



BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL LEGISLATIVE MEEETING MINUTES
July 16, 2020

Meeting began at 7:02 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan K. Hepkins, Mayor	Present
LaToya Monroe, President	Present
Ronald Francis, Vice President	Present
Clara Johnson	Present (Brief technical difficulties joined at 7:10 p.m.)
Rafi Cave	Present
Dolores McCabe	Present
Tomeka (Taliah) Jones-Waters	Present
Liana Roadcloud	Present
Mironda Presswood, Manager	Present
Charles Gibbs, Solicitor	Present
Julianne James, Tax Collector	Present
Eileen Mulvena, Engineer	Present
Nafis Nichols, Finance Director	Present

The Solicitor stated the following: Pursuant to the Pennsylvania Law the Borough of Yeadon is meeting tonight via Zoom and the meeting is being recorded. By staying in the meeting, you are consenting to being recorded. There is no reasonable expectation to privacy in this meeting. This meeting will be posted in a public way and can be shared however the Borough deems appropriate.

III. CITIZENS FORUM (comments limited to 3 minutes)

*Note: Majority of comment occurred during the Solicitor's report.

1. Robert Bogle – Mr. Bogle has been a resident since 1953 and inquired about the tax reassessment. He was not aware if an actual assessment took place at his home and stated his property assessment was doubled arbitrarily.

IV. APPROVAL OF MINUTES

1. Motion to approve June 18, 2020 Legislative Meeting Minutes
Moved By: Councilor Francis
Seconded By: Councilor Jones-Waters
Unanimous

V. MAYOR'S REPORT

1. The Mayor updated Council with information regarding COVID-19. Governor Wolf announced Delaware County moved to the green phase on 6/26 allowing businesses to operate at 50% capacity while practicing social distancing guidelines and wearing masks. Recently, the Governor issued a targeted mitigation effort due to the recent spike in COVID-19 cases, which ordered businesses to operate at 25% capacity. The Code Department presented businesses and churches with a written update on the new requirements to mitigate the disease. The Mayor mentioned everyone is compliant except for a couple places which were addressed, and the Code Department will follow up accordingly. He noted the Police Department is helping in case there are further violations.
2. The first Black Doctor's Consortium event tested one-hundred and seven (107) residents. The second event held at the Chapel of Good Shepherd tested one-hundred and sixty (160) residents. Delaware County COVID-19 testing was held on 7/9 and 7/11 located at Mercy Fitz Hospital 600 Wycombe Avenue. The event was canceled on 7/10 due to the weather.
3. The Borough had a bad season with fireworks leading up to 4th of July. Efforts are on the way to have the legislature changed.
4. The Mayor is a proponent of Black Lives Matter (BLM) organization. He along with the Police Chief and Solicitor are working on putting formal procedures in place. There have been two rallies over the last couple months. The Mayor is concerned the atmosphere will be used to bully the police or take advantage of the situation.
5. The next Mayor's forum will be 9/8/2020 at 7 p.m. Last month the was the first time the forum was streamed live on Zoom.
6. The Health Partner's Foundation (a non-profit group) will donate 10,000 pounds of fresh produce and groceries on Wednesday, 7/29 from 3-5 p.m.

*Note: Resident Bogle spoke and asked to be heard. He was asked to wait until later in the meeting because the Citizen's Forum section had passed.

7. Councilor Roadcloud inquired about the proper process and procedure to file complaints pertaining to the Police Department.

The Solicitor answered that the Police Chief and himself are in the process of drafting an updated complaint process. Any person can go to the Police Department and pick up a complaint form.

Also, the Police Chief and supervisor accept verbal complaints. The complaint is investigated by the Police Chief, and the Solicitor is consulted to make sure the decision is compliant with Pennsylvania Law and Yeadon ordinances. If there are disciplines that need to be issued, the Police Chief will issue accordingly. If the complaint is unfounded, unsubstantiated, or founded the person will only be notified of the outcome of the Chief's investigation or the Chief's designee's investigation, but not any discipline issued. The discipline issued will be discussed at an Executive

Session with Council and the Mayor only because the employees are protected by the Privacy Act.

Chief Paparo said they do not have to come into the police station to file a complaint. Persons can get a complaint form from a police officer on the street. They can call or email anonymously. However, it is beneficial to provide a name with the complaint.

