

BOROUGH OF YEADON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES  
August 8, 2019

Meeting began at 7:09 p.m.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Rohan Hepkins, Mayor	Present
Latoya Monroe, President	Present
Ronald Francis, Vice President	Present
Clara Johnson	Present
Rafi Cave	Present
Dolores McCabe	Absent
Taliah Jones-Waters	Present
Sharon Council-Harris	Absent
Mironda Presswood, Manager	Present
Jeff Young, Solicitor	Present
Julianne James, Tax Collector	Absent
Erin Porter, Engineer	Present
Nafis Nichols, Finance Director	Present

3. CITIZENS FORUM (comments limited to 3 minutes)

- Reshma Kothari – Ms. Kothari represents a non-profit organization called Center for Resolutions located at 26 East State Street Media, Pa 19063. The non-profit organization specializes in conflict resolution and offer mediation services for 1<sup>st</sup> time juvenile offenders. The organization is seeking local representatives to volunteer for the Youth Aid Panel. The panel interviews first-time offenders and their parents/guardians and provides the youth with certain obligations that need to be met in order to complete the program. Volunteers receive training with Delaware County juvenile system and other training to help with the resolution process. Resolutions are determined based on the offense and the offender may have to take classes or community service.
- Linda McCrae – 700 Block of Yeadon Avenue – Ms. McCrae lives next to 728 Yeadon Avenue, a vacant property. The property is deemed by the Borough as a safety hazard and blocked off with a chained fence, which permits Ms. McCrae from using her driveway. There are animals in the house and the grass does not meet code requirements. The resident is asking for some resolution on this matter before the house collapses.

President Monroe: The county has a demolition fund that is being used to demolish abandoned/condemned houses.

Nafis Nichols: There is a structural engineer's report. There is also an upset sale scheduled for 9/12/19. If the property does not sell, then the Borough will look into having the County demo the property.

#### 4. APPROVAL OF MINUTES

- Motion to Approve July 18, 2019 Legislative Meeting Minutes Session I conditionally with closing out of two additional items of block party and cash balance report.

Moved By: Councilor Clara Johnson

Seconded By: Councilor Rafi Cave

Motion Passed: 4 – 1 Abstained by Councilor Taliah Jones-Waters

#### 5. MAYOR'S REPORT

- The Mayor's forum was held on 7/27/19. The next Mayor's Forum will be held on Tuesday, 9/10/19.
- The Yeadon Borough flag will be flown half-staffed in honor of the people that lost their lives due to mass shootings in El Paso, TX and Dayton, OH.
- The Yeadon Police Chief is working with the Nile Swim Club to work out issues concerning noise ordinance.
- The Citizen's Bank on 735 Church Lane is closing due to lack of business.
- On 7/18/19, the Borough celebrated the farewell of Library Director, Richard Ashby Jr. who has given 6 years of service. The Mayor has declared 7/18/19 be Richard Ashby Jr. Day.

#### 6. PRESIDENT'S REPORT

- Motion to draft and advertise an ordinance for payment for entertainment venues within the Borough.

Moved By: Councilor Clara Johnson

Seconded By: Councilor Rafi Cave

Motion Passed: 4 -1 Abstained by Councilor a Taliah Jones-Waters

Brief Discussion: Regarding the noise complaints with the Nile Swim Club and St. Michael's Church, Council is considering an ordinance that would assess a fee for entertainment services that are performed in the Borough, especially those that are at an additional cost. The Yeadon Police were called to an event at the Nile

Swim Club to control the noise and the crowds, which caused additional officers on duty and possible overtime.

- The Borough has recently closed the PennVest loan to restore the sanitary sewer system under West Cobbs Creek Parkway from MacDade Boulevard.

The Borough elevator is in working order. Thanks to everyone involved for their efforts on resolving this issue.

