MINUTES OF THE SEPTEMBER 1, 2026
MEETING OF TRAPPE BOROUGH COUNCIL

Council President Liz Cady called to order the regular meeting of Trappe Borough Council, held at the Borough Hall at 525 W. Main Street and broadcasted via Zoom, on September 1, 2026, at 7:00PM.

Those present were:
Liz Cady
Ben Ratkiewicz
Mallory Perlin
Eric Fabiszewski
Heather Gustafson
Scott Martin
Stu Strauss (Virtual)
Mayor Heather Blumenthal

Also present:
Borough Manager Marcus Dolny
Engineer Monica Sweeney & Bob Korp
Solicitor Mark Plachta
Treasurer John Klink

Absent: None

Also in Attendance:
Visitors as recorded

APPROVAL OF THE MINUTES:

The members of Council reviewed the minutes of the August 4, 2026, meeting:

Motion to approve the minutes:
Moved: B. Ratkiewicz **Seconded: S. Martin** **Approved: 6/0**
S. Strauss abstained since he was not present

PUBLIC HEARING:

The Hearing for Ordinance 481 Zoning Amendment was opened at 7:02PM
Moved: B. Ratkiewicz **Seconded: S. Martin** **Approved: 7/0**

M. Plachta amendment was advertised with Proof of Publication on the 12th and 19th of August and made available in all applicable and required offices for review. The Planning Commission received a review from the County Planning Commission and comments were taken into consideration, prior to the final draft with the Trappe Planning Commission recommends for approval.

All properties in consideration were posted as required.

M. Dolny noted that there were a number of residents with questions and concerns that were discussed and addressed. In summation, the amendment consists of three separate measures.

1. Addressing Stormwater recommendations and suggested regulations in relation to calculating and handling the impact and mitigation of stormwater. The 2028 update is already available, and we are including it in the amendment, as we are in agreement with the provisions that better serve the protection of the community, lessening the impact of the stormwater, and better calculation standards for uniform measurements.
2. Creation of Institutional Government Overlay District (IGO), serving identified properties of municipal use owned by the Borough, Emergency Services, Parks and Recreation, Educational, Historic, and Religious.
3. Clearly defining and placing parameters on Data Centers within the Zoning Structure of the Borough. Identifying where they are permitted and what requirements would exist for their consideration for allowance.

M. Dolny noted that he understood the need for Data Centers but did not believe Trappe was an ideal fit for a large-scale center. The Provisions created ensured that Trappe would look out for the resident's first and primarily in regard to Data Centers even if it meant the standards be unappealing and make the process unwelcoming for developers.

B. Korp, BIA, discussed further the process which we took with the Planning commission and in reviewing and applying tested standards and other ordinances in creating this amendment. It was a long but calculated process to ensure the amendment serves the intent and the community. B. Ratkiewicz echoed the sentiment regarding the process and noted the proposed amendment aligned with the Regional Zoning Plan as well. Acknowledging the members of the Planning Commission and their backgrounds and speaking regarding the effort given by all.

Comments from the audience focused on what properties are included in the IGO, and Government meaning local control. State and Federal Government have no control of the IGO, this is still a local ordinance. There were comments about the advertising, including a request for direct notices to be mailed in the future. It was also ensured that Data Centers were not permitted in the IGO, Data Centers would only be considered by Conditional Use Application in Limited Industrial Zone.

S. Martin asked about a State Standard, which currently does not exist for Data Centers, but again B. Korp and M. Dolny noted the efforts of this amendment to maximize the restrictions legally applicable.

Motion to Close the Public Hearing
Moved: H. Gustafson **Seconded: B. Ratkiewicz** **Approved: 7/0**

PUBLIC FORUM-AGENDA AND NON-AGENDA ITEMS:

- Questions Addressed about the Council's intention for the make-up and aesthetic of Trappe Borough moving forward. The sentiment was echoed by all that Trappe is valued as it is currently constructed and the intention is to keep that design and briefly discussed the pros and cons of historical preservation and restrictions. And what land preservation, that Trappe has, means and is restricted too.
- R. Greenwood informed Council of concerns regarding the conditions of certain features at Waterworks Park and a curiosity of having the baseball field available to the community year-round. The matter will be turned over to J. Hastings of CTJPWD for review.

