

BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES
February 21, 2019

Meeting began at 7:11 pm

1. Pledge of Allegiance
2. Roll Call:

Latoya Monroe, President	Present
Ronald Francis, Vice President	Present
Clara Johnson	Present
Rafi Cave	Present
Delores McCabe	Present
Taliah Jones-Waters	Present
Sharon Council-Harris	Absent
Rohan Hepkins, Mayor	Present
Atinuke Moss, Manager	Absent
Mironda Simpson, Acting Secretary	Present
Charles Gibbs-Solicitor	Present
Thomas Shepherd - Engineer	Present

3. ACTING SECRETARY

- Motion to appoint an Acting Secretary, Mironda Simpson.
Moved by: Councilor R. Cave
Seconded by: Vice President Francis
Motion passed: unanimous

3. CITIZENS FORUM (comments limited to 3 minutes)

- None

4. APPROVAL OF MINUTES

- Motion to approve the minutes for January 17, 2019, Legislative Meeting.
Moved by: Councilor R. Cave
Seconded by: Councilor C. Johnson
Motion passed: unanimous
- Motion to approve the February 14, 2019 Caucus Meeting Minutes.
Moved by: Councilor C. Johnson
Seconded by: Councilor C. Cave
Motion passed: 5 yes votes, 1 abstention (Councilor D. McCabe)

5. MAYOR'S REPORT

- Stated. "It's good to have Chief Paparo back who was away for a week."
- Announced that the next Mayor's Forum is Thursday, March 7th at 7:00 p.m. in Council Chambers.

- Mentioned that he wrote an article about the deer population. 41 deer have been taken out of circulation (a lot in a short period of time), limited to when this can be done, only allowed to do during deer season. Will take a couple of seasons to get under control. Thanked Chief for coming up with an inventive way to handle this matter by getting permission from Fairmount Park Commission and Pennsylvania Game Commission. Another positive of this initiative is that illegal hunters and trespassers were found in Mount Moriah.
- Yeadon Cleanup is co-sponsored with Comcast Cares (volunteers are sent to a worthy site). Credit goes to Winston Reed, who is an executive at Comcast and a Yeadonite. The same spots have litter again (70th Street). Cameras will help interdict the perpetrators. Coordinating with Dan Wright to clean. Will supply dates once they have them.
- Comcast pays Borough \$600 at end of cleanup, which goes into general fund
- Councilor McCabe asked about posting signs for bulk trash pick-up.
- Councilor Johnson asked about Comcast Cares.

6. PRESIDENT'S REPORT

- Representatives McClinton and Davidson are hosting a Community Day in May on Church Lane. She is really interested to see how it will turn out.

7. BOROUGH MANAGER'S REPORT

- Requested that the Manager's report read at Caucus be submitted as read at Caucus.

8. SOLICITOR'S REPORT

- Motion authorizing the Borough to enter into a settlement agreement agreeing to a tax assessment appeal for the property located at 300 North Front Street under docket number 2017-CV-010479.
 - Moved by R. Cave
 - Seconded by Vice President Francis
 - Vote: unanimous
- Motion to authorize the Solicitor to draft and prepare and advertise an Ordinance related to Fire Department's reimbursement for emergency medical service fees that are incurred.
 - Moved by Councilor C. Johnson
 - Seconded by Councilor T. Jones-Waters
 - Vote: unanimous
- The Council President stated for the public's knowledge that built into insurance companies is the ability for emergency management companies to collect when they have to render services during an accident. The Fire Chief informed Council at Caucus last week that he would like to exercise his ability to do so as is done in many other municipalities, which is what this vote is about.
- Motion to advertise Ordinance #1386, which would be an Ordinance to approve, adopt, and enact a codification ordinance for the Borough, this will allow the Borough ordinances to be posted online.

- Moved by Councilor R. Cave
- Seconded by Vice President Francis
- Vote: unanimous
- The Solicitor asked the engineer if he recalled the request that he had for the Solicitor, which pertained to two motions. It was agreed that the two motions would be covered during the engineer's report. The Solicitor then concluded his report by stating that Council met in Executive Session this evening to discuss litigation and personnel matters.

10. TAX COLLECTOR'S REPORT – Julianne James

*The tax collector let Council know in advance she would be absent and Mr. Nichols, the Finance Director, presented in her stead. **NOTE: real estate collected was read as \$13,372.13, which did not include the penalties, the actual amount with penalties was \$15,808.30, the correction is noted below.**

- He reported the 2019 January tax collection report for real estate collected was \$15,808.30; sewer; \$7,213.18; and trash \$4,927.50; for a total of \$27,948.98.
- Updates from finance were given. The 2017 audit is complete, the auditors are sending each Councilor bound copies, it was discussed at the Finance Committee meeting that Councilor Cave will do a presentation to the general public summarizing the findings of the 2017 audit, the 2018 audit is being scheduled, 2019 tax season has started so please pay your real estate taxes, Ms. James sent the bills out. Also, there is a check on the accounts payable list for Johnson Controls in the amount of \$33,862 that we are asking be voided out because there was money in the escrow account and we are not using general fund money. He mentioned that he wanted to make this clear for the public.
- The Council President said that the tax collector was very excited about her collaboration with the Chief to make her office space safer.
- The Chief spoke in the tax collector's absence about what is being done. He said he spoke to Julianne and dealt with Public Works, they have most of the supplies and materials so the cost should be more than \$100 because the Borough will do the work. She will receive something similar to a banker's window so people can talk to her and she is safe because she is the only one on the third floor exposed to everyone. The Finance Director verified that there is money in the capital budget to cover this work so a vote was not necessary.