VI. PRESIDENT'S REPORT

1. The Council President introduced the new Library Director, Clay Payne, to the Borough.
2. She mentioned that the County is testing Yeadon residents, but the location may have caused numbers to be lower than at previous location.
3. This morning the Philadelphia Inquirer released an article regarding Yeadon's COVID-19 rates. The Council President read an excerpt from the article and voiced her concerns regarding the negativity of the article.

VII. MANAGER'S REPORT

Items Handled/Announcements

1. Management reported that County Council held a meeting last night and Yeadon was not awarded any of the remaining funds from the 2020 Community Development Block Grant.
2. The Borough has been operating under the Green Phase of Governor Wolf's Phased Reopening Plan since June 26th. The County is requesting that citizens report any restaurants or bars not following the guidelines, so the County is not moved back into the Yellow Phase. The Borough is following the guidelines put in place by the Governor, continuing to social distance, wear masks, etc. Information pertaining to the changes are posted in the Borough, on the website, cable channel, and social media sites.
3. The letter to PennDOT regarding a request for traffic control updates and studies on several areas of concern in the Borough was signed by the Mayor on July 6th and mailed the same day.
4. The distribution of the summer newsletters began on 6/29/20.
5. The County held COVID-19 testing on 7/9 and 7/11 at the Providence Rehabilitation & Healthcare Center (7/10's testing was cancelled due to the weather). Testing was also held on 7/14 through 7/16 in Darby. These test dates were posted on the Borough resources.
6. On 7/9/20, Management was made aware by NDI that there were several issues with the cameras from Phase A of the camera project. NDI stated that they would follow

up with BSGI and report their findings. NDI will provide additional updates during their report.

7. The Countywide Reassessment Project has concluded. Anyone interested in appealing their assessment must do so by September 1st. Please see the County website for more details.

Items in Progress

1. Please be advised that I misspoke last month when I indicated that Parkview Blvd. was part of the Low Volume Road Grant project, I should have said Park Place. In addition, we need Council to approve the advertising of this project so it can be bid. NDI will address this matter further during their report.
2. LED lighting will be completed at the Hall and Public Works within the next month or so.
3. Mayor Hepkins approved the Shared Food Program event for 7/29/20. This program was organized by Yeadon resident, Staci Scott, through her employer Health Partners Plans. Representative Joanna McClinton has partnered with them for this event too. The media will be present as well. The details are being finalized, but the distribution should begin late afternoon. The food distribution should include vegetables, meat, and fruit. If you know of anyone seniors or disabled persons who would be unable to attend, but need food, please contact Management. Once finalized, the details will be posted on all Borough resources and HPP will provide flyers and notify the media and radio.
4. The seasonal worker approved to be hired for the Public Works Department at the last Legislative meeting chose not to proceed with the Borough's offer. As such, we will continue to look for someone to fill this position.
5. Management is recommending that Joseph Wormley be hired full-time to the Code Department. There is a motion related to this under the Code section of the agenda for Council's consideration.

Items to Be Addressed

1. The filling of upcoming vacancies in the Borough. Please be advised that the Borough is always accepting resumes, applications, letters of interest, etc. for the committees, boards, commissions, and employment positions within the Borough.

VIII. SOLICITOR'S REPORT

1. The Solicitor had a series of discussions with the Council President, colleagues, and neighbors regarding the tax reassessment. He has not been able to see any aggregate data for the Yeadon Borough. It appears that everyone who was reassessed were just doubled and there was no actual reassessment process. As a result, there are several people in the Borough who should consider appealing.

The Solicitor plans to schedule clinics with lawyers to go through an appeal process in the next few weeks. These meetings may take place on Zoom but, he will try to

hold an open-air meeting. A number of attorneys are willing to volunteer to help residents file an appeal ensuring they are protected.

He said that Pennsylvania law requires actual value be used and that just taking what the current value and multiplying it by two (2) is not an actual value assessment. He also state that there is an actual process that must be filed by 9/1/20. We are going to be supportive as a Borough and him as the Solicitor in helping people file these appeals, then there will be an entire Board of Assessment Hearing. If residents are not satisfied with the results, they can file an appeal to the Court of Common Pleas in Delaware County.

The County was ordered by the Court to actually do reassessments. They used a company called Tyler Technologies. The Solicitor is very interested in seeing the aggregate data. The Solicitor saw a number people in other municipalities on Nextdoor Neighbor who had visits, but could not find anyone in Yeadon who was visited by Tyler Technologies on Nextdoor. These are all things to which we need to pay significant attention. The Solicitor and Council President have been exploring what mitigation the Borough can do if people's taxes actually double.

