

March 11, 2021

A regular meeting of the Council of the Borough of Trainer was held over the phone through a call-in service with Vice President Jean Beck calling the meeting to order at 7:00 p.m. Eastern Standard Time. The meeting was vis Zoom due to COVID19.

An Executive meeting was held prior to the meeting to discuss real estate and legal matters. No action took place during the meeting.

PRESENT

President Greg Miley, Vice President Jean Beck, Councilpersons John Mathews, Jim Cassidy, Jenn Frazier, Tim Horgan
Manager Mark Possenti, Engineer Eileen Nelson, Mike Sheridan

ABSENT

Mayor Frances Zalewski, Awilda Burgos

MINUTES

The minutes of the February Caucus meeting were motioned for approval by Councilperson Mathews to accept and seconded by Councilperson Horgan. No opposition. Motion carried.

The minutes of the February Council meeting were motioned for approval by Councilperson Mathews to accept and seconded by Councilperson Horgan. No opposition. Motion carried.

- At this time Bill Sharfenberg gave an update on the Adelpia Pipeline. The discussion included access needed of 3 easements from the Borough. Motion is needed to accept the offer of \$40,000.00 from Adelpia for the three easements requested for the pipeline project and authorization of the Borough Council President or Vice President to execute all necessary documents.
- Ordinance 768 Amendments to Parkview Mobile Home was presented and discussed. Present, were Mike Maddren, Solicitor – Matt Houtman, Engineer and Ben Cullop, Owner, representing the Parkview. Houtman and Cullop were formally sworn in to their testimony as true and correct. Park plans were presented and previously provided to Council members. The changes requested were to reduce the open space from 10% to 7% if necessary, make changes to new mobile homes in the non-conforming section of the park without having to go through zoning, requesting reduced lot sizes of 32' x 80' with an 18' separation between homes. The 40' emergency vehicle turnaround radius was also discussed and agreed upon.

Floor was opened to public comment: Joe Maher, Price St. asked about how the tax revenue would be affected by removing a building and the effect of stormwater run-off by adding more green space. Ralph Miles, Ridge Rd. asked Parkview to address removing Sherman's Country store on the property, concerned about residents that frequent the store and have no transportation.

Kim Sherman, owner of Sherman's Country store defended the need of the store to remain for the residents and for the income generated from lottery to help seniors.

Parkview stated that the store was taken into consideration and they felt the best use of the property was to add more affordable housing. The taxing issue was also addressed and they conclude that the tax revenue would have little or no impact on the current revenue.

A motion is needed to adopt Ordinance 768 to include the discussed changes.

CORRESPONDENCE

It was motioned by Councilperson Mathews and seconded by Councilperson Horgan that the correspondence for February be accepted and any necessary action taken. No opposition. Motion carried.
QUESTIONS AND COMMENTS FROM AUDIENCE ON CORRESPONDENCE None

ANY MATTERS THAT NEED COUNCILMANIC ACTION:

Request for HJ Park rental and opening parks and playgrounds was discussed and voted on. The vote was 3 -2. Motion could not be carried due to lack Council majority in favor.

MANAGER/FINANCE

Mark Possenti: Spoke in regards to moving forward with the Municipal Complex and selling Borough owned property. The site work for the project will be going out for bid for 2 weeks. Should be able to break ground by the end of April. We will have to schedule a couple of Special meetings in the upcoming month to award the bid and accept financing terms. Need motions to put out for re-bid and advertise special meeting to award bid. Approval will be needed to have the Borough properties appraised to sell.

- Called for a motion to approve the paid February expenses for General, Recreation and Liquid Fuels Funds in the amount of \$118,739.05 which were provided for inspection. Expenses are filed in the Secretary's office where they can be requested to view.
- Called for a motion to approve the paid Payroll for the month of February in the amount of \$91,193.33, which was provided for inspection.

COMMITTEE REPORTS

MAYOR /POLICE

Mayor Zalewski: Absent.

COMMUNITY REDEVELOPMENT/GRANTS

Councilman Jim Cassidy: Has not heard back from Swiss Farms or the Opportunity Zone.

HIGHWAY/BUILDINGS

Councilman Mathews: Stated that Amtrak is cleaning up their property that is causing the flooding.

BOARD OF HEALTH

Councilman Tim Horgan: Received info that the junkyard may be leaking fluids into the creek. The DEP will be notified to investigate.

PUBLIC SAFETY/FIRE

Councilwoman Beck:

- Read February Code enforcement report (attached)
- Read February fire report (attached)

PARKS/ENVIRONMENT

Councilman Miley: No report

COMMUNITY OUTREACH

Councilwoman Burgos: Absent

RECREATION/NEWSLETTERS

Councilwoman Jenn Frazier: Stated that she has nothing to report since Council has not approved to open the parks, all rec board events will have to be canceled. After further debate a revote to open the parks and playgrounds was made.

CODE ENFORCEMENT OFFICER

Charley Remaley: No report

TAX COLLECTOR

Mark Possenti: February tax and trash fees collected \$36,115.77 to deposit. Need a motion to approve deposit into the General fund.