11. ENGINEER'S REPORT – Thomas Shepherd, NDI

- Contracts regarding the Community Development Block for the Redwood Avenue structure improvement project have been sent to the Borough to be signed, preconstruction meeting is scheduled with the county about the start date, requested that they be sent back as soon as can.
- Linn Architects provided proposal and prepared specs and drawings for the Library modifications. As a result of the meeting, a request was sent to DCMR to ask if change of scope can be approved. The existing bathrooms cannot be made handicap accessible, but have existing handicap bathrooms so received waiver on this. Earlier today received contract from Linn Architects for \$7,600 architectural proposal to complete work.
- PA Small Water and Sewer Grant Program is waiting notification that Borough has executed contract, will save engineering and advertisement costs.
- PECO will be doing gas main upgrades on Rundale. We have prepared an estimate for repairs, Eileen discussed last week, gave handouts to everyone at beginning of meeting tonight.
- PENNDOT issued a memorandum reminding that traffic signal maintenance must be completely bid in order to use Liquid Fuels monies for payment. Please authorize the preparation and advertisement of bids for traffic signal and street maintenance. The

resolution must be passed related to the Borough's application for county aid. A motion to adopt resolution will be needed.

- Need a motion for Solicitor to prepare and advertise an ordinance exacting a \$2,500 EDU connection fee to be used for iodine reduction in the Borough's collection system. There's enough buildings backing the application that Providence and Lansdale have to connect into existing sewer main, whenever connect in there is a \$2,500 fee.
- Stormwater Tip-Stormwater flow is also a problem in winter months. From December 1st through January 20th, our area has seen almost 10" of precipitation, with most of that rainwater. And in winter, with temperatures fluctuating between warm, cold and then below freezing, this rain and melting snow can cause many problems. Look at your property and see where rainwater/snow melt collects. If you are able to divert even a small amount of the runoff to a lawn area, it will reduce the amount of deicing salt that needs to be placed.
- The Solicitor asked about if the chart provided was related to a certain type of building. It was given as promised at meeting today.
- Motion to authorize the preparation and advertisement of the traffic signal and streetlight maintenance bids.
 - Moved by Councilor R. Cave
 - Seconded by Councilor D. McCabe
 - Vote: unanimous
- Council President said to clarify that in order to use Liquid Fuel money contract has to be bid.
- Motion to adopt Resolution #2019-001 authorizing an application to the Delaware County Council for an allocation of county liquid fuel tax.
 - Moved by Councilor R. Cave
 - Seconded by Vice President R. Francis
 - Vote: unanimous
- Motion to authorize the Solicitor to prepare and advertise an ordinance for the March 2019 meeting enacting a \$2,500 connection fee to use for iodine reductions for the Borough's collection system.
 - Moved by Vice President R. Francis
 - Seconded by Councilor D. McCabe
 - Vote: unanimous
- Council President said for public clarification the proposed building at Makemie Court at Lansdowne and Baily is one of the intersections where they will have to connect their building to our sewer system. Our current system will not support this. Other municipalities require the entity to pay a fee to connect to our sewer system and this will do that.

12. COMMITTEE REPORTS

A. Finance, Councilman Rafi Cave- Chair

- Discussed development and ideas at Finance Committee meeting, will see soon. Also, discussed timeline and dissemination for grant requests.
- Motion to approve Accounts Payable List severing out check in the amount of \$33,862 payable to Johnson Controls.

Moved by: Councilor C. Johnson
Seconded by: Vice President R. Francis
Vote: 5-1

- Motion to approve the Cash Balance Report.
Moved by: Vice President R. Francis
Seconded by: Councilor C. Johnson
Vote: 5-1
- Motion to approve elevator modernization project.
 - No vote. The Council President said we approved two times already and it is in budget so we do not need to vote. Councilor Cave withdrew his request.
- Motion to approve Resolution #2019-002 related to the sale of the 2018 delinquent real estate.
Moved by: Vice President R. Francis
Seconded by: Councilor C. Johnson
Vote: 5-1
 - Nafis Nichols explained that for the last six years the Borough has opted to sell delinquent taxes to Municipal Revenue for a lump sum check instead of having the County collect them when turned over annually in February. This motion authorizes the Borough to enter into agreement with Municipal Revenue. After the County finishes its calculations, the second motion will give the dollar amount.
- Motion to approve grant award of \$10,000 to YEAA.
Moved by: Vice President R. Francis
Seconded by: Councilor C. Johnson
Vote: 5 and 1 abstain
 - Councilors McCabe had Jones-Waters questions. Council President and Councilor Cave clarified that the budget was approved, but not the disbursement. Applications are due November 15th and added to the budget so it can be allotted and we disperse in March.
- Councilor McCabe said she has heard rumors that the management firm is not working the hours contracted and knows this was an issue with the previous management firm. She does not want to see this happen again. The Council President said we are holding all contractors to their contractual obligations.

