



**BOROUGH OF YEADON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES  
October 17, 2019**

Meeting began at 7:00 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	Present
Taliah Jones-Waters	Present (Arrived at 7:02 p.m.)
Sharon Council-Harris	Present (Arrived at 7:02 p.m.)
Mironda Presswood, Manager	Present
Charles Gibbs, Solicitor	Present
Julianne James, Tax Collector	Present
Erin Porter, Engineer	Present
Nafis Nichols, Finance Director	Present

3. CITIZENS FORUM (comments limited to 3 minutes)

- Antoinette Truehart – 289 North Wycombe Avenue Lansdowne, PA – Ms. Truehart came to the Borough recently to attend the Yeadon Democratic Committee (YDC) meeting and upon arrival was told a notice was sent out prohibiting any political committees to meet. She would like to know how that decision was made and how was the information conveyed to the committees.

The Council President said a notice was sent out on September 30<sup>th</sup> via mail. A phone call was made to the Chair of the YDC to acquire an address for the committee prior to the letter being sent. On October 9<sup>th</sup> a reminder email was sent to the committees.

The Solicitor said in consultation with the Borough Manager, the insurance company has raised some concern about having any events on the Borough property without Borough monitors present. Correspondences were sent out to all organizations that meet on the Borough property. Another reason is people were not willing to pay for Borough employees to be present during meetings.

Ms. Truehart shared information to possibly be added to the website. There are services available to residents and seniors with housing related issues. Also, the County has services available. There is a façade improvement grant through the LEDC (Lansdowne Economic Development Corporation) that are available to Yeadon residents. There are over 1,000 jobs available with the upcoming Census.

#### 4. APPROVAL OF MINUTES

- Motion to approve September 19, 2019 Legislative Meeting Minutes.  
Moved By: Councilor Rafi Cave  
Second By: Councilor Clara Johnson  
Motion Passed: 6 – 1 Opposed by Councilor Taliah Jones-Waters
  
- Motion to approve October 10, 2019 Caucus Meeting Minutes.  
Moved By: Councilor Clara Johnson  
Second By: Councilor Rafi Cave  
Motion Passed: 6- 1 Opposed by Councilor Taliah Jones-Waters

#### 5. MAYOR'S REPORT

- Requested that the Mayor's Report, which was read and submitted at Caucus be accepted.
  
- The Mayor together with Sergeant Burns presented three Police Chaplin's with the Yeadon Police Citizens Appreciation Award. Chaplin Jennifer Jackson, Chaplain Antoinette Truehart, and Chaplin Karen Dixon were awarded for providing support to Henry Tomah's family after the fatal hit and run incident.

#### 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.
  
- Management attended a meeting/tour of the Delaware County Emergency Services Center in Lima with the Consortium of Governments. At the meeting, Yeadon was mentioned several times. Once for being one of four

boroughs/townships to have a CERT (Community Emergency Response Team), once for reaching out to the Delaware County Emergency Services Center for a generator during the sewer issue at Cobbs Creek, and once for Mr. Wormley from the Code Department being involved with the initiative to remove lead from apartment buildings to save children's lives. The Public Citizens for Children and Youth supports the Delaware County Lead Poisoning Prevention Coalition in this effort. Management encourages everyone to keep up the good work and effort towards being involved throughout the county with the changing times in order to better Yeadon.

- Motion to hire Georgios Sigalas as a full-time Custodian under the Public Works Department.

Moved By: Vice President Ronald Francis

Seconded By: Councilor Clara Johnson

Unanimous

## 8. SOLICITOR'S REPORT

- Motion to authorize the initiation of appropriate actions to stop businesses that buy into the Borough in violation of the Zoning Code.

Moved by: Councilor Rafi Cave

Second by: Vice President Ronald Francis

Unanimous

Brief Discussion: The Solicitor has been conducting research into a business that has decided to move into the Yeadon Borough and is trying to procure properties. The businesses are recovery homes and they are in violation of the Borough zoning laws. Last year, there was discussion of amending zoning to allow for daycare centers. However, recovery homes were not approved to operate in the Borough. The Solicitor requested authorization to be able to file an injunction without having to wait 30 days for the next Council meeting if a recovery home is discovered. These types of businesses are popping up in municipalities all around and buying up several properties.

Councilor Council-Harris asked if the Solicitor can define a recovery home.

The Solicitor said a recovery home is a home for people who are usually on some sort of substance maintenance (i.e. methadone) and are living together for support that is often paid for by the state. In December of 2019, the state will authorize a permitting process. Until December of 2019, people have been operating haphazardly and do not care about the living conditions. The Solicitor will report to Council if and when we bring an action.

- The meeting was recessed for a public hearing regarding Ordinance Numbers 2019-1391, 2019-1392, 2019-1393, and 2019-1394.

