

February 13, 2025

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, VP John Mathews, Councilpersons Jim McKay, Robin Rokicka, Vickie Padgett, Michael Carter, Manager Mark Possenti, Engineer Eileen Mulvena, Solicitor Chris Boggs

**ABSENT**

Tracy Tucker

\*An Executive session was held at 5:30pm. prior to the regular meeting to discuss real estate. No action was taken at this time.

**MINUTES**

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

The minutes of the January Special meeting were motioned for approval by Councilperson McKay to accept and seconded by Councilperson Rokicka. No opposition. Motion carried.

**CORRESPONDENCE**

It was motioned by Councilperson Mathews and seconded by Councilperson Rokicka that the correspondence for January 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

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

Agenda states a two-minute time limit for residents/taxpayers to speak.

None

**ENGINEER**

Eileen Mulvena:

See report attached

Monthly MS4 tip – MS4 focus is to reduce stormwater pollutants entering the waterways.

Spoke about the proposed changes to the Delco Greenways Grant - Henry Johnson Phase 1 Park Improvements that will reduce cost such as parking, modification of play items and a rain garden to comply with stormwater management. The cost to the borough would be reduced from \$90,000. To \$25,000.

-A motion is needed to accept the changes and authorize the engineer to prepare and advertise the bid as the proposed. All prior bids will need to be rejected and put back out to bid.

#### **MANAGER/FINANCE – Mark Possenti**

- Called for a motion to advertise Ordinance 25-791 Minor Public Health Violations (Marijuana)
- Called for a motion to authorize Solicitor to satisfy liens on 4218-4220 W 7<sup>th</sup> St. regarding the sale of the property
- Called for a motion to accept offer for the sale of 7 Woodland Ave. (10<sup>th</sup> St.)
- Called for a motion to accept offer for the sale of 4226 Post Rd.
- Called for a motion to reject all bids for the property at 1002 Chestnut St. until the property
- Called for a motion to rebid for the sale of property at 1002 Chestnut St.
- Called for a motion to approve the paid January expenses for General, Recreation and Liquid Fuels Funds in the amount of \$336,357.00 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 January in the amount of \$109,756.85 which was provided for inspection.

#### **COMMITTEE REPORTS**

##### Marilyn Maher – Mayor

Read the monthly police dept. report for January statistics.

Stated the fence in the rear of police station has begun being installed.

##### John Gaspero – President, Fire

The monthly fire report was not received.

-Called for a motion to authorize the attendance for the 2025 Hershey Conference with limits on attendees

##### John Mathews – Municipal Services/ Public Safety

Reported on the snow storms and the public works department.

##### Jim McKay – Property Maintenance/Code Enforcement

-Read the monthly code report (attached)

##### Robin Rokicka – Buildings

Stated an outlet at 824 Main needs replaced. And the ladies room stall door is getting stuck shut.

##### Tracy Tucker – Public Outreach/Newsletters

Was absent.

##### Vickie Padgett – Recreation/Parks

Reported on the change of times for some Rec events. Stated the need for attendance of rec board members to attend the meetings and are still looking for members to join.

Announced some upcoming plans for the Rec Board events for 2025.

Expressed concerns of dogs running loose around 7<sup>th</sup> St., the condition of Holly Lane and the trash being left at the cul-de-sac on 7<sup>th</sup> St.

Michael Carter – Street Lights and Street Signs

Stated he had a report of street lights out in the area of 4<sup>th</sup> St. and Post Rd. due to a power surge.

## **MONROE ENERGY**

Adam Gattuso was absent

## **TAX COLLECTOR**

Mark Possenti read the tax collector report for January. As of January, delinquent real estate taxes stand at \$141,220.71 and delinquent trash fees stand at \$34,220.00.

Total tax and trash fees collected for the Month of January

There were no taxes collected in January 2025.

