



MINUTES

Borough of Ambridge – Workshop Meeting of Borough Council

Tuesday, July 25th, 2023 – 6:30 PM

I. Call to Order / Roll Call

Present: Mr. Basalyga
Mr. Cafarelli
Ms. DeVincent
Mr. Dunn
Mr. Gill
Ms. Gilliam
Ms. Tessaro
Mayor Miller

Also Present: Mario Leone, Assistant Fire Chief Gorecki, Police Lt. Chickos

II. Pledge of Allegiance

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

Jodi Gill – 909 11th Street – Thanks to Sgt. Sovich and the Police Department for participating in the Unity Games. Beaver County Community Law Enforcement Coalition sponsored Unity Week at CCBC July 15. Sgt. Sovich was amazing and had a record-breaking team. Ambridge Police have been very supportive. Event on Tuesday December 12 at Old Crow; Old Crow is supplying the coffee. Being held in conjunction with the Stuff a Cruiser event.

Amy Fitsko – 819 Maplewood Avenue – The bathrooms at Walter Panek Park; can it be placed on a more frequent cleaning schedule? The construction on Maplewood is preventing Waste Management from getting through. Mr. Leone advised that will be addressed.

Shaun Duguay – 511 Wilson Avenue – Inquired about the bathroom at H&H Courts. Mr. Leone advised that he checked them out and it is dirty in there, but they appear to be functional. Public Works is scheduled to go in and clean it out prior to Friday's next event. Troubleshooting some issues with electrical at the gazebo need the Magistrate's Office. Mayor Miller asked about more details for these events. Mr. Duguay stated that the events are each Friday from 5:00 p.m. to 8:00 p.m. pending weather. We've launched a golf outing fundraiser to get the community center and schoolhouse updated and cleaned up. Donations are being accepted and can be coordinated through email to Pastor Rick. Golf outing is on August 25 at Harmony Ridge.

Dennis Lopic – 1427 Church Street – Dennis Lopic commented on item 6. He stated that Mitnick agreed to put in a facility in the Centria Building; then in March it was announced that Kozza LLC was going to do the same thing in the same building at the 8 acres adjacent. In their application to the State, Kozza explained that in getting a \$4.5

million grant from the State they would acquire the 8 acres as condition for part of the \$4.5 million grant (\$12 million total program). Mr. Leone stated that the Borough’s intention is to purchase the property and retain it. Council has never been in discussion to re-sell it to Kozza or any other entity. The action tonight is to secure that parcel so that the Borough will have some say in what that property becomes. There has been other interest in the properties in that area which would not be in the best interest of the Borough, so the Borough made the decision to purchase that property. Need to obtain additional grant funding and many pieces need to come together. Ultimately the Borough is purchasing the property to ensure that whatever development happens on it will be for the betterment of Ambridge Borough.

Anne Bacher – 956 Beaver Road – Question regarding item 7 on the Ohio River Trail. Why would the Borough invest \$1,500.00 in the brochure if we are not on the trail. Mr. Leone advised that we are currently on the trail. Currently it is only a paper trail. It will be “share the road”, not an off-street trail (along the river). This is just a first step. It will be digital as well.

IV. New Business

1. Consider/Discuss Action to accept the resignation of Barb Costa from the Zoning Board of Adjustments.

Motion by Ms. DeVincent to accept the resignation of Barb Costa from the Zoning Board of Adjustments; seconded by Ms. Gilliam.

Comment by Ms. Tessaro that she will miss seeing Barb here and around town but is really happy for her going to a warmer, sunnier place.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	Yes
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	7-0

2. Consider/Discuss Action to approve road closure for St. Luke the Evangelist Parish (Good Samaritan Church) Closing Maplewood Avenue from 7th to 8th Street on Thursday August 31st to Sunday, September 3rd. (Correction: Should be Melrose Avenue).

Motion by Mr. Cafarelli to approve road closure for St. Luke the Evangelist Parish (Good Samaritan Church) closing Melrose Avenue from 7th to 8th Street on Thursday August 31st to Sunday, September 3rd; seconded by Mr. Dunn.