ENGINEER

Eileen Nelson: Report attached

SOLICITOR

Mike Sheridan stated: No report other than the earlier Ordinance discussion.

ORDINANCES

- Motion was made by Councilperson Cassidy to adopt Ordinance 768 amendments to the mobile home park with the changes of reducing the open space from 10% to 7%, the ability to replace the homes in the older non-conforming section of the park as needed without having to go through zoning and to include a 40' emergency vehicle turnaround radius and seconded by Councilperson Beck. No opposition. Motion carried.

RESOLUTIONS

- None

OTHER ACTION ITEMS

- Motion made by Councilperson Cassidy to approve the paid February bills for General, Recreation and Liquid Fuels Funds in the amount of \$118,739.05 and seconded by Councilperson Mathews. No opposition. Motion carried.
- Motion made by Councilperson Cassidy to approve the paid Payroll for the month of February in the amount of \$91,193.33 and seconded by Councilperson Mathews. No opposition. Motion carried.
- Motion was made by Councilperson Mathews to put the Municipal Complex site work out for re-bid and seconded by Councilperson Horgan. Councilperson Cassidy opposed. Motion carried.
- Motion was made by Councilperson Mathews to advertise a special meeting on March 31, 2021 to review the Municipal Complex bids and consider awarding the bid and seconded by Councilperson Beck. Councilperson Cassidy opposed. Motion carried.
- Motion was made by Councilperson Cassidy to authorize the appraisal of the Borough owned properties to prepare them for auction/sale and seconded by Councilperson Mathews. No opposition. Motion carried.
- Motion was made by Councilperson Mathews to accept the offer of \$40,000.00 from Adelpia for the three easements requested for the pipeline project and authorization of the Borough Council President or Vice President to execute all necessary documents and seconded by Councilperson Cassidy. No opposition. Motion carried.
- Motion was made by Councilperson Cassidy to authorize a tax collector deposit for February collections to the general fund in the amount of \$36,115.77 and seconded by Councilperson Mathews.

No opposition. Motion carried.

- Motion was made by Councilperson Horgan to rent and open HJ Park and Borough playgrounds and seconded by Councilperson Frazier. Councilpersons Cassidy and Beck opposed. Motion could not be carried for lack of Council majority vote. Another vote took place with Councilperson Horgan making a motion to rent and open HJ Park and playgrounds and seconded by Councilperson Frazier. No opposition. Motion was carried.

OLD COUNCILMANIC BUSINESS

None

NEW COUNCILMANIC BUSINESS

None

QUESTIONS AND COMMENTS FROM AUDIENCE

Marilyn Maher, Price St. – Thanked Council for opening the park and playgrounds

Ashley Mathis, 13th St. - Expressed concern over keeping the playgrounds clean and safe for the kids from spreading Covid.

Joe Maher, Price St. – Thanked Council for opening the parks and suggested using County Aid for a street sweeper as previously discussed.

ADJOURNMENT

Vice President Beck called for a motion to adjourn at 9:20pm; Councilperson Cassidy made the motion to adjourn. Councilperson Horgan seconded the motion. No opposition. Motion carried.

Respectfully submitted,

Victoria Orlando
Borough Secretary

TRAINER BOROUGH - ENGINEER'S REPORT

▪ Buckley Cable – 9th Street and Price Street Improvements

We will inspect the site to check the status in conjunction with the completion of the retaining wall on Ridge Road. NO CHANGE reported.

▪ Monroe Energy

Monroe advised PennDOT has issued a conditional permit for the new driveway. Once they meet the conditions, they will provide an updated schedule for the work. NO CHANGE reported.

▪ Post Road

We have requested PennDOT patch the roadway areas as soon as the weather conditions become more suitable for paving (Spring 2021). We will advise Council of their schedule. NO CHANGE reported other than being notified of PennDOT proposing to resurface Post Road (see below).

▪ Erosion Ridge Road

MOR advised they expect to re-mobilize to complete the retaining wall by end of March, 2021 depending on weather conditions. We will update Council upon confirmation from MOR.

PECO confirmed they removed a sign left at the site as reported by Councilman Cassidy.

▪ Adelpia Cable Pipeline

Based on discussion with Charley Remaley I conveyed to the Adelpia representatives the need for a Soil Erosion Permit for the Horizontal Directional Drilling entry and exit points within the Borough. I was also contacted today about a temporary Traffic Signal modification at Ridge and Baker. I will report more once I have had the chance to review further.

▪ Dawes Court Erosion

We sent notification letters to Buckman Village Storage and DELCORA on March 2, 2021 and will advise Council of their response when received.

▪ MS4 Program

Henry Johnson Park– Creek Erosion

We are developing a proposal for Council's consideration to design the restoration required for the Pollution Reduction Plan based on the confirmation of location being directly downstream from Township Line on Marcus Hook Creek.

Attached is a brochure 'After the Storm-a Citizen's Guide to Understanding Stormwater'.