## **SOLICITOR**

Chris Boggs asked for a motion to authorize a letter to be sent to the Pileggi family in regards to the property they donated at 9<sup>th</sup> and Chestnut known as “Pileggi Park” The Borough is seeking permission to sell one of two of the parcels.

Made mention of Pa. House Bill 2265 which will increase the maximum allowable compensation or borough officials. Council cannot pass until the next election year. Will discuss further at next Caucus meeting.

## **ORDINANCES**

None

## **RESOLUTIONS**

None

## **OTHER ACTION ITEMS**

- Motion made by Councilperson Gaspero to authorize proposed changes to the Delco Greenways Grant - Henry Johnson Phase 1 Park Improvements that will reduce cost, reject the prior bids and authorizing the project to be re-bid and seconded by Councilperson Carter. No opposition. Motion carried.
- Motion was made by Councilperson Mathews to authorize to advertise Ordinance 25-791 Minor Public Health Violations (Marijuana) and seconded by Councilperson Carter. No opposition. Motion carried.
- Motion made by Councilperson Carter authorizing the Solicitor to satisfy liens on 4218-4220 W 7<sup>th</sup> St. regarding the sale of the property and seconded by Councilperson Rokicka. No opposition. Motion carried.
- Motion made by Councilperson Carter accepting the cash offer for the sale of 7 Woodland Ave. (10<sup>th</sup> St.) and seconded by Councilperson McKay. No opposition. Motion carried.
- Motion made by Councilperson Carter accepting the cash offer for the sale of 4226 Post Rd. and seconded by Councilperson McKay. No opposition. Motion carried.
- Motion made by Councilperson Rokicka to authorize the attendance for the 2025 Hershey Conference with limits on attendees and seconded by Councilperson Padgett. No opposition. Motion carried.

- Motion made by Councilperson Mathews to approve the paid January expenses for General, Recreation and Liquid Fuels Funds in the amount of \$336,357.00 and seconded by Councilperson Carter. No opposition. Motion carried.
- Motion made by Councilperson Carter to approve the paid Payroll for the month of January in the amount of \$109,756.85 and seconded by Councilperson McKay. No opposition. Motion carried.

#### **AMENDED**

- **A MOTION WAS MADE BY COUNCILPERSON MATHEWS TO REJECT ALL PRIOR BIDS FOR THE SALE OF 1002 CHESTNUT ST. COMMUNITY CENTER AND SECONDED BY COUNCILPERSON CARTER. NO OPPOSITION. MOTION CARRIED.**
- **A MOTION WAS MADE BY COUNCILPERSON CARTER TO AUTHORIZE THE RE-BID FOR THE SALE OF 1002 CHESTNUT ST. COMMUNITY AND SECONDED BY COUNCILPERSON MATHEWS. NO OPPOSITION. MOTION CARRIED.**
- **A MOTION WAS MADE BY COUNCILPERSON MATHEWS TO AUTHORIZE THE SOLICITOR TO SEND A LETTER TO THE PILEGGI FAMILY IN REGARDS TO THE DONATED PROPERTY KNOWN AS “PILEGGI PARK’ WHICH THE BOROUGH WOULD LIKE TO SELL AND SECONDED BY COUNCILPERSON MCKAY. NO OPPOSITION. MOTION CARRIED.**

#### **NEW COUNCILMANIC BUSINESS**

None

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

Echo Alfred, Clean Air Council. – Asked Council if the Borough would consider partnering in storm drains workshops, encouraged are Council and EAC members. The goal is to educate the public not to pollute the storm drains. The workshop needs a meeting place, Council agreed to the use of the Council room to hold the workshops. She also updated on the 3<sup>rd</sup> St. playground project.

Darlene Attah, 4<sup>th</sup> St. – Inquired about the property for sale on 4<sup>th</sup> St., she was informed that the property had sold.

Rafael Hernandez, Main St. – Stated there was an issue with the tax collection box.

