



## MINUTES

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

Council Chambers

Tuesday, May 31st, 2022 – 6:30 PM

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

Present: Mayor McCoy

Mr. Cafarelli

Ms. DeVincent

Mr. Dunn

Mr. Gill

Ms. Gilliam

Mrs. Miller (by phone)

Mrs. Tessaro

Also Present: Borough Manager Leone, Chief DeLuca, Chief Larrick

#### **II. Invocation – Mayor McCoy**

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

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

**Anne Bacher – 956 Beaver Road** on behalf of Planning Commission, providing recommendations on changing zoning from industrial to commercial. Wanted to address some concerns that she hears: why are we doing this? Planning feels they continue to get proposals for industrial use for these parcels; would like to keep these industrial. Type of businesses from coming to these areas. Solicitor to write up language that would then go to the County. Thirty days of notice and letters sent and signs on parcels to show we are in the process of changing. Public hearing for people to come and speak their thoughts. Engineer says probably \$200.00 to change map. Advertisings and stenographer, if wanted, for hearing would be cost to the Borough. Mrs. Tessaro asked if there are any operating businesses in these industrial properties; Mrs. Bacher states nobody is operating industrially in these spaces at this moment. Mr. Leone stated he appreciates Mrs. Bacher's passion and hard work on the Planning Commission. Council may need to engage a Planning Consultant and/or Environmental Consultant. He stated we need to know more information because Centria may not agree to re-zoning while they own the property because it may devalue their property if re-zoned. Mr. Leone stated Council needs to discuss with Solicitor and see what costs Council would be looking at. Mrs. Bacher stated the Comprehensive Plan should be reworked every ten years and it has been closer to 20 years. Both Comprehensive Plans have stated that they don't want any industrial use abutting residential properties.

**Mike Mikulich – 940 Ohioview Avenue.** Asked about no parking on 9<sup>th</sup> and Ohioview. Mr. Leone stated a resident called to complain about parking on 9<sup>th</sup> Street where it is designated no parking. Mr. Leone stated he pulled the ordinance, and it clearly states no parking on 9<sup>th</sup> Street on the North side to Kennedy Drive. Also concerned about people parking on the sidewalks. Yellow line on 10<sup>th</sup> will be removed. Mr. Mikulich suggested yellow line on curve by the bridge? Mr. Leone stated we

are waiting on yellow line paint to come in and there will be an aggressive painting effort toward painting the applicable yellow lines in the Borough to encourage compliance.

**Denis Lopic – 1427 Church Street** – Waiting on Ms. Gilliam for a call when discussion of trucks on 13<sup>th</sup> and Church Streets cutting through Historic District. Mr. Leone stated there hasn't been any discussion yet. Mr. Lopic also inquired about the illegal AirBnBs. Mayor McCoy stated it is on national mapping to take that route, and if nobody calls to say they shouldn't do that, then they don't know. Mayor McCoy asked if he has called the police to report this. Mr. Gill stated how can we ticket if the GPS takes them there. Chief DeLuca stated it is hard to tell if they are going to do a local delivery without following the truck all the way through town. It's the first he's heard about five dozen trucks coming through. Mayor McCoy stated we need the help of the citizens to know these things.

**V. New Business**

1. Consider Action to Discuss/Motion KSA Consulting Agreement—Tabled/Add to June Agenda.  
Discussion: KSA Consulting represents many municipalities and stated there is a lot of money flowing through Harrisburg right now. KSA Consulting represents big businesses as well as municipalities. KSA discussed some of the possible grants available at this time; one closing at end of July. Welcome to speak to any of their clients. Mr. Cafarelli asked who their biggest client is; KSA stated Urban Outfitters, also some Health Systems. Mrs. Miller is concerned with how we know how long it will take to get a grant. KSA stated that putting grant work together may take 6-9 months down the road. Mrs. Miller asked what the least amount and most amount; KSA stated \$3,000,000, \$5,000,000-10,000,000 within the last six months. Mrs. Miller asked if KSA completes the grant they are working on if we cancel the contract. Mayor McCoy mentioned a community center for elderly people; KSA stated they can go after grants for that (not necessarily for seniors). Mr. Gill asked if there is an average amount of grants they go after per month; KSA stated that now is the time to go after the money and they will be hitting hard. KSA stated that the Borough would be responsible for any State fees for the grants. Solicitor Chesney has reviewed the contract.

