

February 11, 2016

A regular meeting of the Council of the Borough of Trainer was held on the above date at the Trainer Municipal Building, 824 Main Street, Trainer, PA with President Regina Beck calling the meeting to order at 7:00 p.m. Eastern Standard Time.

### **PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE**

The meeting was opened with the Pledge of Allegiance to the American Flag and followed by a moment of silence.

### **PRESENT**

Frances Zalewski – Mayor  
Regina Beck – President  
Joseph Maher – Vice President  
John Mathews – Councilman  
James Cassidy – Councilman  
Awilda Burgos - Councilwoman  
Ed McDaniel – Councilman  
Greg Miley – Councilman

Eileen Nelson – Engineer  
Mike Sheridan – Solicitor

### **ABSENT**

\*The meeting began with a required public hearing, which was advertised, in regards to the adoption of Ordinance 748 Amendment to zoning changes. Mike Sheridan read the changes in the Ordinance to remove hospitals and Sanatoriums out of the Residential District and place them into the Industrial District. A Court Reporter was present to take transcript of the hearing. As of today there have been no land development plans submitted for the property at 825 Main St. Sheridan stated the hearing was open for public comment.

A resident asked where the Industrial zones were in the Borough. They are Nealy Blvd., the refinery on Post and part of 9<sup>th</sup> St.

Richard Cropper, 7<sup>th</sup> St. stated as a resident and member of the Zoning Board I would hope the Board takes this seriously and amends the changes to the ordinance.

Marilyn Maher, Price St. is in favor of the Ordinance adoption. Questioned the houses sold not being able to use except for residential, which is correct.

Alexander Carpenter, 9<sup>th</sup> St. stated she lives right next door to the Funeral Home and is in favor of the adoption. Also stated she did not like the idea of the change to be near a park (Nealy Blvd)

Ralph Miles, 9<sup>th</sup> St. stated as a lifelong resident stated that the amendment is the best thing the Borough can do and appreciates doing the right thing for the residents.

Michael Carpenter, 9<sup>th</sup> St. stated he was new to the neighborhood and put a lot of work in his home and wanted to introduce himself and he appreciates what the Borough is doing.

Marc Spisak, 3<sup>rd</sup> St. stated he is against the proposed amendment. He stated that the Borough is limiting the use of the property for sale. He feels that they are denying services to some people in their own

Community. He feels it is a bad move and inconsiderate to some people. Sheridan stated it was not being completely removed from the Borough zone. Spisak stated that an Industrial zone is undesirable. A resident stated that she has a son with disabilities and does not believe that the change would apply to him. There are other options for those with disabilities.

Michelle Holloman, 3<sup>rd</sup> St. stated she is for the change even though her brother is an addict and rehab facilities like this are necessary she agrees with the proposal.

Sheridan asked the Court Reporter to mark as an exhibit and attach to the transcript, the different documentation to show proper advertisement and copies of the Ordinance were placed where they needed to go to be viewed by the public as required by statute. The public hearing will closed, the Ordinance is available for adoption now or during the regular part of the meeting. Council decided to act on the adoption presently. Councilman Maher made a motion to adopt the amended Ordinance 748, Councilman Mathews seconded the motion. All Councilpersons present voted affirmative. Motion was carried.

## MINUTES

The minutes of the January meeting were motioned for approval by Councilperson Cassidy to accept and seconded by Councilperson Maher; all councilpersons present voted affirmative.

## GENERAL FUND

It was motioned that the proper Borough Officials be authorized to draw orders on the Borough Treasure in favor of the following persons and in the amounts shown. Where such orders have already been drawn, the actions of the Borough Officials in so doing be ratified and confirmed. It was motioned, the January bills for approval by Councilperson Mathews and seconded by Councilperson McDaniel. All councilpersons present voted affirmative.

