Avondale Borough Council Meeting Minutes
August 18, 2026
7:00 p.m.

Call to Order

Council President Paul Morgan called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

In attendance: Council VP Stephanie Reichert, Mike Essmaker, Lucas Ortiz. Mayor Susan Rzucidlo, Solicitor Kim Venzie, Engineer Tom Wilkes, Treasurer Joan McVaugh, and Administrator Sharon Norris. Council member Janet Watts was absent. There were two members of the public in attendance and Lieutenant Versagli.

Public Comment

There was no public comment.

Announcements

Mr. Morgan announced that an executive session would be held following the meeting to discuss legal matters.

Public Hearing – Intermunicipal Liquor License Transfer – 95 Pennsylvania Avenue

Solicitor Kim Venzie opened the public hearing concerning the proposed transfer of Restaurant Liquor License No. R-15988 from the City of Coatesville to Avondale Borough for Fresco's Beer & Wine, LLC.

The following Borough exhibits were entered into the record:

- **BC-1:** Letter from the applicant's attorney explaining the proposed transfer.
- **BC-2:** Proof of publication in the Daily Local News
- **BC-3:** Proposed Borough resolution approving the transfer.

Attorney Joe Silverstein appeared on behalf of the applicant. Sudia, owner of Fresco's and sole member of Fresco's Beer & Wine, LLC.

Mr. Silverstein presented exhibits showing the current and proposed appearance of the establishment, the food menu, and the applicant's Responsible Alcohol Management Program certification.

The applicant explained that Fresco's has operated for approximately three years and that he has approximately two years of relevant experience. The establishment will serve a variety of food and will not provide outdoor seating or entertainment. The approximately 2,800 square-foot premises will have seating for approximately 30 patrons and 19 parking spaces. Fresco's currently employs five full-time employees and intends to hire additional employees locally.

Beer and wine will be sold from coolers through a separate register using an identification-scanning system. Beer sales will be limited to quantities permitted by the Pennsylvania Liquor Control Board. All employees involved in alcohol sales will receive appropriate training.

The applicant stated that food would be available during all operating hours and estimated that alcohol would account for approximately 25% of total sales. The hours permitted by the license are 7:00 a.m. to 2:00 a.m. Monday through Saturday and 9:00 a.m. to midnight on Sunday.

Council expressed concerns regarding late-night alcohol sales. The applicant stated that the business would primarily serve takeout customers, would work cooperatively with the police, and would not permit alcohol consumption outside the establishment. Signs prohibiting outdoor alcohol consumption will be posted. Solicitor Venzie closed the public hearing.

Mr. Mike Essmaker made a motion to adopt Resolution 2026-24 approving the intermunicipal transfer of Restaurant Liquor License No. R-15988 to Fresco's Beer & Wine, LLC. Ms. Stephanie Reichert seconded the motion. The motion carried unanimously, 4-0.

Southern Chester County Regional Police Department

Lt. Versagli presented the Department's July report. Avondale Borough activity included 29 traffic citations, one crash, two DUI arrests, and 29 calls for service. No Part I crimes and two Part II crimes were reported. Other activity included an assault investigation, a drug arrest, a child-youth services complaint, speed-enforcement details on Chatham Street and Second Street, and truck enforcement.

Lt. Versagli reported that Oxford Borough voted 5-2 to merge with the Southern Chester County Regional Police Department. Oxford will become a member municipality with representation on the Police Commission. Lt. Versagli also reported that ATV traffic through Avondale Borough has decreased significantly and confirmed with Council that this is the case.

Finance Department – Approval of May Treasurer's Report

Mr. Lucas Ortiz made a motion to approve the May 2026 Treasurer's Report with transfers and disbursements as follows. Mr. Essmaker seconded the motion. The motion carried unanimously, 4-0.

General Fund	$136,717.96
Sewer Service	$57,175.29
Water Service	$32,957.93
Street Lighting	$51.58
Sewer & Water	$353.16
Grant Fund	$2,426.00

Leaving a balance in all funds of $493,727.57

Approval of Minutes

Mr. Ortiz made a motion to approve the July 28, 2026, meeting minutes as presented. Mr. Essmaker seconded the motion. The motion carried 4-0.

