



## MINUTES

### **Borough of Ambridge – Meeting of Borough Council**

Council Chambers

Tuesday, May 10th, 2022 – 6:30 PM

#### **I. Call to Order / Roll Call**

Present: Mayor McCoy  
Ms. DeVincent  
Mr. Dunn  
Mr. Gill (by phone)  
Ms. Gilliam  
Mrs. Miller  
Mrs. Tessaro

Also present: Mr. Leone, Chief Larrick, Solicitor Chesney, Engineer Brunner/NIRA

Absent: Mr. Cafarelli  
Chief DeLuca

#### **II. Invocation – Mrs. Barb Costa, Trinity School for Ministry**

#### **III. Pledge of Allegiance**

#### **IV. Presentations – Swearing in of new Fire Chief: Donnie Larrick Jr. Swearing in of new Assistant Fire Chief: Dave Gorecki**

#### **V. Public Comment on/off Agenda Items (5 minutes per speaker)**

**Anne Bacher 956 Beaver Road** – On behalf of the Planning Commission, she attended the February workshop to discuss possibility to hire a planning consultant to look over zoning map and Comprehensive Plan. Proposing moving forward with ordinance changes that were proposed in 2019. At April 2022 Planning Commission meeting they voted to make recommendations to Council. Recommending make any parcels (except for Ambridge Regional Center) on the east side of 65 to have map updated to commercial from industrial.

**Dennis Lopic** - spoke about Bed & Breakfast and hotel licensing - Concerned about people (about a dozen) not getting registered to rent properties and in areas that it would not be permitted by Zoning; 5% hotel tax for short term accommodation. AirBnB incident in Pittsburgh - not permitted properly or properly regulated. Requesting we check into unregulated accommodations that are not contributing to the Borough. Ms. DeVincent asked about what he is referring to (people staying for 30 days or so). Mr. Lopic stated you are allowed to rent a room for 30 days or more under Landlord/Tenant laws; 30 days or less fall under the Hotel laws. Mrs. Miller asked Solicitor Chesney if other municipalities regulate AirBnBs; Mr. Chesney indicated it depends on their zoning ordinance.

**Rob Cermak 1209 Church Street** - Alleys between 12th and 13th street; stated these alleys are used a lot. Mr. Leone and Mr. Brunner stated that they will be starting on that project in the next month or so.

**Patricia Krupa 287 Wagner Avenue** - Asked if anyone looked at the sinking slab in the street. Also, street sweeping on Wagner. Mrs. Tessaro asked if there are street sweeping signs on that street garbage cans out. Asked about paving Wagner Avenue, Mr. Brunner stated not getting paved this project, but it may be in the future. Mrs. Miller asked why it hasn't been done since this resident was

here before; Mr. Leone stated that in the past there were petitions back in the day for streets not to be swept. Mr. Leone stated he has a list of all the streets that are not swept/signed due to parking (more than half the town for one reason or another). Mrs. Miller advised to have Wagner Avenue swept and asked Ms. Krupa if it is not swept to let the Borough know. Mrs. Tessaro indicated that the Borough would also look into the garbage situation.

**Kathleen Sabol - owner of 501/503/515/517 Glenwood Avenue** - Mrs. Sabol asked for an update on the properties; stated she lost \$27,000 in rent since fire happened April 4th 2021. Tenant at 505 has stopped paying rent in January 2022 because of what the properties around her look like. Very upset about the properties. She stated that she is calling the press if the Borough doesn't do something about this. Mr. Chesney stated that there are complex problems that won't be solved overnight. Mr. Chesney has stated that he has spoken to her attorney and is trying to resolve the problems as fast as we can.

**Ted Chapman 97 12th Street** – Live in Historic District. Complaint about trees on Church Street and 12<sup>th</sup> Street. Tree branch fell onto son's car. Would like a call back to residents when they call the office. Dead trees with termites around 97 12th street. Corner of 12th and Church next to green house near White house with columns. Mr. Leone stated we may have been looking at the wrong tree and will make the effort to further investigate.