## JANUARY GENERAL FUND BILLS

United States Postal Service	roll stamps code office	-49.00
Paychex Invoice	Jan 5 monthly payroll	-177.19
Paychex Invoice	Jan 8 payroll	-109.00
#1 Car Wash Inc.	Clean Police Vehicles December	-205.00
Aston Sunoco	Police vehicles	-3,301.76
De Co Animal Control	Animal Control	-160.00
Broomall Truck & Auto	Police vehicles	-1,760.80
B&L Disposal	Trash Service	-5,900.00
Talley's Garage & Towing	Police Vehicles	-542.00
Integral Systems Corp	Computer Maintenance/Repair	-1,500.00
Peco- Penna. Ave	Penna. Ave electric	-65.35
PECO - Garage	Highway Garage	-286.86
PECO - Municipal Bldg.	Municipal Bldg	-716.29
Chester Water - Hydrants	Hydrants	-1,195.10
Chester Water Authority	Penna. Ave.	-36.30
Chester Water - Hwy garage	Highway Garage	-77.79

Comcast Cable	Cable service	-63.54
Red the Uniform Tailor	Police Uniforms	-1,705.31
Stantec Consulting Services	Professional Services	-6,418.50
Sunoco - SunTrak	Police vehicle fuel	-1,338.39
De Co Solid Waste Authority	2016 Hauling License	-200.00
Marcus Hook/Trainer Fire Dept	2015 4th 1/4 Appropriation	-9,250.00
United States Postal Service	roll stamps, letters mailed	-53.26
Comcast Cable	Cable Services	-266.13
Comcast	Cable VOIP	-561.40
Comcast	Cable Services	-159.87
Chester Water - Municipal	Municipal Bldg	-90.47
Chester Water- HJP	HJ Park	-18.36
DCIU	Health Benefits	-19,078.33
Padco Financial Services	DocStar	-130.00
Trainer Borough Senior Citizens	2016 Senior Citizens Appropriation	-1,000.00
Trainer Youth Athletic Assoc	2016 TYAA Appropriation	-1,000.00
United Concordia	Dental Coverage	-1,230.83
Michael S. D'Agostino	Professional Services December	-1,635.00
Nextel	Cell Phones	-141.67
US-Yellow	Advertising	-297.00
Parra Electric, Inc.	Municipal Bldg parking lot/Police sign	-215.00
Drugscan, Inc	Lab Testing	-168.00
Chester County SPCA	Animal Control	-100.00
Taser International	Police equipment	-149.71
Red the Uniform Tailor	Police Uniforms	-111.29
EDM Publishers, Inc.	Building Permit Law Bulletin	-99.00
Marcus Hook/Trainer Fire Dept	Full page ad for Clausen banquet	-100.00
Paychex Invoice	Jan 22 payroll W2 processing	-363.58
T Frank McCall's Inc	Bldg supplies	-237.90
Victoria Okolowski	Petty Cash	-300.00
TD Card Services	Quickbooks, Police radio ear pieces	-174.83
Animal Protection Board	Animal Control	-1,650.00
Prudential Life Ins.	Life Insurance Kline	-545.00
21st Century Media	Advertising	-1,938.18
Taser International	Police equipment	-412.62
T Frank McCall's Inc	Bldg supplies	-321.39
EBS Office Technology Group	Main Copier toner, shipping fee	-21.44
Charles Higgins & Sons	Traffic Lighting	-3,352.00
PECO Street Lighting	Street Lighting	-2,203.84
De Co Solid Waste Authority	December tipping fees	-2,182.29
Pennsylvania One Call System	Monthly fax transmission	-8.89

Delaware County Fireman's Assoc	Ad Book Donation	-100.00
Stantec Consulting Services	Professional Services	-5,445.00
Marcus Hook Borough	Fire Station January	-1,160.19
Marcus Hook Borough	Fire Truck January	-246.55
Integral Systems Corp	Computer back-up	-50.00
Arthur J. Gallagher	Liability insurances, W/C installment	-44,610.42
Galls Incorporated	Police Nightsticks	-447.32
E & S Auto Parts, Inc.	Police vehicle	-17.98
PECO-Underpass Lighting	Underpass Lighting	-38.36
Atlantic Tactical	Police equipment	-86.94
United States Postal Service	Large letter mailed	-1.20

### **PAYROLL ACCOUNT**

It was motioned by Councilperson Cassidy and seconded by Councilperson Mathews that Payroll for the month of January is paid. All Councilpersons present voted affirmative.

### **JANUARY PAYROLL FOR ALL EMPLOYEES**

Total payroll for the month of January \$68,634.23

### **SEWER FUND**

There are no outgoing transactions at this time.

### **JANUARY SEWER BILLS**

None

### **LIQUID FUEL BILLS**

Liquid Fuel Bills for the month of January meeting were motioned for approval by Councilperson Mathews and seconded by Councilperson Cassidy; all councilpersons present voted affirmative.

