



BOROUGH OF YEADDON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL CAUCUS MEETING MINUTES
March 11, 2021

Meeting began at 7:00 p.m.

The Solicitor stated the following: Pursuant to the Governor’s emergency declaration this Council meeting is being held via Zoom. Therefore, your attendance and participation in this meeting is your consent to being recorded. There is no reasonable expectation of privacy if you decide to participate in this meeting. During the public comment section if you wish to be recognized please indicate so by raising your hand in the chat box.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan Hepkins, Mayor	Present
LaToya Monroe, President	Present
Ronald Francis, Vice President	Present (Brief Technical Difficulties 7:05 p.m.)
Clara Johnson	Present
Rafi Cave	Present
Dolores McCabe	Present
Taliah Jones-Waters	Present
Liana Roadcloud	Present
Mironda Presswood, Manager	Present
Charles Gibbs, Solicitor	Present
Julianne James, Tax Collector	Present (Late 7:03 p.m.)
Eileen Mulvena, Engineer	Present
Nafis Nichols, Finance Director	Present

III. CITIZENS FORUM (comments limited to 3 minutes)

1. Mary Jacob Gorrell – Ms. Gorrell asked for all panelists and participants to be visible during the virtual meetings.
2. Ms. Gorrell asked if residents can comment and ask questions during the report. President Monroe responded that the meeting is the same format as in person meetings and Council does not accept questions from the audience outside of the Citizens’ Forum. The Caucus and Legislative meetings are to conduct the business of the Borough. The Committee meetings were set up for residents to meet with specific departments. Each councilor is assigned a committee to oversee it and will submit a report with issues discussed at the meeting.

3. Councilor Roadcloud mentioned being Zoom bombed at the Code Committee Meeting on 3/9 and asked what safeguards can be used.

The Solicitor responded that the Borough has attempted to publicize the Council meetings. The issue is the moment the link is posted to the website or social media, the Borough receives security warnings. The past two months the meetings were zoom bombed. The Borough does not want the public to pre-register because it is not fair.

Today, the Borough publicized the meeting and Zoom sent the Solicitor an email immediately that the meeting was at risk. Zoom recommends using a webinar for public meetings. The Solicitor added that his law firm bought an incredibly large Zoom account in the beginning of the pandemic and that he is only responsible for scheduling Council meetings.

Mr. Nichols stated the Borough Zoom account is a basic account. We are not warned that the meeting will be bombed. The Borough account does not have the same protections as the Solicitor's account.

President Monroe said this is one of the concerns happening nationwide and even with taking precautions there is still an opportunity for someone to intentionally sabotage a meeting. Council will have Management look into other safety measures. President Monroe apologized for the incident.

The Solicitor added that one of the things the Borough avoids using is a waiting room because it gives someone the opportunity to exclude someone from a Zoom meeting. There is not a body of law yet, but the Pennsylvania Borough Solicitors Association recommends that we use our common sense, we would not usually have someone waiting outside saying whether you can come in or not. The Solicitor suggested that using the webinar format is best to help make sure the Borough is complying with our open meeting Sunshine laws.

IV. MAYOR'S REPORT

The Mayor asked that his report be submitted as written and proceeded to give highlights:

1. Delaware County Councilman Kevin Madden and Dr. O'Mahony of the Delaware County Wellness Center were special guests at the recent Mayor's Forum and discussed the shortage of COVID-19 vaccinations and the Wellness Center's transition into the County Health Department.
2. The Nile Swim club distributes food every Saturday to families in need. However, traffic issues were created due to the large number of attendees. The Mercy Fitzgerald Hospital will allow the Nile Swim Club to use their parking lot for their events.
3. Councilor Roadcloud shared a conversation that she had with County Vice Chair, Monica Taylor, regarding increasing staff, receiving help from COSA (County Offices of Services for the Aging, and outsourcing to other companies.

V. PRESIDENT'S REPORT

1. President Monroe announced specific senior resident days at the Delaware County Wellness Center. She stated that we reached out to Mr. Payne and he submitted two lists of senior residents. She said that starting next week there will be specific days that are dedicated to vaccinating Phase 1A Yeadon residents; the Borough is collecting a list of names; and the County will provide direct scheduling through the Borough.
2. The Borough reached out to Senator Anthony Williams' office and on Sunday he was able to secure one hundred spaces for his constituents to be vaccinated at the Upper Darby High School. President Monroe thanked everyone involved.

