

September 2, 2025

The regular meeting of the Marcus Hook Borough Council was held on Tuesday evening September 2 at 7:00 PM, in Council Chambers.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present were Councilors Cheryl Evernham, John Johnson, Joseph Flynn, Larry Killinen, Josephine Laird, Michael Manerchia, and Janette Weigand. Also present were Mayor, Gene Taylor, Borough Manager, Jacqui Guenther and Solicitor, Chris Boggs.

**APPROVAL OF MINUTES**

Motion by Larry Killinen, seconded by Michael 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**

The manager advised that the receipt voucher for the month of August 2025 totaled \$214,574.41. Motion by Janette Weigand, seconded by Cheryl Evernham to receive and deposit. All in favor.

**APPROVAL OF PAYMENT OF BOROUGH BILLS**

The manager advised that the payment voucher for the period from August 5, 2025, through September 2, 2025, totaled \$242,576.54. Motion by Larry Killinen, seconded by Cheryl Evernham to approve payment of Borough bills. All in favor.

**GENERAL GOVERNMENT**

The Borough Manager presented the 2026 Minimum Municipal Obligation (MMO) for the uniformed (Police) defined benefit pension plan through PSAB, which was prepared by James Kennedy, in the amount of \$327,052.00 Motion by Janette Weigand seconded by Larry Killinen to approve and execute. Motion carried. All in favor.

The Borough Manager stated that Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each pension plan to inform the governing board of the municipality of the plan's expected financial obligation for the coming year. This must be done by the last business day in September. The calculation of the 2026 MMO required an estimate of the 2025 W-2 wages of the employees covered by the plan. I have indicated on the attached worksheet my best estimate of the same. Questions on the non-uniform pension cost calculation may be addressed to either myself or the Pennsylvania Municipal Retirement System at 800-622-7968. The MMO is the municipality's 2026 bill for the non-uniform pension plan and must be paid by December 31, 2026. The obligation must be met with general fund monies or any General State Aid to Municipal Pensions to which we may be entitled under Act 205. The Borough Manager advised that the 2026 Minimum Municipal Obligation (MMO) for the non-uniformed pension plan through PMRS figure is \$61,111.00. Motion by Larry Killinen seconded by Michael Manerchia to approve and execute. Motion carried. All in favor.

- The Borough Manager introduced for adoption Resolution R-25-11 Proclaiming October as Breast Cancer Awareness Month and October 20<sup>th</sup> as Mammography Day in the Borough of Marcus Hook. Motion by Larry Killinen, seconded by Joe Flynn to approve and execute. Motion carried. All in favor.
- The Borough Manager received from Empire Fitness Service a Preventative Maintenance Agreement for the term of October 1, 2025, until September 30, 2026, in the amount of \$1,500.00. Motion by Michael Manerchia, seconded by Janette Weigand to approve and execute. Motion carried. All in favor.
- The Borough Manager stated that work on 2026 budget has begun and that she would be meeting with each committee in the next few weeks to get budget numbers from them. The preliminary 2026 budget should be available for consideration by the October meeting.
- The Borough Manager presented EMS proposals for 2026. This discussion was tabled until the Borough Council has a chance to meet with Aston and Boothwyn to discuss their proposals. Motion by Larry Killinen, seconded by Joe Flynn, to send 90 day notice to VCMS that the Borough wishes to end their EMS Service Contract. Motion carried. All in favor.

## Code Report for the month of August

4	Plumbing Permits
1	Electrical Permit
4	Building Permits
4	U&O Permits
2	Rental Applications
1	Sidewalk Permit
1	Vendor Application
2	Tickets Paid
<b>Total</b>	<b>\$2,378.50</b>

The Borough Manager presented the Code Enforcement Officer Report for the month of August 2025. Motion by Larry Killinen, seconded by Janette Weigand, to receive and file the Code Enforcement Officer's Report. All in favor.