Mr. Ortiz made a motion to approve the August 3, 2026, meeting minutes as presented. Ms. Reichert seconded the motion. The motion carried 4-0.

2026 Road Program

Borough Engineer Tom Wilkes recommended awarding the 2026 Road Program contract to Long's Asphalt, Inc., the lowest responsible bidder, in the amount of $417,950.45.

Council discussed the possibility of replacing Sixth Street with Second Street in the project scope.

Following execution of the contracts, a preconstruction meeting will be held to establish the construction schedule and project sequence. Work is expected to begin in September and take approximately four to six weeks. Residents will receive at least 48 hours' notice before work begins on their streets. Notices will be distributed through door hangers, the Borough website, and Facebook, and will include information regarding parking restrictions and the anticipated order of construction.

Mr. Essmaker made a motion to award the 2026 Road Program contract to Long's Asphalt, Inc., in the amount of $417,950.45. Mr. Ortiz seconded the motion. The motion carried unanimously, 4-0.

Quarry Development Plan Review/Extension

Mr. Wilkes reviewed outstanding issues related to the proposed development plan. The applicant has not provided sufficient plans or details regarding how water service will be supplied, including the proposed booster-pump system. Mr. Wilkes discussed Church Road and the need for additional approvals, including an NPDES stormwater permit, a PennDOT Highway Occupancy Permit, and Fire Marshal approval. Council also discussed concerns regarding snow removal. Mr. Essmaker made a motion to approve the extension of time to the review clock to September 20, 2026. The motion carried unanimously, 4-0.

Deed of Confirmation

Mr. Essmaker made a motion to approve the Deed of confirmation for the former Webb Property as required for the DCNR grant reimbursement. The Deed had to be updated to correct the amount of acreage. Mr. Ortiz seconded the motion. The motion carried unanimously, 4-0.

Proposed Capacity Agreement for the Quarry Project

Solicitor Venzie reviewed the proposed capacity agreement with Council and reported that she had met with the Developer and its representatives regarding the terms. The agreement would take effect once the developer begins paying 60% of the capacity-reservation charges and would run for five years.

The applicant attorney requested a 10-year term. Council discussed allowing up to two additional years if specific construction benchmarks are met, including substantial progress into Phase 2 of the development. Solicitor Venzie will revise the proposed language and respond to the applicant attorney.

Water-Main Replacement Project

Council discussed the next phase of water-main replacements in the northeastern section of the Borough. Approximately $100,000 will remain available as a project contingency.

Mr. Wilkes will contact the appropriate grant agencies to request permission to revise the project scope. He anticipates presenting a proposal at the September 15, 2026, Council meeting. He reported that funding is sufficient and the project is progressing.

The water-main work may be completed during the winter, followed by paving in the spring. New mains will be installed before individual services are transferred. Residents may be without water for several hours during the final connection process but should not experience multi-day interruptions.

Mayor's Report

Mayor Rzucidlo announced that Representative Christina Sappey informed her that the Borough has been awarded a $645,118 grant for improvements in the area of 319 through 417 Pennsylvania Avenue. The project will not require Borough matching funds.

DISCUSSION: Fire and EMS Multi-Municipal Meeting

Ms. Reichert reported on the recent Fire and EMS Multi-Municipal Meeting. Council discussed concerns regarding municipal representation and agreed that legal representation may be beneficial as the process moves forward.

The next meeting is scheduled for October 8, 2026, when the participating municipalities expect to begin developing a framework requiring approval by an 80% majority.

Ms. Reichert and Treasurer Joan McVaugh also attended a budget meeting. Ms. McVaugh expressed concerns with specific budget categories.

Announcements:

a. The next Borough Council meeting is Tuesday, September 1 at 7 pm.
b. Fire Hydrant Flushing begins on August 18 through August 20 from 11 pm – 6 am.
c. Saturday, October 10 from 11-2 it's Avondale Fall Family Fun Day – Free Admission, Free activities. Everyone Welcome.

Public Comment: There was no public comment.

Adjournment: There being no further business, the meeting was adjourned at 9:00 p.m.