EMSWORTH BOROUGH COUNCIL
171 Center Avenue, Pittsburgh, PA 15202
Meeting Minutes – March 11, 2026

Council Members Present – Jessica Boyd; Abigail Donovan; Paul F. Getz, CBO; Lucas Leighty; Michael V. Mary; John Tadler; Kevin Yurkovich
Others Present – Chaz Bolte, Mayor; Robert L. McTiernan, Esq.; Dennis J. Flynn, P.E.; Cathy Jones, Borough Secretary

President Michael Mary called the March 11, 2026, meeting to order at 6:30 p.m. After the Pledge of Allegiance and Roll Call, the February 11, 2026, Minutes were considered for approval.

MINUTES APPROVAL
MOTION by Ms. Donovan, second by Ms. Boyd to approve the February 11, 2026, Minutes as presented. Motion carried by voice vote; Messrs. Getz and Yurkovich abstained.

PUBLIC COMMENT
Ellen Conrad Winslow, 40 Kilbuck Street – distributed handouts and presented information on a TreeVitalize project for the borough which includes applying for a grant in June and fall planting of trees. A Shade Tree Commission may need to be formed in conjunction with this program. Council will review information and tabled action. Mr. Flynn added Gateway Engineering has an arborist on staff if council was interested to move forward; Ms. Conrad-Winslow volunteered to spearhead this initiative.

PUBLIC COMMENTS
Angela Kenbok, 34 Pittsburgh Street – presented a petition of 53 signatures urging council to resolve the on-going issue at 46 Center Avenue relative to numerous arrests from public intoxication and fighting.

Tom Stokes, 18 Willow Street – concerned about hillside collapse at top of Lowry Avenue; heavy rains have washed out part of the hillside creating flooding to his area of the neighborhood. Mr. Flynn responded that he and DPW Director Brian Fashian had recently looked at this area. The borough is a recipient of a grant for this area and Gateway Engineering will check on the possibility of extending the grant area to include this location.

Ben Kozup, 50 Pittsburgh Street – concerned about squatters at 46 Center Avenue and the frequency of police presence at this property; adding children are seeing people in handcuffs led to police cars. Mr. Kozup's son added squatters attempted to break into his car. Chief Hanny addressed this situation and added the police are frustrated as well; they have made multiple arrests sometimes daily, and the landlord has taken steps to evict the people. Chief Hanny requested patience from everyone as the eviction process moves through the correct channels. Chief Hanny acknowledged there is 24-hour patrol coverage in Emsworth and Kilbuck Twp.; contract covers 24 hours coverage, not dedicated, but patrolling. Mr. Yurkovich added taxes would have risen more than one mil to have a dedicated car in the borough and it was fiscally responsible to split a patrol car with Kilbuck Twp. as they have less issues and he noted Ben Avon Borough has their police contract with Avalon Borough for coverage. Mr. Yurkovich continued he wanted to instill a landlord policy for rental inspections but that program did not gain momentum; and if it were enacted, current rentals would be grandfathered.

Tracy Weaver, 26 Center Avenue – regarding 46 Center Avenue, her concern is the day care directly behind this property on Pittsburgh Street and children walking past 46 Center Avenue from the school bus around 3:30 p.m.; she requested police presence at that time in the area.

John Hanna, 38 Center Avenue – works from home and has video to share with OTPD. Chief Hanny offered to meet with Mr. Hanna to discuss.

Angela Kenbok, 34 Pittsburgh Street - noted the property owner did apologize to the neighborhood and stated he was working to remove the squatters. Mr. Tadler stated tenants can be difficult to remove and a process must be followed for a successful eviction.

MAYOR REPORT – Chaz Bolte
Public Safety: OTPD: 133 calls; EVFC: 59 calls; QRS: 21 calls
Mayor Bolte announced an Emsworth History Initiative Thursdays 9-11 a.m. at the borough building as he delves into historical archives and artifacts of the borough. The public is welcome during these hours.
Mayor Bolte has launched a Community Spotlight to highlight residents; first recipient is Rowan Carmichael, Avonworth alum and star basketball player.
In light of recent happenings at 46 Center Avenue, Mayor Bolte felt this was an excellent opportunity to work with landlords.
Mayor Bolte was interested in the TreeVitalize program for the borough and will follow up with Ms. Conrad Winslow.

SOLICITOR REPORT – Robert L. McTiernan, Esq.
Sol. McTiernan informed council under the Borough Code, a Shade Tree Commission has certain provisions that would be enacted by ordinance. Sol. McTiernan added a Shade Tree Advisory Board may be a better fit the borough; Sol. McTiernan will have more information at a future meeting.

ENGINEER REPORT – Dennis J. Flynn, P.E.
2026 Pavement Management Program – MOTION by Ms. Donovan, second by Mr. Tadler to authorize Gateway Engineers to advertise for the 2026 paving program to include Gibb Street, Plainfield Avenue, Kilbuck Street, Vista Street and the DPW parking lot; bid will be awarded at the May meeting. Motion unanimously carried by roll call.

Utility Work Phase II – A meeting with West View Water Authority and Columbia Gas regarding utility line replacements was held February 26 to discuss the scope of work; emphasis was on communication between the utility companies and the borough as well as better traffic control.

