

July 11, 2022

The regular meeting of the Marcus Hook Borough Council was held on Monday evening July 11, 2022, 7:00 PM, in Council Chambers.

CALL TO ORDER

William Cox, Council Vice-President, called the meeting to order and Mayor Taylor requested a moment of silence for the victims of the July 4<sup>th</sup> shooting in the Highland Park suburbs of Chicago, IL.

ROLL CALL

Present were Councillors William Cox, Cheryl Everngham, Joseph Flynn, Larry Killinen, Josephine Laird, and Michael Manerchia. Also present were Mayor Gene Taylor and Borough Manager Andrew Weldon.

APPROVAL OF MINUTES

Motion by L. Killinen second by J. Laird to dispense with the reading of the minutes of the last meeting and that they stand as written. All in favor.

APPROVAL OF RECEIPT VOUCHER

Manager advised that the receipt voucher for the month of June totaled \$87,766.65. Motion by C. Everngham second by L. Killinen to receive and deposit. All in favor.

GENERAL GOVERNMENT

Manager announced the receipt of a letter from Councilor Brian Mercadante addressed to the Mayor and Council advising of his resignation from Council and all appointed boards and commissions. Motion by J. Laird second by L. Killinen to accept the resignation of Brian Mercadante from Council and all appointed boards and commissions effective July 11, 2022. All in favor.

Manager presented six tax assessment appeals from the Keystone Community Alliance – Marcus Hook, LP for six parcels of property listed under the following folio nos. 24-00-00638-00, 24-00-00638-08, 24-00-00638-11, 24-00-00638-21, 24-00-00638-23 and 24-00-00638-24. For 2021 and going forward, the properties will have the following adjustments in assessed value and Fair Market Value:

	Original Assessed Value/FMV	Adjusted Assessed Value/FMV
24-00-00638-00	\$6,882,800	\$477,282
24-00-00638-08	\$335,140	\$290,528
24-00-00638-11	\$1,593,200	\$1,456,728
24-00-00638-21	\$120,650	\$171,912
24-00-00638-23	\$185,360	\$178,698
24-00-00638-24	<u>\$190,800</u>	<u>\$330,252</u>
Total	<u>\$9,307,950</u>	<u>\$2,905,400</u>

Motion by M. Manerchia second by J. Flynn to accept the tax assessment appeal amounts as outlined above for folio nos. 24-00-00638-00, 24-00-00638-08, 24-00-00638-11, 24-00-00638-21, 24-00-00638-23, and 24-00-00638-24 for the tax year 2021 and going forward. All in favor.

Manager presented a change order from Electri-Tech, Inc. in the amount of \$7,477.43 for the temporary relocation of security equipment at 1015 Green Street from

the first floor to the second floor while renovations are ongoing. Motion by M. Manerchia second by C. Evernham to ratify the change order to Electri-Tech, Inc. in the amount of \$7,477.43 and use funding from the American Rescue Plan Act of 2021 to cover these costs. All in favor.

Manager presented the Monthly Code Enforcement Report for the month of June, 2022. Motion by C. Evernham second by M. Manerchia to receive and file the Monthly Code Enforcement Report. All in favor.

**PUBLIC SAFETY**

Mayor Taylor presented the Police Report and related statistics for the month of June, 2022. Motion by L. Killinen second by J. Laird to receive and file the Mayor's Public Safety Report. All in favor.

The Marcus Hook Civil Service Commission extended the eligibility list for the position of Police Officer, which was originally adopted on June 25, 2021 at a Civil Service Commission meeting, and accepted by Borough Council on July 7, 2021. Per Pennsylvania Borough Code, Section 1184 (a) (3) The eligibility list will be valid for one year from the date the commission formally adopts the eligibility list. And (4) Prior to expiration of the one-year period, the commission may extend the validity of the eligibility list for up to an additional 12 months by a majority vote of the commission at a duly authorized commission meeting. At a Civil Service Commission meeting on June 8, 2022, the Commission recertified the eligibility list for the position of Police Officer; the top three candidates are Jordan Culbreath, Ginger Dunbar, and Chris Reynolds. Motion by J. Flynn second by M. Manerchia to accept the extended eligibility list from the Civil Service Commission for the position of Police Officer. All in favor.

Manger presented for second reading and adoption Borough Ordinance No. O-22-4, an ordinance which amends Borough Code section 83, entitled Curfew, subsections 1, 2, 3, & 4, which extends the Borough curfew to 9PM between the Memorial Day and Labor Day Holidays. Motion by M. Manerchia second by J. Flynn to adopt Ordinance O-22-4. All in favor.

