

October 10, 2024

A regular meeting of the Council of the Borough of Trainer was held on the above date at the Trainer Municipal Building, 4300 Township Line Rd., Trainer, PA with President John Gaspero 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.

**ROLLCALL**

**PRESENT**

Mayor Marilyn Maher, President John Gaspero, Councilpersons Jim McKay, Robin Rokicka, Vickie Padgett, Michael Carter, Manager Mark Possenti, Engineer Mike Kozlowski, Solicitor Chris Boggs was absent, Gene Gibbons represented

**ABSENT**

VP John Mathews

**MINUTES**

The minutes of the September Council meeting were motioned for approval by Councilperson Carter to accept and seconded by Councilperson McKay. No opposition. Motion carried.

**CORRESPONDENCE**

It was motioned by Councilperson Carter and seconded by Councilperson Rokicka that the correspondence for September 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: None

\*The Council Chambers was named and dedicated to Fran Zaleski and Jean Beck for their years of dedicated service to the borough. Mayor Maher read a brief description of their accomplishments, then Zalewski and Beck unveiled the sign at the entrance of the council chambers.

**PUBLIC GENERAL AND AGENDA QUESTIONS AND COMMENTS:**

Agenda states a two-minute time limit for residents/taxpayers to speak.  
None

**MANAGER/FINANCE – Mark Possenti**

- Called for a motion to adopt Resolution 24-1111 4401 Ridge ACT 537 Sewage Facility Planning.
- Called for a motion to adopt Resolution 24-1112 approving final sub-division and land development for JAFCO Realty (Ace Limousine) located at 3507 W. 9<sup>th</sup> St. The new owner and his engineer gave a presentation of his plans for the new business.

In regards to Resolution 24-1112 the below motions were called for:

- Called for a motion to approve waiver to allow Preliminary/Final for both the Subdivision and Land Development
- Called for a motion to approve waiver that is to not provide landscape islands at the end of contiguous rows of parking stalls

-Called for a motion to approve waiver that is to not provide foundation plantings for the building.

-Called for a motion to approve MGE Engineering proposal for 824 Main St. survey for property sub-division not to exceed a cost of \$8,250.00. The property will be sub-divided into two parcels before it is put up for sale.

-Called for a motion to authorize to re-advertise the bids for the borough owned properties. No bids were received on any of the properties that were due today.

-Called for a motion to approve the paid September expenses for General, Recreation and Liquid Fuels Funds in the amount of \$123,816.00 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 September in the amount of \$113,435.97 which was provided for inspection.

Stated he will be starting work on the 2025 General Budget, if anyone has any input. The preliminary budget will be passed at the November meeting and advertised for inspection.

## **COMMITTEE REPORTS**

Marilyn Maher – Mayor

Read the monthly police dept. report for September statistics.

John Gaspero – President, Fire

Read the monthly fire report.

Appointments for the Community Center committee are Marilyn Maher, John Mathews and Jim McKay.

Appointments for the Main St. Façade Grant planning is Adam Gattuso (Monroe), Amanda Adams (A&R Ironworks), AJ Cocker, Vicki Orlando and Roseida Bryant.

John Mathews – Municipal Services/ Public Safety

Absent, nothing to report

Jim McKay – Property Maintenance/Code Enforcement

-Read the monthly code report (attached)

Robin Rokicka – Buildings

Nothing to report.

Tracy Tucker – Public Outreach/Newsletters

Reported on the last EAC meeting.

Will be hosting a domestic violence workshop here at Borough Hall on Oct. 30<sup>th</sup> from 5:30 – 8:30 pm.

Vickie Padgett – Recreation/Parks

Stated the clean air project at 3<sup>rd</sup> St. started by taking some soil samples.

Reported on recent Recreation events. Announced the upcoming rec events.

Michael Carter – Street Lights and Street Signs

Nothing to report

## **MONROE ENERGY**

Adam Gattuso was present. Nothing to report.

## **TAX COLLECTOR**

Mark Possenti read the tax collector report for September.

Total tax and trash fees collected for the Month of September were \$24,730.28

-Called for a motion to approve a real estate tax deposit of \$23,107.78 for September into the General Fund.

-Called for a motion to approve a trash fee deposit of \$1,622.50 for September into the General Fund.

## **ENGINEER**

Mike Kozlowski: Read monthly report (attached)

Called for a motion to award or hold the Delco Greenway Grant contract bid. After brief discussion, it was decided to extend the Delco Greenway Grant contract to either award or re-bid until January 2025.

## **SOLICITOR**

Chris Boggs was absent. Gene Gibbons represented.