Mr. Bogle stated that he was interested in participating or joining any action that the Borough may take and asked what recourse does he have other than the appeal?

The Solicitor stated he does not discuss pending litigation at a public meeting. Mr. Gibbs sent a Right-to-Know request to Delaware County asking for data because he is suspicious of the assessment process. Assuming his suspicions are correct he will make recommendations to Council about the process they can engage on behalf of the entire Borough. The rights of an independent taxpayer are confined to filing an appeal with the County Reassessment Board and filing an appeal to the Court of Common Pleas if necessary.

The Solicitor would like to do a clinic with people to help them file an appeal. If residents do not file an appeal, they have in essence accepted the assessment. He spoke with two (2) lawyers and an independent property assessor regarding this matter. The Solicitor recommends residents to engage the services of an independent property assessor before filing an appeal. The Solicitor said he will reach out to Mr. Bogle in the morning.

2. Motion to advertise an Ordinance to recognize Juneteenth as a holiday in the Borough in perpetuity.
Motion: Councilor Cave
Seconded: Councilor Roadcloud
Unanimous
3. Motion to approve the resolution for the Eastern Delaware County Stormwater Collaborative Pollutant Reduction Plan Supplemental Intergovernmental Agreement.
Moved: Councilor Cave
Seconded: Councilor Roadcloud
Unanimous

*The Solicitor noted that this plan was approved by Council 1 1/2 years ago and that Ms. Mulvena from NDI could explain the plan. It is a plan where multiple municipalities joined together to help with stormwater reduction and to comply with various state regulations.

4. Motion to authorize NDI to review the traffic control device changes and if they do not require a traffic study permission to advertise those changes for Council's consideration next month with an amendment to an ordinance. However, if they do require a traffic study for NDI to determine that the traffic study is required and the costs to the Borough (just research and advertisement).

Moved By: Vice President Francis

Seconded By: Councilor Johnson

Unanimous

Councilor Roadcloud inquired about a list of the traffic study locations.

The Council President and Solicitor mentioned an email being sent to Council with the locations on 7/15. The Solicitor read the following areas: Baily Road & Fern Street; Bell Avenue and Allen Drive; Myra Avenue and Cypress Street; Myra Avenue and Arbor Road; Myra Avenue and Bonsall Avenue; Myra Avenue and Orchard Avenue; Bell Avenue and Allen Drive; Manor Road and Rockland Avenue; Angora Avenue and Rockland Avenue/Manor Road. When addressing traffic control devices (such as stop signs) PENNDOT does have a say on these projects. The Borough will have to consider whether we lose liquid fuel funds by installing stop signs. An analysis that must be done. Additionally, Chief Paparo requested the word 'STOP' be painted on all the pavement. Also, requested is a 'No Turn on Red' sign on the intersection of West Cobbs Creek Parkway and MacDade Boulevard. The Police Chief's recommendations are based on public safety issues of the residents and pedestrians, school students, and motorist. He is asking for an ordinance but before an ordinance can be issued a traffic study may have to be done in some places not in other places. However, a traffic study may need to be performed before an ordinance can be passed.

IX. LIBRARY REPORT – Clay Payne, Library Director

1. Mr. Payne gave an update on the Library's curbside services, which includes contactless pick up. He noted returned books are quarantined for 72 hours before redistribution.
2. In June the Library had virtual programs with two-hundred and ninety-seven (297) attendees.
3. In conjunction with the Archdiocese of Philadelphia, the Library distributes meals to the youth every Tuesday, recipients may drive up or walk.

X. TAX COLLECTOR – Julianne James, Tax Collector

1. Borough Revenue received: \$102,303.75 from real estate; \$53,027.54 from sewer; \$20,727.00 from trash; for a grand total of \$176,058.29.
2. Reminder notices for unpaid taxes are usually sent out in October, they will be sent out in August this year.

XI. ENGINEER'S REPORT

1. Motion to authorize NDI to advertise for bids for the 7 inlets associated with the Low Volume Road Grant project on Parkview Boulevard, Hazel, Maple, and Walnut Avenues.