### **ENGINEERING REPORT:**

- 1. Market Sq Memorial Park/Mickey Vernon Park – Delco Greenways Phase 2**
  - **Playground work completed**
  - **Change order request**
  - **Awaiting riverfront bollards**
- 2. Walnut St – 10th to Dalton Streetscape (CDBG Grant)**
  - **Ernel Co contracts for execution**
- 3. PY25 CDBG Application**
  - **Awarded \$141,000 for Walnut Street - Dalton to Pine; estimated cost \$282,000**
  - **Kick off meeting tentatively set for Sept 9 at 1pm at OHCD office**
- 4. 10<sup>th</sup> Street PECO Manhole**
  - **PADEP meeting – no progress**
  - **Follow-up with PADEP and DELCORA on temporary fix**
- 5. Marcus Hook Hardware Demolition**

- Final restoration issues
- 6. DCNR Community Conservation Partnership Program
  - Application submitted for Williamson Field Improvements - Expect award announcements in Fall
- 7. DCED PA Small Water & Sewer Grant
  - Application submitted for Phase 1 of 4<sup>th</sup> & Market/Green St drainage improvements - Expect award announcements in Fall
- 8. DCED Greenways, Trails & Recreation Program
  - Application submitted for Mickey Vernon Park - expect award announcement in Fall
- 9. DCED Local Share Account Grant Opportunity
  - Application submitted for the purchase of new fire truck - expected decision in Fall
- 10. Prologis
  - Replacement of dead trees – IMC subcontractor scheduled work
- 11. RACP Grant
  - Working with RACP consultant to provide closeout documents
- 12. COVID-19 ARPA Small Water & Sewer Grant
  - \$50,634 grant for stormwater quality improvements (MS4 requirement)
  - Rain Gardens – Haebel Plaza & Williamson Field

**PUBLIC SAFETY**

**ABANDONED AUTOMOBILES:**

Abandoned Vehicles for Month-  
04 Abandoned Vehicles Year to  
Date-15

**COMPLAINT/POLICE ACTIONS TAKEN:**

Total Number of Complaints or Police Actions taken for Month-267  
Total Number of Complaints or Police Actions taken for Year to Date-1,700

**COMMUNITY POLICING:**

National Night  
Out Summer  
Music Festival

**CRIME PREVENTION:**

Bank Checks-42  
Security/Vacation  
Checks- 248

**CRIMINAL ARRESTS:**

Arrest Prior to Requisition-(Wanted out of  
State)-01 Defiant Trespass-01  
Drugs-01  
Failure to Comply with Code  
Enforcement-01 False Report to  
Law Enforcement-01 Receiving  
Stolen Property-01  
Simple  
Assault-01  
Stalking-01

Terr01istic  
Threats-01  
Total  
Criminal  
Arrests-09

**JUVENILE CRIMINAL ARRESTS/CITATIONS:**

Criminal Mischief-01  
Receiving Stolen  
Property-01 Theft by  
Unlawful Taking-01

Total Juvenile Arrest-03

**NON-TRAFFIC ARRESTS:**

Dog License  
Required-01 Dog  
Rabies  
Vaccination-01  
Harassment-02  
Harboring a Dangerous Dog-01

Total Non-Traffic Arrests-05

**PARKING TICKETS:**

Parking Tickets Issued-94

**TRAFFIC CITATIONS:**

Traffic Citations Issued-68

**TRAINING CONDUCTED:**

August 2025 Case Law Updates  
Investigating Child Abuse  
Foundations  
Report Writing for Domestic Violence and Domestic Assault

**TOWED VEHICLES:**

Towed Vehicles for  
Month-06 Towed Vehicles  
Year to Date-25

- Mayor Taylor presented the Police Report and related statistics for the month of August 2025. Motion by Larry Killinen, seconded by Cheryl Everngham, to receive and file the Mayor's Public Safety Report. All in favor.
- Borough Manager proposed starting a police trading card contest for the kids which will kick off during Fire Prevention Week in October. The Borough Manager explained that she would ask each business in the Borough to sponsor one officer, which would cost \$84.00 for 500 cards. Each Officer will appear at a specific date and time at the business sponsoring that Officer or, in the alternative, at the Community Center where children and their parents would meet the officer and get the officer's card signed. After a child has collected all ten cards they will be entered into a drawing for something special like an Xbox or whatever the next thing the kids all want. It brings a sense of community for the Borough and its businesses. We would seek prize donations so there would be no cost to the Borough. The main purpose is to allow all the children to get to know each individual police officer on a personal

basis. It has been my experience that young kids are intimidated and afraid of police officers because they are big and carry guns. By letting the kids meet the police officers it makes them more approachable. Motion by Janette Weigand, seconded by Micheal Manerchia, to approve and execute. All in favor.