No report

## **ORDINANCES**

None

## **RESOLUTIONS**

- Motion was made by Councilperson Carter to adopt Resolution 24-1111 4401 Ridge ACT 537 Sewage Facility Planning and seconded by Councilperson Tucker. No opposition. Motion carried.
- Motion was made by Councilperson Carter to adopt Resolution 24-1112 approving conditions for Ace Limousine located at 3507 W. 9<sup>th</sup> St. and seconded by Councilperson McKay. No opposition. Motion carried. Motion was made after the below motions were made to approve waivers.
  - Motion was made by Councilperson Carter to approve waiver to allow Preliminary/Final for both the Subdivision and Land Development and seconded by Councilperson McKay. No opposition. Motion carried.
  - Motion was made by Councilperson Carter to approve waiver that is to not provide landscape islands at the end of contiguous rows of parking stalls and seconded by Councilperson McKay. No opposition. Motion carried.
  - Motion was made by Councilperson Carter to approve waiver that is to not provide foundation plantings for the building and seconded by Councilperson Rokicka. No opposition. Motion carried.

## **OTHER ACTION ITEMS**

- Motion made by Councilperson McKay to approve the paid September expenses for General, Recreation and Liquid Fuels Funds in the amount of \$123,816.00 and seconded by Councilperson Rokicka. No opposition. Motion carried.
- Motion made by Councilperson Carter to approve the paid Payroll for the month of September in the amount of \$113,435.97 and seconded by Councilperson Tucker. No opposition. Motion carried.
- Motion was made by Councilperson Carter to approve MGE Engineering proposal for 824 Main St. survey not to exceed a cost of \$8,250.00 and seconded by Councilperson McKay. No opposition. Motion carried.

- Motion was made by Councilperson Carter to authorize to re-advertise the bids for the borough properties and seconded by Councilperson McKay. No opposition. Motion carried.
- Motion was made by Councilperson Carter to approve a real estate tax deposit of \$23,107.78 for August into the General Fund and seconded by Councilperson Rokicka. No opposition. Motion carried.
- Motion was made by Councilperson Carter to approve a trash fee deposit of \$1,622.50 for August into the General Fund and seconded by Councilperson Tucker. No opposition. Motion carried.
- Motion was made by Councilperson Carter to extend the Delco Greenway Grant contract to either award or re-bid until January 2025 and seconded by Councilperson McKay. No opposition. Motion carried.

#### **NEW COUNCILMANIC BUSINESS**

None

#### **COMMENTS FROM THE AUDIENCE**

Ralph Miles, Ridge Rd. – Made comment in regards to new trees in HJ Park. Asked about having the trash fee removed from his tax bill. Council stated that could not be done.

Jean Beck, Chestnut St. – Asked if the Limousine business would be performing any auto-related work.

#### **ADJOURNMENT**

President Gaspero called for a motion to adjourn at 8:01pm; Councilperson Carter made the motion to adjourn. Councilperson Tucker seconded the motion. No opposition. Motion carried.

Respectfully submitted,

Victoria Orlando  
Borough Secretary

## ENGINEER REPORT

- **MS4 PROGRAM**

- **Grant Opportunities – Pollution Reduction Plan (PRP)**

- We submitted the WRPP application on 5/30/2024. The total project cost is \$352,941 with a 15% match of \$52,941 required to be paid by the Borough. Awards are anticipated late 2024.

- DEP has advised the Final Report for the PRP is due 9/30/24 with the expectation the stream restoration for Boyd's Run is completed. We will continue to emphasize to DEP the Borough's efforts to secure funding so the project can be completed. We discussed with Echo Alford with the Clean Air Council planting trees along Boyd's Run to help satisfy part of the PRP requirements. Ms. Alford has agreed to consider planting trees. We will coordinate with the Borough.

- **Discolored water discharge Storm Outfall**

- We are monitoring the discharge and per recent site visits the water discharge is clear.

- **MS4 permit cycle (March 2023 through March 2025)**

- When finalized, DEP to advise of pending DEP updates to the PRP and the new MS4 permit cycle.

- **MS4 Annual Report**

- We submitted the 4th Permit Year 1 Annual Report on 9/27/2024.

- **Community Center**

- We responded to PA DEP's comments relative to our Sewage Planning to PA DEP.

- **4401 Ridge Road**

- We sent our review letter dated 7/19/2024 regarding the revised LD submission which documents several items to be completed. The draft agreements are ready to be finalized upon the amended ACT 537 Sewage Facilities Planning (SPM).

