

BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES
September 19, 2019

Meeting began at 7:03 p.m.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Rohan Hepkins, Mayor	Present (Arrived at 7:42 p.m.)
Latoya Monroe, President	Present
Ronald Francis, Vice President	Absent
Clara Johnson	Present
Rafi Cave	Present (Excused at 7:45 p.m.)
Dolores McCabe	Present
Taliah Jones-Waters	Present
Sharon Council-Harris	Absent
Mironda Presswood, Manager	Present
Charles Gibbs, Solicitor	Present
Julianne James, Tax Collector	Present
Eileen Mulvena, Engineer	Present (Arrived at 7:28 p.m.)
Nafis Nichols, Finance Director	Present

3. CITIZENS FORUM (comments limited to 3 minutes)

- Richard Smalley (Yeadon Parking Enforcement Officer) – 21 N. Rigby Avenue Lansdowne, Pa 19050 – Mr. Smalley is concerned about Graceland Cemetery, the resting place of over 1600 Civil War Veterans and civilians. He is appalled that residents walk their dogs through the cemetery and allow the dogs to desecrate the graves. He recommends that Council put a fence around the cemetery in order to prevent dog walking. Also, the current fence is in bad condition.

A lot of the houses in Yeadon do not have house numbers which can be a dangerous situation, especially if emergency personnel cannot locate the home.

There are lot of unpaid parking tickets in Yeadon and Mr. Smalley recommends having a boot program for cars if a certain amount of parking tickets do not get paid. He mentioned that there is a resident that has 23 unpaid parking tickets, another with 20 unpaid tickets, etc. He would like Council to recommend initiating a boot program for cars in the area that do not pay parking tickets.

Mr. Smalley congratulated Council on doing a good job.

- Robert Purfield – 311 Wayne Avenue Lansdowne, Pa 19050 – Mr. Purfield would like to apologize for his lot’s appearance. He has been working diligently on clearing out the rocks and debris on the empty lot at 628 Yeadon Avenue. He is selling the empty lot for \$29,000 and he has offered it to the Borough for purchase. Anyone that is interested in buying the property is welcomed to stop by to look at the property.

4. APPROVAL OF MINUTES

- Motion to approve May 30, 2019 Special Meeting Minutes.
Moved By: Councilor Rafi Cave
Second By: Councilor Clara Johnson
Motion Passed: 4 – 1 No vote either way from Councilor Taliah Jones-Waters
- Motion to approve July 18, 2019 Legislative Meeting Minutes Session II.
Moved By: Councilor Rafi Cave
Second By: Councilor Clara Johnson
Motion Passed: 4- 1 No vote either way from Councilor Taliah Jones-Waters
- Motion to approve August 8, 2019 Legislative Meeting Minutes.
Moved By: Councilor Rafi Cave
Second By: Councilor Clara Johnson
Motion Passed: 4- 1 No vote either way from Councilor Taliah Jones-Waters
- Motion to approve September 12, 2019 Caucus Meeting Minutes.
Moved By: Councilor Rafi Cave
Second By: Councilor Clara Johnson
Motion Passed: 4- 1 No vote either way from Councilor Taliah Jones-Waters

5. MAYOR’S REPORT

- On Monday, September 16th, Mayor Hepkins met with Mayor Anthony Campuzano of Lansdowne, and Mayor Tom Miccozzie of Upper Darby regarding the longstanding flooding issues on Union Avenue just below the SEPTA railroad tracks.
- The next Mayor’s Forum will be held next week on Tuesday, 9/24/19.
- Mayor Hepkins swore in 3 new part-time police officers to the Yeadon Police Department; Kevon Darden, David Qawasmy, and, Mazen Malak.

6. PRESIDENT’S REPORT

- No report.

7. MANAGER'S REPORT

- Requested that the Manager's report, which was read and submitted at Caucus be accepted.
- Motion to hire IMC to clean the ducts at the Borough Hall for \$11,730.
Moved By: Councilor Dolores McCabe
Seconded By: Councilor Clara Johnson
Unanimous

8. SOLICITOR'S REPORT

- The Borough is currently in litigation with the Archdiocese of Philadelphia and the cemetery. We are in the process of handling a discovery. The argument the Borough and the school district are making is that the Archdiocese sold the cemetery and took a ninety-nine-year lease back. The Archdiocese's position is that they still own the cemetery, which is legal fiction. If the Borough wins, the cemetery will be added back to the tax.
- Motion to authorize the advertisement of the Ordinance No. 2019 – 1391 related to ProChamps.
Moved by: Councilor Rafi Cave
Second by: Councilor Dolores McCabe
Unanimous
- Motion to authorize the advertisement of a Special Events Ordinance.
Moved by: Councilor Clara Johnson
Second by: Councilor Rafi Cave
Unanimous
- Motion to authorize the advertisement of an Ordinance related to the Inspection of Property in the Borough.
Moved by: Councilor Rafi Cave
Second by: Councilor Clara Johnson
Unanimous
Brief Discussion: There is no code that allows entrance into an abandoned property. This ordinance will give the Borough authority to do so if necessary.
- Council met on 9/12/19 in an executive session to discuss potential litigation on contract and employment matters.
- Motion to authorize the advertisement of an Ordinance related to the collection and penalty of unpaid parking tickets in the Borough.
Moved by: Councilor Dolores McCabe
Second by: Councilor Clara Johnson
Motion Passed: 4 – 1 Abstained by Councilor Taliah Jones-Waters.

