

BETHLEHEM CITY COUNCIL MEETING  
10 East Church Street - Town Hall  
Bethlehem, Pennsylvania  
Tuesday, April 15, 2025 - 7:00 PM

PLEDGE TO THE FLAG

1. ROLL CALL

The meeting was called to order by Vice President Rachel Leon. Present were Bryan G. Callahan, Grace Crampsie Smith, Hillary G. Kwiatek, Colleen Laird, Kiera Wilhelm, and Rachel Leon, 6; Absent was Michael G. Colón, 1.

Vice President Leon announced that President Colón will not be present this evening and that Mayor Reynolds is attending a World Heritage meeting and will join this meeting as he is able.

CITATIONS

Four retirees were recognized for their service to the City. Robert Brooks, a firefighter for 20 years, was present to receive his citation. He thanked the City for the opportunities afforded to him and his family and said he was proud to serve. Additionally, Thomas Yenca retired after 43 years in Mechanical Maintenance, Thomas Ackerman retired as Chief of Operations at the Waste Water Treatment Plant after 33 years of service, and Mark Correll retired after 33 years as a firefighter. Citations for these three will be mailed.

2. APPROVAL OF MINUTES

April 1, 2025

3. PUBLIC COMMENT

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

*Dissatisfied with Council*

Resident Arthur Curatola said he has been attending Council meetings for more than 40 years, but this may be his last. He praised some former Council members but said he “does not seem to be getting anywhere with this City Council”, so he will not attend anymore. Mr. Curatola was particularly upset about public comments that he made two years ago that he said were mischaracterized.

*Support WLVR/Recycling Concern*

Resident William Scheirer sought support for local radio station WLVR. He does not believe that the City financially supports the radio station but believes it should. The station is

losing money, and he called it a “precious resource.” Mr. Scheirer also stated a concern about his recycling container, which he found blown in the street by wind. He believes this occurred because the lid does not get placed back on the container after emptying. Mr. Scheirer believes those collecting the recyclables are not following the contract by not replacing the lids or else the contract does not specify that lids should be placed firmly on the receptacles. Either way, this should be looked into and rectified.

Vice President Leon announced that the following items have been pulled from tonight’s agenda: 6 E, 10 E (both concerning participation in the Northampton County Drug Task Force) and 9 A (a proposed zoning map amendment involving parcels at 8<sup>th</sup> Avenue and Martin Court). She announced this at this time in case Public Comment would be affected.

*“Take a Stance”*

Resident Harry Faber spoke against President Trump’s immigration actions as well as Israeli air strikes in safe zones. He said Council is complicit in these matters for not speaking out against them by not calling for change. Instead, Council approved a \$33,577 grant for use to purchase and install cameras at two intersections to increase surveillance over our own population.

*Undercurrent of Animosity*

Resident Stephen Antalics said there is a subtle undercurrent of animosity existing between Council and the public, including comments being heard tonight. One dedicated resident has stopped coming to meetings because she believes she was ignored. Mr. Antalics spoke of a day when City Council and the public many years ago acted as one. This no longer exists. Mr. Antalics held a copy of a 1993 letter from then-President of Council James Delgrosso to a resident responding to a comment made at a public meeting. This does not happen today. The only way to change this is to elect others on Election Day.

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

*Ms. Kwiatek*

Ms. Kwiatek referred to the comment about Council not communicating with residents in a more personal way such as sending letters. While she does not send letters, she has sent many emails to communicate with residents and has set up meetings and facilitated issues in speaking

with department heads on residents' behalf. She was frustrated to hear accusations of not doing her job as a Council member. She cited a meeting next week that she facilitated which will include Police Chief Michelle Kott and Public Works Director Michael in West Bethlehem to discuss concerns about a recent high-speed chase involving Pennsylvania State Police. In a different matter, Ms. Kwiatek complimented the recent Choice Neighborhoods Festival. This offered an opportunity for Marvine-Pembroke residents to see the new housing plan and offer input.

