

March 7, 2022

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

CALL TO ORDER

Joseph Flynn, Council President Pro-Tem, called the meeting to order.

ROLL CALL

Present were Councillors Cheryl Evernham, Joseph Flynn, Josephine Laird, Michael Manerchia, and Brian Mercadante. Also present were Mayor Gene Taylor and Borough Manager Andrew Weldon.

APPROVAL OF MINUTES

Motion by C. Evernham second by M. Manerchia 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 February totaled \$370,173.93. Motion by M. Manerchia second by C. Evernham to receive and deposit. All in favor.

GENERAL GOVERNMENT

Claire Burkert was sworn-in as a part-time police officer. Motion by C. Evernham second by M. Manerchia to record and file. All in favor.

Borough Manager announced the receipt of a letter from Councilor Paula Ewing addressed to the Mayor and Council advising of her resignation from Council. Motion by J. Laird second by M. Manerchia to accept the resignation of Paula Ewing from Council effective March 7, 2022. All in favor.

Manager noted that unpaid 2021 Borough real estate taxes in the amount of \$57,500.48, with penalties in the amount of \$5,750.11 was submitted to the Delaware County Tax Claim Bureau by the Borough Tax Collector for collection as delinquent. The percent of Borough real estate taxes collected for 2021 was 97.44%. Additionally, unpaid 2021 Interim Borough real estate taxes in the amount of \$109,627.35 with penalties in the amount of \$10,962.76 was submitted to the Delaware County Tax Claim Bureau by the Borough Tax Collector for collection as delinquent. Motion by C. Evernham second by M. Manerchia to receive and file. All in favor.

Manager presented for second reading and adoption Borough Ordinance No. O-22-1, an ordinance which amends Borough Code section 191-83, entitled Vehicles and Traffic, schedule XVIII: special purpose parking zones/residential parking zones, to remove the language applying to Market Street, between 4th Street and Delaware Avenue. Motion by J. Laird second by C. Evernham to adopt Ordinance O-22-1. All in favor.

Manager presented Resolution No. R-22-6, a Resolution supporting the Marcus Hook Trainer Fire Department's submission of a grant request to the Commonwealth Financing Authority, in the amount of \$1,000,000, to help offset the cost of replacing the aging and deteriorating ladder truck and rescue pumper truck. Motion by M. Manerchia second by C. Evernham to approve Resolution No. R-22-6. All in favor.

Bids were opened on January 20, 2022, at 10:00 AM for the Marcus Hook Police Station and Library Renovations and tabulated as follows:

General Contracting

<u>Bidder</u>	<u>BSS Contractors, LLC</u>	<u>Donald E. Reisinger, Inc.</u>	<u>L.J. Paoella Construction, Inc.</u>	<u>Russo Corporation</u>
Base Bid: 1 Police Dept Renovations 2 Children's Library Renovations 3 Breakroom Renovations 4 Restroom Renovations	1 \$529,000 2 \$41,000 3 \$25,000 4 \$79,000 Total Base Bid: \$674,000	1 \$648,300 2 \$40,200 3 \$18,650 4 \$43,600 Total Base Bid: \$750,750	1 \$695,000 2 \$33,800 3 \$17,600 4 \$59,900 Total Base Bid: \$806,300	1 \$699,000 2 \$107,000 3 \$38,900 4 \$167,300 Total Base Bid: \$1,012,200
Alternates: 1 Main Library and Mezzanine Reno 1 Vestibule Area Reno 3 Main Library and Mezzanine Reno	1 \$64,000 1 \$47,000 3 \$49,000 Total Alternates: \$160,000	1 \$55,900 1 \$25,000 3 \$25,550 Total Alternates: \$106,450	1 \$71,500 1 \$17,400 3 \$30,900 Total Alternates: \$119,800	1 \$69,000 1 \$37,200 3 \$55,800 Total Alternates: \$162,000

