

REGULAR MEETING BADEN BOROUGH COUNCIL JANUARY 21, 2026

Council President Dave Trzcianka called the Regular Meeting of Council to order at 6:00 p.m. in Council Chambers of the Baden Municipal Building, 149 State Street, to conduct business of general purposes.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Joe Bosh, Becky Gallagher, Shannon Reynolds, John Shelkons, Dawn Singleton, Tom Turney, Dave Trzcianka

NOT PRESENT:

ALSO PRESENT: Mayor Andy Gall, CEO/Fire Chief Dennis Baker, Solicitor Jimmy Amato, Engineer Tony Sadaka, Manager Elaine Rakovan

This meeting is being electronically recorded by the Borough Manager.

AGENDA (Changes and/or Deletions)

ORDINANCES

- **992** - Authorizing the incurring of lease rental debt of \$1,848,000 by guaranteeing the bond to be issued by the Municipal Authority of the Borough of Baden for the purpose of providing a portion of the cost of acquiring, constructing, enlarging, improving and/or extending its sanitary sewage facilities and authorizing the application to be Pennsylvania Department of Community and Economic Development to have the debt approved and excluded from the Borough's net nonelectoral deb as self-liquidating or subsidized debt.

MOTION by Dawn Singleton, second by Becky Gallagher to adopt ordinance 992.

VISITORS

Baden resident, Beverly Kotys commended public works for doing a wonderful job clearing the roads during the recent snow storm. She also asked for an update on the Waste Management garbage contract that ends this year.

Baden resident, Loretta Thompson addressed the need for the retaining wall on Bauman Avenue to be replaced to improve the look. The wall is on private property.

MINUTES

MOTION by Dawn Singleton, second by Becky Gallagher to approve the minutes of December 10th and 17th, 2025.

BILLS TO BE PAID

MOTION by Dawn Singleton, second by Joe Bosh to pay all bills with two signatures.

RESOLUTIONS - None

BIDS – None

CORRESPONDENCE - None

COMMITTEE REPORTS

Finance (John Shelkons)

General Fund Balance	\$218,071	Expenses	\$240,650
Water Fund Balance	\$98,489	Expenses	\$92,897

Pennvest Loan

Motion by John Shelkons, second by Shannon Reynolds, to approve the payment application request #3 from the Pennvest loan in the amount of \$105,187.

Motion by John Shelkons, second by Joe Bosh to approve Pennvest change order \$10,356 for storm sewer repair on Third Street.

PennDOT Invoice

Tom Turney asked about the PennDOT invoice for the sinkhole repair on Route 65 and State Street. Representative Matzie has been contacted for assistance.

PUBLIC SAFETY (Becky Gallagher)

Becky Gallagher gave an update on America250 plans. A grant for \$10,000 was submitted to the county. Harmony Township is interested in working with Baden on the America250 events. Continued support on making Logstown a national historical landmark.

PUBLIC WORKS / MUNICIPAL AUTHORITY (Dawn Singleton)

Plow Mount

Motion by Dawn Singleton, second by Tom Turney to approve the purchase of a plow mounts for the GMC truck. With labor the cost will not exceed \$4,500

Dawn Singleton gave an update on the water tank monitoring system. The bucket truck control system heater is smoking and needs repaired. She recommended buying a new truck. Daily water readings have been high, public works is looking for a water break.

TECHNOLOGY / LEGISLATION (Joe Bosh)

Joe Bosh informed council that the website has been updated.

The PSAB is accepting input on their resolutions that they vote on. Joe will submit comments if council has any legislative topic they would like to address.

PUBLIC RELATIONS / ADMINISTRATION (Shannon Reynolds)

Nothing to report

BUILDING / PROPERTY / CODE ENFORCMENT (Tom Turney)

Tom Turney had code enforcement officer, Dennis Bake read the following overview of the code enforcement officer’s duties.

Code enforcement in Baden is based on laws that have already been adopted by the Borough. Specifically, enforcement is guided by the Borough of Baden Code of Ordinances and the 2018 International Property Maintenance Code. These codes establish minimum standards for safety and property maintenance. They are not based on personal opinions or individual preferences, and they apply equally to everyone.

