommended a transfer of funds within the Non-Utility Capital Fund totaling \$42,381. The transfer would consist of \$36,628 being transferred from Account No. 62026-662067 – Paint Truck and \$5,753 from Account No. 69000-662067 – Paint Truck to Account No. 62026-662076 – Forklift – Traffic in the amount of \$36,628 and Account No. 69000-662076 – Forklift – Traffic in the amount of \$5,753. This transfer is necessary to purchase a lift capable of loading and unloading 55-gallon paint drums onto an existing truck instead of replacing the truck with a new one. – Item 10 D.

E. Assistant City Solicitor – Intergovernmental Cooperation Agreement with Hanover Avenue, Northampton County – Responsibilities for Police, EMS, and Fire Services at Monocacy Complex

Assistant City Solicitor Maraleen Shields recommended an Agreement between the City and Hanover Township, Northampton County, which delineates responsibilities for police, EMS, and fire services related to the City-owned Monocacy Complex. – Item 10 E.

7. REPORTS

A. President of Council

President Leon thanked Vice President Colleen Laird for filling in for her during her medical leave.

B. Mayor

Nothing to report.

C. Committee Chairs

7 C1. Ms. Kwiatek said the Community and Economic Development Committee will meet at 6 PM on August 11 in Town Hall to hear proposed zoning text amendments regarding yard setbacks and data centers.

8. ORDINANCES FOR FINAL PASSAGE

8A. Bill No. 22-2026 – Amendments to Zoning Ordinance

Sponsors: Amann, Laird. The Clerk read the Bill titled:

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING PART 13

OF THE CITY OF BETHLEHEM CODIFIED ORDINANCES TITLED “ZONING ORDINANCE”.

AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Bill No. 22-2026, now known as Ordinance No. 2026-22, passed on Final Reading.

8B. Bill No. 23-2026 – Amend Capital Budget for Non-Utilities – Green Light-Go Program

Sponsors: Amann, Laird. The Clerk read the Bill titled:

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE 2026 CAPITAL BUDGET FOR NON-UTILITIES

AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Bill No. 23-2026, now known as Ordinance No. 2026-23, passed on Final Reading.

9. NEW ORDINANCES

9A. Bill No. 24-2026 – General Obligation Refunding Notes, Series of 2026

Sponsors: Amann, Laird. The Clerk read the Bill titled:

AN ORDINANCE OF THE COUNCIL OF THE CITY OF BETHLEHEM, LEHIGH AND NORTHAMPTON COUNTIES, PENNSYLVANIA, AUTHORIZING AND DIRECTING THE ISSUANCE OF GENERAL OBLIGATION NOTES, SERIES OF 2026 (THE “NOTES”) IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$25,000,000; PROVIDING THE PROCEEDS OF THE 2026 NOTES SHALL BE APPLIED TO CARRY OUT THE REFUNDING OF ALL OR A PORTION OF THE CITY’S (A) OUTSTANDING GENERAL OBLIGATION BONDS, SERIES A OF 2017 (TAX-EXEMPT) (THE “2017A BONDS”); (B) GENERAL OBLIGATION BONDS, SERIES B OF 2017 (TAX-EXEMPT) (THE “2017B BONDS”); (C) GENERAL OBLIGATION BONDS, SERIES E OF 2017 (THE “2017E BONDS”); AND (D) GENERAL OBLIGATION BONDS, SERIES OF 2019 (THE “2019 BONDS”) PURSUANT TO A REFUNDING PROGRAM; DETERMINING THAT SALE OF THE NOTES SHALL BE A PRIVATE SALE BY NEGOTIATION UNDER THE ACT, AND DETERMINING THAT THE NOTES SHALL BE NONELECTORAL DEBT OF THE CITY; FIXING THE INTEREST PAYMENT DATES, DENOMINATIONS AND REGISTRATION, TRANSFER AND EXCHANGE PRIVILEGES OF THE NOTES AND PROVIDING FOR BOOK ENTRY BONDS; PROVIDING FOR MAXIMUM PRINCIPAL AMORTIZATION, MATURITIES AND INTEREST RATES FOR THE NOTES; ESTABLISHING THE REDEMPTION PROVISIONS OF THE NOTES; ACCEPTING A BID FOR PURCHASE OF THE NOTES AND AUTHORIZING EXECUTION OF THE NOTE PURCHASE CONTRACT; DESIGNATING A PAYING AGENT AND REGISTRAR; DESIGNATING A PLACE AND METHOD OF PAYMENT OF THE NOTES AND INTEREST THEREON AND MAKING CERTAIN COVENANTS WITH RESPECT TO THE TAX EXEMPT STATUS OF THE NOTES; ESTABLISHING THE SUBSTANTIAL FORMS OF THE NOTES; DESIGNATING A SINKING FUND DEPOSITORY; COVENANTING TO PAY