*Ms. Laird*

Ms. Laird noted that today is the tax filing deadline. It appears that the Keystone Collects website that is used by many local municipalities including Bethlehem to collect Earned Income Tax has experienced significant difficulties for 24 hours or so. She contacted someone at this firm's office who said they did not anticipate such volume and the ensuing website overload and crash. She was told she should mail her return to them. Ms. Laird was concerned about having this postmarked in time to meet the deadline. She wondered if the City was aware of the situation and received any different guidance as to what taxpayers should do.

Business Administrator Eric Evans said he was in touch with Keystone, which has had intermittent problems within the past two days. The City's website has forms as does the Tax Office at City Hall. He will follow up tomorrow.

Ms. Laird asked if, because of Keystone's difficulty, a grace period would be offered.

Mr. Evans said he would inquire.

Ms. Laird also noted the master planning project for all 40 of the City's parks known as 40 in 10. This is a great opportunity for residents to provide input. The response deadline is April 26. She encouraged public participation.

*Ms. Crampsie Smith*

Ms. Crampsie Smith offered support and condolences to Gov. Shapiro and his family for this week's arson fire at the Governor's Mansion. She condemned the actions.

## 6. COMMUNICATIONS

### A. *Grants Administrator, Community and Economic Development – Combined Greenway Trail Gap Construction – Livable Landscapes 2025*

The Clerk read a March 27, 2025 memorandum and attached Resolution from Lori Gilio, Grants Administrator for the Department of Community and Economic Development. Ms. Gilio seeks support to apply for a \$300,000 grant through Northampton County. This money would be used for trail gap construction of the Bethlehem Greenway.

Vice President Leon stated that Resolution 10A is on the agenda.

B. *Director of Health – 2025 22 Community Health Needs Assessment – Cedar Crest College*

The Clerk read a March 10, 2025 memorandum and proposed Resolution from Health Director Kristen Wenrich. The memorandum seeks authorization to execute an agreement with Cedar Crest College of Allentown, to provide a Community Health Needs Assessment. The cost is \$7,500, and the work is to be completed by December 31, 2025.

Vice President Leon stated Resolution 10 B is on the agenda.

C. *Director of Water and Sewer Resources and Director of Public Works – 2024 37 Sewer Model – Amendment – Remington & Vernick Engineers II, Inc.*

The Clerk read a March 26, 2025 memorandum and proposed Resolution from Director of Water and Sewer Resources Edward Boscola and Public Works Director Michael Alkhal. The memorandum seeks authorization to execute Amendment 1 to the Sewer Model Updates Engineering Service agreement with Remington & Vernick Engineers II, Inc. of Allentown. The amendment is for the consultant to provide professional engineering services to assist the City with programming and buildout of a computer model of the City's stormwater infrastructure. The cost of \$22,500 will be added to the original contract price of \$60,012 for a total cost of \$82,512. The estimated completion date is July 31, 2025. There are no renewals.

Vice President Leon stated Resolution 10 C is on the agenda.

D. *Director of Water and Sewer Resources – 2025 23 SL Inventory and LSLR Plan – Entech Engineering, Inc.*

The Clerk read an April 8, 2025 memorandum and proposed Resolution from Director of Water and Sewer Resources Edward Boscola. The memorandum seeks authorization to execute an agreement with Entech Engineering, Inc. of Reading to provide professional services to assist the City Water Department with a service line inventory and lead service line replacement planning in accordance with EPA and DEP regulatory requirements. The cost for the first year is \$88,900. Renewals are offered at \$134,300 for each of Years 2 and 3 and \$67,150 for a fourth year. There are no renewals. Six proposals were received. Entech Engineering was determined to be the best value.

Vice President Leon stated Resolution 10 D is on the agenda.

E. *City Solicitor – Northampton County Drug Task Force Agreement and Memorandum of Understanding (MOU)*

This matter was pulled from the agenda.

F. *City Solicitor – ArtsQuest – 2025 Levitt Pavilion Concert Series*

The Clerk read an April 9, 2025 memorandum from Solicitor John F. Spirk, Jr. with an attached Use Permit Agreement and a Resolution. The Permittee is ArtsQuest and the event is the 2025 Levitt Pavilion Concert Series. Concerts will be held Thursdays through Sundays May 15 through September 13 from 7:30 to 9:00 PM. The permit duration will be Thursdays through

Sundays from 3 PM until midnight with road closures on Fridays and Saturdays between 5 and 11 PM. The premises will include 1<sup>st</sup> Street from Founder's Way to the eastern terminus.

