

Penndel Borough Council Workshop Minutes

November 18, 2024

Council President John Stratz called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Barbara Kirk reported that council met from 7:05 p.m. to 7:25 p.m. in an Executive Session to discuss potential litigation.

Present at the Meeting

Council President John Stratz
Council Vice President Barbara Heffelfinger
Councilman Mark Moffa
Councilman Bud Murphy
Councilwoman Robin Valentis – via telephone
Councilman Gary Nickerson
Councilman Bob Winkler
Mayor Tom Sodano

Also present at the meeting

Barbara Kirk, Solicitor, Hill Wallack
Carol Schuehler, Value Engineering
Marie Serota, Secretary/Treasurer

Council or Borough Announcements

Mayor Sodano reminded everyone that street sweeping will be on Tuesday November 26th. Rain date will be Wednesday November 27th. They normally do the odd sides of the streets first. So, if they could try to park on the even side if they have to have their car out there and move it once the sweeper has gone through. The tree lighting is Dec. 7th starting at 6:30 p.m. Our Lady of Grace students will be singing Christmas carols.

Consent Item

MOTION BY GARY NICKERSON TO APPROVE THE MINUTES OF THE NOVEMBER 4, 2024 COUNCIL MEETING. SECONDED BY ROBIN VALENTIS. Motion carried, 6 yes, 0 no, 1 abstention (Bud Murphy).

Reports

John Stratz said they have just gone through one of the most trying periods of what will be analyzed fully by coming generations down in history. They have witnessed animosity, strife, and division, and it's not over yet by a long shot. One thing they must do is remember they are all neighbors in this town called Penndel Borough and at least here, let them come back as one people, one united town. Please let them be neighbors once again.

Solicitor's Report

Barbara Kirk reported that before the November 4th council meeting, council held an executive session to discuss the pending zoning application for the property at 239 Highland Ave. At this point, it would be appropriate for borough council to make a decision as to whether or not she should attend and participate in the hearing, especially as it involves the substantial increase in impervious surface at the property.

MOTION BY MARK MOFFA TO SEND THE SOLICITOR TO REPRESENT THE BOROUGH AT THE ZONING HEARING FOR 239 HIGHLAND AVENUE. SECONDED BY BOB WINKLER. All ayes, motion carried.

John reported that a zoning hearing application was filed for a potential property located at 31 Bellevue Ave. They are seeking to put in a massage parlor in a zoning district that does not otherwise permit a massage parlor. Barbara Kirk said Council did have a discussion about that in the Executive Session, as to whether or not council wishes to take a position or not. Now would be an appropriate time for council to decide.

MOTION BY ROBIN VALENTIS TO SEND THE SOLICITOR TO REPRESENT THE BOROUGH AT THE ZONING HEARING FOR 31 BELLEVUE AVENUE. SECONDED BY BARBARA HEFFELFINGER. A roll call vote was taken. Mark Moffa, no, Gary Nickerson, no, Bob Winkler, no, Bud Murphy, no, Robin Valentis, yes, Barbara Heffelfinger, yes, John Stratz, yes. Motion fails, 4 no, 3 yes votes.

Engineer's Report

Carol Schuehler read her report which is attached.

Barbara asked Carol to explain what spalling was. Robin asked if there was a program to inspect these buildings every year, since this did not happen overnight. Carol said they don't, but it would be a good idea to start one. Gary said that definitely makes sense. They've been working on capital improvements, and this might have just slipped off the radar. Robin said they have to make sure it doesn't get overlooked because council changes all the time. They need to bring it up with Geoff to have structural integrity inspections. She asked Carol if it was her recommendation that they do the roofs, but the concrete is separate. Carol said she got separate prices for it, but it would be great to do both, but she knows the borough's resources are limited, but they should at least do the roofs right now. She will give a more detailed recommendation to council. Mayor Sodano said Robin mentioned some sort of program for keeping an eye on a situation like this. Traditionally, that's what the committees, in this case, the sewer committee did. They would have looked at that and he's been attending these meetings long enough to know that he's heard the condition of the interior walls and roof of that building discussed years ago. They don't need to hire more people to do a job that the committees are supposed to be doing. The bottom line here is the committees need to do their job, or they don't need the committees. If they're not going to have committees doing what they're supposed to do, then they might as well go through the process of making this body smaller. They don't need seven people on this dais if there's nobody doing the work that committees are supposed to be doing. Hiring more contractors is not the answer. People get elected and they're supposed to be doing a job and report back here, which at one point, was happening. John said he wouldn't go up on the roof to inspect it. Mayor Sodano said He doesn't have to. The fire marshal will be happy to make sure that a drone is flown up there. John said the contractors that Carol got them went up onto those roofs for free. Mayor Sodano said it was reported years ago. John said right now, there will be a motion on taking care of the roof right before the end of this year, so that they can use the remaining ARPA funds to reduce the price. Mayor Sodano asked Carol if there was an option such as an A-frame roof going over the top of the building. Carol said it was not discussed.