### **JANUARY LIQUID FUEL BILLS**

Mauger & Co.	Hwy fuel	-41.08
PECO	Traffic Lighting	-351.96

### **COMMUNITY CENTER BILLS**

Community Center Bills for January meeting were motioned for approval by Councilperson Mathews to accept and seconded by Councilperson Cassidy; all councilpersons present voted affirmative.

**JANUARY COMMUNITY CENTER BILLS**

Viviana Santiago	Reimburse hall rental deposit	-100.00
Chester Water Authority	Water bill	-77.79
April Knarr	Reimburse hall rental deposit	-100.00
Banta's Bestway Trash	Dumpster removal	-117.00

**PERMITS & LICENSES**

The Permits of the January meeting were motioned for approval by Councilperson Cassidy and seconded by Councilperson Miley all councilpersons present voted affirmative.

**PERMITS & LICENSE –JANUARY**

5 Building permits	\$674.00
26 Contractor license	\$2600.00
6 C/O Applications	\$600.00
0 Plumbing permits	\$0
1Electrical permits	\$826.00
0 Zoning	\$0
4 Other Permits/License	\$555.00
Amount turned over to Borough	\$5,255.00

**CHESTER WATER AUTHORITY**

0 - Street Openings  
Amount turned over to Borough \$0

**PECO**

1 – Street Openings  
Amount turned over to Borough \$129.00

**DELCORA**

0 – Permits  
  
Amount turned over to Borough \$0

**OTHER**

0 –  
Amount turned over to Borough \$0

## **CORRESPONDENCE**

It was motioned by Councilperson Cassidy and seconded by Councilperson Maher that the correspondence for January accepted and any necessary action taken. All councilpersons present voted affirmative.

### **JANUARY CORRESPONDENCE**

- Received from Keystone an electronic deposits in the amount of \$84,150.60 January EIT distribution.
- Received from Keystone an electronic deposits in the amount of \$6,072.80 January LST distribution.
- Received from Delaware County Tax Claim Monthly for December and a check in the amount of \$3,216.59.
- Received from Delaware County Monthly Transfer report for January.
- Received from Delaware County Monthly Deed Reconciliation for December and a check in the amount of \$3,029.80.
- Received from Trainer Seniors a letter of expenses used for the \$1000.00 appropriation.
- Received from Veolia a letter dated on February 1, 2016 in regards to Annual Public Notice.
- Received from De. Co. Conservation District a letter dated on January 27, 2016 in regards to Peco Transmission Lines.
- Received from DEP a copy of a letter dated on December 31, 2015 sent to Monroe Energy in regards to Site-Lube Plant.
- Received Acknowledgement of Receipt from De. Co. Conservation District for Monroe Tier 3 low-Sulphur unit.
- Received from DEP a copy of a letter dated on December 31, 2015 sent to Monroe Energy in regards to Site-Lube Plant.
- Received from DEP a copy of 2 letters dated January, 2016 sent to Phillips 66 in regards to Storage tank release system.
- Received from DEP a copy of 2 letters dated January, 2016 sent to Phillips 66 in regards to Storage tank Program.
- Received from Department of Transportation a letter dated January 22, 2016 in regards to Traffic Signal Asset Management System.
- Received from Boeing a letter dated January 27, 2016 in regards to Storage Tank and Spill Prevention.
- Received from PECO a letter dated on January 13, 2016 in regards to new transmission lines.
- Received from Stantec a copy of a letter dated on January 25, 2016 sent to Weston in regards to Monroe Cooling Towers.
- Received from Stantec a copy of a letter dated on January 27, 2016 sent to Weston in regards to Monroe Tier 3 Phase.
- Received from Stantec a copy of a letter dated on January 27, 2016 sent to Capital Project Management in regards to County Highway Aid Funds.
- Received email correspondence from Weston dated January 25, 2016 in regards to Area 3 Cooling tower.
- Received from Mike Sheridan a copy of a letter dated on January 7, 2016 hand delivered to De. Co. Planning Dept. in regards to Proposed Amendment to Zoning Code.

## **QUESTIONS AND COMMENTS FROM AUDIENCE ON CORRESPONDENCE**

None

## **ANY MATTERS THAT NEED COUNCILMANIC ACTION**

None

## **COMMITTEE REPORTS**

### **MAYOR**

Mayor Zalewski stated she attended the Borough Assoc. meeting in Parkside. Still waiting on responses from Carnivals to schedule.

