

December 8, 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
Greg Miley - Councilman
James Cassidy– Councilman
Ed McDaniel – Councilman

Eileen Nelson – Engineer
Mike Sheridan – Solicitor

ABSENT

Awilda Burgos - Councilwoman

MINUTES

The minutes of the November meeting were motioned for approval by Councilperson Cassidy to accept and seconded by Councilperson Miley 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 November bills for approval by Councilperson Maher and seconded by Councilperson Miley. All councilpersons present voted affirmative except for Councilperson Cassidy who opposed.

NOVEMBER GENERAL FUND BILLS

Paychex Invoice	November monthly	-140.75
McKay, James H.	NAPA Tire plugs	-3.40
TD Card Services	Quickbooks, web, basketball equip	-336.65
#1 Car Wash Inc.	Clean Police Vehicles October	-200.00
Burke Landscape Supply	Hwy fuel line kit	-7.28
Aston Sunoco	Police vehicles	-593.84
PECO - Park	HJ Park	-20.21
PECO-Underpass Lighting	Underpass Lighting	-31.72
PECO	Carnival	-28.64
PECO Street Lighting	Street Lighting	-2,009.25
Peco- Penna. Ave	Penna. Ave	-26.10
Stantec Consulting	Professional Services	-2,595.00
Marcus Hook Borough	Fire Truck October	-218.23
Marcus Hook Borough	Fire Station October	-1,171.28
Pa State Assn of Boroughs	Borough and Council Dues 2017	-528.00
Pa State Assn of Boroughs	Borough News 2017	-10.00
Charles Higgins & Sons	Street Light maintenance	-1,789.11
B&L Disposal	Trash removal	-5,900.00
Chester Water - Hydrants	Hydrants	-1,195.10
Comcast Cable	Cable service cc	-76.32
Sunoco - SunTrak	Police vehicle fuel	-1,453.91
Home Depot	No Trespass signs, BB court hardware	-47.05
Atlantic Tactical	Police equipment (Grant)	-3,328.55
Red the Uniform Tailor	Police uniforms	-203.10
PECO - Garage	Highway garage	-64.31
Victoria Okolowski	Petty Cash deposit	-300.00
U S Postal Service	Roll stamps	-47.00
Paychex Invoice	Nov 11 Biweekly	-163.45
Paychex Invoice	Nov 11 Detail	-137.56
Kline, Edward	Gas for hwy truck	-10.00
PSAB U/C Plan	3rd Quarter Unemployment Co.	-2,249.44
Victoria Okolowski	Holiday Food Drive	-361.00
U S Postal Service	Roll stamps Code office	-47.00
DCED	2016 3rd 1/4 Reporting	-100.00
Chester Water - Municipal	Municipal Bldg	-35.15
Comcast Cable	Cable services bldg.	-287.38
PECO - Municipal Bldg.	Municipal Bldg	-488.64
Comcast Business	Phone VOIP	-364.16
Staples Advantage	Office supplies	-69.18
Spirit Media Group, Inc.	Public Notices	-377.50

J. Michael Sheridan, Esq.	Professional Services	-1,420.00
Delco Alarm System	Highway Building alarm	-127.50
Red the Uniform Tailor	Police uniforms	-475.00
Integral Systems Corp	Computer backups	-100.00
Nextel	Cell phones	-141.53
United Concordia	Dental Coverage	-1,269.43
Carl J. Spangler, Jr.	Professional Services October	-130.00
Galls Incorporated	Police equipment	-214.20
Witmer Public Safety	Police cones	-275.60
Radio Communications	Police vehicle light repair	-231.90
Burke Landscape Supply	Hwy chain saw blades	-53.97
Pa One Call System	Monthly fax	-21.59
De Co Solid Waste	Tipping fees	-3,081.21
Charles Higgins & Sons	Street Light maintenance	-111.76
DCIU	Health Benefits	-19,812.09
Padco Financial Services	Doc Star	-130.00
Paychex Invoice	Nov. 25 Biweekly	-115.62
Paychex Invoice	Nov. 25 Detail	-87.56
Linvilla Orchards	2016 Christmas Tree	-100.00
TD Card Services	QB, Web, Sign letters, police Grant expense	-3,024.20
Knight Hauling	Dumpster for 2016 Carnival	-70.00
Marcus Hook Borough	Fire Station November	-1,127.29
Marcus Hook Borough	Fire Truck November	-218.23
Red the Uniform Tailor	Police uniforms	-651.69
Talley's Garage & Towing	Police Vehicles	-220.00
EDM Publishers, Inc.	Building Permit Law Bulletin	-99.49
Berkshire Systems Group	Cameras (Grant)	-2,790.20
A.R.D. Uniform	Police uniforms	-268.00

PAYROLL ACCOUNT

It was motioned by Councilperson Maher and seconded by Councilperson McDaniel that Payroll for the month of November is paid. All Councilpersons present voted affirmative except Councilperson Cassidy who opposed.