## 7. MANAGER'S REPORT

- Elevators in the Borough are currently in working order.
- The pavement in front of the Borough is repaired.
- B&L Disposal, the Borough contracted trash collection company will join Community Day to aid the community in gaining knowledge about recycling

### Item in Progress:

- Fall Newsletter is being edited and set to be distributed in September.
- MyCivic Service App training for the Borough staff will be on 8/9/19.
- Workplace Safety Training for all Head of Departments on 8/13/19.
- Shade Tree Removal process is almost complete.
- The bid opening for the Library lights and windows was on 7/31/19 (See Engineer's report).
- Management met with NDI on 8/1/19 to discuss several outstanding issues including 728 Yeadon Avenue. Part of the issue is finding a contractor to work on the properties.
- Information was received today regarding the Camera Project. A meeting will be scheduled soon to start the process of setting up the cameras.
- For the past several years, Yeadon has been apart of a group salt contract. Newtown Township coordinates the bids for this group. The townships involved are Middletown, Radnor, Marple, and several others. This year's lowest responsible bidder is Eastern Salt Company, Inc. at \$53/ton delivered. Management recommends accepting this bid and contract.

- The 2 trees at the end of the Borough's parking, have been identified as a safety hazard will be removed next week.
- The street sweeper is scheduled to be delivered by 8/12/19.
- Public Works will be repairing the Borough Event Hall ceiling next week.

Items to Be Addressed:

- Management has been working closely with the Code Department during the absence of the Code Director, Rufus Stokes. Strengths and weakness are being identified within the department and management is working on solutions to improve response times to complaints, preemptive actions, and follow-up. Many of the issues brought to the Code Department have existed for years and predate the staff. The staff has done a good job of attempting to address these matters for instance, multiple complaints have been received about community shopping center. A Code Officer went to the location at 12 a.m. on 8/7/19 to take pictures of the lighting. The officer also contacted the owners and property managers to arrange and discuss the current issue.

All four Code Officers are still in training and one is full-time. New staff was hired in the entire department because of previous employees retiring. This department has also been hit with illnesses and injuries resulting in them being short staffed. Not to mention the fact that they are still learning their positions having only been in them for 4-7 months. This week the Office Manager was out for 3 days due to illness. Nevertheless, they've been able to handle complaints in addition to balancing their assignments such as appearing in court, writing citations, etc. Some have even taken the initiative of filling in for other officers. For example, Mr. Robinson is here tonight in place of Mr. Stokes, he completed the report with no prior knowledge on how to do so.

Based on management's assessment the following is recommended: Hire one of the part-time officers as a full-time officer and hire another full-time officer that will serve as both a Code Officer and assistant to the Code Office Manager. This will increase their presence in the community, assist in the completion in paperwork, and create a back-up for the Code Office Manager in the event of an absence.

- Management recommends the Borough repair the storm sewer sinkholes on Yeadon Avenue. NDI gave an estimate over a year ago that showed \$135,000 for the work to be completed at Yeadon Avenue to Church Lane between Whitby Avenue and Guenther Avenue. \$146,000 for work to be completed at Yeadon Avenue to Church Lane between Parmley Avenue and Darnell Avenue. These are priorities as the sinkholes are in resident's yard. Additionally, it is a MS4 violation of clearwater. The dirt is going into the storm sewer and reaching the creek, resulting in its impairment. Management further recommends the Mayor and Council reach out to State Senator Williams and State Representatives

McClinton, Scanlon, and Davidson for a support letter for DCED and/or funds. The bid received will expire by next year so NDI would have to rebid them next year. These projects should be addressed one at a time, each year beginning 2020.

- The Borough Hall roof has been leaking when it rains or snows heavily since the end of last year. During the most recent rainfall the elevator control box was in jeopardy of getting wet. The elevator worker said the water was traveling from the ceiling above to the piping down towards the control box. Management reached out to the insurance company who had roofers come in to do estimates. Per the estimates from Palomino Roofing the cost to replace the roof is approximately \$98,000. It is recommended that NDI be able to assess and handle the roof issue.
- A meeting with the Recreation Committee discuss a previous opportunity that was presented to the Borough years ago by Parkview Court Apartments. Parkview Court Apartments had offered to fix the tennis courts across from their apartment building years ago. However, Council chose not to precede. Management has spoken with the apartment Property Manager, New Hudson about this project. She has indicated that she is looking forward to hearing back from us, once we speak with Council so she can call corporate and deciding whether not to reopen there offer. We believe the Borough should hire the contractors as opposed to allowing Parkview to hire people to do the work. Make an exchange that the Borough will maintain the property while Parkview does the repairs. According to NDI other tennis courts they've done in the past cost approximately \$180,000 to repair about 20 years ago. The project could be repaired for less but then wouldn't last for long. Also, the property extends well beyond the tennis court and should be considered for a recreation center, or another development.
- The Delaware Valley Creek Association (DVCA) contacted us regarding a project for Cobbs Creek. They will be sending a letter in request of support for an Open Space Grant which will secure funds for a \$3 million-dollar project to improve living conditions and water quality along the reach of Cobbs Creek in both Darby and Yeadon. This will include decades of illegally dumped trash and adding a trail. Phase I clean up is scheduled for 2020. Management will provide a letter of support once received.
- Awaiting quotes from Public Works regarding the area near West Cobbs Creek Parkway.
- Awaiting more information from Lansdowne regarding the bike trail project.

