

BOROUGH OF YEADON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES  
July 18, 2019

Meeting began at 7:03 p.m.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

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

3. CITIZENS FORUM (comments limited to 3 minutes)

Tamika Tanksley – 814 Rundale Avenue – has made several attempts to contact the Borough with no response. The resident would like to know the standard operating procedure when it comes to responding to a resident’s phone call and Right-To-Know requests.

4. APPROVAL OF MINUTES

- Motion to Approve June 20, 2019 Legislative Meeting Minutes  
Moved by: Councilor Rafi Cave  
Second by: Councilor Clara Johnson  
Motion Passed: 3 – 1 Abstained by Councilor Taliah Jones-Waters

## 5. MAYOR'S REPORT

- Mayor Rohan Hepkins would like to take a moment of silence for Monsignor Joseph M. Corley from the Blessed Virgin Mary Church in Darby, PA., Code Enforcement Inspector Mary Nixon's mother, Solicitor Charles M. Gibbs's grandmother, and Daniel Cleaver and Mathew DiSands from A to U Services.
- Yeadon and Darby police officers received Commendation Award in Merit for the outstanding performance of duty that was displayed on the following incidents:
  - ❖ The tragic hit-and-run loss of Henry Tomah on Darnell Avenue and Church Lane; and the capture of the suspects.
    - Awarded: Detective Ferdie Ingram Jr., Detective Joseph Houghton, Officer Philip Stephen, Officer William McCollum, and Officer Rogney Irby
  - ❖ 7/12/19 Plain clothes decoy detail which led to the capture of a group involved in several assault and robbery reports in the area. Also, the apprehension of an attempted car break-in that led to a foot chase and the recovery of a ghost gun (a 3-D printed gun that does not have a serial number).
    - Awarded: Detective Joseph Houghton, Sergeant Anthony Johnson, Sergeant Thomas Reynolds, Sergeant Shawn Burns, Officer Nicholas Tokonitz, Officer Philip Stephens, Officer Tanya Deaver, Officer Matt Barr, Officer Matt O'Donnell, Corporal Brian Evans; Darby Police Officer Thomas Takis
  - ❖ 7/14/19 Philadelphia Police contacted Yeadon Police to send a vehicle to a home on Whitby Avenue that was involved in a reported home invasion and stabbing, which later turned out to be a domestic assault/attempted homicide case. When approached the suspect was wielding a knife, that led to a foot chase, and an attempted carjacking in which the car owner was injured while defending himself and his family. Yeadon Police apprehended the suspect along with the help of Mr. Coleman.
    - Awarded: Detective Ferdie Ingram Jr., Officer William McCollum, Officer Philip Stephens. Mr. Coleman (carjacking victim) awarded with the Yeadon Police Citizen's Appreciation Award.

## 6. PRESIDENT'S REPORT

- Councilor Dr. Dolores McCabe received a Certificate of Achievement for the Certified Borough Official Program on 6/14/19.
- Senior Community Services sent the Borough a thank you letter for the \$7,500 annual contribution that was awarded to help with the senior programming in the area.

- Motion to appoint Bentley Eskridge to the Library Board.  
Moved By: Councilor Rafi Cave  
Seconded By: Councilor Clara Johnson  
Motion Passed: 3 – 1 Abstained By: Councilor Talia Jones-Waters
- Motion to allow 2-hour parking along Providence Road from dawn until dusk.  
Moved By: Councilor Rafi Cave  
Seconded By: Councilor Clara Johnson  
Unanimous
  - ❖ President Monroe asked Library Director Richard Ashby Jr. to address the Council. The President appreciated the time and effort Mr. Ashby Jr. spent as the Library Director at Yeadon Public Library and wished him all the best.
  - ❖ Library Director gave thanks to the residents of Yeadon, the Library Board, and staff. He implored to Council to take care of the children in the area.

## 7. MANAGER'S REPORT

- Planters are set-up and displayed on the 700 block of Church Lane on 6/21/19.
- Public Works assembled and set-up 3 bus shelters on 6/2/19; one at Church Lane and Chester Avenue and two at Chester Avenue and West Cobbs Creek Parkway.
- Lights have been installed at the Yeadon Community Park basketball court.
- MyCivic App for Yeadon Borough has launched and is available for download on Google Play and App Store.
- Fall Newsletter submissions due 7/22/19.
- Tri State Elevator Company Inc. is currently repairing the elevator.
- Management set-up Workplace Safety Training for all Head of Departments on 8/13/19.
- Follow-up meetings will be conducted with all Head of Departments.
- Shade Tree Removal process began on 7/18/19.
- Borough Hall sidewalk repairs began on the week of 7/15/19 with Public Works.