NOVEMBER PAYROLL FOR ALL EMPLOYEES

Total payroll for the month of November \$80,271.88
Payroll includes reimbursable Police Detail

SEWER FUND

There are no outgoing transactions at this time.

NOVEMBER SEWER BILLS

None

LIQUID FUEL BILLS

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

NOVEMBER LIQUID FUEL BILLS

Charles A. Higgins	Traffic Light Maintenance	-2,939.12
Mauger & Co.	Hwy fuel	-158.48
PECO	Traffic Lighting	-288.05

COMMUNITY CENTER BILLS

Community Center Bills for November meeting were motioned for approval by Councilperson Maher to accept and seconded by Councilperson Mathews; all councilpersons present voted affirmative except Councilperson Cassidy who opposed.

NOVEMBER COMMUNITY CENTER BILLS

John Johnson	Reimburse hall deposit	-100.00
Vickie Padgett	Reimburse hall deposit	-100.00
PECO electric	CC Electric	-79.78
PECO gas	CC Gas/Electric	-183.53
Jacob Dalton	Reimburse hall deposit	-100.00
T Frank McCalls	CC supplies	-87.97
Banta's Bestway Trash	Dumpster removal	-58.50
Desaree Curl	Reimburse hall deposit	-100.00
Myrna Smith	Reimburse hall deposit	-100.00
Tammy Doherty	Reimburse hall deposit	-150.00

PERMITS & LICENSE

The Permits of the November meeting were motioned for approval by Councilperson Mathews and seconded by Councilperson Miley all councilpersons present voted affirmative except Councilperson Cassidy who opposed.

PERMITS & LICENSE – NOVEMBER

6 Building permits	\$424.00
0 Contractor license	\$0
7 C/O Applications	\$675.00
2 Plumbing permits	\$250.00
2 Electrical permits	\$215.00
2 Zoning	\$550.00
4 Other Permits/License	\$603.00
Amount turned over to Borough	\$2,717.00

CHESTER WATER AUTHORITY

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

PECO

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

DELCORA

0 – Permits
Amount turned over to Borough \$0

CORRESPONDENCE

It was motioned by Councilperson Cassidy and seconded by Councilperson Miley that the correspondence for November be accepted and any necessary action taken. All Councilpersons present voted affirmative.

NOVEMBER CORRESPONDENCE

- Received from Keystone an electronic deposits in the amount of \$156,958.14 November EIT distribution.
- Received from Keystone an electronic deposits in the amount of \$14,711.10 November LST distribution.
- Received from Delaware County Tax Claim Monthly for October and a check in the amount of \$1,126.51.
- Received from Delaware County Tax Claim Monthly for October and a check in the amount of \$3,821.37.
- Received from Delaware County Monthly Transfer Report.
- Received from Delaware County Final Assessment changes.
- Received from DEP a copy of a letter dated November 16, 2016 sent to Consolidated Rail in regards to General permit approval Stoney Creek yard.
- Received from DEP a copy of a letter dated November 28, 2016 sent to Remediation Management in regards to Site wide vapor intrusion.
- Received from DEP a copy of a letter dated November 30, 2016 sent to Monroe Energy in regards to Storage Tank program.

- Received from Remediation Management a letter dated November 17, 2016 in regards to PADEP Act2 cleanup, refinery.
- Received from Aqua a letter dated November 9, 2016 in regards to Storage tank and spill prevention.

QUESTIONS AND COMMENTS FROM AUDIENCE ON CORRESPONDENCE

None

ANY MATTERS THAT NEED COUNCILMANIC ACTION

None

COMMITTEE REPORTS

MAYOR

Mayor Zalewski awarded the Person of the Year to Mary Magaw for so many years of dedicated services to the Borough. She was presented with a plaque and flowers.

***POLICE CHIEF** – Chief Priscopo had nothing to report.

FINANCE

Councilman Maher stated that Santa will be around on the Fire Truck on Sat. Dec. 17th starting at 6pm with a rain date of Dec. 18th. The second reading of the 2017 General Budget was presented with a balanced budget in the amount of \$2,310,350.00. Councilperson Maher asked for a motion to accept the second reading of the 2017 General Budget. Councilperson Mathews made the motion to accept, Councilperson Miley seconded the motion. All Councilpersons present voted affirmative except Councilperson Cassidy who opposed.

