

BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL CAUCUS MEETING MINUTES
September 12, 2019

Meeting began at 7:18 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	Present
Taliah Jones-Waters	Present
Sharon Council-Harris	Present
Mironda Presswood, Manager	Present
Charles Gibbs, Solicitor	Present
Julianne James, Tax Collector	Present
Eileen Mulvena, Engineer	Present
Nafis Nichols, Finance Director	Present

*There was a moment of silence for Vice President Francis's son who recently passed away.

3. CITIZENS FORUM (comments limited to 3 minutes)

- Janet Braker (Evans Elementary Principal)– Came to introduce herself to the Borough. Ms. Braker has been with the William Penn School District for about 9 years and was previously at Aldan Elementary. A new pre-school has been created at the school. Since the playground is for the community, Ms. Braker would like it upgraded to accommodate the 400 school children plus children throughout the community.

*Councilor Council-Harris had questions and there was discussion.

- Colton Campbell and Fitzpatrick Coleman (Coconut Breeze) – Mr. Coleman and Mr. Campbell have been in business for 7 years and would like to celebrate by giving back to community and create a Caribbean Festival family event along with other businesses on the 700 block of the business district. The event will take place on 10/26/19. They stated that businesses in Yeadon are closing, and this event will remind people we are still doing something in Yeadon, it is alive, kicking, and doing well. The event will be on Church Lane and the streets would be closed between Whitby Avenue and Parmley Avenue. from 12 p.m. to 6 p.m.

There will be bounce houses, games, performing arts, and entertainment. There will also be opportunity for other businesses to promote. No alcohol will be sold at this event.

*The Mayor, several Councilors, Chief Paparo, and the Solicitor had questions and there was discussion.

- JoAnne Melazzo from 709 Yeadon Avenue – In 2017 at the Caucus Meeting, Mr. Melazzo approached the Borough Engineer regarding a small sinkhole in the yard on the side of their home. The Engineer along with the Highway Department assessed the sinkhole and determined the stormwater drain collapsed. The Engineer advised Council about the problem and applied for a grant in 2017 for 2018 and the years following. The grants were denied. The hole has grown since and is still a hazard. Recently, Public Works put plywood out over the hole. In addition, the property was cited for a bee hive and damages on the side of the home. Mrs. Melazzo is concerned about getting a contractor to do work around the sinkhole. What will be done about storm drain and how to get it fixed? Mrs. Melazzo volunteers time and is active in the community. Why can't get anything done?

*The Council President asked NDI questions and there was discussion.

Per the Engineer, the estimated cost to fix the stormwater drain is approximately \$136,000 and must use general funds, not liquid funds. The President would like the citations to be returned to the Borough.

- Tee Major Curtis, President of 700 Business Association – She complimented the Borough for having trash cans, because years ago there were none. Ms. Curtis wanted to address the cleaning on 700 block of Church Lane. For years the Association has paid for cleaning with no problem, but now with the Social Space events, there is much more litter. Can Council figure out a way to help with this matter? A letter was sent to President Monroe on 8/23/19 and we never received a response.
- Charles Pavia, Vice President of 700 Business Association – Thanked Council for the hanging flowers. However, whoever was in charge while Dan was out did not do their job and now the flowers are wilted and dying. There will be a different program next year with larger pots and flowers.

4. MAYOR'S REPORT

- On Monday, a meeting is scheduled with the Mayor of Lansdowne and the Mayor of Upper Darby to discuss flooding on Union Avenue and the closed methadone clinic in Upper Darby.

5. PRESIDENT'S REPORT

- No report given.

6. MANAGER'S REPORT

- The Fall newsletter was sent to the printer and should be mailed shortly if it has not been already.
- Salt bid with Eastern Salt Company, Inc. was accepted for 300 tons at \$53/ton.
- Shop Safety and Electrical Training was held with the Public Works Department on 9/5/19 and 9/9/19. These types of meetings will be held quarterly and/or monthly for all departments.
- Management provided a letter of support to the Delaware Valley Creek Association for an Open Space Grant to secure funds for a \$3 million project to improve living conditions and water quality along the reach of Cobbs Creek in Darby and Yeadon.
- Invitations to the groundbreaking ceremony for the W. Cobbs Creek Parkway Project on 9/27/19 at 10:00 a.m. have been sent to all the Pennsylvania elected officials.
- The Shade Tree removal process is almost complete. Reasonable Tree Services needs to remove the stumps and the concrete needs to be replaced by the homeowners.
- The contractor for the Library's upgrades to the lighting and windows has completed bid bonds and payment bonds necessary to proceed with the upgrading process. NDI is researching potential options regarding the HVAC upgrade and working on obtaining someone to complete the upgrade.
- Public Works is in the process of repairing the Borough Hall ceiling.
- Management recommends hiring two of the part-time code officers as full-time code officers in order to efficiently and effectively handle the workload of the department.
- Due to recent illnesses amongst the staff, management obtained quotes for the ducts to be cleaned. Public Works informed management that the ducts have not been cleaned for decades. This is both a safety and health concern. Three quotes were obtained, and Interior Maintenance Company Inc., was the lowest of the three at \$11,730. This company was recommended by Chris Hansen who handles

our Heating, Ventilation, and Air Conditioning. Management recommends that Council approve this company to perform the cleaning.