#### **ADJOURNMENT**

President Gaspero called for a motion to adjourn at 7:45 pm; Councilperson Mathews made the motion to adjourn. Councilperson Carter seconded the motion. No opposition. Motion carried.

Respectfully submitted,

Victoria Orlando  
Borough Secretary

## **ENGINEER REPORT**

RE: Engineer's Report Thru February 6, 2025

### **Current Month Activity:**

#### **Ordinary Street and Sewer Maintenance**

**Bids will be opened in February with an award to be made in March 2025.**

#### **Grants:**

2025 CDBG: Grant applications was submitted on January 3, 2025 for Phase 2 Improvements to the Henry Johnson Park.

#### **Delco Greenways Grant - Henry Johnson Phase 1 Park Improvements:**

Please see the tabulation from the bid. The lowest price bidder results in a \$90,000 commitment from the Borough. In reviewing the proposed park layout, there are some changes that can be made that will reduce the project cost. The following changes are proposed.

- 3-parking space (1- H/C) area to be relocated closer to the entrance parking be moved closer to the main roadway. This will reduce the paving requirements for both the interior driveway and the accessible walkway.
- Modifications to several of the play items – see photos attached of proposed equipment
- Addition of a rain garden will permit compliance to the Stormwater Management Ordinance which the current plan does not address.
- Total Project cost estimated to be \$275,000, including grant funding of \$249,717 and \$25,300 investment from the Borough.
- Motion: Reject all bids and authorize the engineer to prepare and advertise the bid as proposed.

#### **Sale of 0 Price St.**

Settlement is scheduled for 2/18/25. An email has been sent to the Borough and the Solicitor outlining the issue. Access to 0 Price St must be made available via an easement. It also must be determined if the Borough has previously formally vacated the unopened portion of Price St.

#### **Subdivision of 1022 Chestnut St.**

The plan provided by Stantec proposes a subdivision with three residential lots. See plan attached. It is uncertain that this configuration will result in profitable land development of three single family units. The existing building would require demolition followed by construction of three units that would generate interest from developers to recover costs and make a profit.

If the existing building was a community center, it is unclear why approval for additional sewage capacity is required, unless this use has been abandoned and DELCORA has removed the count from the connection list. Suggest we determine if the connections from when it was a community center are still considered active.

#### **Stormwater Tip:**

The focus of the existing MS4 permit is to reduce pollutants entering the waters of the Commonwealth. Each permit holder was required to develop a Pollutant Reduction Plan (PRP) and to accomplish a 10% reduction during the permit period. The next permit will become effective in October 2026 and the focus will be shifting to Volume Management. Each permit holder will be required to develop a Volume Management Plan (VMP) in accordance with the DEP requirements.

**Monthly Report – January 2025  
Charles Remaley – Code Enforcement**

**Building Permits Issued - 12**

**Commercial – 2**

**Residential - 10**

**Street Opening – 0**

**Certificates of Occupancy Permits Issued – 14**

**Sales - 2**

**Conditional Sales -0**

**Rentals – 12**

**Re inspection - 0**

**Contractor License Issued – 9**

**Total for 2025 - 35**

**Zoning Permits - 2**

**Residential – 2**

**Commercial –0**

**Portable Structures - 2**

**Property Maintenance Violation – 7**

4300 W 9<sup>th</sup> St. – Water Leak on Lot 77.

3300 Post Rd. – Water Leak Lou's Auto Bldg.

1327 Chestnut St. – No Certificate of Occupancy for Sale of Property.

3430 W 4<sup>th</sup> St. – Sewage back up from Vent Stack.

1327 Price St. – Trailer parked on Public Street.

4007 W 13<sup>th</sup> St. – Dumpster placed on Public Street.

930 Anderson St. – Dumpster placed on private property.

**Citations Warnings- 1**

1344 Sunset St. – No Certificate of Occupancy for Rental Property.

**Snow Removal Notices – 39 Issued.**