Plumbing Contracting

<u>Bidder</u>	<u>Hirschberg Mechanical</u>	<u>LGB Mechanical, Inc.</u>
Base Bid: 1 Police Dept Renovations 2 Children's Library Renovations 3 Breakroom Renovations 4 Restroom Renovations	1 \$122,000 2 \$0 3 \$5,000 4 \$30,000 Total Base Bid: \$157,000	1 \$115,150 2 \$22,000 3 \$5,000 4 \$12,000 Total Base Bid: \$154,150
Alternates: 1 Main Library and Mezzanine Reno 1 Vestibule Area Reno 3 Main Library and Mezzanine Reno	1 \$3,500 1 3 Total Alternates: \$3,500	1 \$8,250 1 \$1 3 \$1 Total Alternates: \$8,252

HVAC Contracting

<u>Bidder</u>	<u>LGB Mechanical, Inc.</u>	<u>Five Star Mechanical, Inc.</u>
Base Bid:		
1 Police Dept Renovations	1 \$353,000	1 \$496,500
2 Children’s Library Renovations	2 \$90,000	2 \$50,000
3 Breakroom Renovations	3 \$25,000	3 \$5,000
4 Restroom Renovations	4 \$10,000	4 \$10,000
	Total Base Bid: \$588,000	Total Base Bid: \$596,500

Electrical Contracting

<u>Bidder</u>	<u>Electri-Tech, Inc.</u>	<u>Ford Brothers Electric</u>	<u>AJM Electric, Inc.</u>	<u>Hyde Electric Corporation</u>
Base Bid:				
1 Police Dept Renovations	1 \$207,000	1 \$241,775	1 \$319,250	1 \$357,728
2 Children’s Library Renovations	2 \$33,400	2 \$49,300	2 \$12,010	2 \$28,040
3 Breakroom Renovations	3 \$5,500	3 \$4,025	3 \$2,400	3 \$4,215
4 Restroom Renovations	4 \$8,000	4 \$2,250	4 \$8,550	4 \$18,375
	Total Base Bid: \$253,900	Total Base Bid: \$297,350	Total Base Bid: \$342,210	Total Base Bid: \$1,012,200
Alternates:				
1 Main Library and Mezzanine Reno	1 \$48,800	1 \$22,460	1 \$38,100	1 \$46,748
1 Vestibule Area Reno	1 \$6,450	1 \$2,350	1 \$2,800	1 \$8,736
3 Main Library and Mezzanine Reno	3	3	3	3
	Total Alternates: \$55,250	Total Alternates: \$24,810	Total Alternates: \$40,900	Total Alternates: \$55,484

Motion by M. Manerchia second by C. Everngham to approve the following contracts: **General Contracting to BSS Contractors** in the amount of the **Base Bid of \$674,000**, **Plumbing Contracting to LGB Mechanical, Inc.** in the amount of the **Base Bid of \$154,150**, **Mechanical Contracting to LGB Mechanical, Inc.** in the amount of the **Base Bid of \$588,000**, and **Electrical Contracting to Electri-Tech, Inc.** in the amount of the **Base Bid of \$253,900** and **Alternate Bids of \$55,250**. The total amount of all approved bids in the amount of \$1,725,300. All in favor.

Manager presented the Monthly Code Enforcement Report for the month of February, 2022. Motion by C. Everngham second by J. Laird 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 February, 2022. Motion by C. Everngham second by M. Manerchia to receive and file the Mayor’s Public Safety Report. All in favor.

Manager noted a letter of resignation was received from part-time police officer, Jose Rivera, effective March 19, 2022. Motion by M. Manerchia second by C. Evernham to accept Jose Rivera's letter of resignation as a part-time police officer. All in favor.

The Borough of Marcus Hook has extended the CodeRED Services Agreement with OnSolve, LLC for the period March 12, 2022 – March 11, 2023 at an annual cost of \$2,500. Motion by C. Evernham second by M. Manerchia to receive and file. All in favor.

Chief Ireland requested ratification of authorization to submit a grant application to the Delaware County Interactive Gaming Revenue Authority in the amount of \$1,423.39. This grant is for the purpose of reimbursement of defined community outreach and/or recruiting activities expenses. Motion by M. Manerchia second by C. Evernham to approve the filing of a grant application to the Delaware County Interactive Gaming Revenue Authority in the amount of \$1,423.39. All in favor.

Manager noted a letter of resignation was received from Crossing Guard, John Adams, effective February 25, 2022. Motion by J. Laird second by C. Evernham to receive and file. All in favor.