Comment by Mr. Gill that the request we received states Maplewood. Mr. Leone will reach out to Mr. Aloe regarding his letter stating Maplewood.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	Yes
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	7-0

3. Consider/Discuss Action to approve road closure for New Hope Church on Beaver Road from Duss Avenue to 6th Street Friday, August 18th.

Motion by Mr. Cafarelli to approve road closure to New Hope Church on Beaver Road from Duss Avenue to 6th Street on Friday, August 18th; seconded Mr. Dunn.

Comment: Ms. Tessaro asked what this is for. Mr. Duguay stated this is for the community block party following Vacation Bible School. This is only for about half of the block. Residents will still be able to access.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	Yes
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	7-0

4. Consider/Discuss Action to hire Part-Time/Seasonal Public Works employee. (PW Committee is interviewing 2 new candidates on Monday morning).

Motion by Mr. Cafarelli to hire Part-Time/Seasonal Public Works employee, Vincent Dutcher; seconded by Ms. DeVincent. This will be for a maximum of 28 hours per week at a rate of \$17.00 per hour.

Comment by Mr. Gill that he feels it should be a full-time position. Ms. Tessaro stated that it's currently not in the budget to hire a full-time position. Mr. Leone stated that Council is more prudent to have three part-time versus one full-time person. Mr. Gill also stated he feels that the jobs should be for people in Ambridge. Mr. Cafarelli stated that no one from Ambridge applied.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	No
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	6-1

5. Consider/Discuss Action to purchase a new replacement truck bed for the Ford 2011 F550 in the amount of \$11,876.00 from Zoresco Equipment Company (Received 2 quotes).

Motion by Mr. Gill to purchase a new replacement truck bed for the Ford 2011 F550 in the amount of \$11,876.00 from Zoresco Equipment Company; seconded by Mr. Cafarelli.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	Yes
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	7-0

6. Consider/Discuss Action to purchase Parcel 12-006-0101.002 8.07 vacant acres @ 1401 New Economy Drive in the amount of \$430,000.00. (County ARPA Funding)

Motion by Ms. DeVincent to purchase Parcel 12-006-0101.02 8.07 vacant acres at 1401 New Economy Drive in the amount of \$430,000.00; seconded by Ms. Gilliam.

Comment: Mr. Gill asked who we are going to get on the property or what we are going to do with the property; Mr. Leone stated that the vision is to develop it as a Senior Community Center/Recreation Complex. Currently we have the \$4.5 million RCAP, there is a \$2 million Federal appropriation request that Senator Fetterman has. Hoping to hear something on that; timeline is around October. Mr. Leone has a meeting on Thursday to discuss the Department of Energy is coming out with a \$74 billion grant that they are eagerly looking to spend money in Beaver County; solar panels/geothermal heat for this facility. Potentially a \$10 million facility. As the property currently exists, the

school tax is approximately \$2,019.99; borough liability is \$834.90; county is \$629.20. If the Borough buys it, there are no taxes paid on it. Our intent is to pay back the school the \$2,000 and it becomes an amenity to the school since students would be using the facilities. It will be an asset to the community and a revenue generating opportunity. This does go back to Mayor McCoy’s request for a Senior Center. Mayor Miller added a comment that this is a bold move, but this is an investment in the youth of the community. This will encourage people with families to move into the community. Mr. Leone provided additional information about the potential for the development. Mr. Basalyga asked about the potential for if/when the property is developed for a sports complex, housing be considered on upper levels. Mr. Leone thanked Council for supporting this effort.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	Yes
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	7-0

7. Consider/Discuss Action to collaborate with the Ohio River Trail Council (ORTC) in publishing a Trail Town Brochure with a Borough Contribution of \$1,500.00 and the ORTC will cover the remaining balance of \$3,500.00 (Total cost \$5,000).

Motion by Ms. DeVincent to collaborate with the Ohio River Trail Council (ORTC) in publishing a Trail Town Brochure with a Borough contribution of \$1,500.00 and the ORTC will cover the remaining balance of \$3,500.00 (total cost \$5,000.00); seconded by Mr. Cafarelli.