2. Consider Action to Discuss/Motion SGA Agreement—Tabled.

3. Consider Action to re-hire Marilyn Sheleheda as a part-time/temporary/as-needed Administrative Secretary until the Borough retains a full-time Secretary replacement.  
Discussion: Mr. Cafarelli asked if Marilyn would be able to break in the new person when we hire. Mayor McCoy asked if Mr. Leone needs her; Mr. Leone stated yes.  
 Motion by Mr. Cafarelli to re-hire Marilyn Sheleheda as part-time/temporary/as-needed Administrative Secretary; seconded by Mrs. Tessaro.

<b>Council</b>	<b>Vote</b>	<b>Council</b>	<b>Vote</b>
Mr. Cafarelli	Yes	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>7-0</b>

4. Consider action to Approve and sign the Housing Authority of the County of Beaver for Special Police Services.

Discussion: Mr. Gill asked about the bedbug problem at the Towers. Chief Larrick stated they had started inspections in April and during exterior or common areas, there were bedbugs and cockroaches present so the inspection ended. Chief Larrick stated he will call them this week and Mr. Leone stated he will call the Director.

Motion by Mr. Dunn to approve and sign the Agreement with the Housing Authority of Beaver County for Special Police Services; seconded by Mrs. Miller.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		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>6-1</b>

5. Consider action to Discuss/Motion to Approve full-page program ad in the amount of \$100.00 for the Beaver County Sports Hall of Fame.

Discussion: Mr. Cafarelli asked when the event is scheduled; August 28, 2022.

Motion by Mr. Gill to approve a full-page program ad for \$100.00 for the Beaver County Sports Hall of Fame.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		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>7-0</b>

6. Consider action to Discuss/Motion the Approval of the Berkheimer Per Capita Collection Contract.

Discussion: Mr. Leone stated that the Per Capital Tax used to be collected by our Tax Collector. The Ambridge School District recently switched to Berkheimer to collect this tax on their behalf. It doesn't make sense to have two people collecting these taxes.

Motion by Ms. DeVincent to contract with Berkheimer to collect Per Capita Tax on behalf of the Borough; seconded by Mr. Dunn.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		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>7-0</b>

## VI. Other Unfinished Business

1. Glenwood Avenue fire damaged properties – Demolition Question

Discussion: Mr. Gill asked when it will start; Mr. Leone stated he will call the demolition company and get it started. Mrs. Tessaro mentioned the only concern when speaking to Solicitor Chesney was getting waivers from property owners surrounding the demolition. Mr. Cafarelli suggested that the demolition company should be responsible for sidewalk repairs/replacement if damaged during demolition.

Motion by Mr. Gill to proceed with contracting the demolition for the Glenwood Avenue fire properties because of the immediate risk to the residents of Ambridge Borough and surrounding properties as evidenced by the Borough Engineer and Code Enforcement opinions; seconded by Mr. Dunn.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		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>7-0</b>

2. Repository Properties Question

Discussion: Mr. Leone stated that he received another new inquiry but was not given any input on what the person wants to do with that property. Solicitor Chesney will continue to investigate a uniform policy hopefully for the June meeting.

3. Mayor McCoy asked about a plaque for Mike Lucci; Mrs. Tessaro stated we were not sure who to contact to accept the plaque.
4. Mr. Leone wanted to confirm that Chief DeLuca can send letter regarding the radios.
5. Mr. Cafarelli made an announcement regarding the Catholic Churches merging to create a new parish on July 1, 2022.
6. Mr. Gill asked about Olive Lane and Pine Street property that is neglected and asked that the Borough cut the grass at these properties. Mr. Cafarelli added Wilson Avenue property also. Mr. Leone stated we can put a lien on the property.
7. Ms. Gilliam reminded about the program from Career Link and asked Mr. Leone to call them.
8. Mr. Dunn asked about Committee Reports being on Workshop Meeting Agendas to discuss items to be voted on at next regular meetings. We will start putting Committee Reports on our Workshop Agenda.
9. Mr. Dunn asked what the Chief should do about no parking on sidewalks and in alleys and other signed areas. Mr. Dunn asked if PennDot to assist with funding to help with solution to parking problem. Mrs. Miller stated if we decide to start enforcing no parking on sidewalks, we need to put out a press release prior to doing so. Mr. Leone will reach out to PennDot to see if there is anything they have planned in the future to do anything on SR989/Duss Avenue. Mr. Leone stated it is our duty to uphold the ordinances. Mrs. Gilliam stated that as a courtesy we should notify them they will be ticketed in the future. We can look at the ordinance, but we took an oath of office to enforce the ordinances.

**VII.** Adjournment 8:18 p.m.

Motion to adjourn by Mr. Gill; seconded by Ms. Gilliam

NEXT MEETING OF BOROUGH COUNCIL: Regular Meeting: 6/14/2022 – 6:30 p.m.