



## **MINUTES**

### **Borough of Ambridge – Regular Meeting of Borough Council Executive Session 6:00 Personnel**

**Tuesday, March 14th, 2023 – 6:30 PM**

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

**Present:** Mr. Cafarelli  
Mr. Dunn  
Mr. Gill (via phone)  
Ms. Gilliam  
Mrs. Miller  
Ms. Tessaro

**Also Present:** Mario Leone (via phone) Fire Chief Larrick, Chief DeLuca, James Brunner/NIRA, Solicitor Chesney, Kim Killian

**Absent:** Ms. DeVincent, Mayor McCoy

#### **II. Invocation:** Pastor Rick Thornhill, New Hope Community Church

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

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

**V. Vince Pisano – 1613 Church Street** – Presently sits on the Water Authority Committee, asked as to how Council developed the process to put these people on the Committees. Ms. Tessaro stated that we do have an application that we take and sometimes if there's people already on the board and already experienced and already doing the work, they sometimes get picked over people who don't have the experience. Mr. Pisano then asked a question on invoices as to in January we paid Jet Jack \$250,000.00 to fix the catch basins. Are they bonded? James Brunner stated they are bonded and far as the "right to know" I have no problem providing those, even the applications they submitted, it itemizes exactly the work that was done. Mr. Pisano asked if the Council look at those before they issue payment? Mr. Brunner stated yes, it's reviewed by Council. Mr. Pisano stated that it appears that these decisions to pay are made behind closed doors and the public doesn't comment on it. Ms. Tessaro stated that we don't look at invoices in Executive Session. There are only certain things allowed to discuss in Executive Session, personnel, real estate, legal matters, things like that. Invoices are in our packets we get. James sends a letter stating that everything looks good on their end engineering-wise and recommends that we move forward. We review it to make sure it makes sense with the money we say to spend on it and vote on it in a public meeting. The seven of us are not allowed to meet outside of this room with the public. Mr. Pisano said that the public doesn't know what you're paying for. Ms. Tessaro indicated that if they came to the meetings they would know what we are paying for. Mr. Pisano asked if we have a website that we put that on. Ms. Tessaro stated that the Minutes are posted on the website. Solicitor Chesney stated that he is adamant about following the Sunshine Act; does not allow Council to go off topic, warns them what the law is even when it comes to little things. When it comes to the finances of the Authority you should look to the auditor because that's the person who should discover issues.

**Denise Duncan – 2621 Sunset Avenue, Harmony Township** – Ms. Duncan was notified recently that the logging in Walter Panek Park had been tabled. Has a decision been made in that yet. Ms.

Tessaro responded no; nothing has been discussed since that meeting. Ms. Duncan expressed her concerns about the future of logging in the park. Ms. Tessaro stated that all of our votes are public. Mrs. Miller stated as Parks and Recreation Chair I promise you one of things we are looking into is utilizing more of the space in Borough Park. The logging is on the back burner, we are not pursuing anything right now.

**Curt Friehs – 825 Kerr Street** – Mr. Friehs commented about the roof project on Laughlin Library. He stated that the Library Director is doing a great job and getting a Keystone Grant is not an easy thing. He then stated that he supports green energy; has an electric car. He brought some literature regarding the Driving PA Forward program. Mr. Leone advised that the Borough is already participating in those programs. Recently received \$15,000.00 in grant funding to purchase two Ford electric pickup trucks for the Police Department and we are getting ready for infrastructure work at the Borough Building in collaboration with Duquesne Light (doing the work) through some grant funding. Also getting some grant funding from the State for two dual port charging stations, so we’ll have four electric charging stations in front of the Borough Building, two will be allocated for the Police fleet and the other two will be available for public use. Mr. Friehs expressed his happiness with the progress on this item. He also brought up that Kerr Street needs repair. Ms. Tessaro advised that Kerr Street is being paved this year. Mr. Brunner advised that the contractor stated the program could start as early as April.