Mayor Taylor noted the need for an additional crossing guard and requested the appointment of Wayne Brooks. Motion by C. Evernham second by M. Manerchia to appoint Wayne Brooks, 11 W. 10th Street, as a crossing guard, upon successful completion of all child abuse and criminal background clearances. All in favor.

Presented was a proposed amendment to the Marcus Hook Police Department Policies and Procedures Manual, Section 2.4.0, Traffic & Mobile Video Recording, which expands on conditions in which body worn cameras can be deactivated or muted. Motion by B. Mercadante second by C. Evernham to amend the Marcus Hook Police Department Policies and Procedures Manual, by amending Section 2.4.0 entitled "Traffic & Mobile Video Recording", and including as Attachment A to the meeting minutes. All in favor.

Manager requested authorization to fill the Police Clerk position, which will soon become vacant. Motion by J. Laird second by C. Evernham to authorize the Borough Manager and Chief of Police, in consultation with the Mayor and Council's Police Committee to proceed with appointment of an individual to fill the Police Clerk position that will soon become vacant. All in favor.

PUBLIC WORKS AND HIGHWAYS

Manager requested authorization for Catania Engineering to prepare the plans and specifications and advertise for bids the Streetscape Project on Cedar Street, between Plaza Street and Pine Street. This project was approved in the FY 2021 CDBG round of funding in the total amount of \$259,250. Motion by M. Manerchia second by C. Evernham to authorize Catania Engineering to prepare the plans and specifications and advertise for bids for the Streetscape Project on Cedar Street, between Plaza and Pine Streets. All in favor.

PARKS, RECREATION and SHADE TREES

Acknowledged and summarized was the 2021 Annual Report of the Marcus Hook Shade Tree Commission which included the planned 2022 program submitted to Borough Council on February 9, 2022. This year's Arbor Day is scheduled for Friday, April 29th, and the Borough will be planting a tree at the Marcus Hook Community Center. Motion by C. Evernham second by M. Manerchia to receive and file the 2021 Annual Report of the Shade Tree Commission. All in favor.

Manager presented for second reading and adoption Borough Ordinance No. O-22-2, an ordinance which increases the number of members on the Marcus Hook Recreation and Park Board from seven members to nine members. Motion by M. Manerchia second by C. Evernham to adopt Ordinance O-22-2. All in favor.

The Marcus Hook Recreation and Park Board will be hosting an Easter Egg Hunt in the Borough this year to take place on Saturday, April 2nd at 12:00 PM at the Market Square Memorial Park, with a rain date of April 16th. Signups for the Easter Egg Hunt will take place on March 15th and 16th from 6PM – 8PM at the Marcus Hook Community Center. Motion by J. Laird second by C. Evernham to record and file. All in favor.

Letter received from Cheryl Evernham, advising of her resignation from the Recreation and Park Board effective March 7, 2022. Motion by M. Manerchia second by J. Laird to receive and file. All in favor.

Letter was received from Allison White, noting her interest to serve on the Recreation and Park Board. Motion by M. Manerchia second by J. Laird to appoint Allison White to the Recreation and Park Board, term to expire on December 31, 2023, upon successful completion of all child abuse and criminal background clearances. All in favor.

Letter was received from Patricia Hoffman, noting her interest to serve on the Recreation and Park Board. Motion by M. Manerchia second by C. Evernham to appoint Patricia Hoffman to the Recreation and Park Board, term to expire on December 31, 2023, upon successful completion of all child abuse and criminal background clearances. All in favor.

Letter was received from Lauren Marie Ottinger, noting her interest to serve on the Recreation and Park Board. Motion by J. Laird second by C. Evernham to appoint Lauren Marie Ottinger to the Recreation and Park Board, term to expire on December 31, 2024, upon successful completion of all child abuse and criminal background clearances. All in favor.