9. TAX COLLECTOR'S REPORT

- Borough Revenue received: \$9,031.34 from real estate; \$3,431.56 from sewer; \$2,722.50 from refuse; for a grand total of \$15,180.40.

ENGINEER'S REPORT

- Motion to authorize the spot repairs necessary for the section of the storm sewer pipe from 908 Bullock Avenue to 709 Yeadon Avenue, and lining the rest of the pipe (if possible).

Moved By: Councilor Dolores McCabe

Seconded By: Councilor Rafi Cave

Unanimous

- Motion to authorize the Borough Hall roof replacement from the COSTARS vendor who provides the lowest responsible bid.

Moved By: Councilor Dolores McCabe

Seconded By: Councilor Rafi Cave

*It was noted that the Solicitor did not receive enough information to deem the roof replacement an emergency.

- Motion to amend the Borough Hall roof replacement from the COSTARS vendor who provides the lowest responsible bid to motion to authorize the Engineer to prepare and advertise bids for the roof replacement, if pricing cannot be obtained from a COSTARS vendor in a reasonable timeframe.

Moved By: Councilor Dolores McCabe

Seconded By: Councilor Clara Johnson

Unanimous

- Motion to authorize the Engineer to prepare and advertise bids for surveillance cameras in the Borough.

Moved By: Councilor Rafi Cave

Seconded By: Councilor Clara Johnson

Unanimous

Discussion: was had regarding the surveillance camera project by Council, Chief Paparo, and the Finance Director, Nafis Nichols – Issues were raised regarding types, pricing, and location. The surveillance camera project proposal came in through COSTARS at \$71,252. There is a grant in the amount of \$50,000 that must be spent by 12/31/19 and the Borough would be responsible for the remaining amount of \$21,252.

- Motion to rescind the authorization for the Engineer advertise bids for surveillance cameras in the Borough.

Moved By: Councilor Rafi Cave

Seconded By: Councilor Clara Johnson

Unanimous

- Motion to award the COSTARS contract related to the surveillance cameras with prevailing wages and an electrical underwriter.
Moved By: Councilor Dolores McCabe
Seconded By: Councilor Rafi Cave

Brief Discussion: The engineer raised issues regarding prevailing wages and an inspection being done by an electrical underwriter, which protects the Borough, putting all the liability on the vendor. The motion was then amended to include the engineer's recommendations.

- Motion to award the COSTARS contract related to the surveillance cameras to include prevailing wages and an electrical underwriter to inspect the work once completed.
Moved By: Councilor Rafi Cave
Seconded By: Councilor Dolores McCabe
Unanimous

- Motion to reject any bids received related to the Redwood Avenue sanitary project.
Moved By: Councilor Clara Johnson
Seconded By: Councilor Rafi Cave
Unanimous

Brief Discussion: The Solicitor said that the Redwood Sanitary project is currently under contract with JMC, the contract is on hold in part because we are trying to obtain necessary clearances from PECO. In the event of JMC canceling the contract Council is being asked to authorize the acceptance or advertising the rebid. We are continuing to negotiate a change order with the current contractor. As a result, the Solicitor asked Council to reject any and all bids received on a contingent basis, and noted that we did not receive any bids. The Solicitor concluded by requesting consideration of a motion to authorize the work to be done on 728 Yeadon and 1108 Yeadon Avenue to stabilize them, he thought the engineer could explain exactly what that means.

***Note: The Solicitor stated 1108, but it is actually 1011.**

The engineer explained that 1011 Yeadon Avenue requires a tarp being placed over it, and nominal work needs to be done. We can have a contractor do the work, and lien the property to prevent the water from going into the roof line of the next house.

The engineer further explained that 728 Yeadon Avenue involves the demolition of the rear garage, and 726 Yeadon Avenue wants their garage demolished as well. She has a contractor lined up to complete the work as an emergency. The structural engineer thought if we waited much longer we would have a disaster, so she asked if we could wait until the upset sale on 9/12/19, no one purchased the property at the sale so the structural engineer is likely to say the demolition should be done. The Borough would pay for 726 Yeadon Avenue because it was

damaged by 728 and demolishing both is less expensive; otherwise the Borough would pay to stabilize 726 Yeadon Avenue's garage.

- Motion to demolish the garages at 726 and 728 Yeadon Avenue, remove the front porch of 728 Yeadon Avenue, and to stabilize 728 and 1011 Yeadon Avenue to make them safe.

