

August 2, 2021

The regular meeting of the Marcus Hook Borough Council was held on Monday evening August 2, 2021, 7:00 PM, in Council Chambers.

CALL TO ORDER

Josephine Laird, Council President, called the meeting to order.

ROLL CALL

Present were Councillors William Cox, Cheryl Evernham, Paula Ewing, 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 W. Cox 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 July totaled \$183,592.57. Motion by W. Cox second by C. Evernham to receive and deposit. All in favor.

SPECIAL PRESENTATION

Alice Holmes will be presented with a Certificate of Recognition at the Marcus Hook Senior Citizens meeting on Wednesday, August 11. Alice turns 90 on August 28, 2021. Alice has been a longtime resident of the Borough of Marcus Hook and is active in the Marcus Hook Senior Citizens. Happy Birthday, Ms. Holmes!

GENERAL GOVERNMENT

Manager reported that the Borough has renewed its property/casualty insurance coverage for the period of August 1, 2021 - July 31, 2022. The combined premium cost is \$78,750, an increase of \$7,746 from the expired program at inception. Motion by P. Ewing second by M. Manerchia to ratify the renewal of the Borough's insurance package for the 2021/2022 coverage period. All in favor.

Manager presented for adoption Borough Resolution No. R-21-9 proclaiming August 31, 2021 as "Overdose Awareness Day" in Marcus Hook, a day meant to provide acknowledgement and awareness to substance use disorders and the long-lasting effects they cause. Motion by J. Flynn second by P. Ewing to adopt Resolution No. R-21-9, declaring August 31, 2021 as "Overdose Awareness Day" in the Borough of Marcus Hook. All in favor.

Manager presented for ratification a Preventive Maintenance Agreement with Empire Fitness Services in the amount of \$1,186 to provide semi-annual maintenance on the fitness machines at the Marcus Hook Fitness Center, along with discounted rates for service. Motion by W. Cox second by M. Manerchia to ratify the Preventive Maintenance Agreement with Empire Fitness Services in the amount of \$1,186. All in favor.

Manager presented the Monthly Code Enforcement Report for the month of July, 2021. Motion by P. Ewing second by B. Mercadante 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 July, 2021. Motion by W. Cox 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, Ginger Dunbar, effective July 25, 2021. Motion by P. Ewing second by J. Flynn to accept Ginger Dunbar's letter of resignation as a part-time police officer. All in favor.

Mayor Taylor recommended the conditional appointment of Jose Rivera as part-time police officer, upon completion of all required clearances. Motion by W. Cox second by P. Ewing to conditionally appoint Jose Rivera to the position of part-time police officer, upon completion of all required clearances. All in favor.

Manager presented for adoption Borough Resolution No. R-21-10 proclaiming August 3rd, 2021 as "National Night Out" in Marcus Hook, a unique nationwide program in which the Borough would join forces with communities across the country in promoting cooperative, police-community crime prevention efforts. Motion by P. Ewing second by B. Mercadante to adopt Resolution No. R-21-10, declaring August 3rd, 2021 as "National Night Out" in the Borough of Marcus Hook. All in favor.

Manager presented for ratification, a five year agreement with Axon Enterprise, Inc., for body-worn cameras for the Marcus Hook Police Department. The agreement provides for 15 body-worn cameras, 2 docking stations, ancillary equipment, as well as licensing for each camera and video storage. The agreement is in the total amount of \$37,055 for a period of five years. Motion by W. Cox second by M. Manerchia to ratify the agreement with Axon Enterprise, Inc. All in favor.

HEALTH AND SANITATION

The five year trash collection contract with B&L Disposal Services ends this year and advertisement for bids for the collection and disposal of trash/refuse for once a week collection, with an alternate bid for once a month bulk trash collection, for either a two, three, four, or five year period beginning January 1, 2022 was scheduled to run in the Delaware County Daily Times on July 26 and August 2, 2021. Bid openings will be on Thursday, August 26, 2021, 10:00 am in the Borough Municipal Building. Motion by W. Cox second by P. Ewing to record and file. All in favor.