Moved By: Vice President Francis

Seconded By: Councilor Johnson

Unanimous

2. Mrs. Mulvena updated Council about two (2) CDBG projects that will be starting soon and will cause tremendous traffic issues. a) The Sanitary Sewer Rehabilitation on West Providence Road has a permit from PennDOT to detour the road. The 911 calls will be made as requested at an earlier meeting. PennDOT will be notified by the contractors so they can advertise. The project is expected to last approximately three (3) weeks. b) The engineer will be scheduling for the Sanitary Sewer Rehabilitation on Yeadon Avenue now that the Redwood Avenue project is completed. The project will be starting in approximately one (1) month. The engineer will work with the Police Department for the detour plan.

The Mayor inquired about the PENNVEST project on West Cobbs Creek Parkway.

The engineer stated the work has already begun and the contractors are on their fourth block. Occasionally the contractors will be pulled from that project to work on other problems. She noted the reason the period of performance is three (3) years so other work can be performed in between this project and to stretch out the loan payments. The contractors are currently performing work beyond Guenther Avenue and are headed towards Parmley Avenue.

XII. COMMITTEES' REPORTS

A. Finance, Councilor Rafi Cave – Chair

1. Motion to approve the Accounts Payable List.

Moved By: Vice President Francis

Seconded By: Councilor Johnson

Motion Passed: 6, 1 Councilor Roadcloud opposed.

Councilor Roadcloud inquired about flyer expenses from Hoff Communications (page 9; GL Account Code 407.230; Hoff Communications; COVID-19 Supplies & Other Expenses; COVID-19 Flyers in the amount of \$1,789.50). Councilor Roadcloud observed the same amount for the same services on June's Accounts Payable List to Profession Duplicating and would like to know if the two different companies were paid for the same flyers.

While Mr. Nichols was looking through his notes through remote computer access Council requested the motion be tabled.

2. Motion to table the Accounts Payable List.

Moved By: Councilor Cave

Seconded By: Councilor Johnson

Motion Failed: Councilors Cave, Johnson, and Roadcloud voted for and President Monroe, Vice President Francis, and Councilors McCabe and Jones-Waters opposed.

Mr. Nichols stated the check issued to Professional Duplicating was sent to the wrong recipient. The check was reissued to Hoff Communications.

Councilor Roadcloud said she contacted Professional Duplicating and they mentioned they were still waiting for payment.

Mr. Nichols indicated they may be waiting for payment from Hoff Communications and not the Borough.

3. Motion to approve the Cash Balance Report.
Moved By: Vice President Francis
Seconded By: Councilor Johnson
Motion Passed: 6, 1 Councilor Roadcloud opposed.

B. Ordinances and Zoning, Councilor Liana Roadcloud – Chair

1. There were two (2) zoning applications that were approved.
2. The Code Department are currently working on hot spots which include a house on Yeadon Avenue and houses with abatement issues; 1123 Whitby Avenue, 901 Longacre Boulevard, and 1219 S. Longacre Boulevard. Citations and violations are issued to these properties weekly.
3. Action Items – Delaware County is in the green phase of the Governor’s Reopening Plan. The Code Department is checking businesses to make sure they are compliant with the current orders. The parks are being checked every half hour to ensure no overcrowding. Resale inspections have restarted. Public Works has a list of vacant properties that are not being maintained.
4. Closed Items – A tree issue which was taken care of by the owner was sent to the Solicitor for review.
5. Upcoming Items – Lukoil is renovating and installing new gas pumps. Permits and inspections were performed. The property of 910 Longacre Boulevard is still performing work and adding a second floor; the Code Department is monitoring daily.
6. 2020 Property Maintenance Abatements- \$6,638.32; Code revenue - \$14,356.84; June Code Workload - Ninety-seven (97) items were handled.

Councilor Johnson requested further information regarding the hot spot issue at 728 Yeadon Avenue. Mr. Stokes clarified there was an error in his report. He further explained someone broke into the property. Police checked and secured the property.

Councilor Roadcloud said she sent several emails and questions regarding some code issues. Mr. Stokes said the issue is being addressed. It was noted that the

rules of the meeting should be followed and these types of questions should come through the Chair. The Council President requested that the Rules of Order be used during the meetings and asked Mr. Nichols to make sure Councilor Roadcloud receives a response.

7. Motion to hire Joseph Wormley as a full-time Code Officer.
Moved By: Councilor Jones-Waters
Seconded By: Vice President Francis
Motion Passed: Councilors Roadcloud, McCabe, and Johnson opposed.