Vice President Leon stated Resolution 10 F is on the agenda.

G. *City Solicitor – ArtsQuest – 2025 SteelStacks Concert Series*

The Clerk read an April 9, 2025 memorandum from Solicitor John F. Spirk, Jr. with an attached Use Permit Agreement and a Resolution. The Permittee is ArtsQuest and the event is the 2025 SteelStacks Summer Concert Series. Concerts will be held on May 13, July 27, August 20, and Sept. 28 from 6:00 to 10:00 PM. The permit duration will be each of the four stated dates from noon until midnight. The premises will include 1<sup>st</sup> Street from Polk Street to the eastern terminus; and Founder's way between 1<sup>st</sup> and 2<sup>nd</sup> Streets.

Vice President Leon stated Resolution 10 G is on the agenda.

H. *City Solicitor – Kaleidoscope Collective – Steel City Fair*

The Clerk read an April 9, 2025 memorandum from Solicitor John F. Spirk, Jr. with an attached Use Permit Agreement and a Resolution. The Permittee is Kaleidoscope Collective, LLC with sub-Permittees named as the Redevelopment Authority of the City of Bethlehem and Christmas City Spirits, LLC. The event is the Steel City Fair, which will take place between 1:00 and 6:00 PM on May 3. The permit duration will be from 11:00 AM until 7:00 PM on May 3. The stated premises is the Nevin Place right-of-way and a specified West Walnut Street parcel, both of which are adjacent to the Sun Inn Courtyard.

Vice President Leon stated Resolution 10 H is on the agenda.

I. *City Solicitor – Star of Bethlehem Festival – Christmas City Wine Festival*

The Clerk read an April 9, 2025 memorandum from Solicitor John F. Spirk, Jr. with an attached Use Permit Agreement and a Resolution. The Permittee is the Star of Bethlehem Festival with sub-Permittees of Clever Girl Winery, The Colony Meadery, LLC, Grovedale Winery, Stone Farm Cellars & Vineyard, LLC, and Stone Lake Winery, LLC. The event is the Christmas City Wine Festival with event times and dates of 5-10 PM on May 16, 11 AM to 4 PM and 6 PM to 10 PM on May 17, and noon to 4:00 PM on May 18. The duration is May 14 to 20, and the premises is the Earl E. Schaffer Ice Rink.

Vice President stated Resolution 10 I is on the agenda.

J. *City Solicitor – Chamber – 2025 Live in the Garden*

The Clerk read an April 9, 2025 memorandum from Solicitor John F. Spirk, Jr. with an attached Use Permit Agreement and a Resolution. The Permittee is the Greater Lehigh Valley Chamber of Commerce, and sub-Permittees are Lost Tavern Brewing LLC, Franklin Hill Vineyards, Inc., Social Still, LLC and County Seat Spirits, LLC. The event is the 2025 Live in the Garden Concert Series. Concerts will be all Saturdays between May 10 and June 28 from 5:30-8

PM. The duration will be 4:00 to 8:30 PM on each of those dates, and the covered premises will be the Bethlehem Rose Garden and Bandshell.

Vice President Leon stated Resolution 10 J is on the agenda.

- K. *Director of Community and Economic Development – 2025 24 Complete Streets Bike Infrastructure – Kittelson & Associates, Inc.*

The Clerk read an April 9, 2025 memorandum and proposed Resolution from Laura Collins, Director of Community and Economic Development. The memorandum seeks authorization to execute an agreement with Kittelson & Associates, Inc. of Philadelphia to provide a City-wide Complete Streets Plan and a Bike Infrastructure Feasibility Study. The cost is \$249,883, and the work is to be completed by August of 2026. Nine firms responded to the City's RFP. Kittelson & Associates scored the highest on a committee review.

Vice President Leon stated Resolution 10 K is on the agenda.