- The bid opening for the Library occurred on 7/17/19.
- 728 and 1011 Yeadon Avenue are being handled by the Engineer.
- Management attended a meeting with the Delaware County Planning Commission on 7/17/19 concerning the Community Development Block Grant for the sanitary sewer rehabilitation on West Providence Road from Lansdowne Avenue to Darby Creek.
- The Philadelphia Bike Coalition meeting hosted by State Representative Mary Gay Scanlon was attended by management 7/11/19.

Items to Be Addressed:

- ❖ Joining Lansdowne's Bike Trail Project.
- ❖ Awaiting quotes from Public Works regarding the tree lined island on West Cobbs Creek Parkway on Whitby Avenue.
- ❖ Management recommends the removal of 2 dead trees at the end of the Borough Hall parking lot exit that are a safety concern per the Fire Chief, Public Works, and the Code Department.

## 8. SOLICITOR'S REPORT

- Motion to consolidate two parcels at 419 and 421 Lansdowne Avenue into one lot.  
Moved by: Councilor Clara Johnson  
Second by: Councilor Talia Jones-Waters  
Unanimous
- Motion to remove a Shade Tree at 900 Longacre Boulevard.  
Moved by: Councilor Clara Johnson  
Second by: Councilor Rafi Cave  
Unanimous

## 9. TAX COLLECTOR'S REPORT

- Borough Revenue received: \$46,428.44 from real estate; \$14,017.50 from refuse; \$25,169.62 from sewer; and the total amount collected by the tax collector for the month of June is \$85,615.56.

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

Regarding the Keystone Grant - The bid opening for the Library's HVAC System was on 7/17/19 at 9:30 a.m. with 1 bid from LGB Mechanical in the amount of \$132,740. The architect's estimate for the HVAC replacement is \$45 - \$55,000. NDI recommends that the Borough reject the offer from LGB Mechanical and rebid. The opening bid for the Library's window and lighting replacement has been extended to 7/31/19 at 9:30 a.m. due to no bid offers received.

- Motion to reject single bid for HVAC replacement for Yeadon Public Library on 7/17/19.  
Moved By: Councilor Rafi Cave  
Seconded By: Councilor Clara Johnson  
Unanimous
- Motion to reauthorize the rebidding for the HVAC replacement for the Yeadon Public Library.  
Moved By: Councilor Clara Johnson  
Seconded By: Councilor Rafi Cave  
Unanimous  
Note: Finance Director, Nafis Nichols, reminded Council and NDI that the Keystone Grant expires 12 months after commencement; the bidding requires immediate attention.
- 728 Yeadon Avenue – an RFQ (Request for Quote) has been sent to 3 potential bidders for the emergency stabilization; no replies have been made. The bids are due 7/25/19. In order to expedite the process, NDI requested to authorize the award to the lowest responsible bidder if the amount is under \$21,600.  
Note: Solicitor Charles M. Gibbs Esq. said a Special Meeting can be scheduled, as needed.
- Stormwater Tip: Plants of all kinds help reduce stormwater runoff from residential properties. Their roots absorb water and break up and aerate the soil as they grow. Flowering native perennials will attract beneficial predators and pollinator birds, butterflies and other insects. Perennials also develop extensive root systems to hold and enrich the soil. Monitor the plants for pests and control them with environmentally friendly applications or use plain water to avoid contaminating water runoff with chemicals that endanger the streams.

## 11. COMMITTEE REPORTS

### A. Finance, Councilman Cave - Chair

- Motion to approve Accounts Payable List  
Moved By: Councilor Clara Johnson  
Second By: President LaToya Monroe  
Motion Passed: Councilor Taliah Jones-Waters
- Motion to approve Cash Balance Report.  
Councilor Taliah Jones-Waters left during the vote at 8:06 p.m. There was no longer a quorum after her departure.

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

#### I. ZONING

- ❖ No Zoning Hearing for the month of June.