Spring Street – PA Small Water & Sewer grant in the amount of $197,150 was awarded to the borough in January; kick-off meeting to be scheduled soon.

Marmo Park – The $100K grant, Phase II renovations for Marmo Park will expire 12/2027; borough property will meet with Gateway on this project. GTRP funding closes May 31; it was recommended to apply for Phase II additions and Phase III portions for Marmo Park upgrades. Pres. Mary requested a cost estimate. Mr. Flynn estimated $518K for Marmo Park renovations with $75K borough share and use the $100K grant towards a match.

191 Allegheny Avenue – Planning Commission tabled the lot line revision as submitted by Southern Heritage due to non-conforming issues caused by the lot line revision as stated in the Gateway Engineers review letter. The applicant was notified that appropriate variances were needed through the Zoning Hearing Board to resolve non-conformities prior to consideration. It was also mentioned that an extension may be required by the applicant. The applicant has not received a decision re their variance request

through the Zoning Hearing Board. As the 90 day countdown since the first meeting would expire March 17, and an extension was not received at the time of the meeting, council was advised to reject the lot line revision. Sol. McTiernan advised council of the requirement to add this motion to the agenda, then consider the motion on the table.

MOTION by Ms. Donovan, second by Mr. Leighty to amend the March 11, 2026, agenda to add a motion to reject the lot line revision as requested by Southern Heritage Investment at 191 Allegheny Avenue. Motion unanimously carried by roll call.
MOTION by Ms. Donovan, second by Mr. Leighty to reject the lot line revision as requested by Southern Heritage Investment at 191 Allegheny Avenue. Motion unanimously carried by roll call.

BOROUGH PROPERTY – Abigail Donovan/John Tadler
Bocce Court – Ms. Donovan reported Michael Marmo has proposed to fund a bocce court at Marmo Park. Borough Property will hold a meeting shortly and details to follow at a future council meeting.

COMMUNITY EVENTS – Jessica Boyd/ Abby Donovan
Annual Easter Egg Hunt will be held Saturday, April 4 at 10 a.m. at Marmo Park for Emsworth residents ages 10 and under. Registration is held at the borough office.
Memorial Day Parade – Avonworth Post #866 80th annual Memorial Day Parade will be held Monday, May 25 beginning at 10 am; Services will be held at Ben Avon Community Presbyterian Church at 11 am.

GRANTS – Paul F. Getz/Michael V. Mary
Michael Baker International is working with the 17 QVCOG municipalities for signage to define each SR 65 Ohio River Boulevard community.

INFRASTRUCTURE – Paul F. Getz/Lucas Leighty
No Report

PERSONNEL/PUBLIC WORKS – Jessica Boyd/Abby Donovan
Ms. Boyd reported after a long wait, bulk rock salt has been delivered and commended Mr. Fashian on clearing roads throughout the borough during the long winter season. Pres. Mary added Mr. Fashian hand dug the culvert on Eicher Road removing sediment build-up to keep water runoff flowing,

PUBLIC SAFETY – Michael Mary/Chaz Bolte
No Report

ZONING – Abby Donovan/John Tadler
No Report

FINANCE – Abigail Donovan
Bill List - MOTION by Ms. Donovan, second by Mr. Tadler to approve the bill list as presented with the following additions: Marmo Technology $2301.91; Ohio Township PD $634.58; Tri State Maintenance $280; Xerox $50.97; Holiday Outdoor Décor $379.90. Motion unanimously carried by roll call.

OLD BUSINESS
206 Center Avenue – Mr. Getz is awaiting an answer from Columbia Gas relative to this issue of responsibility and will advise once he is informed.

NEW BUSINESS

PSAB Hershey Conference - Mr. Getz expressed interest to represent the borough at this annual conference. MOTION by Ms. Donovan, second by Ms. Boyd to authorize Paul Getz to attend the PSAB Hershey Conference May 31-June 3 at a cost of $1084.17. Motion carried; Mr. Getz abstained.

Deputy Fire Marshals – Appointed Fire Marshal Rob Bennett requests council consider appointing two deputy fire marshals for training purposes. Action tabled.

CDBG Years 2027, 2028, 2029 Opt-In – MOTION by Mr. Tadler, second by Mr. Leighty to amend the Agenda to add resolution (No. 2026-01) to opt-in to Allegheny County CDBG Program. Motion unanimously carried by roll call.
MOTION by Mr. Tadler, second by Mr. Leighty to opt-in to Allegheny County CDBG Year 2027, 2028, 2029 Program; Resolution No. 2026-01; letter to be sent to Allegheny County DCED. Motion unanimously carried by roll call.

PUBLIC COMMENT

Joe Koehler, 30 Center Avenue – as a resident Mr. Koehler thanked OTPD for responding to all calls at 46 Center Avenue but as a firefighter he has concerns a disgruntled person could ignite something at this property; he will be glad once the process is over.

ADJOURN

MOTION by Ms. Donovan, second by Mr. Leighty to Adjourn the March 11, 2026, meeting at 7:45 p.m.

Respectfully Submitted,

CATHY JONES
Borough Secretary