**GEM -Nakeisha Gilliam and Denise Lindsey** wanted to introduce themselves and provide information for their new learning center in town located at 1693 Merchant Street. They will be hosting open house tours May 20th and 27th. Visit their website at [Graduallyempoweringminds.com](http://Graduallyempoweringminds.com) for program information. Mrs. Tessaro welcomed them and thanked them for opening in Ambridge.

**Stan Williamson 70 15th Street** - Concerned about garbage and has suggestions - Don't come to Council, go to CCBA.

**VI. Approval of Previous Meeting's Minutes**

- April 12<sup>th</sup> Regular Meeting

Discussion: Mr. Gill asked to have amendment on item 8 to mention that the Mayor also said he would like to be involved in Police contract negotiations, but Mrs. Tessaro stated that the Mayor mentioned that under his report and it is noted in the Minutes in that section

Motion by Mrs. Miller to accept the minutes from the April 12, 2022, Regular Council Meeting; seconded by Mr. Dunn.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	Yes		
Mayor McCoy		<b>Motion Carried</b>	<b>6-0</b>

**VII. Approval to ratify and pay the Bills and Expenses:(For the month of May)**

- |                                     |                     |                    |
|-------------------------------------|---------------------|--------------------|
| 1. General Fund                     | Unpaid: \$70,370.40 | Paid: \$143,800.16 |
| 2. Grants / Special Project Fund    | Unpaid: \$0.00      |                    |
| 3. Recreation Fund                  | Unpaid: \$0.00      | Paid: \$0.00       |
| 4. 2021 Capital Note                | Unpaid: \$5,902.40  |                    |
| 5. Escrow Fund                      | Unpaid: \$0.00      |                    |
| 6. Police Pension Fund              | Unpaid: \$0.00      |                    |
| 7. Service Employees Pension Fund   | Unpaid: \$0.00      |                    |
| 8. Firemen's Pension Fund           | Unpaid: \$0.00      |                    |
| 9. Drug Investigation Fund          | Unpaid: \$0.00      |                    |
| 10. Fire Apparatus Replacement Fund | Unpaid: \$0.00      |                    |

Motion by Mrs. Miller to ratify and approve payment of bills; seconded by Mr. Dunn.

Council	Vote		Council	Vote
Mr. Cafarelli			Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Mrs. Tessaro	Yes
Mr. Gill	No			
Mayor McCoy			<b>Motion Carried</b>	<b>5-1</b>

### VIII. Consent Agenda

*Those matters included under the consent agenda are self-explanatory and are not expected to require further review or discussion. Items will be enacted by one motion. If discussion is desired by any member of Council, that item must be removed from the consent agenda and considered separately.*

- **Motion to approve 3 Items listed on the Consent Agenda.**

1. Borough Financial Report - acknowledge receipt of the Borough Treasurer's Report for May 2022.
2. Road Closure request on 14<sup>th</sup> Street and New Economy Drive on June 3<sup>rd</sup> & 4<sup>th</sup> for the Soap Box Derby.
3. Request for permission from Head Start of Beaver County to hang 2 banners; one for promoting their Early Childhood Services, and one for employment opportunities.

Motion by Mr. Gill to approve 3 items listed above on the Consent Agenda; seconded by Mr. Dunn.

Council	Vote		Council	Vote
Mr. Cafarelli			Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Mrs. Tessaro	Yes
Mr. Gill	Yes			
Mayor McCoy			<b>Motion Carried</b>	<b>6-0</b>

### IX: New Business

1. Consider Action to Authorize the Borough Solicitor and Borough Manager to negotiate and sign the Streetscape Design and Engineering Contract with consultant Stormberg Garrigan and Associates. Motion by Mrs. Miller to authorize the Borough Solicitor and Borough Manager to negotiate and sign the Streetscape Design and Engineering Contract with consultant Stormberg Garrigan and Associates; seconded by Ms. DeVincent.