- L. *Director of Health – Memo Budget Adjustment – Bethlehem Health Bureau – General Fund*

The Clerk read a March 24, 2025 memorandum with a proposed Ordinance from Health Director Kristen Wenrich recommending an addition of funds to the General Fund. The adjustment reflects \$1,800 received from a property owner to reimburse the City for on-site sewage work that exceeded the standard services provided by the City. Account # 001A-30800, Return and Allowances, will increase from \$311,500 to \$313,300 and Account # 0302-42060, Other Expenses, will increase from \$7,020 to \$8,820. The adjustment will amend the total General Fund Budget from \$113,008,137 to \$113,009,937.

Vice President Leon stated Ordinance 9 B is on the agenda.

- M. *Director of Community and Economic Development – Memo Budget Adjustment – Pembroke Choice Neighborhoods – General Fund*

The Clerk read an April 7, 2025 memorandum with a proposed Ordinance from Laura Collins, Director of Community and Economic Development. Ms. Collins recommends an addition of funds to the General Fund Budget. The adjustment reflects \$110,000 transferred from the City's Recreation Fee fund and will be spent as part of the Pembroke Choice Neighborhoods project. Account # 001A-30904, Escrow, will increase from \$293,851 to \$403,851 and Account # 0304-421980, Choice Neighborhood, will increase from \$298,313 to \$408,313. The adjustment will amend the total General Fund Budget from \$113,009,937 to \$113,119,937.

Vice President Leon stated Ordinance 9 C is on the agenda.

## 7. REPORTS

- A. *President of Council*

7A1. *Councilmanic Appointment – Karen D. Davison – Bethlehem Human Relations Commission*

President Colón appointed Karen D. Davison to the Bethlehem Human Relations Commission. The appointment is effective through March of 2026. Ms. Wilhelm and Ms. Laird sponsored Resolution 2025-057 to confirm the appointment.

Both Ms. Laird and Ms. Kwiatek spoke in favor of Ms. Davison's appointment.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Motion passed.

B. *Mayor*

Mr. Evans said he had nothing to report in the absence of Mayor Reynolds.

8. ORDINANCES FOR FINAL PASSAGE

8A. *Bill No. 20-2025 – Zoning Map Amendment – 11 and 15 W. Garrison St.*

The Clerk read Bill No. 20-2025 – Zoning Map Amendment, sponsored by Mr. Colón and Ms. Kwiatek and titled:

AN ORDINANCE OF THE CITY OF BETHLEHEM,  
COUNTIES OF LEHIGH AND NORTHAMPTON,  
COMMONWEALTH OF PENNSYLVANIA,  
AS AMENDED, KNOWN AS THE ZONING ORDINANCE  
OF THE CITY OF BETHLEHEM, PENNSYLVANIA, BY  
AMENDING THE CITY ZONING MAP.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, and Ms. Leon, 4; NAY: Ms. Crampsie Smith and Ms. Kwiatek, 2. Bill No. 20-2025, now known as Ordinance No. 2025-18, passed on Final Reading.

9. NEW ORDINANCES

9A. *Bill No. 21-2025 – Zoning Map Amendment – 8<sup>th</sup> Avenue and Martin Court*

This item was pulled from tonight's agenda.

9B. *Bill No. 22-2025 – Budget Adjustment – Bethlehem Health Bureau – General Fund*

The Clerk read Bill No. 22-2025 – Budget Adjustment – Bethlehem Health Bureau – General Fund, sponsored by Ms. Wilhelm and Ms. Laird and titled:

AN ORDINANCE OF THE CITY OF BETHLEHEM,  
COUNTIES OF LEHIGH AND NORTHAMPTON,  
COMMONWEALTH OF PENNSYLVANIA,  
AMENDING THE GENERAL FUND BUDGET FOR 2025.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. Bill No. 22-2025 passed on First Reading.

9C. *Bill No. 23-2025 – Budget Adjustment – Pembroke Choice Neighborhoods – General Fund*

The Clerk read Bill No. 23-2025—Budget Adjustment – Pembroke Choice Neighborhoods – General Fund, sponsored by Ms. Wilhelm and Ms. Laird and titled:

AN ORDINANCE OF THE CITY OF BETHLEHEM,  
COUNTIES OF LEHIGH AND NORTHAMPTON,  
COMMONWEALTH OF PENNSYLVANIA,  
AMENDING THE GENERAL FUND FOR 2025.