We forwarded the updated SPM from the project engineer to the Borough. The engineer requested the updated SPM be on the agenda and adopted by resolution at the October 10th Council meeting.

- **Safe Streets and Roads For All Program (SS4A)**

- As requested by Councilwoman Tucker, we reviewed the guidelines for a Planning and Demonstration Grant. The project type per the guidelines is an Action Plan.

- With Council deciding at the July 31st Caucus meeting to not submit a grant application in 2024, we inquired to a grant representative about the grant rounds for 2025 and will advise of their response.

- **EPA Climate Justice Community Change Grant**

- If desired by Council, we will review the information provided by Councilwoman Tucker and assist the Borough. Grants are due 11/21/2024.

- **PECO Gas Main Replacement Projects**

- We confirmed PECO agreed to offer a contribution for the below roadways for re-paving one-half width of roadways. We will send to the Borough upon receipt.

- Sunset St. - W. 13th St. to Township Line Road: PECO replaced the gas main at this location.
    - Langley St. from W. 9th St. to W. 12<sup>th</sup> St.
    - Price St. from W. 9th St. to W. 10<sup>th</sup> St.
    - Sunset St. from W. 9th St. to W. 10th St. We will request a contribution for the full width of roadway since this was re-paved during the 2021 Road Program.

- PECO advised work includes replacing a gas main along W. 9th St. (PennDOT SR 3006) from Langley St. to Sunset St. PECO advised they are schedule to complete work and de-mobilize by mid-September, 2024. We will advise of updates.

**PECO's work is substantially complete. We are reviewing PECO's contribution. We will request a contribution for portions of Anderson St, Langley St and Price St near the intersection with Township Line Rd. as mentioned at the 10/2/2024 Caucus meeting and other areas if needed.**

- **PY 2023 CDBG Projects**

- \$59,609 for Right-of-Way improvements on Anderson Street, 10<sup>th</sup> Street to 12<sup>th</sup> Street. The project was awarded to Moore Brothers, LTD at the September 12th Council meeting in the amount of \$67,800.00. The OHCD approved the additional \$8,191 funding request. We sent the award letter with contracts to Moore and are processing the contracts. We sent the utility notification letters. We will coordinate the pre-construction meeting with the contractor, OHCD and Borough. Construction scheduled to commence by the end of October weather permitting.
- \$58,599 for Storm Sewer Improvements as a match for the PA Small Water and Sewer Program application. We prepared a scope of work and cost estimate which includes inlet and storm pipe maintenance and rehabilitation for the flooding on Main St. near the Amtrak bridge, 2<sup>nd</sup> St. and Wilcox St., 13th St. and Forrest St.
- We prepared a cost estimate for locations not part of the original work including Post Rd. and Price St., 3<sup>rd</sup> St. and Price St. and 4<sup>th</sup> St. and Price St. per below.

- **Additional Non-CDBG Storm Sewer Improvements:**

- Estimated Construction Cost including 10% Contingency: \$53,350

- In addition to the above option for combining the Non-CDBG locations with the CDBG funded work, we suggest the Borough consider applying for another grant to fund the Non-CDBG locations such as a PA Small Water and Sewer grant or a PY 2025 CDBG grant.

- The OHCD approved our request to use the \$58,599 CDBG funds by 7/1/2025 to allow opportunities for additional grant funding so the PY 2023 CDBG funds can be combined with other funds for the additional Non-CDBG Storm Sewer Improvements.

- **PY 2024 CDBG – Right-of-Way Improvements**

- \$143,542 of the \$243,542 CDBG funds requested were awarded for Streetscape Improvements for Price, Sunset, Anderson and Langley Streets. We recommend the locations within the above PECO Gas Main Replacements be included in the project. We attended the kick-off meeting with the OHCD and Borough Manager Possenti on 8/13/2024. It was agreed all of the locations included in the \$243,542 funding request should be included in the bid documents as additional funding may be available pending the bid results.

- **W. 9th Street (SR 3006) - grass/landscape median strip in center / turning lanes**

- Council President Gaspero inquired if it would be possible to have a grass/landscape median with plantings within a portion of the center / turning lane (s). PennDOT advised a traffic calming study will be needed and Liquid Fuels funds may not be used. We also discussed with the County Planning Department. We will further review including potential funding sources.

- **2024 County Aid and**

- As authorized at the 9/12/2024 Council meeting, we sent a letter to the County on 9/19/2024 requesting the \$2,052.00 County Aid Funds for 2024 be rolled over to 2025. The County approved this.

- **Post Road (SR 13) and Price Street (SR 219) Intersection Upgrades**

- The contractor advised punch-list work is done and final close-out documents are being processed.