PLANNING AND ZONING

The Marcus Hook Borough Council held a Public Hearing on March 1, 2022 at 5:30 PM at the Municipal Building for the purpose of establishing the precise boundaries of the area in which Duke Realty Limited Partnership requested a Local Economic Revitalization Tax Assistance (LERTA) in the form of a reduction in real estate taxes. Borough Council unanimously supported the boundary designation for the proposed LERTA property concurring in the position that the property is deteriorated and blighted, both of which are criteria taken from the LERTA statute. The boundary map, as presented, will be included as an attachment to Ordinance O-22-3. Motion by M. Manerchia second by J. Laird to record and file. All in favor.

Manager presented for the second reading and adoption Borough Ordinance number O-22-3 entitled Local Economic Revitalization Tax Assistance Act (LERTA) Designation providing for tax exemption for new construction to aging and deteriorated industrial property pursuant to Act. No. 76 of 1977. This ordinance was the subject of a public hearing on March 1, 2022. Motion by M. Manerchia second by C. Evernham to adopt Ordinance No. O-22-3. All in favor.

COUNCIL REPORTS

Councilor M. Manerchia noted that there was a fire in Linwood this morning and he wanted to take a moment to recognize two workers who were working with him on the Adelpia Gateway Pipeline, who recognized that a fire had just been started, and helped prevent serious injury or death due to a house fire. The first individual promptly dialed 911, and the second individual went to the home to wake up the inhabitants who were sleeping.

Councilor M. Manerchia also urged people to stop by the Plank House as they are nearing completion of a new interior wall that is historically accurate, and the house is taking on a new look. Councilor M. Manerchia noted that the Preservation Society is applying for additional grants to keep the renovations of the home moving forward.

Mayor G. Taylor reminded residents to set their clocks forward this weekend as daylight savings begins on Sunday, and to also change your smoke detector batteries. Mayor G. Taylor also questioned what was going on with the towing contract.

Manager A. Weldon reminded Mayor and Council that they had discussed this the week prior at the Agenda Meeting and decided to table the discussions until Solicitor Much and Chief Ireland were present for these discussions.

PUBLIC COMMENTS

Lorraine Daliessio, 1050 Yates Avenue, informed Council that she had received a message from Jenn Frazier who let her know that Tracy Tucker was appointed to the EAC in Trainer Borough. Lorraine also thought it coincidental that during the last teleconference call for the EAC that they were lucky enough to have members from all three municipalities on the call. Lorraine noted that Ray Nickson from Lower Chichester Township was on the call and that they spoke at length after the conference call ended. Lorraine also mentioned that a letter was recently sent out by the Borough of Marcus Hook to Lower Chichester and Trainer requesting a physical meeting on April 7th at 5:30 PM in Trainer Borough. Lorraine questioned since Trainer Borough appointed a new person to the EAC, was Jean Beck still involved, to which Manager A. Weldon noted that he spoke to Jean Beck, Trainer EAC rep last week about attending the meeting, along with Kathy Chudnofsky, Lower Chi EAC rep who both noted that they would be in attendance. Finally, Lorraine questioned who will notify the members of the EAC about the meeting. Manager A. Weldon noted that the public advertisement for 2022's EAC meetings was placed in the March 7, 2022 edition of the Delco Times, however he can email the local industry reps to let them know.

Larry Killinen, 35 Maple Street, noted that he has lived in the Borough for over 50 years, and worked for the Borough for 29 years and he can't believe that residents are responsible for a sewer line that isn't on their property. Larry continued that the Borough serviced this line (which provides sewer connection to the rear of 11 and 13 Chestnut Street) any time there was an issue with it (which was only 4 or 5 times during his tenure with the Borough). Manager A. Weldon noted that Council was made aware of this recent issue and that the Borough sold the Marcus Hook sanitary sewer system to DELCORA in 2011, which is when the Borough stopped maintaining ANY sanitary sewer systems in the Borough. Andrew has a call into DELCORA to find out what their position on the line is.

APPROVAL OF PAYMENT OF BOROUGH BILLS

Manager advised that the payment voucher for the time period from February 8, 2022 through March 7, 2022 totaled \$93,312.23. Motion by J. Laird second by C. Everngham to approve payment of Borough bills. All in favor.

ADJOURNMENT

Motion by M. Manerchia second by B. Mercadante to adjourn. All in favor. Meeting was adjourned at 8:01 PM.

Andrew Weldon
Borough Secretary