VI. MANAGER'S REPORT

Items Handled/Announcements

1. The Low Volume Road project is complete. Once Council approves Ernel Co. Inc., invoice and the Board of Directors from the Delaware County Conservation District approves the balance of the grant to be paid, the Borough will receive the remainder of the funds. We plan to apply for this grant again in October provided there is a project within the Borough that qualifies.
2. Mr. Swierczek has decided not to accept the position with the Public Works Department. However, the new hires for Code (Mr. Campbell, III and Mr. Pyatt) will begin on Monday, 3/15 and Mr. Maxi will begin with Public Works on 3/22.
3. Management provided Council with an email regarding grants and projects on 3/5.
4. COVID-19 vaccinations are available and being given at multiple locations if you register for one. The information is available online and there is a call center set up for COVID-19 related inquiries. The telephone number is (484) 276-2100. You may also send an email to Covid19Resources@co.delaware.pa.us. Please be reminded that there is a shortage of vaccinations so it may take time to obtain one.

Items in Progress

1. There was an inquiry regarding the purchase of 508 Orchard Avenue, which was demolished and is currently on the Delaware County Repository Tax Sale List. Management recommends that Council release this property for sale after conferring with the Solicitor as to the legalities.
2. The Bike Trail project is in progress. A questionnaire is being drafted to determine the focus. In addition, a steering committee is being formed and meetings have been attended and scheduled. If you would like to participate in the steering committee, please see Management for more details.
3. The Recreation Department, NDI, and Management had a meeting with the National Fitness Campaign (NFC) about a grant opportunity for an outside fitness court/gym for the Borough on 3/4 and 3/11. The fitness court contains 7 zones that take 7 minutes each. It is appropriate for children 14 years of age through seniors. It is ADA compliant (wheelchair accessible). It has diagrams and an app of workouts. There are varying warranties depending on the items. For

example, the boxes and steps have a three-year warranty, but the wall structure frames have a twenty-five-year warranty. The center is graffiti proof and can be cleaned with a cloth and water. The link to a video regarding the NFC is <https://nationalfitnesscampaign.com/watch>. A free site analysis was conducted by the NFC. The location for the court gym would be the Yeadon Community Park or the Old Yeadon Swim Club.

Management is recommending that Council approve applying for this grant. Please be advised that this is a nonbinding process. Upon conclusion of this project, NFC may hold a ribbon cutting and give away “swag.” NDI may add additional comments during their report. Please be advised that Ms. Waters, NFC’s Development Manager, is available for questions if Council has any for her and/or you may provide your questions to Management and we will update you accordingly by the next meeting.

4. The newsletter is in the final editing stage and should be distributed in time for spring.
5. Please continue to check Borough resources for updates on testing sites and other information.

Items to be Addressed

1. Management will continue to fill vacancies at the Borough and the Borough is always accepting applications.

VII. SOLICITOR’S REPORT

1. The Solicitor mentioned that several property tax assessment appeals are happening. He will prepare a spreadsheet and send to Council before the next Council meeting.
2. The Solicitor stated that he is in the process of researching information related to tiny homes and will send the report to Council. Also, the Solicitor is working on amendments and ordinances based off a report from the Code Committee.

VIII. TAX COLLECTOR’S REPORT

1. The Borough Revenue received for the month of February: \$72,800.68 from real estate; \$19,500.00 from trash; \$34,595.80 from sewer; for a grand total of \$124,896.48. The next column contains discounts that went to the residents. The total amount for the month of February: \$71,344.67 from real estate; \$19,500.00 from trash; \$33,903.93 from sewer; the total amount sent to the account is \$124,748.60. The formatting on the Tax Collector’s Report is different, Ms. James will discuss more next month.

IX. LIBRARY’S REPORT

1. The Library is closed to the public due to COVID-19 but is offering curbside services and virtual programs. The Library will begin to offer outdoor programs.
2. The Wi-Fi checkouts will soon be made available for immediate checkouts.
3. The Yeadon Public Library will offer the following programs in March in honor of Women’s History Month:

- a. Annual Social Tea on Saturday, March 13th at 4:00 p.m., which will screen the January 24th, 2021 American Library Association interview with Ms. Cicely Tyson by Professor Donald Bogle;
 - b. On March 24th at 6:30 p.m., the Library will virtually present “Loving v. Virginia: A conversation about the critical impact that the Supreme Court’s holding had on American life and the continued impact today”. The discussion will include special guest, Ms. Julia Loving; and
 - c. On March 30th at 6:30 p.m., the Library will virtually offer our annual program “Spotlight on Today’s Woman,” with guest presenter, Ms. Sandra Wilks. Contact the Library for more information.
4. For the month of February, the Library checked out 1,375 items via curbside and 119 meal packs were given out for the youth on Tuesdays.
 5. The Library offered 21 programs with 362 attendees.
 6. The Library was awarded an American Library Association grant for \$1,000 toward summer youth programs.