B. Ordinances & Zoning, Councilwoman- Clara Johnson, Chair

- Rufus Stokes gave February Code report. No zoning hearings for last month, will be one on 2/27/19 for 539 Holly Road. Hot spots - 1011 Yeadon Avenue vacant property received confirmation from post office for owner who is in Delaware, no communication or access yet. 1217-1245 Whitby Avenue tree issue was addressed. Action items - 2019 letters to property owners and management property owners for inspections were sent out as well as handicap renewal letters. There are two new code officers in training. He read all of the revenue items collected. He said there were two fire investigations. No citations or court cases for January and 19 complaints and requests for actions. He gave the number of permits issued and renewed.

- McCabe asked if he had to read everything and Council President stated summation is fine like she told Mary last week.
- Liana Roadcloud gave a report. She stated no one from management was at the 2/5/19 meeting. In attendance were Dan Wright and Rufus Stokes. They discussed the nuisance tree which was resolved and dumpsters. They discussed increasing the dumpster fee to encourage contractors to use quickly and remove, violations, dumping in a timely manner, and the Code Director speaking to the Solicitor. There is a door with tape that is an eye sore. It has been a month since graffiti was reported on commercial buildings. Trash was found behind a restaurant. There was a plumbing issue on Lincoln Avenue, no violations. There is still an issue with driveway with broken fence between Yeadon Ave and Bullock Avenue with a ten foot drop. Follow up is needed- this brings the look of the Borough down.
- The Council President asked if the next meeting is April and Ms. Roadcloud indicated it was a mistake. The next meeting is March 5th per Councilor Cave. Council President then asked Mr. Stokes for updates on the concerns. Mr. Stokes did speak to owner about graffiti and Holy Cross owner. The Solicitor said he would speak to him about it. The dumpster issues are being worked on and the owners are being charged a fee. The Council President said we need to be aggressive. She said to give them two to three days, have Public Works clean up, and send them a bill because it is unsightly and leads to rodents and diseases. We are down a health inspector and need to be proactive and aggressive. Mr. Stokes reminded everyone he is training new people the correct way and people keep leaving the Code Department. Council President concluded that in full transparency she is the owner of 539 Holly Road which is coming up for a zoning hearing. She has owned property since 2011, paid fees, and is trusting in the process. The Solicitor mentioned that there is no conflict in the President exercising her right to appeal to the government bodies as she is not on the zoning board and she is a resident of the Borough.
- Councilor McCabe asked about a stop sign on her street that has graffiti on it. The Council President responded that the Chief can handle since it is a traffic control device.
- Councilor Cave asked if we can change the fees for the dumpster service today. The Solicitor said we cannot use fees as a profit making device, but if a person is not in compliance with the ordinance then we can cite them daily- not same for penalties. Supreme Court made ruling on excessive penalties yesterday.
- Motion to ratify hiring of the new part-time Code Officer.
Moved by: Vice President R. Francis
Seconded by: Councilor R. Cave
Vote: unanimous

Second motion was deferred.

C. Public Works, Councilwoman Clara Johnson – Chair

- Councilor Johnson thanked those who attended 2/5 meeting in her absence. She asked Mr. Wright to research bus shelters and signs for gateway. Public Works meets first Tuesday of each month and the next meeting is 3/5/19.

D. Public Safety, Mayor Rohan Hepkins – Chair

- Met 2/2/19. Report stands as submitted. Requested that his report be accepted as submitted and read at Caucus.
- Chief discussed animal control issue-mentioned hiring part-time animal control officer that falls under police and gets called by him/the Police Department-will put together for Caucus because Brandywine is overcharging us and charging us for animals that we have not called to have picked up. The contract is not due until May. President Monroe said it would be nice if it is revenue neutral. Councilor McCabe added and not a union person. Monroe mentioned that she thought this was the only option. The Solicitor stated we need to have motion to authorize someone to do it.

(i) Police Department's Report – Chief Paparo

(ii) Fire Department's Report- none

(iii) Emergency Management – none

- Mayor asked all reports be accepted as presented at Caucus

E. Recreation, Councilman (Vice President) Ronald Francis- Chair

- Working on Flag Day next meeting 2/26/19

OLD BUSINESS

1. None

NEW BUSINESS

1. None

15. ADJOURNEMENT

- Moved by Councilor R. Cave
Seconded by Vice President R. Francis
- Meeting adjourned at 8:14 p.m.