Comment: Mr. Gill asked Mr. Leone that when we put in the kiosks, would this brochure be included. Mr. Leone advised that a digital format of the brochure in some form is included in the kiosk.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	Yes
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	7-0

8. Consider/Discuss Planning Commission Vacancies.

Mr. Leone provided two applicants he had received.

Motion by Mr. Cafarelli to appoint Richard Dobrosielski to the Planning Commission for a term to expire December 31, 2026; seconded by Ms. DeVincent.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	Yes
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	7-0

Motion by Mr. Basalyga to appoint Benjamin Painter to the Planning Commission for a term to expire December 31, 2025; seconded by Ms. DeVincent.

Council	Vote		Council	Vote
Mr. Basalyga	Yes		Mr. Gill	Yes
Mr. Cafarelli	Yes		Ms. Gilliam	Yes

Ms. DeVincent	Yes		Ms. Tessaro	Yes
Mr. Dunn	Yes			
Mayor Miller			Motion Carried	7-0

V. Other Unfinished Business

- Glenwood Avenue fire damaged properties – need to finalize legal documentation for transfer of properties.
Mr. Leone advised that he spoke with Solicitor Chesney who informed him that he spoke with Mr. Lawson and he is waiting for a call from Mr. Lochavio.
- Ordinances – Street Opening, Storm Water, IPMC- Ticket for Zoning/Code Violations
Mr. Leone advised that the ordinances will get advertised for the August 8 meeting.

Ms. Tessaro advised of some housekeeping items:

- Potholes reported in the alley between 5th and 6th and the alley between Pine and Wilson.
- There was some discussion on Facebook about a Community Yard Sale. An audience member provided information on how Baden conducts their Community Yard Sale in conjunction with the Baden Library. Ms. Tessaro asked Ms. Gilliam when the next meeting of the Laughlin Library is planned. Ms. Gilliam will speak to Julie at the Library. Mr. Leone suggested helping to facilitate something at one of the Borough facilities. Ms. DeVincent suggested that those interested create a Facebook group for an Ambridge Community Yard Sale.
- Received a letter from a resident on the 200 block of Elm wanting to organize a block party on September 16 asking for barricades. Mr. Leone will contact her to advise that the request will be on the August 8 agenda.

Mr. Gill asked about the following items:

- Has been any word from the School Board regarding the crossing guards. Ms. Tessaro recalled that Council was considering adding a stop on 10th or 11th and Lenz. Ms. Tessaro contacted Rhodes (prior to the change to the new bus company) who said there is a stop there. Mrs. Miller indicated that she heard we are down a crossing guard. Ms. Tessaro suggested that a meeting be set up with the School Board so we are all on the same page. Mr. Leone will reach out to Joe.
- Mr. Gill brought up the unfortunate accident where a boy was hit at 16th and Duss in front of Annie Lee’s. The family would like a stop sign or a couple stop signs there because people don’t slow down at the crosswalk. Mr. Cafarelli advised that would require action by PennDOT. Mr. Leone will bring this up with James Brunner and notify PennDOT of the residents’ request. Mr. Gill says that something needs to be done.

Mayor Miller asked for the floor:

- Everybody on Council is aware that I attended the Mayor’s conference. Does everyone here have her Mayor’s cell phone number? 724-419-0954. Mayor email is mayor@ambridgeboro.org. Does anyone here have a question about her office? During one of the sessions, the question was asked about how many attendees get along with their Council. I raised my hand and found that only 1 of 6 people get along with their Council. One of the members of Ambridge Council, Mr. Gill, phoned the Association of Mayors to ask about her office. Not sure why Mr. Gill went to the Association to ask about her office.

VI. Adjournment

Motion by Mr. Cafarelli to adjourn at 7:55 p.m.; seconded by Ms. DeVincent; all in favor.

NEXT MEETING OF BOROUGH COUNCIL:

Regular Meeting: 8/8/2023 – 6:30PM

Workshop Meeting 8/22/2023 - 6:30PM