President Monroe thanked Mr. Payne for collecting information for COVID-19 vaccinations. Mr. Payne stated that he was glad to assist and be involved.

X. ENGINEER’S REPORT

1. The engineer reported that one bidder was disqualified from the Elevator Maintenance contract due to late submission and another bidder withdrew their bid because their prices changed. The final bidder is Code Elevator Co., which is pending a third reference.
2. NDI drove around the Borough with the Public Works Department and checked six drainage issues yesterday.
3. NDI requested authorization from Council for G.D. Houtman and Sons, LLC to perform a topographic survey for development as their submission was the lowest amount.

XI. COMMITTEE REPORTS

A. Finance, Councilor Cave – Chair

1. Councilor Cave had nothing additional besides the cash balance and A/P list.
2. Councilor Johnson requested an update from Mr. Nichols about purchasing a sewer truck.

Mr. Nichols responded that he is waiting for approval from PENNDOT to use liquid fuels funds to purchase it.

B. Ordinances & Zoning, Councilor Roadcloud – Chair

1. There were no Zoning Hearings or applications in February.
2. There were three Zoning Use applications submitted:
 - a. 712 Yeadon Avenue – Home addition, under review;
 - b. 613 Cedar Avenue - Day care business to open at a former daycare location, approved; and
 - c. 734 Church Lane - Rear deck, approved.
3. Hot Spots:
 - a. 1024 Church Lane - Trash and debris on the property grounds;
 - b. 501 Union Avenue (Nile Swim Club) - Debris left on parking lot area (illegal dumping);
 - c. 1000 Block of Bullock Avenue (Washington Woods Apartments) - Trash and parking lot issues;
 - d. 405 Walnut Avenue - Construction; and
 - e. Parkview Court Apartment Complex – Illegal dumping, roll off, and canisters.
4. Action Items:
 - a. Trash issues in Zone 1 (3rd ward) improved;
 - b. Nile Swim Club illegal dumping issue;
 - c. The Code Department met with the Public Works Department regarding the rear driveway flooding issue on Hazel Avenue; and
 - d. Tree hanging over the street and walkway at 800 Chester Avenue (Mr. Wilkinson reported the issue to the Code Department).
5. Closed Items:
 - a. Yeadon Avenue sewer work is complete, and the street is open;
 - b. The Code Department distributed the calendars and newsletters to the areas that did not receive it via mail (Norma Road, Allen Drive, and the 700 block of Yeadon Avenue); and
 - c. 712 Yeadon Avenue debris was cleared off the property.
6. Upcoming Items:
 - a. The Code Department will start rental and health inspections at all apartment complexes;
 - b. 910 Longacre Boulevard construction of a one and a half story 2-car garage meets zoning requirements as an accessory structure;
 - c. Mrs. Nixon continue with an online Health Inspector course to obtain certification as a Health Officer; and
 - d. The Code Department is training for health and food safety inspections through the Pennsylvania Department of Agriculture.
7. Councilor Roadcloud reported that the Code Committee Meeting met on 3/9 and was Zoom bombed. The following issues were discussed: apartment buildings continue to

violate trash codes; Mr. Stokes will reach out to County Councilman Madden to find out when County courts will open for code violations; the vinyl sign at the Delaware County Wellness Center is not aesthetically pleasing and County Council's Vice Chair, Monica Taylor, said the new sign is on back order; and the tiny homes issue. In addition, Mr. Stokes is reaching out to neighboring municipalities to see how they resolved common driveway issues. He reported that Upper Darby said they assisted the residents with their driveways and charged the resident a percentage of the cost.

8. President Monroe provided information from Congresswomen Mary Gay Scanlon that Delaware County will receive a boost of COVID-19 vaccines from Washington D.C.