**Note: The Council President stated 1108, but it is actually 1011.*

Moved By: Councilor Rafi Cave

Seconded By: Councilor Clara Johnson

Unanimous

- Motion to authorize for the Borough to engage in the services of a Stucco expert related to the property on Orchard Avenue.

Moved By: Councilor Rafi Cave

Seconded By: Councilor Dolores McCabe

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

- Stormwater Tip: During routine fall tune-ups, check your car and lawn equipment for leaks. A large rainstorm can send gasoline and oil drips from automobiles, lawnmowers and power equipment into waterways.

10. COMMITTEE REPORTS

A. Finance, Councilman Cave - Chair

- Motion to approve Accounts Payable List

Moved By: Councilor Dolores McCabe

Second By: Councilor Clara Johnson

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

Brief Discussion: For clarification it was confirmed by the Council President that the differences in the Councilors reimbursement were based on the receipts they submitted and within the authorized limits.

- Motion to approve Cash Balance Report.

Moved By: Councilor Clara Johnson

Second By: Councilor Dolores McCabe

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

B. Ordinances & Zoning, Councilwoman Johnson – Chair

- Requested that the Code Report, which was read and submitted at Caucus be accepted.

- Motion to hire Solomon White as a full-time Code Officer

Moved By: Councilor Rafi Cave

Seconded By: Councilor Clara Johnson

Unanimous

- Motion to hire Mary Nixon as a full-time Code Officer
Moved By: Councilor Dolores McCabe
Seconded By: Councilor Rafi Cave
Unanimous
- Motion to approve the block party application on October 26th.
Moved By: Councilor Taliah Jones-Waters
*Note: This was the application submitted by Coconut Breeze for a block party on 700 Church Lane.

Brief discussion: The Council President mentioned that there was a proposal for the block party to be held at the Yeadon Community Park and the municipal lot, but she did not see a revised application. The Solicitor requested that the motion be tabled.

- Motion to authorize the Special Event provided that the vendor enter into an appropriate agreement with the Borough related to the sharing of costs, related to the event being held at Yeadon Community Park at the recommendation of the Police Department.
Moved By: Councilor Dolores McCabe
Seconded By: Councilor Taliah Jones-Waters
Unanimous

C. Public Works, Councilwoman Johnson – Chair

- Motion to plant 3 maple shade trees on the tree island on West Cobbs Creek Parkway near Whitby Avenue known as Maple Terrace.
Moved By: Councilor Rafi Cave
Seconded By: Councilor Clara Johnson
Unanimous

D. Public Safety, Mayor Hepkins – Chair

- The cost of Civil Service tests and when the physical agility test will be given were discussed.
- Car break-ins are being reported.
- Emergency Management Director will provide a list about when the weather breaks down and what to do about it
- Motion to authorize the Civil Service Commission to formulate regulations that will be approved at Council's next meeting.
Moved By: Councilor Dolores McCabe

Seconded By: Councilor Clara Johnson
Unanimous (only four Councilors were present)

Brief Discussion: The Solicitor said that we drafted regulations (the Police Chief and Chair of Civil Service Commission) and made edits, the Civil Service Commission will adopt those edits, and Council will approve at next meeting.

E. Recreation, Vice President Francis – Chair

- Nothing discussed-The Vice President was absent due to a death in the family.
- Brief Discussion: On September 17, 2019, the Borough hosted a viewing of the nationally shown video “Walking While Black: L.O.V.E. is the Answer,” which focused on how residents and police can learn from each other and start a dialogue of healing and understanding in order to create a better relationship with each other. The Mayor, Council President, and Chief Paparo briefly discussed some of the highlights from this showing. L.O.V.E. means Learn, Open Your Heart, Volunteer, and Empower Others. The video can be rented on Amazon. The Chief will set up another showing in January or February and include high school students.

Yeadon had the largest audience. We were one of 12 involved, which included colleges. President Monroe expressed how proud she was of the Mayor, the Chief, the team, and the community members that came out to start the conversation and that she feels blessed to live in a community where these types of issues do not exist because we’re proactive and we’re still a small community led by a great Mayor and a great Chief and she hopes we can continue. Job well done.

The Mayor added that a Bucks County couple attended this meeting, because their police chief would not allow this in their county, so they came here to take part with us, which is a feather in our cap. He and the Chief work well together and when the Chief brought it to him he thought it was a great idea, but he did not realize how great. Fox 29 News’, Joyce Evans, came and ran a story on the matter. The meeting was well attended with approximately 65 residents.

- Yeadon has very low crime. The last firearm discharge was 18 years ago by a black cop on a black resident. We need more officers, including female ones.

11. OLD BUSINESS

- None

12. NEW BUSINESS

- None

13. ADJOURNMENT

- Motion to Adjourn.
Moved By: Councilor Clara Johnson
Seconded By: Councilor Dolores McCabe

Meeting Adjourned at 8:05 p.m.

Respectfully Submitted by Management