

Avondale Borough Council Meeting Minutes

Date: January 21 2026

Time: 7:00 PM

Location: Borough Hall

Call to Order

President Paul Morgan called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

Members Present: Stephanie Reichert, Mike Essmaker, and Lucas Ortiz, Council member Janet Watts was absent. Mayor Susan Rzucidlo was also absent.

Also Present: Solicitor Kim Venzie; Engineer Tom Wilkes (via Zoom), Joan McVaugh and Sharon Norris.

Public in Attendance: None

Public Comment - No public comment.

Southern Chester County Regional Police Department

Lieutenant Joseph Versagli presented the Police Department's annual report, noting a decrease in serious crimes and DUI incidents, fewer traffic crashes, and no citizen complaints during the reporting period.

Lieutenant Versagli reviewed Indian Road speed detector data showing that 8.5% of 60,731 recorded vehicles exceeded the posted speed limit. The Public Works Director will paint radar reference lines, and officers will conduct targeted speed enforcement in the area.

Business

Public Hearing – Ordinance No. 2026-286

Solicitor Venzie opened the public hearing and entered the following exhibits into the record: proof of publication, proof of transmittal to DCED, and the ordinance documentation.

Solicitor Venzie explained that the ordinance authorizes the Borough to secure a loan to finance sewer system improvements using grant funds. Because all the grant approved project costs exceed \$30,000 and reimbursement requires completion of the work, the loan was determined to be the most effective method to allow the Borough to get the work done. The public hearing was then closed.

Motion: Mr. Essmaker moved to enact Ordinance No. 2026-286 authorizing the issuance of a General Obligation Note in a maximum aggregate principal amount of \$40,000 to finance sewer system improvements and issuance costs. The motion was seconded by Mr. Morgan and carried **4-0**.

93 Pennsylvania Avenue – Tapping Fee Waiver

Solicitor Venzie reviewed the evaluation process and the purpose of tapping fees.

Motion: Ms. Reichert moved to waive excessive tapping fees as calculated under the Borough Ordinance, based on an analysis of the specific commercial use proposed for the property. The applicant shall be responsible for the full cost of tapping into the 12-inch water main on First Street, all restoration of disturbed areas, and obtaining required permits. The motion was seconded by Mr. Essmaker and carried unanimously, **4-0**.

Wind River Environmental Update

Brent Hazelwood, Plant Operator, provided an update on efforts to resolve a low water pressure issue at 26 Gap Newport Pike. Ground-penetrating radar was used to locate water infrastructure, revealing inconsistencies with system maps and previously unidentified valves. Dig testing and valve opening conducted by KBX raised additional questions. Council directed Mr. Hazelwood to continue investigating valve operations. Water service to the Quarry Project was also discussed.

Craig Lutz of KBX presented information regarding PFOS and PFAS concerns in drinking water and outlined potential mitigation options, including carbon filtration, water blending, or connection to an alternate water source. He recommended proactive planning on securing a backup water source to provide water to the residents in case of an emergency due to increased pump run times at Wells 1 and 2, and uncertainty regarding the timeline for the new wells.

Mayor's Report

In Mayor Susan's absence, Mr. Essmaker announced that the Borough was awarded the following grants:

- **PA Small Water and Sewer Program:** \$415,212 for infrastructure repairs on portions of Chatham and Poplar Streets; and
 - **Multimodal Transportation Fund:** \$700,000 for comprehensive improvements to streets, sidewalks, and parks.
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Engineer's Report

Mr. Wilkes reviewed his monthly engineering report.

Other Business

Updated Fee Schedule

Council reviewed the proposed fee resolution. Action will be taken at the next meeting.

Multi-Municipal Phorid Fly Meeting

Mr. Morgan summarized a multi municipal meeting regarding phorid fly infestations and gave some specifics about what is happening in other municipalities. He advised Council that an updated emergency phorid fly infestation and emission of hydrogen sulfide as a true public health and economic emergency resolution will be considered at the next meeting. He invited any interested Council members to attend the next meeting.

Finance Committee

Treasurer McVaugh reported that a Liquid Fuels audit for 2023 and 2024 will be conducted.

Approval of Minutes

The December 16, 2025 and January 5, 2026 meeting minutes as presented were approved on a motion by Mr. Ortiz, seconded by Mr. Essmaker. Motion carried **4-0**.

Announcements

The next Borough Council meeting will be held on **Tuesday, February 3, 2026 at 7:00 PM**.

Public Comment

None.

Adjournment

The meeting adjourned at **9:11 PM**.