Council	Vote		Council	Vote
Mr. Cafarelli			Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Mrs. Tessaro	Yes
Mr. Gill	Yes			
Mayor McCoy			<b>Motion Carried</b>	<b>6-0</b>

2. Consider Action for the Approval of retaining the Grant Consulting firm of KSA Group in the amount of \$3,500.00 on a month-to-month basis contract.

Motion by Mr. Dunn to table vote/discussion until Workshop Meeting; seconded by Mr. Gill.

Council	Vote		Council	Vote
Mr. Cafarelli			Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Mrs. Tessaro	Yes
Mr. Gill	Yes			

Mayor McCoy		<b>Motion Carried</b>	<b>6-0</b>
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3. Consider Action to Award the high bid for the Ford F-650 Dump Truck in the amount of \$17,100.00 to Chuck Schredder.

Motion by Mrs. Miller to award the high bid for the Ford F650 Dump Trick in the Amount of \$17,100.00 to Chuck Schredder; seconded by Mr. Dunn.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	Yes		
Mayor McCoy		<b>Motion Carried</b>	<b>6-0</b>

4. Consider Action for Approval to advertise for Full-time and Part-time to recertify the Borough's Police Civil Service Eligibility List.

Motion by Mr. Gill to advertise for Full-time and Part-time to recertify the Borough's Police Civil Service eligibility list; seconded by Mr. Dunn.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	Yes		
Mayor McCoy		<b>Motion Carried</b>	<b>6-0</b>

5. Consider Action to Approve establishing the K-9 Officer Program per Chief DeLuca's recommendation with an approximate \$200.00 a month cost, which would be deferred with Councilperson DeVincent's stipend donation of \$100.00 all other costs to be covered by Grant funding and additional fund-raising efforts.

Discussion: Mr. Gill asked about the stipend from Ms. DeVincent not being a total of \$100.00; Mr. Leone stated it will be \$100.00 because it won't be taxed. Mr. Gill asked if grants awarded with help of KSA will be used for the K-9 Officer Program; Mr. Leone stated Chief DeLuca has outside places for grants. Mr. Gill asked about fundraising; Mr. Leone stated the Police Department has fundraisers in mind. Mr. Gill asked about cost to the Borough; Mr. Leone stated \$200.00 monthly and yearly insurance plus vehicle.

Motion by Ms. DeVincent to approve establishing the K-9 Officer Program per Chief DeLuca's recommendation with an approximate \$200.00 a month cost, which would be deferred with Councilperson DeVincent's stipend donation of \$100.00 and all other costs to be covered by Grant funding and additional fundraising efforts; seconded by Mrs. Miller.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	No		
Mayor McCoy		<b>Motion Carried</b>	<b>5-1</b>

6. Consider Action to increase the pay rate of Police Clerk Leslie Basalyga to \$17.00 with increased Payroll responsibilities, ticket collections, and cleaning of the Station per Chief of Police and Borough Manager's recommendations.

Discussion: Mr. Gill asked about payroll responsibilities being her responsibility even after we hire someone for the front office: Mr. Leone stated there will now be three people totally trained for payroll. Mr. Leone stated we are hoping to make things more automated, and she will be responsible

for checking to make sure things are input correctly. Mrs. Miller stated that the most complex payroll is the Police Department. Mr. Leone stated he would like both front office employees to be trained on payroll.

Motion by Mrs. Miller to increase the pay rate of Police Clerk Leslie Basalyga to \$17.00 with increased payroll responsibilities, ticket collections, and cleaning of the Police Station per Chief of Police and Borough Manager’s recommendations; seconded by Mr. Dunn.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	Yes		
Mayor McCoy		<b>Motion Carried</b>	<b>6-0</b>

7. Consider Action for the Approval to purchase Laptops with the ARP grant funds for the purpose of insuring Council’s capabilities for remote Zoom meeting capabilities, and additional benefit will be a reduction in future copying and paper costs.