Councilman Maher read Tax Collector report below.

FIRE/PARKS/ENVIRONMENT

Councilman Cassidy stated Welcome to Trainers December Council meeting, the last for 2016. Since we met last month, I have attended several functions representing the Borough of Trainer. Most were informational with information being collected for possible use at a later date. One was with Delcora who gave a message for those attending to forward to the community. It was also printed in their community newsletter. The message is:

“Due to contaminants, wastewater needs to be treated prior to it being put back in the environment. Contaminants may include: human waste, oil, soaps, chemicals and food scraps. Basically anything that a person puts down a drain may become a contaminant. The environment can naturally handle some contaminants, but because of the elevated amount of water that we

use, wastewater must be treated. Wastewater treatment ensures that our rivers, lakes and oceans remain clean and safe to enjoy. Some of the byproducts that come out of treated wastewater are recycled. The remainder is disposed of in a way that is more controlled and has a small impact on the environment.”

Also what the group did not know is that the convenient Handi-wipes that so many people use, cause havoc with the treatment process. So if you use them, please do not flush them. Throw them in the trash. While we were touring the facility, we were shown a pile of these wipes that were pulled from the system.

Also noted, one of Trainer’s residents who worked there for many years has retired after 25 years of service. I would like to congratulate Richard Sands and wish him well in his retirement.

Another meeting I attended was a banquet meeting and that was for the Association of Borough’s. Some good information was obtained here also.

I have seen people with their pets in Johnson’s’ park and it seems the message has gotten out to some. Many more are leashing their dogs and carrying bags to collect the droppings left behind. I want to thank them for this as I am sure others who use the park also appreciate it.

The basketball nets put up at Johnson’s park are also getting a lot of use and without incident. Hopefully this will continue. I want to, again, thank Jennifer Frazier for her concern of the children of the area who wanted something to do during the summer and put together a program to do just that. There are many youngsters who appreciated all her and her team of volunteer’s efforts.

There are still many “Help Wanted” signs up in the area.

Trainer/Marcus Hook Fire Department is still looking for members. Why not start 2017 off on a positive note and join or encourage someone to join. It could mean the world of difference.

Let us pray that we, as a Borough, continue to move forward in 2017.

At this time, I will not be wishing anyone a “HAPPY HOLIDAY” but will wish everyone “A MERRY CHRISTMAS AND A HAPPY PROSPEROUS NEW YEAR.”

There was no fire report received this month.

MUNICIPAL BUILDING/RECREATION

Councilman Mathews stated the Community Center building had to have one of the heat zones shut down in the rec and bathroom areas. Appears to be a leak under the concrete. We have a couple portable heaters there now. We would either have to jack hammer the floor to get to the pipes or reroute it. We need estimates for the work

He stated to get hold of Vale or AAA to tighten the front door lock. Highway will check it first. Lunch with Santa will be Sat. Dec. 17th from 12 – 3pm.

PUBLIC SAFETY/BOH

President Beck read November Code Enforcement report as follows: issued 13 building permits, 0 Contractor licenses, 9 C/O’s, 1 zoning permits and numerous Occupancy violations.

COMMUNITY OUTREACH/NEWSLETTERS

Councilwoman Burgos was absent.

COMMUNITY REDEVELOPMENT

Councilman Ed McDaniel stated there was a meeting today for redevelopment but had to rescheduled for Dec. 21st.

HIGHWAY/STREET LIGHTS

Councilman Miley had nothing to report but called an Executive meeting for personnel matters.

CODE ENFORCEMENT OFFICER

Nothing to report.

TAX COLLECTOR

Councilman Maher read the monthly report for November as follows: Total uncollected as of 11/30 is \$98,117.27. Total collected as of 11/30 is \$1,108,411.47. Total outstanding bills are 157.

SCHOOL BOARD DIRECTOR

Mary Magaw stated the 2nd and 4th Grade classes will perform a winter concert at the High School on Dec. 21st at 7:00.

MONROE ENERGY

Adam Gattuso gave an update on the heavy haul move to the refinery.

ENGINEER

Eileen stated the estimate for Nealy Blvd. is \$88,710.00 including engineer fees and based on prior discussions. This is the first step and we need to provide the information to the property owners.

Engineer's Report

- **Trainer Pointe**

The developer completed the majority of the final punch-list items. We will review the site when the developer confirms all items are finished including the street lights.