PUBLIC WORKS AND HIGHWAYS

Manager reported that the Borough will be advertising surplus property for sale this month, a 2007 Ford F-350 Dump Truck. Bids can be placed on municibid.com through August 27, 2021 at 2:00 PM, when the auction will close. Motion by J. Flynn second by M. Manerchia to authorize advertisement of a 2007 Ford F-350 Dump Truck for sale on municibid.com. All in favor.

PLANNING AND ZONING

The Zoning Hearing Board at a public hearing held on July 28, 2021 issued an Order approving the petition of Duke Realty Limited Partnership for a setback dimensional variance of 33.69' from the 125' required front yard setback for the corner of the proposed distribution center building located in the Industrial Transition-2 zoning district and extended the timing from which to obtain a building permit from six months to eighteen months. Motion by B. Mercadante second by P. Ewing to receive and file. All in favor.

The Marcus Hook Planning Commission met on July 28, 2021 to review and discuss the Application and Plan for Preliminary/Final Land Development and Lot Consolidation submitted from Duke Realty Limited Partnership for the property located on the southwest corner of 10th Street and Penn Avenue which details the intent to demolish the existing buildings on the property and construct a 399,840 square foot e-commerce fulfillment delivery center building and related site improvements. The Planning Commission will continue the meeting on August 19 or thereafter at which time Duke Realty will return with their responses to the review comments presented by the Borough and County Planning Commissions. Motion by W. Cox second by M. Manerchia to receive and file the minutes from the July 28, 2021 Planning Commission meeting. All in favor.

COUNCIL REPORTS

Mayor G. Taylor noted that the Borough needs to purchase an AED machine for the Municipal Building. Mayor G. Taylor also informed Council and residents that CWA will provide flagger training to the Borough's Highway Department.

Manager A. Weldon urged residents to come out to the Borough's final concert of the 2021 Summer Music Festival and National Night Out, at Market Square Memorial Park, on Tuesday, August 3rd.

PUBLIC COMMENTS

Lorraine Daliessio, 1050 Yates Avenue, questioned whether cats were included in the Borough's contract with Brandywine Valley SPCA. Manager A. Weldon noted that cats are included in the contract.

Lorraine also questioned if there was a fee for a yard sale. Manager A. Weldon noted that there is no fee for the yard sale; however residents are limited to 2 per year.

Lorraine questioned whether Duke Realty could provide the same "books" they provided to the Zoning Hearing Board, to the Planning Commission. Lorraine also questioned certain waivers that were discussed at the Zoning and Planning meetings on July 28th and what these were for. Lorraine questioned who takes the meeting minutes for the Zoning and Planning Meetings. Lorraine stated that she didn't like Duke Realty's attitude when they were speaking at the meeting, she felt that they didn't understand the intelligence of the Board Members. Lorraine finally questioned why there has been so many meetings regarding this project and why not everyone is attending.

Councilor M. Manerchia informed Lorraine that Council usually participates in multiple sets of meetings prior to a Planning or Zoning Meeting, which is why certain elected officials might not be at each and every meeting.

Manager A. Weldon informed Lorraine that he would inquire on her questions as he was not present at the Zoning and Planning Meetings on July 28th.

Lastly, Lorraine reminded Borough Council that she questioned whether Duke Realty could produce a 3D model of the plan for the former FMC site.

Councilor W. Cox noted that Alex Rodriguez from Catania Engineering spoke up on the Borough's behalf and that they will be reviewing all of the building and site designs and plans to ensure they are appropriate.

Skip Morello, 1021 Market Street questioned why the Borough has engaged Brandywine Valley SPCA instead of Delaware County SPCA.

Manager A. Weldon noted that Delaware County SPCA was no longer in business and we have had very good experiences with BVSPCA.

APPROVAL OF PAYMENT OF BOROUGH BILLS

Manager advised that the payment voucher for the time period from July 8, 2021 through August 2, 2021 totaled \$227,856.72. Motion by W. Cox second by M. Manerchia to approve payment of Borough bills. All in favor.

ADJOURNMENT

Motion by W. Cox second by M. Manerchia to adjourn. All in favor. Meeting was adjourned at 7:26 PM.

Andrew Weldon
Borough Secretary