**\*POLICE CHIEF** - Chief Priscopo was absent.

### **FINANCE**

Councilman Maher read the tax collector report for January. The numbers still reflect 2015 as bills do not go out until February. See below.

### **FIRE/PARKS/ENVIRONMENT**

Councilman Cassidy stated only 10 more months until Christmas.  
Nothing to report on parks at this time other than during the recent snow someone did some driving off road and did damage to the grass areas. This will have to be repaired in the spring.

At last month's meeting the Chief spoke about some auto break ins and that they were mostly from "unlocked" vehicles.

At the meeting last week a resident spoke up and said how the crime in Trainer has increased. During my walks since last week's meeting I have noticed several cars unlocked and one had the motor running and there was no one in it. Help yourself and lock your vehicles and do not leave your car running without being in it.

On the job front, McDonald's in Chichester, Burger King in Aston are hiring and Chichester Cafeteria staff is still needed.

Also, the Trainer/Marcus Hook Fire Department is still looking for volunteers. This job pays the most. The gratitude you get for saving someone's property or even a life cannot compare to any amount of money you can be paid.

On Monday, there was a call in Upper Chichester. Five fire companies were tapped out in order to get enough people to answer the call. Fortunately this time it was nothing bad. Imagine had it been a major fire with you or a family member were in need of life threatening assistance.

Ongoing progress on other projects.

Councilman Cassidy read the monthly fire report for January as follows: Total Alarms 29, Time in Service 32hrs 42mins, Total Man Hours 275hrs, Property Loss 0k, Injuries 2, Fatalities 0, and Pump Operated 1hr 30mins, Alarms 12.

## **MUNICIPAL BUILDING/RECREATION**

Councilman Mathews stated he was looking into the microphone and speakers in the Council room to get them in proper working order. He stated that the Rec Board had to cancel the last meeting and will be rescheduling next week.

## **PUBLIC SAFETY/BOH**

President Beck read January Code Enforcement report as follows: issued 10 building permits, 36 Contractor licenses, 27 C/O's, 0 zoning permits and numerous BOH and property maintenance violations which are being handled. 46 Snow removal violations sent out.

## **COMMUNITY OUTREACH/NEWSLETTERS**

Councilwoman Burgos stated anyone who needs assistance with taxes may call Community Action at 610-874-8451 for an appointment. The assistance is free.

## **COMMUNITY REDEVELOPMENT**

Councilman Ed McDaniel stated he is still trying to discuss with 2 buyers who want to develop on a Borough lot for new business. There will be 2 businesses on one lot.

## **HIGHWAY/STREET LIGHTS**

Councilman Miley stated the guys did a good job plowing the blizzard. If anyone has any complaints, please call. Kitty, a resident spoke about the end of Union Street being closed off by the snow, her concern was emergency vehicles not being able to pass. It was stated that PennDot was responsible for the piling of snow in the area. The Highway Dept. did get the snow cleared from the area and have been told to salt the alleyways as well as the streets.

## **CODE ENFORCEMENT OFFICER**

See public safety report.

## **TAX COLLECTOR**

Councilman Maher read the monthly report for January as follows: Total uncollected as of 1/31 is \$94,471.87. Total collected as of 1/31 is \$1,115,560.33. Total outstanding bills are 179.

## **SCHOOL BOARD DIRECTOR**

Mary Magaw had nothing to report but thanked Council for passing the new Ordinance tonight.

## **MONROE ENERGY**

Adam Gattuso had no report.



## ENGINEER

Eileen Nelson drafted and read Resolution 1023 for Monroe Energy Cooling Towers which needs a motion to accept. Councilperson Maher made a motion to adopt Resolution 1023, Councilperson Cassidy seconded the motion. All Councilpersons present voted affirmative.

Eileen Nelson stated Resolution for 2016 County Aid Application needs a motion to accept. They offer a sum of \$2,565.00 on an annual basis to assist the Borough on road projects. Councilperson Mathews made a motion to adopt Resolution 1022, Councilperson Maher seconded the motion. All Councilpersons present voted affirmative.