**PUBLIC WORKS AND HIGHWAYS**

Bids were opened on April 21, 2022, at 10:00 AM for the Cedar Street Streetscape Improvements project, and tabulated as follows:

<u>Project</u>	<b>Ernel Company, Inc.</b>	<b>Premier Concrete, Inc.</b>	<b>MOR Construction Services, Inc.</b>
Base Bid: Cedar Street			
1. Concrete Curb	\$312,395.00	\$352,480.00	\$365,563.75
2. Concrete Sidewalk	Base Bid	Base Bid	Base Bid
3. ADA Curb Ramp			
4. Milling			
5. Resurfacing			
6. Full Depth Paving Repair	<b>McCarthy Masonry &amp; Concrete</b>	<b>DePaul &amp; Company, Inc.</b>	<b>Road-Con, Inc.</b>
7. Manhole Adjustment			
8. Street Lighting & Foundation	\$590,364.50	\$507,981.20	\$509,175.00
9. 2" PVC Conduit & Wiring	Base Bid	Base Bid	Base Bid
10. Connection to Power Source			
11. Junction Box			
12. Utility Pole Removal			
13. Sign & Post Removal & Replacement			
14. Tree Removal			

Motion by M. Manerchia second by L. Killinen to reject the Cedar Street Streetscape Improvements project bids and re-bid this project in the Fall, 2022. All in favor.

Bids were received for the 2022 Street Resurfacing/Repair Project for the following locations – 6<sup>th</sup> and Market Street, 8<sup>th</sup> and Market Street, McClenahan Terrace

and Foltz Lane, Yates Avenue and Foltz Lane, McClenachan Terrace and 10<sup>th</sup> Street, and Williams Lane:

<u>Project</u>	<b>A.F. Damon Inc.</b>	<b>MOR Construction Services, Inc.</b>
Base Bid: 135 Milling Sq Yards 45 SY Base Repair 1.5" Bituminous Overlay 9.5 mm 70 TN	\$18,750.00	\$47,250.00

Motion by J. Flynn second by M. Manerchia to accept the 2022 Street Resurfacing/Repair Project Base Bid from A.F. Damon covering the milling and resurfacing of the following locations: 6<sup>th</sup> and Market Street, 8<sup>th</sup> and Market Street, McClenachan Terrace and Foltz Lane, Yates Avenue and Foltz Lane, McClenachan Terrace and 10<sup>th</sup> Street, and Williams Lane in the amount of \$18,750.00. All in favor.

### PARKS, RECREATION, and SHADE TREES

Announced was the start of the Summer Music Festival (36<sup>th</sup> year) which began on Tuesday, June 28<sup>th</sup>, and continuing for six consecutive Tuesdays with the last performance on August 9<sup>th</sup>. Motion by J. Laird second by C. Evernham to record and file. All in favor.

Letter received from Tameka Gibson, advising of her resignation from the Recreation and Park Board effective July 7, 2022. Motion by M. Manerchia second by J. Flynn to receive and file. All in favor.

Letter received from Stacy Yates, advising of her resignation from the Recreation and Park Board effective July 8, 2022. Motion by J. Flynn second by M. Manerchia to receive and file. All in favor.

### PLANNING AND ZONING

Letter received from Stacy Yates, advising of her resignation from the Planning Commission effective July 8, 2022. Motion by J. Laird second by L. Killinen to receive and file. All in favor.

### COMMUNITY AND ECONOMIC DEVELOPMENT

Manager noted the ongoing demolition work at the East 10<sup>th</sup> Street/Former American Viscose/FMC Site and on Tuesday, June 21 at 11:00 AM the last major remaining structure on this site; the fume stack, was imploded. This continues the redevelopment of this site by Duke Realty, LP as the future home of an approximately 375,000 sq. ft. warehouse/distribution facility. Motion by C. Evernham second by L. Killinen to record and file. All in favor.

### ENVIRONMENT

Pennsylvania Department of Environmental Protection hosted an Informational Meeting at the Marcus Hook Municipal Building on Wednesday, June 8, 2022 for the purpose of allowing the public to gather information and have questions answered relating to the Plan Approval Application submitted by Energy Transfer Marketing & Terminals, L.P. to expand the current ethane processing capacity at the Marcus Hook Industrial Complex facility from 75,000 barrels per day (bpd) to 85,000 bpd. Motion by M. Manerchia second by L. Killinen to record and file. All in favor.