Damaged concrete pad next to lot 16: we discussed with the developer that the resident mentioned the original crack in the pad has worsened during the construction and the top rail on his fence is broken. **We are awaiting a formal reply.**

- **Monroe Energy**

Tier 3 Low Sulphur – Phase 1A ULSG Construction and Facilities Erosion Control Permit

Project is underway.

- **Infrastructure Items**

- Baker Street and Yates Ave.

- PennDOT suggested we review other roadways within the Borough that may possibly qualify for being added to their inventory. If Baker and Yates are the only two roadways to add we will respond to PennDOT accordingly.

- We contacted Ralph Brown with PECO regarding restoring the damaged pavement through Henry Johnson Park.

- **200 Price Street-Metro Container**

Construction is underway.

We are requesting the Borough/Solicitor forward escrow account information.

- **Eske Developers, LLC – Nealy Blvd. (McCarthy Tire)**

We are awaiting the developer's schedule for completing outstanding items.

Expansion

We are working with the developer and Solicitor regarding the application for the proposed expansion. We are awaiting plans from the developer.

- **2016 County Highway – ADA Curb Ramps**

We forwarded the Application for Project Approval to PennDOT. They have approved (pending CO Aid). Moore expects to commence work within the next few weeks. We will issue the notice to proceed once this matter has been resolved. County has advised that only 2 years of County Aid are available to use. We have appealed that to Dennis Carey, Delaware County Public Works Director to have all 5 years available. We are awaiting response. **PennDOT approved the project on Dec. 6 using 2 years County Aid.**

The notice to proceed was sent to Moore Outdoor Rejuvenation, Inc. on December 7 with a completion date of January 6, 2017. We will inform the Borough of the start date upon notification by Moore.

We sent a letter to PennDOT on December 7 requesting an extension past the October 31 cutoff date relative to placement of materials in potential colder temperatures.

- **Roadway Improvements**

We reviewed the roads and will present our recommendations along with an Opinion of Probable Costs. **Including spreadsheet at Caucus meeting for Council's review.**

- **A and R Ironworks**

Review letter issued November 30, 2016. **Charley Remaley issued another stop work order on December 5, 2016.**

- **FY 2016 CDBG Project**

Applications are due January 11, 2017. A public notice was placed In the Spirit Times on November 23, 2016 for the required public hearing to be held at the December 8th Council meeting at 7:00 PM where potential projects will be discussed.

We will prepare the resolution and coordinate the date for adoption with the OHCD office and the Borough.

Eileen opened up the public discussion for the CDBG Grant stating that the past years were denied and included 9th St. sidewalks, curb replacements, Post road project.

Eligible projects include road work, sidewalks, and neighborhood and recreation facility improvements. Councilman Maher stated 13th and Chestnut and 12th and Price are in need of work. Councilman Cassidy stated work needs to be done at the bottom of Veteran's Drive at 9th St. He stated there are issues with the Ridge where there is no foundation where they paved over the sidewalk years ago. He is concerned of utility problems as there have been gas leaks and sewer issues. Cassidy asked about the road in the park damaged from Peco, Eileen stated Ralph Brown has not yet responded.

Marilyn Maher asked if the money could be used to do some repairs at the Community Center. A resolution is needed with the application. The application is due Jan. 11th and a rough draft of the Resolution may be submitted and a follow up copy sent after the Jan. 12th Council meeting. Council decided to apply for all the above road project ideas and a boiler system for the Community Center.

SOLICITOR

Mike Sheridan stated Ordinance 755 Real Estate Tax for 2017 has been prepared and advertised but cannot be adopted until the final budget is adopted which will be Dec. 21.

A motion is need to accept and approve the terms from Trainer Custom Chemical for lien payment and to have permits issued. Mike Sheridan explained the terms and conditions of past and present issues in regards to the property. A portion of the property, approved by DEP, is looking to be leased. A check in the amount of over \$118,000.00 was submitted to the Borough to cover all cost incurred. Councilperson Cassidy made a motion to approve the agreement with Custom Chemical, Councilperson Mathews seconded the motion. All Councilpersons present voted affirmative.

A motion is needed to accept the agreement with Justice Rescue. Mike Sheridan explained two agreements. After a short discussion in regards to the terms Councilperson Cassidy made a motion to accept the agreement with Justice Rescue for an open-ended contract that either side may terminate any time with a 30 day notice, Councilperson McDaniel seconded the motion. All Councilpersons present voted affirmative.

