

**AVONDALE BOROUGH COUNCIL MEETING  
DECEMBER 20, 2022  
7:00 PM**

Council Members Present: President Paul Morgan, Vice President, Stephanie Reichert, Council members Mike Essmaker, Janet Watts (in attendance by phone) Fernando Tena-Diaz and Mayor Susan Rzucidlo. Also in attendance were Solicitor Kim Venzie, Borough Engineer Dennis O'Neill, Joan McVaugh, Borough Treasurer and Sharon Norris, Borough Administrator. There were 11 members of the public in attendance.

**Call to Order** – President Paul Morgan called the meeting to order at 7:00 PM. The meeting commenced with the Pledge of Allegiance. Mr. Morgan announced that he was changing the order of the meeting to accommodate members of the public who were only here for the holiday contest and the Eagle Scout discussion.

**Public Comment** – there was no public comment.

**Holiday Decoration Contest Winners** – Vice President Reichert announced the winners and presented congratulations and their prizes. The Council thanked all the winners and all Borough residents for participating in this festive holiday event.

**Eagle Scout Project Wrap Up** – Logan Aiken, Eagle Scout Candidate, gave a wrap-up summary of everything that was completed in the Community Garden. He presented his paperwork for signature. The Mayor presented Logan with a Certificate of Achievement and the Council thanked him and his troop for their hard work and volunteerism.

**Business**

**Hero's Wall Discussion** – Bruce Manzini from Cemetery Memorial Services, the company which will be setting the veterans wall, brought the Council members up to date from the last meeting. He has not yet heard back from the Hero Wall Committee. He reiterated all of the benefits of moving the hero's wall to the Pomeroy Park area and the Council members were still enthusiastic about that plan. They discussed a variety of topics about the Wall including lighting, holiday celebrations, reaching out to the donors, and trying to involve scouting organizations. The Borough reiterated that they are not fully in charge of this project and the Hero's Wall Committee would have to be on board and speak to Council.

**Charity's Place** – The Developer did not attend tonight's meeting which was scheduled to be a discussion about lowering their Letter of Credit amount. Mr. O'Neill opined that the Developer had probably not yet been able to secure new prices from a contractor.

**Ordinance 2022-276 – Approving, Adopting and Enacting an Ordinance Codification** – Solicitor Venzie opened the Public Hearing. She explained the process for adopting the ordinance codification and listing all of the Exhibits. She also explained some of the changes that were included as part of the Codification. Finally, Ms. Venzie noted that the Ordinance had been duly advertised and that once adopted, the notice of adoption would also have to be advertised. Ms. Venzie called for public comment. There was no public comment. Mr. Morgan called for a motion. Council member Mike Essmaker made the motion to enact Ordinance 2022-276, adopting and enacting the Codification of the Borough Ordinances. Council member Fernando Tena-Diaz seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

**Resolution 2022-19 – Adoption of the 2023 Final Budget** – Mr. Essmaker made a motion to adopt the Final Budget. Ms. Reichert seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

**Resolution 2022-20 – Setting the Treasurer’s Bond** – Mr. Essmaker made a motion to adopt Resolution 2022-20 setting the Treasurer’s Bond at \$1,000,000. Mr. Tena-Diaz seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

**Resolution 2022-21 the Tax Levy Resolution setting the tax rate for 2023** – Ms. Reichert made a motion to adopt Resolution 2022-21 setting the tax rate for 2023. The tax rate remains the same as 2022. Mr. Essmaker seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

**Approval of the 2023 Council meeting schedule and authorization to advertise** – Mr. Essmaker made a motion to approve the 2023 Borough Council meeting schedule with public meetings to take place on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month except when a holiday falls on that date. If that is the case, the meeting would occur on the next day. Additionally, the Council voted to cancel the first meeting of January. The motion also included the authorization to advertise the 2023 meeting schedule. Ms. Reichert seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

**2023 Holiday Schedule** – Ms. Reichert made a motion to approve the 2023 Borough holiday schedule which denotes which dates the Borough office will be closed for business. Mr. Tena-Diaz seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

**Resolution 2022-22 – authorizing an application to the Commonwealth Financing Authority for an allocation of Federal Covid-19 ARPA PA Small Water and Sewer Grant Funds** – Mr. O’Neill outlined the grant with an award amount of \$401,995.00 which will be used for maintenance upgrades and related improvements at the Wastewater Treatment plant. The Borough, by submitting this grant app, commits to the required matching funds of \$70,942.50 (15%). Mr. O’Neill stated that he would be looking for grants to cover that match. Mr. O’Neill believes this will be awarded in May or June. Mr. Essmaker made a motion that the Council adopt Resolution 2022-22, authorizing this application. Mr. Tena-Diaz seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

**Southern Chester County Regional Police Department Report** – Acting Lieutenant Joe Versagli was in attendance to present the report and answer any questions the Council may have. He discussed the results of the Traffic study on Indian Run Road (surprisingly less than 1% were within the enforceable speeding limit). The speed sign will be moved to Church St. He also updated the Council on the Department’s newest cadet.