**Anne Bacher – 956 Beaver Road** – Ms. Bacher asked for an update on the Mayor situation. Ms. Tessaro stated that the Mayor provided a letter from his doctor in December asking for a leave of absence for a few months while he is receiving treatments. Ms. Tessaro advised that the District Attorney recently sent the Mayor a letter advising he needs to resign or return to his position. Council has not pushed the issue since there haven’t been issues without the Mayor. Ms. Tessaro is the acting Mayor. The Mayor oversees the Police Department. The Chief would report to Ms. Tessaro. Solicitor Chesney proceeded to outline the steps regarding removing the Mayor that position. Ms. Tessaro advised that if the Mayor resigns, there is a period of 30 days she would be acting Mayor and another 30 days to appoint someone. Ms. Bacher asked if the Mayor has been receiving his pay during his absence. Mr. Leone stated that in the Mayor’s letter requesting the leave of absence the Mayor articulated he did not want compensation during his leave. He has not been paid since January. Solicitor Chesney stated he has advised the Borough to take no action to avoid any potential litigation.

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

**January 10<sup>th</sup> - Regular Meeting**

**Motion** by Mrs. Miller to approve Meeting Minutes from January 10, 2023, regular meeting; seconded by Ms. Gilliam.

<b>Council</b>	<b>Vote</b>	<b>Council</b>	<b>Vote</b>
Mr. Cafarelli	Yes	Ms. Gilliam	Yes
Ms. DeVincent		Mrs. Miller	Yes
Mr. Dunn	Yes	Ms. Tessaro	Yes
Mr. Gill			
Mayor McCoy		<b>Motion Carried</b>	<b>5-0</b>

**January 24<sup>th</sup> - Workshop Meeting**

**Motion** by Mr. Dunn to approve Meeting Minutes from January 24, 2023, workshop meeting; seconded by Mrs. Miller.

<b>Council</b>	<b>Vote</b>	<b>Council</b>	<b>Vote</b>
Mr. Cafarelli	Yes	Ms. Gilliam	Yes
Ms. DeVincent		Mrs. Miller	Yes
Mr. Dunn	Yes	Ms. Tessaro	Yes

Mr. Gill			
Mayor McCoy		<b>Motion Carried</b>	<b>5-0</b>

**February 28<sup>th</sup> – Workshop Meeting**

**Motion** by Mr. Dunn to approve Meeting Minutes from February 28, 2023, workshop meeting; seconded by Mrs. Miller.

Council	Vote	Council	Vote
Mr. Cafarelli	Yes	Ms. Gilliam	Yes
Ms. DeVincent		Mrs. Miller	Yes
Mr. Dunn	Yes	Ms. Tessaro	Yes
Mr. Gill			
Mayor McCoy		<b>Motion Carried</b>	<b>5-0</b>

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

- |                                     |                      |                    |
|-------------------------------------|----------------------|--------------------|
| 1. General Fund                     | Unpaid: \$ 57,420.91 | Paid: \$560,301.77 |
| 2. Grants / Special Project Fund    | Unpaid: \$ 64.73     | Paid:              |
| 3. Recreation Fund                  | Unpaid: \$0.00       | Paid:              |
| 4. 2021 Capital Note                | Unpaid: \$ 13,468.00 | Paid:              |
| 5. American Rescue Plan Fund        | Unpaid: \$ 15,909.21 | Paid:              |
| 6. Escrow Fund                      | Unpaid: \$0.00       |                    |
| 7. Police Pension Fund              | Unpaid: \$0.00       |                    |
| 8. Service Employees Pension Fund   | Unpaid: \$0.00       |                    |
| 9. Firemen’s Pension Fund           | Unpaid: \$0.00       |                    |
| 10. Drug Investigation Fund         | Unpaid: \$0.00       |                    |
| 11. Fire Apparatus Replacement Fund | Unpaid: \$0.00       |                    |

**Motion** by Mrs. Miller to ratify and approve bills for February and March, 2023; seconded by Mr. Dunn.

Mr. Cafarelli	Yes	Ms. Gilliam	Yes
Ms. DeVincent		Mrs. Miller	Yes
Mr. Dunn	Yes	Ms. Tessaro	Yes
Mr. Gill			
Mayor McCoy		<b>Motion Carried</b>	<b>5-0</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 4 Items listed on the Consent Agenda.**