Motion by Ms. DeVincent to approve the purchase of laptops with ARPA funds for the purpose of insuring Council’s capabilities for remote Zoom meetings, and additional benefit will be a reduction in future copying and paper costs; seconded by Mrs. Miller.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	No		
Mayor McCoy		<b>Motion Carried</b>	<b>5-1</b>

8. Consider Action to Cancel the May 24<sup>th</sup> Workshop Meeting due to there not being a quorum with Council members attending the PSAB Conference. Change motion to cancel May 24<sup>th</sup> meeting and readvertise for May 31<sup>st</sup>.

Motion by Mrs. Miller to cancel the May 24<sup>th</sup> Workshop meeting and reschedule and advertise for May 31, 2022; seconded by Mr. Dunn.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	Yes		
Mayor McCoy		<b>Motion Carried</b>	<b>6-0</b>

### ***Committee Reports***

1. Public Safety Committee

Mr. Dunn stated there was a meeting with Mr. Leone and Chief Deluca - discussed painting lines by Creekside Springs where trucks are parking too close to the stop signs and people parking too close or on top of the curbs. Mrs. Miller stated that she thinks if you don't park on the curb, would a firetruck fit through. Mr. Leone stated to start with painting the yellow lines. Mr. Dunn to put the curb issue on his next public safety meeting. Mrs. Tessaro stated it would be great if we would figure out a way to get more parking lots in town in residential areas.

2. Mayor’s Report

Mayor McCoy commended the Police Department on apprehension of the criminals breaking into the cars in a quick time. Wanted everyone to know that if they see something, report it and it will be anonymous. Stated the Police Department does a great job in our town and he is proud!

3. Code Committee

Final notices sent this month for commercial properties. High grass started May 2nd. Housing inspections conducted and re-inspections will be done later this year.

4. Public Works Committee

No report due to Mr. Cafarelli being absent. Nothing from others on the Committee.

5. Parks and Recreation Committee

Mrs. Miller stated there was no meeting, but she did walk the parks and was frustrated with 8th Street Park and sent email to Parks and Recreation Committee as well as Mr. Cafarelli and Mr. Leone. There is graffiti on park equipment and wants things power washed; mulch didn't look to be done and needs to be higher for the slide; benches and baby swing need attention. Borough Park has one piece of equipment needs re-bolted and park needs re-mulched; inspected the facilities -- all in good order. Mr. Leone stated that parts came in last week for the equipment. Mrs. Miller stated the pavilion needs power washed also.

6. Finance Committee

No report.

7. Engineer's Report

Meeting this morning with contractor for Road Program, looking to get started in the next month or so. Also, looking to start planning the Borough garage and salt shed project.

8. Manager's Report

Mostly items have already been discussed. Awaiting possible award for EPA grant - primarily the brownfields in the areas. Hoping to leverage some funds for zoning and repurposing properties.

**X. Official Report**

Motion by Mr. Gill to accept Official Reports; seconded by Ms. DeVincent.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	Yes		
Mayor McCoy		<b>Motion Carried</b>	<b>6-0</b>

**XI. Other Unfinished Business**

Motion by Mrs. Miller to authorize Friend Surface Solutions to repair the catch basin at the intersection of 11th Street and Beaver Road in the amount of \$8,800.00; seconded by Ms. DeVincent.

Council	Vote	Council	Vote
Mr. Cafarelli		Ms. Jones-Gilliam	Yes
Ms. DeVincent	Yes	Mrs. Miller	Yes
Mr. Dunn	Yes	Mrs. Tessaro	Yes
Mr. Gill	Yes		
Mayor McCoy		<b>Motion Carried</b>	<b>6-0</b>

**XII. Adjournment**

Motion for adjournment by Mrs. Miller; seconded by Ms. Gilliam

**NEXT MEETING OF BOROUGH COUNCIL:**

Workshop Meeting: **May 24<sup>th</sup>, 2022 at 6:30 PM (Cancelled); reschedule for May 31, 2022 at 6:30 p.m.**

Regular Meeting: **June 14<sup>th</sup>, 2022 at 6:30 PM**

**Announcements:**

Reminders:

Primary Election is Tuesday May 17<sup>th</sup>

Borough Office will be closed on Monday, May 30th in observation of Memorial Day.