- **Settlement in Grass Strip and edge of Roadway 12th Street near Price Street**  
DELCORA reviewed the TV videos showing deficiencies in the sanitary sewer main piping joints and advised they may perform smoke testing as part of their maintenance program to identify potential I/I into the sanitary system. DELCORA advised they repaired a clean-out/trap for the sanitary sewer lateral at 3712 12<sup>th</sup> Street including associated sidewalk and curb as this was contributing to I/I into the sanitary system.
- **Monroe Energy- Pipeline Project**  
We continued discussions with Monroe Energy regarding options for Monroe to consider including repaving Henry Johnson Parkway from the area to be repaved to connect to Township Line Road and new speed hump(s). Monroe planted the 5 new trees: Sassafras: 1 ea., Ann Magnolia: 1 ea., Honeycrisp Apple: 2 ea., and Red Bud: 1 ea. We coordinated with Monroe and Mayor Maher relocating the Sassafras as recommended by Monroe's arborist due to stone and hard materials encountered in the original location.

Construction of the pipeline in Henry Johnson Park and the Trailer Park is substantially complete with roadway paving to be done.

- **Delco Green Ways Grant – Henry Johnson Park Improvements**  
\$249,717.00 grant funds awarded with a required \$25,000.00 match of Borough funds. We discussed the sign with Frank Senatore who will provide a quote which we will send to the Borough upon receipt. The sign to say: "Funds provided by the Delco Green Ways Municipal Grant Program". We request the Borough advise if they would like additional wording on the sign.  
The Borough received 50% funds of \$124,858 from the County on 9/17/2024.  
8 new trees will be provided. We request Council advise of the species of trees desired.

Bid results attached include a breakdown of the project costs for the Base Bid versus the estimated project costs. Albert G. Cipolloni Jr. & Sons, Inc. submitted the low Base Bid in the amount of \$284,261.89. Add Alternate Bid costs are shown on the breakdown. The total estimated Base Bid playground equipment to be purchased by the Borough through COSTARS is \$19,372.00. Engineering fees for all project phases is \$35,800. The total project costs for the Base Bid is \$339,433.89 versus the \$274,717.00 estimated project costs per the grant resulting in a \$64,716.89 overage. Adding the \$64,716.89 to the \$25,000.00 Borough match yields \$89,716.89 being the Borough's responsibility. We have discussed with Albert G. Cipolloni options for reducing costs by deleting items from the Base Bid and we will discuss these with Council so the project Base Bid minus selected items may be awarded to Albert G. Cipolloni Jr. & Sons, Inc.

We request Council consider at the October 10th Council meeting either awarding the project to Albert G. Cipollini or to not award the project at this time and seek additional funding sources. A decision needs to be made within 60 calendar days of the 9/10/2024 bid opening.

If the project is awarded to Albert G. Cipollini, we recommend the Borough purchase selected Base Bid equipment through COSTARS.

**See attached Bid results with options to remove several Base Bid items to reduce costs to the Borough also sent to the Borough via 10/10/2024 email. Cipolloni is agreeable to remove the selected Base Bid items. They are also agreeable and prefer doing part and possibly all of the work next Spring of 2025.**

**Per our suggestion, Cipolloni is also agreeable for Borough Council to extend the decision to award or re-bid the project at this October 10<sup>th</sup> Council meeting to an upcoming Council meeting in November or December or possibly in early 2025. Per my discussion with Borough Solicitor Mark Much, he has no objections to extending the decision to award or re-bid the project. Stantec recommends Borough Council consider extending the decision to either award or re-bid the project after this October 10<sup>th</sup> Council meeting and to consider awarding the project at a future Council meeting.**

- **200 Price Street Development**  
The developer's engineer to submit revised plans and documentation per the conditional approval granted at the 4/11/2024 Council meeting.
- **Flooding at Main Street near Amtrak Railroad Bridge**  
Amtrak advised part of the property north of the railroad tracks is owned by Norfolk Southern. Amtrak advised they will make an effort to keep the screening at the culvert along Stoney Creek currently partially blocked with tree limbs and debris cleared and will consider working with Norfolk Southern in surveying and dredging the drainage swale.
- **A and R Ironworks Development**  
Conditional approval granted at the 7/11/2024 Council meeting.  
We are reviewing a 9/23/2024 submission of the revised Land Development plans and have also been discussing with the project engineer. **We sent our letter on 10/10/2024 per review of the submission.**
- **1324 Langley Street- Crack in Concrete ADA Curb Ramp**  
As requested by Councilman Carter, we checked the concrete ADA Curb Ramp and observed a crack in the concrete at a corner. The ADA ramp was constructed during the 2023 Road Program. Since the project is still within the one-year warranty period we requested the contractor A.F. Damon repair. We will advise of proposed repairs.
- **Old Borough Hall – Reverse Subdivision**  
We drafted the Act 247 Application document.