**FIRE REPORT:                    MARCUS HOOK TRAINER FIRE DEPARTMENT**

**MONTHLY REPORT – AUGUST 2025**

INCIDENT TYPE	# INCIDENTS
Building fire	4
Medical assist, assist EMS crew	4
Motor vehicle accident with injuries	1
Motor vehicle/pedestrian accident (MV Ped)	1
Gas leak (natural gas or LPG)	2
Oil or other combustible liquid spill	1
Carbon monoxide incident	2
Power line down	1
Aircraft standby	1
Assist police or other governmental agency	1
Cover assignment, standby, moveup	1
Dispatched & cancelled en route	12
False alarm or false call, other	2
Municipal alarm system, malicious false alarm	3
Sprinkler activation due to malfunction	1
Smoke detector activation due to malfunction	1
Alarm system sounded due to malfunction	2
CO detector activation due to malfunction	1
<b>TOTAL INCIDENTS:</b>	<b>41</b>

Marucs Hook Calls: 13

OUT OF TOWN Calls: 28

CALLS FROM 6AM – 6PM 16 CALLS

CALLS FROM 6PM – 6AM: 25 CALLS

TOP RUNNER FOR THE MONTH: Jared Rambo 33 Calls

REPORTING OFFICER: Deputy Chief Joey Smith

Larry Killinen presented the Fire Report and related statistics for the month of August 2025. Motion by Micheal Manerchia, seconded by Janette Weigand, to receive and file the Fire Report. All in favor.

**LIBRARY:     Mary M. Campbell Marcus Hook Public Library Monthly Report**

1. The Library’s State Aid Library Subsidy Application (SALSA) has been submitted.
2. With the growth in our circulation, the county aid we receive this year reflects a 19% increase compared to last year.
3. The library’s circulation total for this month is 1,739.

The Borough Manager presented the Library Report for the month of August 2025. Motion by Cheryl Everngham, seconded by Larry Killinan, to receive and file the Library Report. All in favor.

**HIGHWAY AND SANITATION**

## **PLANNING AND ZONING**

- The Borough Manager stated that the ZHB only has 4 members, and it should have 5. Accordingly, Borough Council needs to appoint another member to the ZHB who would serve from now until the Reorganization in January 2026. The Borough Manager recommended appointing Tim Cislo, Jr., to the ZHB for that term. Motion by the Borough Joe Flynn, seconded by Cheryl Evernham, to approve and execute. All in favor.
- the Zoning Hearing Board of the Borough Marcus Hook will hold a public hearing at the Borough Hall, 1111 Market Street, Marcus Hook, PA 19061, at 7:00 p.m. on Tuesday, September 16, 2025, on the following Application: No. 25-01. Applicant: 418 Market Street LLC/Paul Grevy. Property: 418 Market Street, Marcus Hook, PA. This application seeks Variances from Sections 196-11 and -91 through 96, to allow the continuation of a pre-existing nonconforming snow removal company (exclusively) and additional non pre-existing, nonpermitted uses of auto repair shop and marble/granite sales and fabrication, and to allow unspecified violations of the parking requirements. The Property is zoned R-1 Residential.