Ms. Kwiatek asked Ms. Collins to explain the Early Action Project for the Choice Neighborhoods project.

Ms. Collins said this funding is part of the \$500,000 grant from the federal Department of Housing and Urban Development for the Choice Neighborhoods planning project. HUD has asked that the City invest \$150,000 for physical improvements to the project area. The idea is to be responsive to some of the community needs that have been voiced and show commitment to starting the project. The HUD money will improve pedestrian access to \$110,00 being used from recreation fees to provide safe access to a park that will serve the Marvine-Pembroke area.

Vice President Leon noted that she serves on the Bethlehem Housing Authority Board. Since this agenda item involves a BHA matter, she asked Council Solicitor Stephanie Steward whether she should abstain from this vote.

Solicitor Steward said that Vice President Leon would not financially gain from the results of this vote, so there is no need to recuse herself.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. Bill No. 23-2025 passed on First Reading.

10. RESOLUTIONS

A. *Approve Resolution – Combined Greenway Trail Gap Construction – Livable Landscapes 2025*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-058 that authorized and directed to execute all application forms necessary to apply for a Livable Landscapes Grant through Northampton County for trail gap construction of the Bethlehem Greenway and that the Mayor and Controller are authorized to execute such other agreements and documents as are deemed to be necessary and/or related thereto.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Resolution passed.



B. *Approve Resolution – 2025 22 Community Health Needs Assessment – Cedar Crest College*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-059 that authorized to execute an Agreement with Cedar Crest College to provide a Community Health Needs Assessment.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Resolution passed.

C. *Approve Resolution – 2024 37 Sewer Model – Remington & Vernick Engineers II, Inc.*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-060 that authorized to execute an Agreement with Remington & Vernick Engineers II, Inc. to provide additional engineering services to assist the City with programming and buildout of a computer model of the City's stormwater infrastructure.

Ms. Laird asked for additional information about the change in scope to this project.

Mr. Alkhal said the City previously contracted to create the sanitary sewer model. The change order will add a stormwater sewer model as well.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Resolution passed.

D. *Approve Resolution – 2025 23 SL Inventory and LSLR Plan – Entech Engineering, Inc.*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-061 that authorized to execute an Agreement with Entech Engineering, Inc. to assist the City with a service line inventory and lead service line replacement planning.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Resolution passed.

E. *Approve Resolution – Northampton County Drug Task Force Agreement and Memorandum of Understanding (MOU)*

This item was pulled from tonight's agenda.

Vice President Leon noted that the next several agenda items pertain to Use Permit Agreements and said that she would entertain a motion to group consideration. Ms. Kwiatek made a motion, seconded by Ms. Wilhelm, for items 10 F through 10 I to be considered as a group.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Motion passed.

F. *Approve Use Permit Agreement – ArtsQuest – 2025 Levitt Pavilion Concert Series*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-062 that authorized to execute a Use Permit Agreement with ArtsQuest for the 2025 Levitt Pavilion Concert Series.

G. *Approve Use Permit Agreement – ArtsQuest – 2025 Steelstacks Concert Series*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-063 that authorized to execute a Use Permit Agreement with ArtsQuest for the 2025 SteelStacks Concert Series.

H. *Approve Use Permit Agreement – Kaleidoscope Collective – Steel City Fair*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-064 that authorized to execute a Use Permit Agreement with Kaleidoscope Collective for the Steel City Fair.

I. *Approve Use Permit Agreement – Star of Bethlehem Festival – Christmas City Wine Festival*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-065 that authorized to execute a Use Permit Agreement with Star of Bethlehem Festival for the Christmas City Wine Festival.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. Resolutions 10 F through 10 I passed.

J. *Approve Use Permit Agreement – Lehigh Valley Chamber of Commerce – 2025 Live in the Garden*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-066 that authorized to execute a Use Permit Agreement with the Lehigh Valley Chamber of Commerce for 2025 Live in the Garden.