1. Borough Financial Report - acknowledge receipt of the Borough Treasurer’s Report for March 2023.
2. Consider Action to approve Handicap parking space for resident at 1640 Henrici Street.
3. Consider Action to approve Handicap parking space for resident at 646 Park Road.
4. Consider action to authorize the Ambridge Youth Football to utilize Walter Panek Park between the dates of February 28, 2023, to May 15<sup>th</sup>, 2023 between the hours of 5 pm to 7 pm, and then from June 15<sup>th</sup> 2023 to November 25<sup>th</sup> 2023 between the hours of 5:30 pm to 7:30 pm.

**Motion** by Mr. Cafarelli to approve four items listed on the Consent Agenda; seconded by Mr. Dunn.

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

**IX. New Business**

1. Consider Action to Approve Awarding the low bid for the Laughlin Library Roof Replacement Bid to Ramp Construction Co, Inc. in the amount \$126,000.00 as well as Alternate Bids A1, A2, A3, for an additional \$10,000.00 for a TOTAL amount of \$136,000 as recommended by the Borough Engineer. (Funding from the Keystone Grant).

**Motion** by Mrs. Miller to approve awarding the low bid for the Laughlin Library Roof Replacement Bid to Ramp Construction Co., Inc., in the amount of \$126,000.00 as well as Alternate Bids A1, A2, A3, for an additional \$10,000.00 for a total amount of \$136,000.00 as recommended by the Borough Engineer (funding from the Keystone Grant); seconded by Mr. Cafarelli

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

2. Consider Action to Approve Awarding the low bid for the Laughlin Library Stone Restoration to Wilson Restoration, Inc. in the amount of \$37,000.00 as well as Alternate Bids A1, A2, A3, for an additional \$36,475.00 for a TOTAL Amount of \$73,975.00 as recommended by the Borough Engineer. (Funding from the Keystone Grant).

**Motion** by Mr. Dunn to approve awarding the low bid for the Laughlin Library Stone Restoration to Wilson Restoration, Inc., in the amount of \$37,000.00 as well as Alternate Bids A1, A2, A3, for an additional 36,475.00 for a total amount of \$73,975.00 as recommended by the Borough Engineer (funding from the Keystone Grant); seconded by Ms. Gilliam.

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

3. Consider Action to Approve Awarding the low bid for the 2023 Road Paving Program to Independent Enterprises, Inc. in the amount of \$500,000.00 as well as Alternate Bids A1& A2 for an additional \$125,610.00, for a Total Amount of \$625,610.00.

**Motion** by Mr. Cafarelli to approve awarding the low bid for the 2023 Road Paving Program to Independent Enterprises, Inc., in the amount of \$500,000.00 as well as Alternate Bids A1, A2 for an additional \$125,610.00 for a total amount of \$625,610.00; seconded by Mr. Dunn.

**Comments:** Mr. Gill states that last year we save around \$100,000.00 on road work. Will that money be used towards this or do more roads with this? Mr. Brunner stated that some of the road we didn't do last year are part of this program. This is a substantial project that we wouldn't be able to do without the savings from last year. Mr. Leone added that some of the roads taken off last year's program were because they weren't ready to do because of the storm sewer repairs. Those funds that

were saved last year are programmed into this \$500,000.00 base bid and we are doing the two alternate bids that are tied to the Henning Park project and part of that will come from the Henning Grant for the parking lot portion. We have two other roads down at the Port of Ambridge that we are going to consider adding those. Last year there was some interest by one of the tenants, Sippell Steel was looking to make a contribution for a portion of it. We just have to see if that offer is still valid and the amount they propose. We will bring that back to Council to consider those portions on Port Ambridge Drive and Centria Drive as well.

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

4. Consider Action to Approve proposal for Nosy Pilot Installation for Building Efficiency, and Air Quality Sensor System Pilot Installation. (No Cost).