- **PY 2025 CDBG**  
We request the Borough develop a list of potential project(s) for the PY 2025 CDBG grant application. Applications are expected to be available in October, 2024. The required public meeting to discuss the project(s) has been formally advertised for the November 14th Council meeting.

- **PY 2022 CDBG Chestnut Street Improvements, 1305 Chestnut Street**  
We reviewed the asphalt patch in a sidewalk block near the front walkway as requested at the October 2<sup>nd</sup> Caucus meeting. The project did not include new sidewalk where the asphalt patch is located. The contractor advised the patch is from the Chester Water Authority's (CWA) work. We contacted the CWA and will advise of their response.

The contractor agreed with our request to perform some additional touch up topsoil placement and grading and seeding adjacent to curbs and sidewalks as needed per the maintenance period.



**Monthly Report – September 2024**  
**Charles Remaley – Code Enforcement**

**Building Permits Issued - 16**

Commercial – 1  
Residential - 14  
Street Opening – 1

**Certificates of Occupancy Permits Issued -21**

Sales - 3  
Conditional Sales -0  
Rentals – 17  
Re inspection - 1

**Contractor License Issued – 2**

Total for 2024 -37

**Zoning Permits - 0**

Residential – 0  
Commercial –0

**Portable Structures - 0**

**Property Maintenance Violation – 27**

4000 Blk. 7<sup>th</sup> St. – Animal Defecation along Holly Lane.  
(All Residents 10)

3502 W 9<sup>th</sup> St. – Yard sales without a Permit.

3502 W 9<sup>th</sup> St. – Motor Vehicle Violation.

3523 W 9<sup>th</sup> St. – Excessive amount of trash on property.

1316 Sunset St. – Motor Vehicle Violation.

4300 9<sup>th</sup> St. Lt. 76 – Transfer of Title w/out a CO.

4300 9<sup>th</sup> St. Lt. 11- Transfer of Title w/out a CO.

1350 Price St. – Accumulation of trash in rear yard.

3316 Post Rd. – Dumpster on property w/out a Permit.

3300 Post Rd. – Mobile Home on property, Zoning Violation.

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- Sign on property, Zoning Violation.  
- Logs on property, Zoning Violation.  
3608 W 9<sup>th</sup> St. – Motor Vehicle Violation.  
933 Sunset St. – Posted unsanitary conditions. Unfit for Human  
Occupancy.  
1338 Sunset St. – Motor Vehicle Violation.  
4336 Post Rd. – Excessive storage in Right of Way between  
Properties.  
4336 Post Rd. – No Certificate of Occupancy for Rental Unit.

**Citation Warnings - 4**

1302 Anderson St. - Excessive trash on property.

3316 Post Rd. – Dumpster on property with no Permit.

3306 W 3<sup>rd</sup> St. – High grass, overgrown vegetation.

3317-19 W 3<sup>rd</sup> St. – High grass, overgrown vegetation.

**High Grass Notices – 3**

3507 W 9<sup>th</sup> St.

412 Gilbert St.

3321 W 3<sup>rd</sup> St.

MARCUS HOOK TRAINER FIRE DEPARTMENT

MONTHLY REPORT

September 2024

INCIDENT TYPE	# INCIDENTS
Building fire	1
Passenger vehicle fire	1
Medical assist, assist EMS crew	4
Motor vehicle accident with injuries	2
Gas leak (natural gas or LPG)	1
Oil or other combustible liquid spill	1
Electrical wiring/equipment problem, other	2
Assist police or other governmental agency	1
Cover assignment, standby, <del>moveup</del>	4
Dispatched & cancelled <del>en route</del>	12
HazMat release investigation w/no HazMat	1
Local alarm system, malicious false alarm	1
Alarm system sounded due to malfunction	4
CO detector activation due to malfunction	2
<b>TOTAL INCIDENTS:</b>	<b>37</b>

Marucs Hook/Trainer CALLS: 17 CALLS

MUTUAL AID CALLS: 20 CALLS

CALLS FROM 6AM – 6PM: 24 CALLS

CALLS FROM 6PM – 6AM: 13 CALLS

TOP RUNNER FOR THE MONTH: Ray Betts with 27 Calls

REPORTING OFFICER: Chief Dan Smith