THE PRINCIPAL OF AND INTEREST ON THE NOTES AND PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THE CITY TO SUCH PURPOSE; ESTABLISHING SINKING FUNDS FOR THE NOTES AND AUTHORIZING AND DIRECTING PAYMENT THEREFROM; SETTING FORTH CERTAIN RIGHTS OF THE PAYING AGENT AND NOTEHOLDERS IN THE EVENT OF DEFAULT AND OTHER RIGHTS OF THE PARTIES WITH RESPECT TO THE NOTES; PROVIDING FOR THE CIRCUMSTANCES UNDER WHICH THE ORDINANCE MAY BE AMENDED OR MODIFIED; PROVIDING FOR THE TERMS, CONDITIONS AND COVENANTS WITH RESPECT TO THE INSURER, IF ANY, FOR THE NOTES; AUTHORIZING AND DIRECTING SPECIFIED OFFICERS OF THE CITY TO DO AND PERFORM CERTAIN SPECIFIED, REQUIRED OR APPROPRIATE ACTS; DECLARING THAT THE DEBT TO BE INCURRED IS WITHIN THE LIMITATION IMPOSED BY THE ACT UPON INCURRING OF SUCH DEBT BY THE CITY; AUTHORIZING AND DIRECTING PROPER OFFICERS OF THE CITY TO DELIVER THE NOTES UPON EXECUTION AND AUTHENTICATION THEREOF, UPON RECEIPT OF PROPER PAYMENT OF THE BALANCE DUE THEREFOR, AND ONLY AFTER SPECIFIED APPROVAL, AS REQUIRED, OF THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT OF THE COMMONWEALTH OF PENNSYLVANIA; PROVIDING FOR COMPLIANCE WITH SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12; COVENANTING TO PAY OVER AT SETTLEMENT SUFFICIENT MONIES TO PROVIDE FOR THE PAYMENT OF THE 2017A BONDS, 2017B BONDS, 2017E BONDS AND 2019 BONDS (COLLECTIVELY REFERRED TO AS "PRIOR BONDS") IN ACCORDANCE WITH THE REFUNDING PROGRAM; AUTHORIZING AND DIRECTING CERTAIN OTHER ACTIONS AND APPROVING DOCUMENTATION WITH REGARD TO THE REFUNDING PROGRAM, PROVIDING FOR THE ISSUANCE OF IRREVOCABLE INSTRUCTIONS TO THE PAYING AGENTS FOR THE PRIOR BONDS TO CALL SAID PRIOR BONDS FOR REDEMPTION, AND ESTABLISHING THE FORM OF SUCH IRREVOCABLE INSTRUCTIONS AND THE NOTICE OF REDEMPTION; PROVIDING FOR SEVERABILITY OF PROVISIONS OF THE ORDINANCE; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES SO FAR AS THE SAME SHALL BE INCONSISTENT; PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

Mr. Colón noted that this action was discussed during the July 21 Finance Committee meeting.

Ms. Kwiatek did not see the interest rate included in the draft ordinance.

Scott Shearer of PFM Financial Advisors said the interest rate is expected to be 5.5 percent. This information will be attached in time for the bill's second reading. He also explained that the maximum amount of the borrowing would be \$25 million although the actual amount of the transaction is expected to be closer to \$12 million. Only a portion of the bonds will be refinanced.

AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Bill No. 24-2026 passed on First Reading.

10. RESOLUTIONS

- A. *Approve Resolution – 2026 15 Emergency Supply Water Connections – Joao & Bradley Construction Co., Inc.*

Sponsors: Amann, Laird; Authorized an agreement with Joao & Bradley Construction Co., Inc. to provide emergency supply water connections between the City and Allentown. AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Resolution 2026-132 passed.

- B. *Approve Resolution – 2026 18 GC Final Clarifier Sludge Return Piping Modifications Construction – LB Industries, Inc.*

Sponsors: Amann, Laird; Authorized an agreement with LB Industries, Inc. to complete all general construction work items for the Final Clarifier Sludge Return Piping Modifications Construction Project. AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Resolution 2026-133 passed.

- C. *Approve Resolution – 2026 18 EC Final Clarifier Sludge Return Piping Modifications Construction – BSI Electrical Contractors*

Sponsors: Amann, Laird; Authorized an agreement with Brendan Stanton, Inc., d/b/a BSI Electrical Contractors, to complete all electrical construction work items for the Final Clarifier Sludge Return Piping Modifications Construction Project. AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Resolution 2026-134 passed.

- D. *Approve Resolution – Transfer of Funds – Non-Utility Budget Transfer – Forklift for Paint Truck*

Sponsors: Amann, Laird; Authorized to transfer \$42,381 from specified accounts within the Non-Utility Capital Fund to purchase a forklift. AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Resolution 2026-135 passed.

- E. *Approve Resolution – ICA – Hanover Township, Northampton County – Responsibilities for Police, EMS, and Fire Services at Monocacy Complex*

Sponsors: Amann, Laird; Authorized to execute an Intergovernmental Cooperation Agreement between the City and Hanover Township, Northampton County, related to responsibilities for Police, EMS, and Fire Services for the Monocacy Complex. AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Resolution 2026-136 passed.

- F. *Certificate of Appropriateness – HCC – 410 Polk Street to replace the existing slate roof with GAF Slateline asphalt shingles in “English Gray” color.*

Sponsors: Amann, Laird; AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6. Resolution 2026-137 passed.

- G. *Certificate of Appropriateness – HCC – 115 West Fourth Street to replace the bow windows with aluminum folding doors, demolish the pent roof, install a man door and replace the existing front*

brick façade with white brick or aluminum siding, and also install new gooseneck light fixtures and a new cabinet sign.

Sponsors: Amann, Laird; AYE: Amann, Callahan, Colón, Daniels, Kwiatek, Leon, 6.
Resolution 2026-138 passed.

11. ADJOURNMENT

The meeting was adjourned at 6:21 PM.

ATTEST:

Tad J. Miller
City Clerk