**Motion** by Mrs. Miller to approve proposal for Nosy Pilot Installation for Building Efficiency, and Air Quality Sensor System Pilot Installation (no cost); seconded by Mr. Dunn.

**Comment:** Ms. Tessaro asked Mr. Leone to explain. This is a green and sustainability component. They are looking for a test case that I thought since there is no cost to the Borough that Council. Will put monitors throughout the Borough to sense air quality. With heightened Covid in past years and quality of air in workplaces, there is heightened level of interest. This will detect when poor air quality exists in a specific area, whether the air is not circulating/turning over enough. We don't want any of our employees in situations where air quality is not healthy. We'll get readings from this and hopefully they come back all positive in the sense we have no issues. The other component they do is they have a light sensor so they now when lights are on in a specific room or area, also senses occupancy if there are people in it. That's when the energy component comes in. They will be able to tell that lights were on in a room with no activity for four hours from 6 p.m. to 10 p.m. It will give us actions to make the building more efficient. They have some heat seeking ability as well to sense the temperature in the building at specific times and provide a case study about the windows about how much daylight is coming in and whether we need 100% of lighting in certain areas of the building. Ms. Gilliam stated there is one of these sensors at GEM Learning Center here in Ambridge. The readings have been pretty effective that have been reported.

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

5. Consider Action to Authorize the Solicitor to attend Magisterial Hearing on March 20<sup>th</sup>, 2023 @ 10:00 am for the former PNA property code violation.

**Motion** by Mrs. Miller to authorize the Solicitor to attend Magisterial Hearing on March 20, 2023, at 10:00 a.m. for the former PNA property code violation; seconded by Mr. Gill.

**Comments:** Mr. Cafarelli asked Solicitor Chesney if he could ask a question. Solicitor Chesney stated he wouldn't since it's a criminal matter, even though it's a summary offense. It should not be discussed within Council. It's a public hearing at the Magistrate's office.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent			Mrs. Miller	Yes

Mr. Dunn	Yes		Ms. Tessaro	Yes
Mr. Gill	Yes			
Mayor McCoy			<b>Motion Carried</b>	<b>6-0</b>

6. Consider Action to Authorize a Cost-of-living raise of 5% to non-uniform employees Kimberly Killian and Leslie Basalyga.

**Motion** by Mrs. Miller to authorize a cost-of-living raise of 5% to non-uniform employees Kimberly Killian and Leslie Basalyga; seconded by Ms. Gilliam.

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

### **Committee Reports**

1. Public Safety Committee – Mr. Dunn advised that last month they did not meet. Mr. Dunn asked Chief DeLuca about how it was going with the new stop sign on Duss Avenue. Chief DeLuca advised he has officers there on the daylight shift. Mr. Dunn asked if we should add a sign at the bottom of the sign “5-way Stop”. Chief DeLuca indicated that we could, there is a blinking light on the new signs to get peoples’ attention. Mr. Cafarelli asked about the water company that the last trailer blocks that stop sign. Mr. Leone asked if there is still a truck parked within the yellow area. Chief DeLuca stated it is not within the yellow area, so by law there isn’t much we can do. Mr. Cafarelli expressed his concern about the safety versus the law. Ms. Tessaro suggested that “STOP” be painted by the stop line on the road. Mr. Leone will discuss Creekside Springs to voluntarily move the last trailer to their new lot. We can also paint “STOP” to help make it more visible. Ms. Tessaro commended Chief Larrick and the Fire Department for resolving the issues with their trucks lately particularly with the radiator situation to save a lot of money also with the new truck with putting the shelving in yourselves that provided a major savings, so thank you.
2. Mayor’s Report
3. Code Committee – Ms. Gilliam advised the statistics on the inspection programs; the Code sweeps are ongoing dedicated to all four zones; Merchant Street project is ongoing; Code Enforcement is to be commended for attending the webinar different sessions on local government on blighted properties and best practices for Code Enforcement.
4. Public Works Committee – Mr. Cafarelli advised that we have applicants for the Public Works and applicants for Working Foreman and we’ll be meeting in two weeks reviewing the applicants and hopefully we’ll get two good candidates. All Council members will be involved in the hiring process. Ms. Tessaro announced that before the Workshop Meeting in two weeks, we will have an Executive Session to interview the potential laborer and foreman and after Executive Session we’ll have our Workshop Meeting and if we’re all in agreement on someone we will be voting that night. If not, it will be on the next Agenda at a public meeting.
5. Parks and Recreation Committee – Mrs. Miller advised that we have ordered the splash pad and playground equipment to move forward with Henning Park. We still have to purchase the fence and pavilion. There are still some decisions for the pavilion and bathroom. We will be moving forward and hopefully the weather cooperates. It will be built this summer!
6. Finance Committee
7. Engineer’s Report – Mr. Brunner advised we’ve sent out the contracts for the Salt Shed Project. We’ve finalized the site plan and submitted the necessary documentation to DCNR to get the Henning Street Park finalized.