### COUNCIL REPORTS

Councilor L. Killinen reported that the MHTFD in June responded to 37 fire alarms.

Manager A. Weldon announced the following vacancies on boards and commissions in the Borough: Recreation and Park Board - 2 vacancies, Planning

Commission - 2 vacancies, Civil Service Commission - 1 vacancy, Shade Tree Commission – 1 vacancy, Library Board – 1 vacancy.

Councilor M. Manerchia questioned when the Borough was going to hire an assistant for Code Enforcement. Manager A. Weldon noted that the advertisement would go out this week. Councilor M. Manerchia also questioned when the sign was going in at the Community Center for the Police Department. Manager A. Weldon noted that it was installed by the Highway Department earlier in the day.

Councilor C. Evernham questioned what was the status of the parking lot behind Walnut Street as the potholes were getting worse. Manager A. Weldon noted that Bobby Hughes had spoken to Mike Rittenhouse, the owner, and who agreed to repave the lot, but had not given a timeframe for when the work would be completed. Manager A. Weldon will follow up with Bobby on this to see when the work would be completed. Councilor C. Evernham also questioned what the status of the two Yates Avenue properties that have junk and trash strewn about. Manager A. Weldon noted that the last update from Code Enforcement Officer R. Hughes was that he was waiting on the Delaware County Health Department to issue an order that this is a nuisance, he will follow up with Code Enforcement for another update.

Councilor W. Cox noted that there are two vehicles that appear abandoned by the riverfront, one is a silver car and the other is a green truck. Chief J. Ireland noted that the Police Department will look into this and tag these vehicles if they are abandoned and then tow them.

Councilor L. Killinen questioned what was the time limit for cars parked on the street at a time. Chief J. Ireland noted the time limit is 96 hours. Councilor L. Killinen also noted that the residence at 43 Maple Street was now vacant and up for sale and that it no longer would require a handicapped parking space out front and requested this be removed.

Mayor G. Taylor noted that the storm sewer on Roberts Lane has been repaired and they did a nice job, but reminded that the storm sewer at 5<sup>th</sup> and Market still needed repair. Mayor G. Taylor also questioned whether the Borough has spoken to Mike Laird about the incidents at Market Square Memorial Park last weekend during the concert. Manager A. Weldon noted that John Cisco went down and looked at the storm sewer at 5<sup>th</sup> and Market and had to order a top for this, so it would be repaired shortly. Manager A. Weldon noted he had spoken to Council President Laird about the incidents at the park and she was going to speak to the Chair of the Recreation and Park Board about it.

Chief J. Ireland wished everyone a Happy 4<sup>th</sup> of July!

#### PUBLIC COMMENTS

Lorraine Daliessio, 1050 Yates Avenue, noted that she complained to Braskem about the noise from their facility earlier in the day, described as a heavy breathing noise. Lorraine wants them to recognize that the noise from their facilities affects people. Lorraine also noted that she was disappointed in the resignations from the respective boards that were announced earlier in the meeting. Lorraine questioned how the Borough would get the message out regarding the vacancies on Council and Boards and Commissions.

Chief J. Ireland noted that the sound was Braskem blowing down reactor number 3. There was some back and forth discussion between Councilor W. Cox, Manager A. Weldon and Lorraine Daliessio on the fact that the industry has been operating in the

Borough for quite some time and the fact that the Pennsylvania Department of Environmental Protection regulates and issues permits for the flares and other sources of emissions or noise from these industries. Regarding getting messages out to the public, Manager A. Weldon noted that the Council vacancy has been scheduled to be advertised in 7/12/2022's edition of the Delco Times, and will be placed on the Borough's website and social media account. The other vacancies for the boards and commissions will be placed on the Borough's website and social media account.

Lorraine concluded that something still needs to be done about the PECO manhole leaking at the exit of Braskem's parking lot.

#### APPROVAL OF PAYMENT OF BOROUGH BILLS

Manager advised that the payment voucher for the time period from June 7, 2022 through July 11, 2022 totaled \$228,794.44. Motion by J. Laird second by L. Killinen to approve payment of Borough bills. All in favor.

#### ADJOURNMENT

Motion by M. Manerchia second by C. Everngham to adjourn. All in favor. Meeting was adjourned at 7:39 PM.

Andrew Weldon  
Borough Secretary