- Management went to 709 Yeadon Ave with the Public Works Department on 8/28 to perform a dye test which showed the pipe is broken which means the Borough is responsible. There is also a bad storm sewer line from 921 Bell to 939 Rundale Ave. NDI had an error on their paperwork so there are not two sinkhole properties, instead the sinkhole is at 709 Yeadon Avenue and needs to be addressed immediately as the hole is now 5 feet, and the storm sewer from Bell to Rundale. If the areas are spot repaired, it will just move the issue to a different area, so it is best to fix the entire line if possible. The engineer will be able to provide more details.
- The roof is leaking when it rains heavily and/or snows and the damage is not covered by the insurance. Management recommends having NDI investigate COSTARS and whatever other options are available to address this matter.
- Management met with the Recreation Committee to discuss tennis for youth. A rep from the United States Tennis Association has offered to assist with completing any grant application(s) to secure funding, equipment, etc. for the youth to play tennis/set up a program.
- Management met with Mr. Wright from the Public Works Department. He said that the Public Works Committee met and discussed planting three trees on the tree lined island on W. Cobbs Creek Parkway near Whitby Avenue. Management recommends planting bushes, flowers, and/or plants instead, for example azaleas, based on the number of trees in that area and the Borough as a whole, the numerous shade tree issues, and since the roots of the trees will eventually cause damage to the pavement.
- The Stormwater Coalition met this week in Council Chambers and would like to donate trees to the Borough. According to Roy Hunter of the Recreation Department, the trees are Dogwood and are about 2 feet tall. Engineer, Eileen Mulvena stated that the trees can grow as tall as 30 feet tall. Dan Wright from Public Works stated that trees are not needed in the Borough however, if Council chooses to plant more trees, he recommends Graceland Cemetery, Yeadon Public Library, and Yeadon Community Park as good locations. How many trees would the Borough like donated, management needs to know tonight so the Coalition can be informed tomorrow.

*The Councilors discussed and decided on 20 trees, if possible.

7. SOLICITOR'S REPORT

- Consider an ordinance for ProChamps that was discussed and considered at the July Legislative Meeting.

- Civil Service Regulations – After Council adopts the Civil Service Regulations, then the Civil Service will meet telephonically to adopt the regulations and the Chief will be able to put a test together to hire more police officers.
- He made a recommendation for Council to adopt a Special Event permit form with insurance, police, and public safety requirements for the Code Department's use. It is recognized that there is currently a Block Party Application up for approval and this new permit will not be affected. There is concern about the block party permit process and whether it is being abused.
- The Solicitor informed everyone that an Executive Session was held to discuss a potential litigation (Solicitor was excused at 7:52 p.m.).

8. TAX COLLECTOR'S REPORT

- Nothing to add.

9. ENGINEER'S REPORT – (Eileen Mulvena)

- Library grant update – contracts have been signed and the contractor is ordering custom windows and LED lights.
- Library HVAC - waiting on COSTARS contractor's estimate.
- Thumb drive for storm sewer received tonight regarding the storm sewers for 709 Yeadon Avenue home.
- The Bell storm sewer - the section between 821 Bell towards Rundale Avenue was televised twice, but the file is not saving to the Borough camera. NDI will follow up as to why the file is not able to save.
- 1011 and 728 Yeadon tax sales were today. Report will follow.
- Cameras will cost more than \$50,000 to run the base system to the Borough Hall. Waiting on installation costs.
- Ms. Mulvena noted that NDI reports their project list to the Borough. The last one was given 3/25/19: \$1.1 million for projects, paving is \$1.5 million, and sanitary sewer is currently \$7.2 million. The process is that the project list is given to Council and then Council approves. She said that it will be good to see the sinkhole approved because of the safety issue.
- Orchard Avenue is being handled by the Solicitor. The resident was in audience. Status was not able to be given.

10. COMMITTEE REPORTS

A. Finance, Councilman Cave - Chair

- ❖ Nothing additional, please accept my report as is.