#### II. ZONING USE APPLICATION

- ❖ The zoning request was approved by the Zoning Board.  
There were four zoning use applications:  
716 Church Lane and 459 Industrial Drive for signed permits.  
707 Union Avenue wants to install a deck.  
6 West Providence Road wants to put a shed on the property.

#### III. HOT SPOTS

- ❖ Refer to the Engineer's Report concerning 728 and 1011 Yeadon Avenue.
- ❖ A law firm submitted a request to put a church in a commercial property on the 400 block of Penn Street.
- ❖ Request to put a church at 433 South Lansdowne Avenue.

#### IV. ACTION ITEMS

- ❖ The Code Department is awaiting the replacement of a vehicle for Borough use. As discussed with the Borough Manager, a new vehicle will be added onto next year's budget.
- ❖ Reports from the MyCivic App are being received by the Code Department.
- ❖ Forrest Creek Apartments on 300 North Front Street, has made several false fire alarms to the Yeadon Fire and Police Stations. The apartment complex is violating Borough Code #68-8 for False Alarms. The apartment complex will be fined for the false alarms that are being responded to.
- ❖ Regarding rear driveways – Residents have been misinformed that the Borough owns the driveways, when in fact, it is the property owner's responsibility. The Code Department is providing information to residents on how to find information to repairing issues with the driveways.
- ❖ The Yeadon Borough Code Book is outdated and needs to be revised.
- ❖ Reports were made for 215 Elder Avenue concerning parked cars on the lawn and possibly running a business out of the home. The homeowner runs an appliance business in Philadelphia, at times he will bring his work home. Currently there is no Borough ordinance stated if a resident can/cannot store items at their residence. The cars have been removed.
- ❖ Yard Sales – There are no Borough ordinances regarding yard sales. Residents can sell items on their property without obtaining a license. The Code Department recommends creating an ordinance to obtain a license in order to have a yard sale.
- ❖ The Nile Swim Clubs inquired about having fireworks for the Fourth of July. They were informed that if they decided to use commercial fireworks, a permit is required. They did not submit a permit.

## V. UPCOMING ITEMS

- ❖ As per the Solicitor's motion regarding 421 and 419 Lansdowne Avenue; the Code Department is awaiting the contractor's construction plans to move forward.
- ❖ Stormwater Management Plans need to be submitted from the property owners to the Borough Engineer for the following properties in order to build a house: 47 - 49 Lincoln Avenue; the lot at Providence Road and Union Avenue.
- ❖ Property Abatements 2019 total is \$7,420.53.
- ❖ The Code Department Revenue total is \$18,969.28.
- ❖ The Code Workload: 108 violation notices; 15 retail inspections; 35 rental inspections; 3 court cases; 1 fire investigation; 4 contractors registered; 37 building permits; 4 electrical permits; 5 plumbing permits; 7 mechanical permits; 1 zoning inspection; 3 street openings; 1 dumpster; 4 zoning use applications; 1 handicap permit.

Solicitor, Charles M. Gibbs Esq. – Pursuant to the Robert's Rules of Order which establishes the Borough Councils authority to conduct its business is limited without the presence of a quorum. Currently, the Council does not have a quorum. It is recommended that Council recess this meeting for another date and time when a quorum is established. Absent is a pending Block Party Application that Council cannot act on at this time.

## DISCUSSION

Councilor Rafi Cave – Attendance at the Borough Council Meetings are an elected official's duty. Residents attend the meetings more regularly than the most Council members. It is too regular that Councilors dismiss their duties by not showing up to the meeting.

President LaToya Monroe – Information regarding the attendance of the Borough Council meeting should be made known to the community. The President has asked that our Borough Newsletters include Council attendance and voting records so the community can understand who has their interest best at heart. Phone calls were received from Councilor McCabe and Vice President Francis informing of their absence in attending tonight's meeting. Councilor Jones-Waters did not indicate that she needed to leave the meeting early, otherwise the ceremonial events could have been moved to the end of the meeting in order to conduct the business of the Borough. The President is thankful that the Accounts Payable List passed vote, if not, every person that works for the Borough would not have been able to receive payment for their hard work.

## 12. RECESS

- Motion to Recess.  
Moved By: Councilor Rafi Cave  
Seconded By: Councilor Clara Johnson

Meeting Recessed at 8:21 p.m.

Respectfully Submitted by Management