Councilor Roadcloud inquired if the Code Department is under review and if this is part of the process to improve the department. The Council President reminded Council the motion on the floor is to consider hiring Joseph Wormley as a full-time Code Officer and a vote is needed.

Councilor Johnson abstained and requested an Executive Session before deciding. The Solicitor stated Pennsylvania Law allows for an abstention if you have a personal conflict. He asked if Councilor Johnson has a personal conflict with the person being hired. She replied no. The Solicitor stated that Pennsylvania Law requires a vote.

C. Public Works, Councilor Clara Johnson – Chair

1. On 6/30 the Public Works Department was dispatched to a sinkhole on the intersection of Parmley Avenue and Cypress Street. Upon further investigation they found the pipe to be collapsed on the main sewer line. The contractor A. Guargile & Sons completed the work on the main sewer line this week.
2. Charles A. Higgins & Sons replaced two traffic light poles on the intersection of Church Lane and Baily Road and MacDade Boulevard and Bell Avenue.
3. New sneeze guards were installed at the Library. Also, paper towels and social distancing floor decals were added.
4. June Abatement Properties – 728 Yeadon Avenue; 121 Baily Road; 901 Longacre Boulevard; 917 Longacre Boulevard; 403 and 406 Hazel Avenue. Next week the Public Works Department will start the second round of the abatement list from the Code Department.

Councilor Johnson inquired about the E-Waste Event.

Mr. Wilkinson said the event will take place at the Public Works garage from 9 a.m. – 1 p.m. on 7/18.

D. Public Safety, Mayor Rohan K. Hepkins and Councilor McCabe

- a. Police Department – Police Chief, Anthony Paparo
 1. Chief Paparo will send everyone the updated police complaint form. Also, a police complaint database will be generated so complaints can be reviewed.

2. The chief was asked to participate on a few panels: Delaware Community College is having a Center for Equity and Social Justice and the District Attorney's 21st Century Police Reform Task Force (first meeting last week and next one is next week at Upper Darby High School).
 3. The Chief added a new use of form report for officers to note what use of force was performed during the course of an arrest.
 4. At least two (2) police officers will be sent to a Use of Force School in an effort to have in-house review of force use, and to keep officers up to date in all options.
 5. The National Day of Reconciliation: Walking While Black; Love is the Answer event will be held 9/17. More information will follow soon.
 6. Black Lives Matter protests were held on 6/7, 6/14, and 6/19.
 7. All police officers completed another complicit bias course at the end of the month.
- b. Fire Department - Fire Chief, Michael Diienno
1. The report was submitted for review.
- c. Emergency Management – Operations Coordinator, Rufus Stokes
1. The Emergency Management Department are following the guidelines and handling issues that may arise. All departments are working together to ensure the Borough is following all mandated requirements.

*Councilor Roadcloud left the Zoom meeting at approximately 8:20 p.m.

XIII. NEW BUSINESS

1. Councilor Cave thanked Council and all departments on taking care of the Borough during these unprecedented times. The Councilor inquired on how communication throughout the community can be improved. He requested a quick line item for next time to discuss communication with the public to see how they would like to be communicated to both externally and internally.

The Councilor President agreed there should be more participation and we need to promote our resources such as MyCivic App. She noted the Borough also sends out newsletters and the calendar that goes to every household and business, and there is more traffic on the website and cable channel.

2. Councilor McCabe requested that the Borough hire someone to respond to the Philadelphia Inquirer's article about Yeadon's COVID-19 rates.

The Solicitor said the Borough will need to vote on engaging services from a professional. However, he mentioned himself, Mr. Nichols, and the Borough

Manager will respond with op-ed for Council's review. Councilor McCabe stated he should give ideas, but not write it. Vice President Francis noted that there were adequate personnel to handle this matter.

Motion to engage the services of professional services to respond to the article in the Philadelphia Inquirer newspaper not to exceed \$250.

Moved By: Councilor McCabe

Seconded By: Councilor Cave

Motion Failed: President Monroe and Councilor McCabe voted for and Vice President Francis and Councilors Cave, Johnson, and Jones-Waters opposed.

3. Vice President Francis thanked the Chief Paparo for what doing and training personnel.

XIV. ADJOURNMENT

1. Motion to adjourn.

Moved By: Vice President Francis

Seconded By: Councilor Cave

Meeting adjourned at 8:31 p.m.

Respectfully submitted by Management.