- Motion to accept the salt bid from Eastern Salt Company, Inc. at \$53/ton.  
Moved By: Councilor Rafi Cave  
Seconded By: Councilor Clara Johnson  
Motion Passed: 4 -1 Abstained by Councilor Taliah Jones-Waters

#### 8. SOLICITOR'S REPORT

- The Solicitor requested his report be tabled for next month.

#### 9. TAX COLLECTOR'S REPORT

- Borough Revenue received: \$13,992.17 from real estate; \$4,455 from refuse; \$6,010.10 from sewer; and the total amount collected by the tax collector for the month of July is \$24,458.01.
- The 2020 Minimal Municipality Obligation (MMO) for the Police Pension Fund is \$443,345, for non-uniformed employees is \$58,573, the non-uniformed who retired prior to September 2000 is \$37,274.  
Brief Discussion: The State requires every year that every Municipality at its public hearing before September 30<sup>th</sup> present the annual federal requirements for the MMO which is the pension contribution which the Borough must put in by law.

#### 10. ENGINEER'S REPORT – (Erin Porter)

- Regarding the Keystone Grant - The bid opening for the Library's Lighting was on 7/31/19 at 9:30 a.m. with 2 bidders. Well Built Services is the lowest responsible bidder for both projects and within the estimated amount for the grant. NDI recommends Council to award the lighting replacement project to Well Built Services in the amount of \$20,783.
- Motion to award the lighting replacement project to Well Built Services in the amount of \$20,783.  
Moved By: Councilor Rafi Cave  
Seconded By: Vice President Ronald Francis  
Unanimous
- NDI recommends Council to award the window replacement project to Well Built Services in the amount of \$48,818, which is in the estimated amount for the grant.

- Motion to award the window replacement project to Well Built Services in the amount of \$48,818.  
Moved By: Councilor Rafi Cave  
Seconded By: Vice President Ronald Francis  
Unanimous
- NDI will be meeting with Berkshire System Group, Inc. to assess the predetermined areas where cameras will be installed. The company was found on COSTARS, which is an authorized purchasing program through the Commonwealth of Pennsylvania.
- Stormwater Tip: Use commercially available compost or make your own using waste from your garden/yard. Mixing compost in the soil means your compost will need less chemical fertilizer and puts your waste to good use.

## 11. COMMITTEE REPORTS

### A. Finance, Councilman Cave – Chair

- Discussion Regarding ProChamps: (Nafis Nichols) - ProChamps is a company that allows the Borough to make revenue and allows the Borough to hold foreclosed, vacant, and dilapidated properties to a higher standard. ProChamps will manage the entire process. Council will have to entertain an ordinance and pass it. Once an ordinance has been established any bank that owns a property within Borough limits they will have to pay Prochamps a set price. The Borough will receive 60% and ProChamps will receive 40%. The bank owned properties will be required to maintain the properties. The Borough will no longer be the responsible for putting liens on properties. This would expedite the process of holding property owners responsible and help save the Borough money. ProChamps is currently with 13 local municipalities and has a 96% success rate.
- Motion to approve Accounts Payable List  
Moved By: Vice President Ronald Francis  
Second By: Councilor Clara Johnson  
Motion Passed: 4 -1 Abstained by Councilor Taliah Jones-Waters
- Motion to approve Cash Balance Report.  
Moved By: Councilor Clara Johnson  
Seconded By: Vice President Ronald Francis  
Motion Passed: 4 -1 Abstained by Councilor Taliah Jones-Waters

- Motion to hire Santander Bank to handle the Borough's banking and transactions.  
 Moved By: Councilor Clara Johnson  
 Seconded By: Vice President Ronald Francis  
 Motion Passed: 4 -0 Councilor Taliah Jones-Waters did not vote on either position.  
 Brief Discussion: (Nafis Nichols) - The Auditor recommended that we use a local bank due to proximity. It takes an employee about an hour total to drive to the current bank, Republic, to make a deposit. Also, it will save the Borough \$10,000 on transaction fees, while supporting a local business.