### **Engineer's Report**

- **Trainer Pointe**  
Construction is ongoing.
  - **Infrastructure Items**  
PECO repaired the sidewalk undermined at pole#419 along 9<sup>th</sup> St.
  - **Monroe Energy**  
**Area 3 Cooling Towers**  
On January 25, 2016, a floodplain consistency letter was sent to Weston Solutions, Inc. We reviewed the revised plans for land development with remarks in our February 3, 2016 review letter. We will prepare for the February 11 Council meeting a Conditional Approval Resolution subject to compliance with our review comments. **The Resolution will be presented at tonight's meeting for Council consideration.**
- Tier 3 Permit, Phase 1**  
On January 27, 2016, a stormwater consistency letter was sent to Weston Solutions, Inc.
- **2016 Highway Aid Application/Resolution**  
The application/resolution was sent to the Borough on January 27, 2016 for adoption at the February 11<sup>th</sup> Council Meeting. A letter was sent to Capital Project Management on January 29, 2016 requesting funds for 2012, 2013, 2014 and 2015 be rolled over to 2016 which will result in a \$12,825 total for all 5 years. Capital Project Management mentioned that the funds from previous years may become unavailable and therefore encourages the Borough to use all available funds this year. We reviewed PennDot's updated Liquid Fuels Policies and Procedures and have attached a list of acceptable and unacceptable expenditures. **Three copies of Resolution No. 1022 will be presented at tonight's meeting for Council's consideration.**
  - **2 Nealy Blvd – Lot 13**  
We reviewed plans for exterior site alterations and have been working with the owner and their engineer regarding additional information needed for compliance.
  - **Traffic signal loop at Smith and Post**  
We update the traffic signal plan to show the new video detection and forwarded to PennDot on February 5.

- **MS4**

I will be attending a meeting with the CRC on Friday, February 12 and will pick-up the Borough's educational and outreach materials.

- **200 Price Street**

Charley Remaley advised GHD Construction Services has been contracted for the demolition of buildings and construction of the three sided pole barn to be used for storage. We informed Mr. Remaley that the project will require a land development submission.

- **Nealy Boulevard Escrow**

I researched our files and have copies of correspondence related to the original Subdivision Agreement for Tri-State Business Center in 1990 as well as attempts to track down the remaining \$52,262.43 (last correspondence dated 4/16/96). Per my conversation with Kyle Burch, he indicated the options at the time were to pursue litigation or notify the parties the Borough would not accept dedication without the road being brought up to standards. The latter was chosen by Council.

## **SOLICITOR**

Mike Sheridan stated Ordinance 747 Act 44 DROP, approving INR to set up a DROP fund account. Councilperson Maher made a motion to set up the account through INR, Councilperson Mathews seconded the motion. All Councilpersons present voted affirmative.

Also a motion to appoint the Councilperson in charge of Finance to verify and sign for the DROP account. Councilperson Cassidy made a motion the motion to appoint Finance as signer, Councilperson Mathews seconded the motion. All Councilpersons present voted affirmative.

## **OLD COUNCILMANIC BUSINESS**

None

## **NEW COUNCILMANIC BUSINESS**

Councilman Cassidy asked Jean Beck to clarify the snow removal violations. President Beck stated there were 46 violations.

Councilman Maher requested a discussion to take place with Resident Doris McAfee in regards to listing the Borough owned property at 4121 Penna. Ave. for sale. The property was put out for bid twice and can know be listed with a realtor. Doris McAfee gave Council a comparison of properties to review.

## **QUESTIONS AND COMMENTS FROM AUDIENCE**

A resident from 5<sup>th</sup> St. asked about the ground property across the street from her that has been for sale and auction stating the area flood. Eileen stated the owner had the floodplain re-defined, but that is as far as it went from the developer who abandoned the property.

Resident Marilyn Maher asked about dedicating the name plaques from the VFW, maybe at the Memorial Day service. Dick Cropper is going to try to find out the other missing name for the nameplate to replace. A re-dedication will be discussed.

Resident Chuck Miles asked if amending the Ordinance tonight would definitely stop plans for across the street, which it would. He asked Councilman Mathews about the speaker system. Mathews stated it was originally a wireless system but it was interfering with the Police radio. The system was whistling and reverbing.

Resident Sherry Turek stated there is a large pothole on Chestnut St. that needs to be filled and a tree is down near Pileggi Park.

## **ADJOURNMENT**

President Regina Beck called for a motion to adjourn at 7:55pm; Councilperson Cassidy made a motion to adjourn, Councilperson Maher seconded the motion all councilpersons present voted affirmative.

Respectfully submitted,

Victoria Okolowski  
Borough Secretary