AVONDALE BOROUGH COUNCIL
Meeting Minutes
September 1, 2026

Call to Order

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

Present: President Paul Morgan, Vice President Stephanie Reichert, Mike Essmaker, and Janet Watts. **Absent:** Lucas Ortiz Jr., due to work obligations. **Also Present:** Mayor Susan Rzucidlo, Treasurer Joan McVaugh, and Administrator Sharon Norris.

Council observed a moment of silence in memory of former Borough Council President Bob McCue who served for 15 years as president of Council and in recognition of the 25th anniversary of the September 11 attacks.

Bob McCue Memorial

Council voted to make a $100 memorial donation to the Avondale Fire Company in honor of Bob McCue and his service to the community.

Treasurer's Report

Vice President Reichert made a motion to approve the June 2026 Treasurer's Report as shown below. President Morgan seconded the motion. The motion carried 4–0.

General Fund	$113,109.12
Sewer Service	$ 24,278.32
Water Service	$ 21,128.54
Street Lights	$ 150.12
Emergency Svcs	$ 93.30
Sewer & Water	$ 59,619.32
Grant Fund	$ 10,421.00
Leaving a balance in all funds of	$456,281.40

Disposition of Records

Janet Watts made a motion to adopt Resolution No. 2026-25, authorizing the disposition of designated Borough records. Vice President Reichert seconded the motion. The motion carried 4-0.

Mayor's Report

Mayor Rzucidlo reported that she continues to research grant opportunities for the Borough, including the upcoming Local Share Account grant program for water infrastructure repairs, broadband funding, Green Region funding, potential quarry-related funding, and grants addressing

winter-weather management. She will also follow up with Britnee regarding an additional grant opportunity.

Questions raised by a grant reviewer for her most recent grant submittal for sidwalks, trails and street trees in various parts of the Borough were addressed with Borough Engineer Tom Wilkes, and the application is now proceeding satisfactorily.

Mayor Rzucidlo also reported that books from the Free little library were found scattered on the park grounds for the third time in recent weeks. The Council discussed ways to ensure that kids respect the books and not throw them on the ground.

Wells 13 and 14

Council discussed the permitting and testing required to place Wells 13 and 14 into service. Council had previously understood that these costs were included in existing grant funding; however, that is not the case. The Plant Operations Team has noted that having a back up plan to provide water to the residents if Well #1 becomes disabled should be one of the Borough's highest priorities. Council was reminded that the Borough does not have very much information about the Wells #1 and #2, only that they were installed in 1971 and 1973 respectively. They advise against trying to bring the pump up or turn the valve because of the age and the chance of damaging the pump and taking it out of commission.

Mayor Rzucidlo contacted elected officials for funding assistance, and Congresswoman Chrissy Houlahan's office provided information regarding potential resources. The Council discussed these options, which included PennVest financing, a potential increase in the earned income tax, and whether dedicated Fire/EMS millage could be reallocated to the General Fund. Treasurer McVaugh noted that PennVest financing may include the possibility of partial loan forgiveness.

Council also discussed the condition and capacity of the existing wells and equipment, the newly discovered approximately 300-foot well casing, and observations indicating that the well #1 and the newly discovered well may draw from the same portion of the aquifer. The designation of the wells as Wells 13 and 14 may be changed during the permitting process as the numbering sequence doesn't make sense.

West Chester University Planning Studio

Mayor Rzucidlo and Council Member Watts attended a meeting with the West Chester University Planning Studio. Approximately twelve undergraduate students will visit the Borough to photograph and evaluate several areas before developing planning concepts.

Potential study topics include:

- Possible affordable housing at the Edlon property once Edlon vacates the property
- Improvements to the State Street and Pennsylvania Avenue intersection
- Walkability and parking
- Solar panels on top of covered parking at the wastewater treatment plant

- Traffic and future development
- Adaptive reuse of older buildings
- Community engagement

The students will divide into groups, inventory parking spaces, and develop recommendations. They are expected to attend a future Council meeting to present their ideas and ask questions.

Rental Property and Livestock Regulations

Council discussed wanting to be more restrictive with managing rental properties and enforcing rules for rental properties, including registration requirements and allowable fines. They discussed fining landlords for not adhering to the rental registration process as well as for continued violations. These fines are in addition to the Violation fines administered by the District Court.

Council also discussed revising Borough regulations to require chickens to remain penned, maintaining the prohibition on roosters, and potentially prohibiting goats and other livestock within the Borough. Additional ordinance language will be researched.

Public Works and Administrative Matters

Council were given 2 proposals for curb-stop installations and 1 for tapping for their review.

Ms. Norris noted that Mr. Hazelwood invited PA Rural Water to visit the Borough and listen to Fire Hydrants. The Representative listened to Fire hydrants to detect leaks and started with those that were the lowest in pressure. He identified two hydrants in need of repair and will order parts and fix them on his next visit. Depending on his schedule, he will come next week to look at the out of commission fire hydrant at Third and PA Avenue and the rest of those that had low pressure on the State St. side of town.

The PA Rural Water Rep and Mr. Hazelwood feel fairly certain that the 12" line connects to the 6" line on Chatham at 2nd Street and the 12" is providing much needed pressure to the 6" line. He feels there could be a leak in that line and it is possibly under the creek.

Announcements

a. The next Borough Council meeting is Tuesday, September 15 at 7 pm
b. Saturday, October 10 from 11-2 is the Avondale Fall Family Fun Day – Free Admission. Free activities. Everyone welcome.

Adjournment

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Sharon Norris

Secretary