## **PARKS, RECREATION & SHADE TREE COMMISSION**

### **COMMUNITY AND ECONOMIC DEVELOPMENT**

- The Borough Manager stated that Marcus Hook Preservation Society would like to hold use the Community Center on the evening of September 19, 2025, to reveal the paranormal study that was performed at the Plank House. Motion by Janette Weigand Janette Weigand, seconded by Larry Killinen, to approve and execute. Motion carried. All in favor.
- The Borough Manager stated that Marcus Hook Preservation Society would like to hold bingo fundraisers at the Community Center. The first one they would like to have is October 16. Then they would like to try to do it twice a month beginning in November and December. If it goes well, they would like to continue into 2026. Motion by Cheryl Evernham, seconded by Janette Weigand to approve and execute. Motion carried. All in favor.
- The Borough Manager stated that the Annual Pirate Fest is scheduled to take place on September 20, 2025, and encouraged all to attend.
- The Borough Manager stated that Energy Transfer is hosting its second annual community barbecue to commemorate National Propane Day on Sunday, Oct. 5, 2025, 1-4 p.m. at Market Square Memorial Park. Save the date. More details to come.
- The Borough Manager stated that Chuck Lewis, on behalf of Scout Troop 225, is currently conducting a recruitment drive in the Chichester School District and is trying to cover as much ground as possible. The School District is currently underserved and underrepresented in the Scouting program and he would like to fix that. Chuck personally feels that the Scouting program can benefit our Borough by helping to build a stronger community, assisting individuals in developing social skills, accomplishing community service projects and instilling leadership and citizenship in the Scouts. With the permission from Borough Council, he would like to advertise the Scouting and Cub Scouting programs; to this end, is requesting the following:
  - Permission to place recruiting yard signs on township property

- Obtain the location of the community centers where we would be able to place our recruiting yard signs
- Dates & Times of any upcoming parades or community events where we would be able to have a presence and hand out information

Motion by Janette Weigand, seconded by Joe Flynn to approve and execute. Motion carried. All in favor.

- The Borough Manager stated that beginning on August 25, 2025, Septa will reduce service of the Wilmington Newark Line as follows:
  - Weekday peak service is reduced to hourly only on the Wilmington/Newark Line. No Express/Limited Stop trains will operate. Weekend service will operate every two hours.
  - All service will be eliminated on the Wilmington/Newark Line. Routes 109 and 113 will operate between Chester Transit Center and 69th Street Transit Center, connecting some customers to 69th Street Transit Center. The Media/Wawa line will provide a Regional Rail alternative until 9 pm.

### **COUNCIL REPORTS**

Micheal Manerchia stated that the Pirate Festival is on September 20<sup>th</sup>, and the paranormal study results will be presented at the Community Center on the evening of September 19<sup>th</sup>. The Preservation Society is asking for \$5.00 donation for an entrance fee. Spoiler alert: they contacted 2 ghosts.

Micheal Manerchia further stated that the Plank House was broken into, and people were living in it. A fire was lit in the fireplace. They are now installing cameras at the Plank House and have reinforced the doors and windows to prevent future invasions.

Cheryl Evernham stated that she attended Pizza with the Principal, and it was a very nice event.

Mayor Gene Taylor stated that the HOB Show "Task" which was filmed in Marcus Hook would premiere on HBO this Saturday.

The Mayor also reminded everyone to drive extra careful now that school is back in session.

### **PUBLIC COMMENTS**

Lorraine D'allesio stated that her trashcan was destroyed by the trash haulers. She also asked where the next EAC Meeting was being held. Janette said she would look into it and let her know.

Lorraine further stated that the large "Congoleum Mountains" are unsafe and debris was blowing off of it. Lorraine was informed that the site was not located in Marcus Hook and that she should contact the municipality where it is located. Lorraine said she would contact the DEP and report it.

Dianna D'Annunzio, Chestnut Street, complained about the alleyway behind her house because there are sink holes, broken sidewalks and very little lighting. She claims she was told that the alley was going to be redone this year. The Borough Manager looked at the paperwork she provided and explained the letters are sent to everyone in the area for the viscose project and it lists the street being worked on. Chestnut Street was not listed for this year. Slayde Turner said he would do what he could to clean up the alleyway.

**ADJOURNMENT**

- Motion to adjourn by Larry Killinen, seconded by Cheryl Evernham . All in favor.  
Meeting was adjourned at 7:47 PM.

Respectfully submitted,

Jacqui Guenther  
Borough Manager