8. Solicitor’s Report – Solicitor Chesney addressed the Glenwood Avenue fire-damaged properties. There are still a few legal issues that are cumbersome to work through. On the ordinances, there are drafts of the Street Opening Ordinance that we revised on how far you have to repair a street once they cut into a street. On the Stop Sign Ordinance, was totally reorganized that so it’s easier to amend. It’s in a draft that I will distribute to Council members. Stormwater I am working with Mr. Brunner; should have a draft of that by the Workshop Meeting. IPMC (International Property Maintenance Code) will adopt the 2023 version; I have that drafted and need to work with the Chief. There is some language that conflicts in the new version as opposed to what’s in the current ordinance. Also recommend that while we are updating the IPMC, we update the UCC (Uniform Commercial Code) as well. These ordinances are ready to distribute to the Council members. I anticipate we can take a vote to advertise them at the Workshop Meeting if there are no changes that every wants.
9. Manager’s Report – Mr. Leone reported we have a grant deadline for Federal Appropriations for Senator Casey, Senator Fetterman, and Congressman Deluzio. These are due on Friday, March 17, 2023. The funds we are seeking are to help complement the Health & Wellness Sports Complex in the old Centria Steel building. I am fielding emails. Shoutout to James Brunner; he was extremely instrumental in getting the Splashpad and Play Structures ordered with DCNR for approval by last Friday and it wouldn’t have happened without James and his efforts...thanks James.

**X. Official Reports - Motion to accept Official Reports.**

**Motion** by Mrs. Miller to approve Official Reports; seconded by Mr. Dunn.

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

**X. Other Unfinished Business**

1. Glenwood Avenue fire damaged properties – need to finalize legal documentation for transfer of properties.
2. Ordinances – Street Opening, Stops Signs, Storm Water, IPMC- Ticket for Zoning/Code Violations. Items 1 and 2 were already discussed.
  - Mr. Gill asked about the Police cars that were wrecked or totaled. Mr. Leone responded that about a week ago there was criminal activity that took place in the Historic District that they chased the suspects across the bridge and into Aliquippa. The vehicle did some damage that might be totaled. Waiting for an update from the Chief. Mrs. Miller provided additional background and stated everyone in this community should be very grateful that they did what they did.
  - Mr. Gill also commented on the savings provided by the Fire Department. Mr. Cafarelli asked if the officer involved is okay? Mr. Leone stated the officer is okay.
  - Mr. Cafarelli asked if the tree service coming back. Mr. Leone stated he is coming back to accomplish the two on Pine and take care of the stumps.

**XI. Adjournment**

Motion to adjourn by Mrs. Miller at 7:50 p.m.; seconded by Mr. Cafarelli. All in favor.

**NEXT MEETING OF BOROUGH COUNCIL:** Workshop Meeting 3/28/2023 - 6:30PM  
 Regular Meeting: 4/11/2023 – 6:30PM

*Columbia Gas Line Restoration Project to begin in Late April between 15<sup>th</sup> Street to 19<sup>th</sup> Street and between Duss Avenue and Beaver Street. Construction Project will last until late Fall.*