Code issues generally come to my attention in two ways. One is through proactive code sweeps that I conduct throughout the borough. The other is through complaints that are submitted by residents. Regardless of how a concern is brought to my attention, I personally verify every complaint before any action is taken. If there is no legitimate code violation, no enforcement action occurs.

It's important to understand that just because someone may not like how a property looks, or feels it should be maintained differently, does not automatically mean it's a code violation. Code enforcement is based on what the law requires, not on personal standards or disagreements between neighbors.

When a legitimate issue is found, the notification process begins. That process includes two required steps. First, I attempt in-person contact whenever possible. Second, a written notification letter is sent. That letter is required to ensure due process and to clearly explain what the issue is and what needs to be addressed. During this process, I also verify the correct property owner to make sure notifications go to the appropriate person.

Property owners are given a reasonable amount of time to contact me and correct the issue. I try to be flexible and realistic, keeping in mind that many factors can affect how quickly a problem can be fixed. Weather, cost, the amount of work involved, or the need to hire a contractor can all impact timelines, and those factors are taken into consideration.

If a violation is completely ignored and there is no communication or effort to resolve the issue, the next step is issuing a citation. The purpose of issuing a citation is not to punish someone or collect fines, but to ensure that the issue is addressed. Historically, many cases are resolved once a property owner receives a summons and understands the seriousness of the matter.

If a citation is issued, a hearing is scheduled with the local magistrate. In many cases, property owners correct the issue before the hearing even takes place. When that happens, the magistrate will often issue a small fine or dismiss the case. In some situations, the case may be continued to allow the owner additional time to complete the repairs.

Occasionally, a property owner may appeal a magistrate's decision, which moves the case to the county court level. While that does happen, it is less common.

Overall, the goal of code enforcement is not revenue generation. The goal is to correct unsafe or non-compliant conditions and help maintain a safe, livable community for everyone. Some issues are simple and can be corrected quickly, while others take more time, and each case is handled individually with fairness and consistency.

SOLICITOR'S REPORT

Nothing to report

ENGINEER'S REPORT (written report)

1. Harmony Water Storage Tank Upgrades

Future funding is needed to rehabilitate the Harmony Water Storage Tank. The total COSTARS quote amount is \$221,950 and we most likely will need to have a

temporary water storage tank setup during construction (estimated separate cost of \$25,000).

2. Street Parking Study

WEI has begun collecting information to prepare a study of street parking on all Borough streets so that recommendations can be made and the street parking ordinance can be updated.

3. Pennvest - Waterline Replacements

The contractor is beginning to prepare Detmar and Union Avenues for the installation of water main and will begin installing main soon. Testing of the water main on 3rd Street and the line to connect the waterline at the end of 3rd Street to the new waterline at the end of 4th Street (through the Sisters of Saint Joseph property) will be done in the next week. Once testing is complete, a second crew will begin working on customer services.

The third application for payment has been submitted for Borough Council approval today and covers work completed in December.

Change Order 1 has also been submitted for approval. This change order is for unexpected work on 3rd Street to address repair and replacement of storm sewers discovered during construction as well as additional effort to remove buried concrete encountered in the Sisters of Saint Joseph easement area (an old concrete cistern that was buried and abandoned in 1980). Total for all change order work is \$10,356.00 and will be covered by project contingency funds through the Pennvest loan once approved by DEP/Pennvest.

MAYOR'S REPORT

Mayor Andy Gall spoke to the chief of police regarding the removal of trailers from the streets. The updated ordinance is needed.

PRESIDENTS REPORT

President, Dave Trzcianka addressed Tom Turney's fishing dock proposal and the removal of council monthly stipend pay.

Tom Turney stated that he does not feel it is necessary for councilmembers and mayor to be paid.

Baden resident, Beverly Kotys spoke up in support of council being paid.

MOTION by Dawn Singleton, second by Becky Gallagher to have the solicitor review Tom Turney's fishing dock proposal and council pay matter.

Old Business Not on the Agenda, New Business or Unfinished Business

None

ADJOURNMENT

MOTION by Dawn Singleton, second by Shannon Reynolds, to adjourn the meeting at 6:42 PM.

Respectfully Submitted for Approval,

Elaine K. Rakovan
Borough Manager