C. Public Works, Councilor Johnson – Chair

1. The Public Works Department maintained three snowstorms last month. Mr. Wilkinson thanked Code Enforcement Officer, Solomon White, and Fire Department President, Luigi Lazzaro for their assistance.
2. Due to the age and condition of the sewer truck, preventative maintenance of the sewer system will be limited, and the truck will be used for emergency issues only.
3. The highway maintenance was performed as follows:
 - a. Painting at the Library was completed;
 - b. All Pennsylvania State of Association of Boroughs (PSAB) awards were mounted in the Borough Hall Atrium;
 - c. Storm inlets were cleared of all leaf debris and dirt;
 - d. Streetlights and traffic lights were serviced as needed;
 - e. Monthly inspections on all parking meters were performed; and
 - f. Monthly maintenance was performed on all Borough vehicles.
4. A Shade Tree List created by Mr. Wilkinson was emailed to Council for review.
5. President Monroe announced that President Biden will be returning to Delaware County to promote the COVID-19 Relief Package and to bring vaccines directly to Delaware County on Tuesday.
6. Councilor Roadcloud mentioned that the Shade Tree List was confusing. President Monroe mentioned it was a formatting issue. Mrs. Presswood reformatted the file and resent it to Council.

D. Public Safety, Mayor Hepkins and Councilor McCabe – Co-Chairs

1. The Public Safety Committee meeting was held on 2/27 and there are no action items to report. The next meeting will on 3/27.
2. The Mayor thanked President Monroe for emphasizing that the Borough is working alongside the County to bring residents COVID-19 vaccines.
3. President Monroe discussed the meeting with COVID Task Force Director,

Rosemarie Halt, County Council officials, and Borough officials to set up COVID-19 vaccines for Yeadon residents. Also, discussed was the small event held by Senator Anthony Williams for residents.

Council discussed generating names of residents to receive COVID-19 vaccines and the number of residents that went to the Sunday event. Mrs. Presswood asked that the information for residents who need to be scheduled for COVID-19 vaccinations be submitted. Councilor McCabe said First African Baptist Church in Sharon Hill is giving out the Pfizer COVID-19 vaccines on Sunday from 12:30 p.m. to 6:30 p.m.

- i. Police Department – Police Lieutenant, Shawn Burns
 - a. Chief Paparo reported that the Police Department along with the County and the U.S. Post Office is investigating a series of mail thefts in and surrounding the Borough. The mailbox (open slot) located at Church Lane and Whitby Avenue had approximately seven thefts. The suspect(s) are fishing mail from the mailbox and washing checks (changing digits and the “pay to” line). Chief Paparo advised everyone to take mail inside the Post Office. The Police Department asked the Post Office to replace the mailbox.
 - b. Chief Paparo further reported that there is an influx of catalytic converter thefts in Yeadon. He said that you can protect your vehicle by parking you exhaust system against the curb, which can prevent people from sliding under the vehicle and sawing the converter off. Please do not hesitate to call 9-1-1 if you here suspicious noise at night.
 - c. During the *Good Morning Yeadon!* Segment, it was mentioned the area has an influx of carjacking’s. There were approximately two carjacking’s in Yeadon. Chief Paparo stated to make sure you are aware of your surroundings when going home at night.
 - d. The next Good Morning Yeadon! show will be held on 3/23 at 11:00 a.m. Race for Peace was the special guest at the previous show and will participate in the Love Garden program. Chief Paparo thanked Mr. Payne for offering a section of the Library to use as a garden area. He also mentioned produce distribution.
 - e. Councilor Jones-Waters was informed about delivery packages being stolen from residents’ properties.

Chief Paparo discussed previous incidences and arrests regarding stolen packages. Also, he discussed signing up for informed deliveries for the postal services and other services.

- f. Chief Paparo discussed the traffic issue at the Nile Swim Club for their food distribution as mentioned during the Mayor’s Report. He stated that Fitz will allow the Nile to distribute on their property which is more space and will reduce the time; however, he cannot assign officers there.

The Solicitor said the property owner Mr. Santora that proposed a solid waste management facility at 41 S. Union Avenue has reached out to the Borough via correspondence. The Solicitor said that he will schedule a meeting with Mrs. Presswood and Mr. Nichols and report back to Council.

E. Recreation, Vice President Ronald Francis – Chair

1. Vice President Francis experienced technical difficulties during his report and was unable to be heard.

XII. ADJOURNMENT

1. Motion to Adjourn.

Moved By: Councilor Johnson

Seconded By: Councilor Cave

Meeting Adjourned at 8:25 p.m.

Respectfully Submitted by Management