MOTION BY MARK MOFFA TO ACCEPT THE OCTOBER 22, 2024 PROPOSAL FROM COSTARS CONTRACTOR DANE & SON CONSTRUCTION INC. TO REPAIR THE ROOFING ON BOTH PUMP STATIONS 1 AND 2 AT A COST OF \$34,869 AND AUTHORIZING THE BOROUGH MANAGER TO SIGN THE PROPOSAL ON BEHALF OF PENNDEL BOROUGH. SECONDED BY GARY NICKERSON.

Carol said they have to have it under contract by the end of this year to use that ARPA money, but they don't have to do the work this month.

Mike Smith, said they have a contractor called PUE that goes into those buildings once or twice a week and they would have seen this. This had been discussed many years ago. He doesn't understand why they didn't tell somebody. They have another meeting in two weeks. They need to look into the cost of an A-frame roof because it might be a little cheaper.

Neil Berman, asked if they do the roof but not the concrete, will they have to go back and fix the roof. Carol said no because the spalling is on the ceiling from the inside.

Tim Weaver, said with the knowledge he has acquired over the years with rebar, it spreads like cancer. If they're going to fix this spalling in one area and shore it up right now, it's going to pop back out in another area. That's why, under the PA codes, all the new rebar being used on all the bridges and everything else going on has to be specifically coded. They don't want to spend this money to put a band-aid on it because how long that lasts is anybody's guess. Bridges are being ripped down and the spalling that was occurring on these bridges exposed to the river was further X-rayed and they found it was all deteriorated. Someone should take a look at what is going on in there and do an official assessment and find out how bad the rebar is in the entire roof, cause you might be back here sooner than later if the whole area fails and the roof cracks all the way from one side to the other and it needs a total concrete replacement instead of a patch. They can find many examples on the internet and see what happens when rebar corrodes inside of concrete.

Robin said we need to spend this money soon. Carol said it is ARPA money, so they would want to commit to spending that before they get to the end of this calendar year. Robin said you can't really fix the spalling until the leaking is stopped. Step one would be to fix the roof and step two they can do in 2025.

Tim Weaver, said there hasn't been proper maintenance on any of these buildings and you know deterioration happens gradually, then suddenly, it takes a copious amount of capital to fix the problems that have occurred over that period of time. Mr. Stratz is head of the sewer committee and that would be his job to keep an eye on this building. He understands that John might not want to go on the roof, but there's plenty of people that would hop on that roof and take a look.

Barbara Heffelfinger said this has been an ongoing question for this whole year. Committees aren't meeting and checking on things and that's part of the problem. You have to rely on the people that you work with. They need meetings for the purpose of communicating and knowing what one committee is doing.

Dave Cahill, said they are admitting that they don't have committee meetings anymore. The manager had another managing job. He asked what he was doing. He said if they put an A-frame roof on it they would end the water problem and stop it from eating away the rebar.

All ayes, motion carried.