B. Ordinances & Zoning, Councilwoman Johnson - Chair

I. ZONING

- ❖ No Zoning Hearing for the month of July.

II. ZONING USE APPLICATION

- ❖ The zoning request was approved by the Zoning Board. There were four zoning use applications.

III. HOT SPOTS

- ❖ Inspection for 728 and 1011 Yeadon Avenue was deemed unsafe. Awaiting for NDI and contractors to start the work.
- ❖ A meeting has been scheduled with the owners of the Yeadon Shopping Center to discuss maintenance issues.
- ❖ 1209 Longacre Boulevard have been cited for trash and debris. The property is undergoing renovations.
- ❖ 917 Longacre Boulevard is a vacant property and will be added to the abatement list.
- ❖ The Code Department spoke with a SEPTA representative regarding Chester Avenue and tall grass. Septa is waiting for bids for landscapers to work on the property.



### C. Public Works, Councilwomen Johnson – Chair

- ❖ Welcome back Public Works Supervisor, Dan Wright. Thanks to Foreman, Mike Pozzuolo for a job well done standing in for Supervisor, Dan Wright, during his absence.
- ❖ Shade Tree List was discussed for 2020.
- ❖ Reviewing Borough owned properties for concrete repair.
- ❖ The Borough Hall ceiling will be repainted next week. No Hall rentals scheduled during this time.
- ❖ Street sweeper will be delivered by next week.
- ❖ Gateway entrance signs to be ordered.
- ❖ Twice a week trash collection will end 8/30/19.
- ❖ The amount collected for property abatements to date is \$7,678.40.
- ❖ The E-Waste Event will take place on 9/28/19 at the Public Works building.
- ❖ The next Public Works and Code Committee meeting will be on 9/3/19.

### D. Public Safety, Mayor Rohan Hepkins – Chair

- ❖ All Borough accident reports are available to the public on the [crashdocs.org](http://crashdocs.org) website.
- ❖ Chief Paparo is working with the Ring Inc. (home security and smart home company owned by Amazon) to add Yeadon Borough on the Neighbors App. The free app is similar to neighborhood watch program which gives weekly updates and informs residents in real time.
- ❖ Last month there were more robbery and theft reports because of a vehicle theft spree. A plain clothes detail for robbery and theft crimes were created and arrests were made for theft, robbery, and firearm violations.
- ❖ Yeadon Borough Police Department will be hosting and participating with a National Event at creating a new relationship with police and communities of color. On 9/27/19, the Yeadon along with neighboring Boroughs will be displaying a film at the 2<sup>nd</sup> floor hall called *Walking*

*While Black, L.O.V.E. is the Answer.* Following the film there will be a Facebook Live discussion.

- Motion for the conditional hire 4 part-time employees for Police Department.  
Moved By: Councilor Rafi Cave  
Seconded By: Vice President Ronald Francis  
Unanimous

E. Recreation, Vice President Francis – Chair

- ❖ No report submitted at this time.
- ❖ President LaToya Monroe noted the Yeadon Community Park (YCP) lights have been updated. An electrician updated the basketball courts with new LED lights, timers, and new wiring.
- ❖ No parking on the grass is being enforced at the YCP.
- ❖ Parking is allowed on Providence Road during park hours only.

12. OLD BUSINESS

- Finance Director (Nafis Nichols) – The Borough currently banks with Santander and had small account for 20 years. \$20,000 was discovered in this old account.

13. NEW BUSINESS

- None

14. ADJOURNMENT

- Motion to Adjourn.  
Moved By: Councilor Rafi Cave  
Seconded By: Vice President Ronald Francis

Meeting Adjourned at 8:06 p.m.

Respectfully Submitted by Management