▪ Bike Lane on Post Road

PennDOT will be resurfacing Post Road extending down US 13 (aka 4th Street) this spring and will renew the pavement markings. The existing bike lanes extend from the Marcus Hook Borough Border to and around the intersection with Price and up to the Chester City Border on 291. The new request is stripe along US13 to the Chester City border. We sent a letter to PennDOT on behalf of Borough Council on February 18th requesting the incorporation of bicycle facilities on SR 0013 / Post Road, with PennDOT to coordinate the necessary design activities for repaving and re-striping.

▪ 4011 Township Line Road

We are awaiting paperwork regarding the easement and force main for permitting for connection into the DELCORA owned sanitary sewer in Roseanna Court.

▪ 2021 County Aid

The County approved the \$2,565.00 County Aid Funds for 2020 be rolled over to 2021 as requested in our letter of February 17, 2021. We will coordinate with the Borough Secretary

submitting the 2021 County Aid Application through DotGrants. The 2020 funds will need to be used for a project in 2021 otherwise the Borough will lose the funding. We therefore encourage the Borough to consider a project in 2021 where both the 2020 and 2021 funding can be used.

▪ **Transportation Improvements Inventory**

A representative with the Delaware County Planning Department (DCPD) contacted us and advised they are encouraging municipal officials to identify their transportation needs and potential projects that could be entered in the Delaware County Transportation Improvements Inventory (TII) per an application. The DCPD will help municipalities with identifying funding sources and preparing applications. Funding can come from various Federal, State, and regional programs as well as the County's \$5 vehicle fee revenue. Anything related to transportation can be submitted including highways/streets, intersections/turn lanes, bridges, traffic signs, pavement markings, traffic signals, sidewalks, crosswalks, pedestrian signals/countdowns, bicycle lanes/multiuse paths/trails, bicycle parking, bus stops/shelters, rail stations, streetscapes, traffic calming, safety improvements for vehicles/bicyclists/pedestrians, and anything else transportation related not listed.

We have attached the application including mapping and cost estimates that were submitted to the DCPD for the 2018 TII. This includes traffic signals including at 9th and Main which the Borough advised needs maintenance. If Council requests our assistance, we recommend Council review the 2018 items to confirm the extent including any additional items desired. We will also review the costs and update as needed if we are directed to proceed.

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

The developer contacted us and advised they would like to close the project and have any funds that may be remaining in the escrow account returned. We discussed and reviewed escrow account information with the Borough Secretary who mentioned she will confirm the account balance. The \$2,289.00 Stormwater fund is to remain in the Borough's account and used for our annual site observations of the stormwater management system required for the MS4 program.

We also informed the developer there are deficiencies with the stormwater management system we observed during our Annual stormwater O&M Inspections as noted in our letter of September 21, 2020 that need to be addressed.

▪ **Flood Mitigation** I received a response from Justin Miller of the Army Corps of Engineers about the possibility of them providing assistance for the area of Marcus Hook below Main Street for both Borough Hall and the residential properties adjacent. His initial reaction was that the area seemed re: Flood Mitigation and review info provided re: potential programs. He provided documentation of their programs which are under review.

Monthly Report –February 2021

Charles Remaley – Code Enforcement

Building Permits Issued - 2

Commercial – 0

Residential - 2

Street Opening – 0

Certificates of Occupancy Permits Issued – 5

Sales - 4

Conditional Sales - 0

Rentals – 1

Re inspection – 0

Temporary Structure- 0

Contractor License Issued – 3

Total for 2021- 36

Zoning Permits - 0

Residential – 0

Commercial –0

Portable Structures -0

Property Maintenance – Violation Notices & Citation Warnings & Citations

Violation Notices

3500 W 13th St. – Snow Removal Violation.

1217 Anderson Ave. – Incident Report – Dog Feces.

4300 Ridge Rd. – Incident Report – Fire 1st Fl. Rear Addition.

1204 Chestnut (Rear) Housing Inspection – Unit does not meet the
Minimum Code Requirements.

3500 W 4th St. – Vehicle parked in Borough Right of Way.

714 Chestnut St. – Excessive Police calls – Notification to property
Owner.

3404 W 4th St. – Clean up inspection review from DEP.

3320 Union St. – Zoning Violation follow up for fence.

MARCUS HOOK TRAINER FIRE DEPARTMENT

MONTHLY REPORT

FEBRUARY, 2021

INCIDENT TYPE	# INCIDENTS
Building fire	2
Chimney or flue fire, confined to chimney or flue	1
- Medical assist, assist EMS crew	7
Motor vehicle accident with injuries	1
Gasoline or other flammable liquid spill	1
Power line down	1
- Lock-out	1
- Cover assignment, standby, moveup	7
Good intent call, other	1
Dispatched & cancelled en route	5
- Local alarm system, malicious false alarm	1
Detector activation, no fire - unintentional	1
Alarm system activation, no fire - unintentional	1
TOTAL INCIDENTS:	30

IN TOWN CALLS: 23 CALLS

OUT OF TOWN 7 CALLS:

CALLS FROM 6AM-6PM: 13

CALLS FROM 6PM-6AM: 17

TOP RUNNER FOR THE MONTH: SLAYDE TURNER WITH 26 CALLS

REPORTING OFFICER: KENNY SMITH JR. DEPT. CHIEF.