**Engineer’s Report** – The Council and staff discussed the KBX bills with Mr. O’Neill. The Council also discussed the process with repair work.

Mr. O’Neill outlined an issue with Edlon where no one can find their finalized permit regarding Edlon’s wastewater contributions – only a draft one from 2001. This is something that the Solicitor should review as well as Mr. O’Neill. Mr. Morgan called for a motion. Mr. Essmaker made a motion that Mr. O’Neill and Ms. Venzie work together to draft a permit for Edlon’s use of the wastewater system. Ms. Reichert seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

Mr. O'Neill gave an overview of the reservoir cover replacement project so that Council and staff understood the process for the replacement and why it has taken almost 3 years to complete. The Council was concerned that cold weather could be an issue but Mr. O'Neill reassured them that the contractors have said it is not an issue. The Council and Mr. O'Neill discussed the situation. The work must be completed by June 30, 2023.

Mr. O'Neill also outlined the situation with the wells that are not online yet. The wells require a permit from the Delaware River Basin Commission (DRBC). The project did not make it onto the September 2023 DRBC agenda and it is not yet scheduled for the February 3<sup>rd</sup> DRBC meeting. Mr. O'Neill will reach out and confirm that the wells are indeed on the upcoming agenda. He will also send a letter. Mr. O'Neill and Council discussed manual versus automatic valves and bursting pipes at the new wells.

Ms. McVaugh brought up a strong smell of chlorine that she detected this evening. Mr. O'Neill will investigate.

### **Solicitor's Report**

Ms. Venzie reported that she and Mr. O'Neill have been working on zoning for townhouses in the R3 district. The Council discussed open space, fee in lieu, driveways, setbacks, gross density, walking trails, sidewalks, and making townhomes allowable via the conditional use process and not by right.

**Approval of the December 6, 2022 Minutes** – Mr. Morgan called for a motion. Mr. Essmaker made the motion to approve the December 6, 2022 minutes. Mr. Tena-Diaz seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

### **Finance Committee**

Ms. McVaugh gave an update on Invoice Cloud and discussed that the Council should consider increasing the water rates. The Council requested she come to the next meeting with her recommendations for increases.

**October Treasurer's Report and payment of the bills** – Mr. Essmaker made a motion that the Council approve the October Treasurer's report and the payment of the bills. Ms. Reichert seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

**November Treasurer's Report and payment of the bills** – Mr. Essmaker made a motion that the Council approve the November Treasurer's Report and payment of the bills. Ms. Reichert seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

### **Mayor's Report**

- Mayor Rzucidlo reported on her meeting with some community members regarding several possible business opportunities including a cidery, a bakery and an orchard. Although these projects are just in the discovery mode, the discussion led to the current problem of not enough parking in the Borough for many new businesses.
- The Mayor encouraged everyone to check out the new local business directory on the website. Please encourage any businesses you know of to call the office if they do not appear on the directory.
- The Mayor has teamed up with the Chester County Economic Development Council to provide entrepreneur support and outreach for the County and surrounding areas and offered up the Borough building as a place to hold small meetings during working hours. Meeting times can be scheduled through the Borough Office.

- The Mayor met with the property owner of the building at the corner of State and Pennsylvania Avenue who is looking to start improvements sometime in early 2024.

**Trees Near Sewer Plant** – Mr. Essmaker made a motion that the Council approve one day of tree removal in the amount of \$3,000.00 to remove approximately 8-12 trees around the sewer plant (previously marked by the Public Works Department for removal). Ms. Reichert seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

### **Announcements**

Mr. Morgan made the following announcements:

- 1) The next Borough Council meeting is Tuesday, January 17, 2023.
- 2) The Borough office and Public Works Department is closed December 23 and 26, 2022.
- 3) The Borough office will be closed December 27, 28, 30 and January 1<sup>st</sup>.
- 4) Christmas trees will be picked up through January 23, 2023.

**Public Comment** – There was no public comment.

**Adjournment** – The meeting adjourned at 9:06 pm.

Respectfully submitted,

*Sharon Norris*

Sharon Norris  
Borough Administrator