Public Comment

Tim Weaver, said he would like this on the record that he was an election watcher on November 5th, with a watcher certificate. He observed some outsiders who were here who claimed they were election integrity officials. He's not sure what party they were from or their location or how

they got to Penndel Borough. There were a couple of women from this alleged election integrity officiating team taking pictures in borough hall and videotaping voting machines. He pointed it out to the judge of elections who did nothing. Then the women decided to taunt him, and they walked around the building, and they took pictures of multiple locations, multiple things, and multiple people during that time and no one decided to do anything about. He has decided to seek outside counsel to make sure this does not happen again and find out exactly who these people were and exactly who put them in this building on November 5th for this election. It doesn't matter what party they're from. There are rules in here and there's no videotaping and no pictures allowed, except, according to Pennsylvania State law, you may be allowed to take a selfie with your ballot. He reported it and nothing was done.

Jay Ferraro from the Barbara T. Ferraro Foundation, thanked council and the residents of Penndel for allowing them to conduct their 5K run this past Saturday. It was a great event, and they greatly appreciated the police department and the first responders for volunteering to help with traffic and for council allowing them to run through the borough. It was really nice to see the four boroughs come together for one event.

Dave Cahill, thanked John for his voter integrity on Election Day because Donald J Trump, the felon, beat out the top cop from San Francisco.

Mike Smith, said the election is over and according to the Superior Court of Pennsylvania, Bob Casey lost. They are not supposed to be counting ballots that are not correctly dated. Council should send a letter to Diane Marseglia that Penndel Borough cast their votes. They should not be allowing her to spend their tax dollars fighting this. Mike told John he has the power to make the committees start getting together and not putting everything on Geoff's back.

Council Members to be Heard

Mark said to set the record straight, the finance committee met a couple of times. Barbara said she didn't know that. They still need to have committee meetings to communicate. Geoff is doing a great job, and it is a pleasure that he did the preliminary budget and brought it back to them. Barbara said they need to get back to doing committee meetings. She will meet with Geoff. Robin said she is on two committees and has never heard from the chair.

MOTION BY MARK MOFFA TO ADJOURN THE MEETING AT 8:32 P.M. SECONDED BY JOHN STRATZ. All ayes, motion carried.

Submitted by: 
Marie Serota, Secretary/Treasurer

All,

The pump station roofs are in terrible condition.

At station 1, the rubber that use to come up the inside parapet walls has folded inward, preventing water from leaving through the scupper drains. A tree grows out from atop the roof! On the ceiling inside the station and above the wet well, the concrete is badly spalled and fallen away, exposing the reinforcement steel (rebar) in the concrete.

The station 2 roof is also in very poor condition, though slightly less dramatic. The rubber is still vertical on the parapets, yet it leaks. Again, the ceiling inside the station and above the wet well is in terrible condition, with spalling concrete and exposed rebar.

I worked with Dane & Son Construction on another project this year, and they were thorough, neat, and very professional. They installed flood barriers at a wastewater treatment plant in Lower Frederick Township. Ryan Dane mentioned he was a Costars contractor, so I reached out to him about this project. His quote to repair BOTH roofs is \$34,869, and to repair the spalling concrete in BOTH pump stations was \$17,550.

I found ProCom Roofing on the Costars directory under roofing contractors. I have not worked with them before. I met Walt at the pump station, and he presented himself as very familiar with such roofing projects. He recommended removing the concrete blocks at the top of the parapet walls so the roofing material would extend ovetop the brick, then installing wood to secure the material and finish the top. His quote to repair EACH roof, at prevailing wage rates, is \$21,271, or \$42,542 for both roofs. To repair the spalling concrete was \$6,300 per building, or \$12,600 for both.

Neither contractor was provided specifications; each was asked to quote repairs and waterproofing of the roofs and repair of the spalling concrete.

Photographs from each station roof and submitted estimates with product literature can be downloaded at the following link:

[Pennel Pump Station Roof Repairs](#)

To summarize:

	Both Roofs	Spalling Concrete
Dane & Son Construction Inc.	\$34,869	\$17,550
ProCom Roofing	\$42,542	\$12,600

Both contractors are Costars contractors, so if the Borough wanted to use remaining ARPA funds, you could put them under contract before the end of the year. It is my understanding you still have \$23,454.72 of ARPA funding left to obligate by 12/31/24.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Carol Schuehler, PE