STAFF REPORTS:

Borough Engineer:

1. Streets and Sidewalks

West 5th Avenue Milling and Paving project has been completed along with the sidewalk connection alternate except for the signalization. Contractor to expected to be completed with this work by the end of the month.

The Borough received a PennDOT ARLE grant for $120,640 to improve pedestrian and vehicular safety at the emergency signalized intersection of W 5th Avenue and W Main Street. Isett has provided a proposal to the Borough to assist with the development of traffic signal plans and facilitation with PennDOT and is waiting for Borough comments.

2. MS4 Program

1. MS4 Annual Report – Draft MS4 report and appendix documents prepared for Borough review and comments for revisions before final is signed and submitted to DEP by 9/30/26.

2. Floodplain Mitigation Grant – Isett Grant team reviewing opportunities for funding as announcements are posted. Grant team will notify the Borough when applicable grant opening is available.

3. Borough GIS Mapping – Isett has been updating the Borough's storm sewer mapping to include additional storm sewer pipes, inlets, collection areas and best management practice areas from land development installations. A copy of updated map provided to the Borough, with next steps for in-person meeting to review Online GIS viewer to access the information, as the Borough needs.

3. SEPTA Bus Bump out

In the planning stages with SEPTA and PennDOT. Reviewing funding grant options for the project.

Working on documents to submit to grant funding.

4. Perkiomen Flood Study Updates

Isett reviewed and provided comments to HRG for an undersized and impacted drainage culvert on West 3rd Avenue. This is the only Flood Study location located within the Borough. Once the planning report is approved and issued, the Flood Study locations will open the Municipalities for grant funding opportunities to conduct the mitigation improvements.

M. Dolny presented ESCROW Release #5 Margusity Development – Bronson Circle LLC in the amount of $344,219.36 leaving $709,607.34 still withheld.

Motion to release once Professional Services Escrow is replenished:
Moved: B. Ratkiewicz Seconded: H. Gustafson Approved: 7/0

Treasurer's Report:

J. Klink presented the bill list dated August 29, 2026, for two payrolls, direct charges, and a complete bills list for checks 2551 – 2575 for payment totaling $118,388.96

Motion to pay the bills as listed:
Moved: B. Ratkiewicz Seconded: H. Gustafson Approved: 7/0

J. Klink presented the bill list dated August 29, 2026, for the Liquid Fuels Fund direct charges by PECO in the amount of $2,444.84.

Motion to pay the bills as listed:
Moved: B. Ratkiewicz Seconded: S. Martin Approved: 7/0

J. Klink corrected and reissued Check #1106 with check #1107, in the amount of $17,356.75.

Motion to pay the bills as listed:
Moved: S. Martin Seconded: B. Ratkiewicz Approved: 7/0

J. Klink also provided monthly reports.

Mayor's Report:

H. Blumenthal provided a report of the past month's activities for Council.

H. Blumenthal presented Mayoral Proclamation 5-2026 to Samuel Guarini honoring his achievement of Eagle Scout rank in the Boy Scouts of America.

Borough Manager's Report:

M. Dolny spoke to Council and those participating in the meeting regarding upcoming 9/11 remembrance run, September's Montco Borough Association Dinner, possible future grant partnerships with Historic Trappe, and Fire Police requests from neighboring municipalities.

M. Dolny gave Council a copy of the Permit Report.

Borough Solicitor:

M. Plachta presented ORDINANCE #481 amending the Borough's Zoning Ordinance for official consideration.

Motion to adopt Ordinance #481:
Moved: S. Martin **Seconded: H. Gustafson** **Approved: 7/0**

Motion to approve professional reports:
Moved: M. Perlin **Seconded: B. Ratkiewicz** **Approved: 7/0**

COMMITTEE REPORTS

Traffic and Safety:
Reports were provided to Council. 35 incidents in the month with over 200 hours of collective volunteer time.