B. Ordinances & Zoning, Councilwoman Johnson - Chair

I. ZONING

- ❖ No Zoning Hearing for the month of August.

II. ZONING USE APPLICATION

- ❖ There are 5 zoning use applications:
 - 539 Church Lane dance studio is approved.
 - 456 Penn Street church is denied.
 - 1306 Angora Avenue deck is approved.
 - 627 Cypress Street fence is approved.
 - 817 Church Lane fence is approved.

III. HOT SPOTS

- ❖ 728 - 1011 Yeadon Avenue are vacant properties. Waiting for demolition to start.

IV. ACTION ITEMS

- ❖ Plasma Center at 617 Cedar Avenue (the Parkview Court complex)- construction has started.
- ❖ 433 S. Lansdowne Avenue - construction has started. Waiting on zoning paperwork.

V. CLOSED ITEMS

- ❖ Concrete work at the Borough building is completed.
- ❖ The dead trees have been removed in the Borough parking lot.

VI. UPCOMING ITEMS

- ❖ Zoning book needs to be upgraded.

- ❖ Zoning hearing is scheduled for 456 Penn street to approve building to operate as a church.
- ❖ (Councilor Taliah Jones-Waters left at 8:09 p.m.)
- ❖ The Pennsylvania Association of Code Officials will be hosting the annual Fall forum on upcoming code changes. This event will be held in either October or November.

VII. NEW UPDATES

- ❖ 200 MacDade Boulevard shopping center parking lot has been repaired and repaved. The overnight lighting will be upgraded to LED.
- ❖ 1243 Angora Avenue - the prefabricated home installation has been delayed for about a week due to a mishap between companies that installed the foundation. The home was removed and now being stored on 6250 Baltimore Pike.

C. Public Works, Councilwoman Johnson – Chair

- ❖ Code and Public Works Committee meeting was held on 9/3/19.
- ❖ Completion of Hall will be scheduled between Veteran's Day and Christmas in conjunction with planned events.
- ❖ Gateway sign will cost \$475, 2 posts cost \$75 each, which totals \$625.
- ❖ The Code Committee would like to plant three trees on the island of West Cobbs Creek Parkway, each tree cost \$150.
- ❖ Flowers will be purchased to be placed in the lobby of the Police Department, they are \$20 each, and we are looking to get a bench.
- ❖ E-waste 9/28 at Public Works garage from 9 a.m. to 1 p.m.
- ❖ Twice a week trash has ended.
- ❖ Next meeting is 10/1/19 at 6 p.m. on the 2nd floor.

D. Public Safety, Mayor Rohan Hepkins – Chair

- ❖ Public Safety will meet Saturday and report will be given distributed at the Legislative meeting.

➤ Police Department – Police Chief, Anthony Paparo

- Chief Paparo would like Council to approve stop signs at Baily Road and Fern Street, Bell Avenue and Allen Drive, and Myra Avenue and Holly Road. This will help slow down traffic.
 - He would like the Engineer to look at the traffic light at MacDade and West Cobbs Creek Parkway and possibly install a no turn on red sign. The intersection needs to be evaluated.
 - Deer program starts in a few weeks. Date to be determined.
 - (Councilor Coucil-Harris left at 8:20 p.m.)
 - Chief is show casing film called, “Walking While Black: Love is the Answer.” Facebook Live discussion will take place after the film. It may not be the 400 people he originally wanted. Bring popcorn. It starts at 6:05 p.m., runs 90 minutes, then FB discussion and small group discussion on how can make changes.
 - Some of the staff that were out on workers compensation and disability have returned to work, some are still out, and one officer may not be returning.
 - Grant opportunities were missed, but will apply next year. Will try to get money from JAG. Also, working on a grant to fund the construction of the proposed police building.
- Fire Department – Fire Volunteer, Mary Nixon
- Fire Prevention Week begins on 10/6/19 and ends on 10/12/19.
 - Annual Open House is scheduled for 10/11/19 at 6 :30 p.m.
 - The Fire Chief will be working on the fire drills for all schools and preschools in the Borough.
- Emergency Management – Deputy Coordinator, Mary Nixon
- Students will be volunteering – Years ago we partnered with the William Penn School District for the On the Job Training program (OJT)/work study program). There are three volunteers so far and they receive credit for school. We will take volunteers and use them for the Haunted Maze,

Christmas Tree Lighting, etc. If Council or anyone else has other ways we can use these available young people that would be great. On the Job Training includes writing resumes, cover letters, etc.

11. ADJOURNMENT

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

Meeting Adjourned at 8:29 p.m.

Respectfully Submitted by Management