Ms. Wilhelm advised that she will recuse herself from this vote because she will be a performer participating in this series and would profit as a result.

Voting AYE: Ms. Laird, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 5; ABSTENTION: Ms. Wilhelm, 1. The Resolution passed. (Ms. Wilhelm's Conflict of Interest Form is attached to the original set of minutes.)

K. *Approve Resolution – 2025 24 Complete Streets Bike Infrastructure – Kittelson & Associates, Inc.*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-067 that authorized to execute an Agreement with Kittelson & Associates, Inc. to provide additional engineering services to provide a City-wide Complete Streets Plan and a Bike Infrastructure Feasibility Study.

Ms. Kwiatek was pleased to see that the Complete Streets means “complete streets” meaning that this project not only plans for pedestrians and cyclists but also for those with disabilities, the elderly, small children and all with special concerns.

Ms. Crampsie Smith noted the \$10 million funding from the state that has been earmarked and asked if the City has received this money or been guaranteed it will.

Ms. Collins said the City is still waiting. This money was subject to a federal Executive Order and is under review at the state Department of Transportation. City efforts have continued on elements that do not incur costs. This would make the project more ready to go if approval is received.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Resolution passed.

*L. Certificate of Appropriateness – HARB – 442 High Street*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-068 that authorized to replace an existing slate roof with GAF Slateline asphalt shingles in the Antique Slate color, rebuild two brick chimneys on the North and South ends of the ridge on the main roof, repair spalling brick and deteriorated mortar, repair soffits, fascias, wood window frames & sash, wood siding, wood doors, and wood shutters.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Resolution passed.

*M. Certificate of Appropriateness – HARB – 25 East Wall Street*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-069 that authorized to replace the existing roof shingles at the rear of the existing home with GAF Slateline shingles in the Antique Slate color.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Resolution passed.

*N. Certificate of Appropriateness – HARB – 408 High Street*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-070 that authorized to replace the existing roof shingles with GAF Slateline shingles in the Antique Slate color and replace the existing gutters with half round gutters and round downspouts.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Crampsie Smith, Ms. Kwiatek, and Ms. Leon, 6. The Resolution passed.

*O. Certificate of Appropriateness – HARB – 555 Main Street*

Ms. Wilhelm and Ms. Laird sponsored Resolution No. 2025-071 that authorized to construct additional stories above the existing building.

Ms. Crampsie Smith said she respects the recommendation of the Historical and Architectural Review Board to recommend granting a COA but the Board noted in its letter that this amended project does not meet several elements of the Secretary of Interior guidelines for an addition to an historic building. Those noted concerns were that an addition shall not be visible from the right-of-way, construction materials and colors shall be harmonious with the existing building, a rooftop addition is not appropriate for a one-, two-, or three-story building, and a

rooftop addition shall not be more than one story in height. She would like further clarification from HARB as to why it would recommend granting a COA despite the noted shortcomings.

Ms. Kwiatek believed this outcome exemplified the approval process. The original COA request was denied and then the developer worked with the Board to refine the design and reach a satisfactory outcome. HARB's eventual vote to recommend approval included two no votes, but she noted that some of the positive votes came from members who have been tough on developers in the past. That was persuasive.

Ms. Wilhelm observed that many of the Secretary of Interior guidelines have been met and added that if someday the addition elements were to be removed, the original structure would be largely unchanged, as is one of the guidelines. She also believed there would be minimal visual impact from Main Street. She commended the developer for working with HARB and encouraged him to similarly work with the City on his proposed project of a few years ago, the Riverport Marketplace.

Ms. Crampsie Smith made a motion to return this COA request to HARB to explain why five of the nine Secretary of Interior guidelines are not met despite recommended approval. The motion died for lack of a second.

Vice President Leon asked the Clerk to call the roll on granting a COA as recommended by HARB.

Voting AYE: Ms. Laird, Ms. Wilhelm, Mr. Callahan, Ms. Kwiatek, and Ms. Leon, 5; NAY: Ms. Crampsie Smith, 1. The Resolution passed.

11. ADJOURNMENT

The meeting was adjourned 8:14 PM.

ATTEST:

Tad J. Miller  
City Clerk