S. Strauss noted two events coming up the Cornhole Tournament of September 27th and a Comedy Night on October 17th.

Administrative Services:
L. Cady acknowledged office staff and M. Dolny took the opportunity to share the accolades with Steve Makowiak. He is the gentleman that the Borough hired to care for Sisca Community Park and Garden, a role he has excelled at provided a pristine recreational facility for our community.

Business & Property:

No Report

Finance Committee:

Courtney Mohaland will serve as our new rep for PLGIT, and we have two CDs maturing later this month.

Motion to reinvest at the best rate and term:
Moved: H. Gustafson Seconded: B. Ratkiewicz Approved: 7/0

Parks & Recreation:

Shared excitement for the upcoming Trappe Day and spoke regarding early exploratory meetings involving future park on Main Street. We will be soliciting survey participation from our community.

Public Affairs & Legislation:

B. Ratkiewicz gave an update on the efforts surrounding exploring an HRC and spoke regarding a training session the County is hosting in October. He also noted concerns over Flock cameras and felt that it may be beneficial to look at seeing if we can regulate the use of them in the Borough.

Street & Development: NO REPORT

Planning & Zoning: NO REPORT

Regional Planning:
B. Ratkiewicz noted again their complements and approval of our zoning amendment.

Public Works:

H. Gustafson gave a review of the reasoning and work done regarding the bylaws, highlighting current make-up which currently only has one Council member. Revisions were made to the bylaws and there is a RESOLUTION prepared adopting those revisions allowing for a stand in alternate when a member cannot attend. S. Strauss noted that in the future an easier solution would be to appoint more than one Council Member, but it was noted that the revisions will fix this.

Motion to approve RESOLUTION 2026-19 APPROVING AMENDED AND RESTATED BYLAWS FOR THE COLLEGEVILLE-TRAPPE JOINT PUBLIC WORKS COMMITTEE:
Moved: B. Ratkiewicz Seconded: H. Gustafson Approved: 7/0

H. Gustafson discussed the update on financing in regard to the interconnect. Including meeting with Jaime Schlesenger, who will be attending the CTJPWD meeting in September. One of the primary things learned is in order to finance this project will be the need to create an authority.

P. Mullin has been brought in to discuss these options, primarily either creating an independent authority or merging with CTMA and forming a sole authority. H. Gustafson has taken the initiative to meet with a number of stakeholders in this project including members of CTJPWD, NPWA, and numerous professional staff. H. Gustafson felt the Council identified the current representation to move this project forward and we should keep that representation to see the project through. And briefly spoke to the reasoning of why it's beneficial to complete this connection, recognizing a cost north of ten million dollars.

H. Gustafson spoke about NPWA and the possible acquisition of our water system, S. Martin noting that we should push for that in writing. M. Dolny stated that the connection will have to be in place prior to anything being finalized.

S. Martin wanted to know why not just combine the two boards, H. Gustafson wants the same representation. H. Gustafson claims there is little difference in the cost or time between merging and creating separate. H. Gustafson feels keeping the integrity of the current board, and professional staff echoing the same sentiment is the way to move forward. S. Martin feels it's a little convoluted creating separate entities and not using an existing structure and board for leverage with financing. M. Dolny noted that it really wouldn't dramatically effect financing.

J. Schlesinger doesn't want to just lock us into one type of financing option. H. Gustafson and S. Strauss both noted that they want to do what's best for the community, but S. Strauss stated that should be moving forward with the method that can be implemented as quickly as possible.

It was noted another option if the boards merged into one authority was expanding the board.

M. Dolny reviewed the options that is the two entities merged into CTMA the current representatives would represent Trappe unless one or more chose to resign and then a replacement could be appointed. Under this model it could also be explored to expand the board.

If a new authority was created it would be at the discretion of Council to appoint the representatives of the new authority.