A motion is needed to accept the Amtrak accident claim settlement in the amount of \$750.00 vs. the \$1200.00 we originally sought. Councilperson Maher made a motion to accept the \$750.00 settlement, Councilperson Miley seconded the motion. All Councilpersons present voted affirmative.

A motion is needed to accept Resolution 1025 to authorize the destruction of public records that were damaged in storage in the highway garage. Mike Sheridan explained there is a Public Records Acts statute in Pa. that sets forth how Municipalities may handle records. There is no clause for our situation which is a health risk due to mold. An application is supposed to be submitted to Harrisburg for historical purposes. There are no penalties for destroying the records. Councilperson Cassidy made a motion to accept Resolution 1025 to destroy Borough records to due health risk of the condition of said records, Councilperson Mathews seconded the motion. All Councilpersons present voted affirmative.

Sheridan stated that an injunction was filed against 1031 Chestnut St. requiring them to not occupy the property until all permits and occupancies are applied for. The hearing is tomorrow morning at 9 am. Numerous citations have been issued to the property owner.

OLD COUNCILMANIC BUSINESS

None

NEW COUNCILMANIC BUSINESS

Councilman Miley made a motion to hire Donald Peer as a full-time employee January 1, 2017. Councilman McDaniel seconded the motion. All Councilpersons present voted affirmative.

President Beck called for a motion to authorize Joe Possenti as a representative for the upcoming Police negotiations for the contract years beginning 2018. Councilman Mathews made the motion to authorize, Councilman McDaniel seconded the motion. All Councilpersons present voted affirmative.

President Beck called for a motion to appoint Possenti as tax collector beginning January 1, 2017 until an election as the tax collector is an elected position. Councilman Mathews made the motion to appoint, Councilman Miley seconded the motion. All Councilpersons present voted affirmative except Councilman Cassidy who opposed due to the reason of having a resident interested in the position.

Quotes were received from Brown and Brown insurance co. for the Boroughs insurance policies. After Council met and reviewed with them and our current broker Pat Larkin with AJG, it was decided to stay with our current insurance broker.

QUESTIONS AND COMMENTS FROM AUDIENCE

Resident Chuck Miles asked if they were trying to get a grant to work on the Community Center. Eileen stated she is applying for funds to help but the engineer fees would be the responsibility of the Borough and are typically 10% of the project cost. He asked if the building was going to be sold, that decision is still to be made and will be made at a public meeting.

Resident Theresa Yeager stated that Fortune 500 companies are lucky to receive a dollar an hour raise so to give \$3.00 and \$4.00 an hour raise is ludicrous which is money paid by the tax payers. President Beck asked Millard if she was a taxpayer. Millard stated she rents and taxes are paid in her rent. President Beck stated that personnel matters could not be discussed. Millard asked if the projected income next year falls short, how the Borough will cover it. President Beck and Councilman Miley both stated that the money paid to the Secretary was earned and well deserved. Millard stated that the secretary divulges information from police reports. Discussion was ended.

Resident Kim Sherman stated that Mr. Hinchcliffe comes into her store and told her several people from the Borough told him to sue the Borough for the situation with his house on 7th St. She was given two names but would not say who they are. Sherman stated if it were true she would like someone to tell him it is a civil matter. She is tired of him coming in her store. She asked how long the trucks would be on 9th St., they are blocking her store and she is losing money. There is also any area where there is no sidewalk.

Resident Mr. Werner stated that Eileen forgot to add part of the blacktop where his pad is when he claimed damage done by Trainer Pointe construction. He stated that the pad had some cracks but now the corner of the property is crushed. He stated there are speeders coming through Union St.

Chuck Miles asked if the real estate taxes went up. They have not.

Council announce an Executive meeting.

*Council came out of Executive session at 9:10 pm and resumed the public meeting. Councilperson Miley made a motion for Highway employees Ed Kline and Jim McKay to receive a raise to \$22.00 per hour effective January 1, 2017, Councilperson Cassidy seconded the motion. All Councilpersons present voted affirmative. A motion was made by Councilperson Miley that Donald Peer receive a raise on his one year anniversary in May, 2017 to be paid 80% (\$17.60) of the \$22.00 the other Highway employees. Councilperson Cassidy seconded the motion. All Councilpersons present voted affirmative.

ADJOURNMENT

President Regina Beck called for a motion to adjourn at 9:25 pm; Councilperson Mathews made the motion to adjourn. Councilperson Maher seconded the motion. All Councilpersons present voted affirmative.

Respectfully submitted,

Victoria Okolowski
Borough Secretary