- Meeting resumed following public hearing and vote was had.
- Motion to approve Ordinance No. 2019-1391 which is an ordinance creating title 220-072 titled, “Registration of Foreclosure Mortgages and Vacant Property.”  
Moved By: Vice President Francis  
Seconded By: Councilor Clara Johnson  
Motion Passed: 6-1 Opposed by Councilor Taliah Jones-Waters
- Motion to approve Ordinance No. 2019-1392, an ordinance amending Chapter 220 of The Yeadon Borough Code further providing the use of Administrative Search Warrants in enforcement of the Borough’s ordinances.  
Moved by: Vice President Ronald Francis  
Seconded by: Councilor Dolores McCabe  
Unanimous
- Motion to approve Ordinance No. 2019-1393, an ordinance amending Chapter 101 of the Yeadon Borough Code to add a chapter to Special Events.  
Moved By: Councilor Rafi Cave  
Seconded By: Councilor Sharon Council-Harris  
Unanimous
- Motion to approve Ordinance No. 2019-1394, an ordinance amending Section 285 of The Yeadon Borough Code to be entitled, “The Immobilization of Vehicles (i.e. Booting) with Unsettled Parking Violations or Outstanding Parking Tickets.”  
Moved By: Councilor Clara Johnson  
Seconded By: Councilor Dolores McCabe  
Motion Passed: 6-1 Opposed by Councilor Taliah Jones-Waters

9. TAX COLLECTOR’S REPORT

- Borough Revenue received: \$9,940.16 from real estate; \$4,066.26 from sewer; \$3,960.00 from refuse; for a grand total of \$17,966.42.

ENGINEER’S REPORT

- The contracts have been sent to BSGI regarding the security cameras. The start date may be in early November.

Brief Discussion: President Monroe asked about any updates regarding 508 Orchard Avenue.

Engineer Erin Porter said the structural report was sent to Management and the Solicitor on 10/16/19.

- Motion to authorize the stucco repairs of 508 Orchid Avenue and not to exceed the amount of \$19,100.

Moved By: Councilor Clara Johnson  
Seconded By: Vice President Ronald Francis  
Unanimous

Brief Discussion: President Monroe explained that a contractor may have or have not properly repaired the wall of the property at 508 Orchard Avenue. The interior wall has been turned into an exterior wall.

Councilor Council-Harris asked what is the liability for the contractor? Why is the Borough absorbing the cost of this repair? Is there a pursuit of the contractor?

The Solicitor said absolutely. Without discussing the litigation strategy in public, he has filed a claim against the bond this morning. To have a bond, first we need to say the contract was not followed. Once we have the stucco report we can make that claim. The Borough is pursuing a litigation. Also, the Borough was responsible for taking down the neighboring property and we can wait until the litigation ends to recoup the money. The Solicitor said there is a concern for the resident and that can be added that into the lawsuit.

- Stormwater Tip: Remember to pick up waste from your pet and dispose of it properly. The best method of disposal is to flush the waste. Leaving pet waste on the ground increases public health risk by allowing harmful bacteria and nutrients to wash into the storm drain and eventually into local water bodies.
- The Council President asked for an update on 1011 and 728 Yeadon Avenue.
- Engineer Erin Porter said according to the Code Director the property of 1011 Yeadon Avenue has been sold; the new owner is responsible. NDI have been reaching out to contractors to get a proposal for 728 Yeadon Avenue for partial demolition and repairs to the property.

## 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: 5 -2 Opposed by Councilor Taliah Jones-Waters and Councilor Sharon Council-Harris
- Motion to approve Cash Balance Report.  
Moved By: Councilor Clara Johnson  
Second By: Vice President Ronald Francis

Motion Passed: 5 -2 Abstained by Councilor Taliah Jones-Waters and Councilor Sharon Council-Harris

- There will be a Preliminary Budget meeting will be on 12/5/19.

Brief Discussion: The Solicitor said in the last 4 years there have been multiple meetings in December due to unfinished business. It has been recommended to move the last Legislative meeting in December to December 30, 2019. Instead of having the Legislative meeting on the third Thursday of the month we will schedule a Full Budget Workshop in its place.

Authorization is needed for the tax ordinance, the CDBG application, and the reorganization of Council. The Caucus meeting will be canceled for the month of December.

- Motion to approve the cancelation of the 12/12/19 Caucus Meeting, to schedule the Community Development Block Grant (CDBG) Hearing and Full Budget Workshop on 12/19/19, and to reschedule the Legislative Meeting from 12/19/19 to 12/30/19.

Moved By: Councilor Rafi Cave

Seconded By: Councilor Dolores McCabe

Motion Passed: 6-1 Opposed by Councilor Dolores McCabe

#### B. Ordinances & Zoning, Councilwoman Johnson – Chair

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

Councilor Council-Harris said she was confronted by a resident at the corner of Cypress Street and Whitby Avenue regarding a neighbor that has passed away months ago. The property is currently vacant. The property is deteriorating also, weeds are growing underneath a parked car. The resident said they have made a complaint to the Code Department and it has not been resolved.

President Monroe said thank you for expressing your concern. The Borough Manager will take note and follow up with the resident.

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

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

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

- There was no Public Safety meeting for the month of September. The next meeting will be held on 10/26/19.
- The Yeadon Police Department is currently accepting applications for police officers. Applications can be found on the Yeadon Borough website or in the Police Department on the 1<sup>st</sup> floor. The Mayor would like to thank the Civil Service Commission for starting the process for hiring full-time police officers.

E. Recreation, Vice President Francis – Chair

- The Haunted Hall will be on October 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup>.
- The Veteran's Day program will be 11/9/19.
- The Christmas Tree Lighting will be 12/6/19.
- The next Recreation Committee meeting will be held on 10/22/19 at 7 p.m.

11. OLD BUSINESS

- None

12. NEW BUSINESS

- None

13. ADJOURNMENT

- Motion to Adjourn.  
Moved By: Councilor Rafi Cave  
Seconded By: Councilor Dolores McCabe

Meeting Adjourned at 7:45 p.m.

Respectfully Submitted by Management