It was also clarified that once connected we would no longer use our well, but they would remain permitted for possible future uses.

S. Strauss spoke in regard to the extensive work that was done prior to the start of the year and the representation was changed. That the current course of action was put in motion by the previous members himself and M. Perlin. In his opinion some of these decisions are being suggested due to politics, not what's best for the community and to move the project forward. Doing what's best for the community is getting the connection in place as soon as possible.

H. Gustafson reiterated that she is also looking for what's best for the community and according to Paul Mullins there is not a big difference in time between either option. Noting water is a nonpartisan issue.

H. Gustafson would like to appoint J. Schlesinger as a financial advisor for this project.
Motion to reinvest at the best rate and term:
Moved: H. Gustafson Seconded: B. Ratkiewicz Approved: 7/0

In discussion, M. Perlin stated that it has been noted multiple times that her and S. Strauss do not have a relationship with North Penn or J. Schlesinger, when it was them who originally brought him to the Borough and originally recommended him. That it appears her insights are just looked over and she is talked over. L. Cady assured her that she values all of her contributions and recognizes them.

It was noted that we would lose control of rates with this, as we will be buying water from NPWA that will set the rates that will dictate to a certain degree what water rates that we set.

L. Cady discussed an option if the two entities were merged, someone would be willing to step down. S. Strauss felt if him and M. Perlin stepped down there would be no issue with merging.

S. Martin asked what the cost would be to maintain the wells and why you would keep them. M. Dolny noted if you don't you lose any grandfathered exceptions, and there is the possibility for use in the future as other revenue sources or as new technology emerges to be used as potable water.

H. Gustafson made a motion to move forward with separate authorities. S. Martin clarified cost and noted that we haven't set a financing option yet. L. Cady also noted we need to look at what Collegeville does tomorrow, H. Gustafson noted that we're first and we need to keep the process moving. M. Dolny asked what would happen if Collegeville didn't move forward or wanted to explore a different direction. M. Plachta stated that we would need to get into a room and work it out.

M. Dolny clarified to move forward with financing we need an authority. L. Cady noted the importance of a back-up plan.

Motion to move forward with needed action to form a separate Water Authority:
Moved: H. Gustafson Seconded: B. Ratkiewicz

Liz Cady – Yes, with the understanding that there needs to be a backup plan and options
Ben Ratkiewicz - Yes
Mallory Perlin - No, only voting no because would prefer rolling into one, not against not moving forward or trying to slow things down.
Eric Fabiszewski - Yes
Heather Gustafson - Yes
Scott Martin – No, would like to see options and financing plans all laid out but not completely opposed just doesn't feel there is enough information
Stu Strauss (Virtual) - No

L. Cady would like to speak with M. Perlin and S. Strauss if Collegeville would prefer to merge, what their thoughts are, if either would be willing to step down. And what the process would be to get a joint meeting with Collegeville. It was noted that M. Perlin may be willing to drop off of that board, just wants to see options.

Approved: 4/3

There was also brief discussion on the possibility of a tapping increase and H. Gustafson noted that she has been in discussion with officials at NPWA regarding this and will be discussing it further.

CTMA & Regional Sewer:

Park House moving forward with 580 EDUs, and the audit is clean for 2025

Memorial Committee:

Recipient has been selected for the 2026 Branden T Sisca Award

Old Business: NONE

New Business:
S. Strauss Would like to discuss having fireworks annually.

Council Entered into Executive Session at 8:55PM to discuss Legal matters
Moved: H. Gustafson Seconded: B. Ratkiewicz Approved: 7/0

Council Exited Executive Session at 9:26PM
Moved: B. Ratkiewicz Seconded: M. Perlin Approved: 7/0

Motion to authorize M. Plachta to move forward with changes to the Borough's U&O requirements and prepare the necessary documents:
Moved: H. Gustafson Seconded: M. Perlin Approved: 7/0

Council adjourned the meeting at 9:27PM

Respectfully submitted,

Marcus V. Dolny