



BOROUGH OF YEADDON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEEETING MINUTES  
August 19, 2021

Meeting began at 7:00 p.m.

The Solicitor read a disclaimer about the meeting being recorded.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan K. Hepkins, Mayor	Present
LaToya Monroe, President	Absent
Ronald Francis, Vice President	Present
Clara Johnson	Present
Rafi Cave	Present
Dolores McCabe	Present
Tomeka (Taliah) Jones-Waters	Present (Technical difficulties/Excused at approximately 8:11 p.m.)
Liana Roadcloud	Present
Mironda Presswood, Manager	Present
Charles Gibbs, Solicitor	Absent (The Solicitor was excused from the meeting after admitting participants)
Julianne James, Tax Collector	Present
Eileen Mulvena, Engineer	Present
Nafis Nichols, Finance Director	Present

III. CITIZENS' FORUM (comments limited to 3 minutes)

1. None.

IV. APPROVAL OF MINUTES

1. Motion to approve the July 15, 2021 Legislative Meeting Minutes.  
Moved By: Councilor Cave  
Seconded By: Councilor Johnson  
Motion Passed: 5-0-1, Councilor Jones-Waters did not respond.

V. MAYOR'S REPORT

1. The Mayor discussed a resolution for banning fireworks in the Borough.
2. The medical marijuana facility concerns will be addressed at the Mayor's Forum on 9/2.

3. Representative Margo Davidson resigned.
4. The Mayor reminded everyone that all Borough buildings will continue to wear masks and encouraged everyone to get a COVID-19 vaccination.
5. Crime is way down in Yeadon. Recently, there was a homicide in Delaware and the body was discovered at 6250 Baltimore Avenue. The FBI took over the investigation.
6. Councilor Johnson asked if the schools are requiring COVID-19 vaccines. The Mayor stated information related to the schools can be found on their website.
7. The Mayor and Council discussed the medical marijuana dispensary. Resident Cynthia Nesmith asked to comment and discussed her concerns. Mr. Stokes explained that he provided the information and there was nothing in the zoning ordinance that prevented the facility. Chief Paparo stated that medical marijuana facilities must be less than 1,000 feet from a school or daycare facility and gave his opinions on the matter.

#### VI. PRESIDENT'S REPORT – Vice President Francis

1. Yeadon was awarded \$25,000 from the GIANT Company and Keeping PA Beautiful grant for the NFC fitness equipment and L.O.V.E. Community Garden.
2. There are 2 candidates to consider for the Library Board vacancy.
3. The motion to appoint Joyce Henderson to the Library Board as the Liaison to Council failed. There was a vote on Dr. Stephanie Robinson that resulted in 3-1-2. Mr. Nichols informed Council that the abstentions count as a no vote in which case there is a tie so the Mayor would be the deciding vote. Council decided to table the motion because they want to confirm with the Solicitor.

Motion to table the appointment of Dr. Stephanie Robinson to the Library Board as the Liaison to Council.

Moved By: Councilor Cave

Seconded By: Councilor Roadcloud

Unanimous

Mrs. Presswood contacted the Solicitor and informed Council that Mr. Nichols was correct. Council chose to leave the motion as tabled.

#### VII. MANAGER'S REPORT

##### Items Handled/Announcements

1. PECO and Management met on 7/19 for the annual review.
2. Code Elevator performed maintenance to the elevator on 7/22. The manual for the elevator was laminated and placed with the control panel.

3. For the past several years, Yeadon has participated in a group salt contract. Newtown Township continues to coordinate the soliciting of bids for the group and held the bid on 7/29/21. The other members are Middletown, Radnor, Marple, Upper Providence, Edgmont, Haverford, and Thornbury Townships as well as Ridley Park Borough. This year the lowest responsible bidder is Eastern Salt Company, Inc. at \$63.60 per ton delivered (which is the same company as previous years and \$13.25 more per ton than last year). Management recommends accepting this bid/contract. A motion is on the agenda for Council's consideration.
4. The bid for the access door and stairs to the flat roof above the third-floor breakroom was held on 8/3. NDI will provide more details during their report.
5. Borough Management's monthly meeting with NDI was held on August 6th. Updates on various issues and projects were discussed and will be addressed during the engineer's report.
6. There was a steering committee held with Mr. Schwartz from Bergmann, NDI, and Management on 8/9 regarding the Eastern Delco Bikeways Study.
7. Councilors Cave, Johnson, and Roadcloud, the Solicitor, Management, Mr. Stokes, and Mr. Wilkinson met on 8/12 to discuss potential changes to the Shade Tree Ordinance.
8. Human Good and the parties involved on the Makemie Court project met with Management and NDI to discuss outstanding issues on 8/16.
9. NDI, Chief Paparo, and Management met on 8/18 to discuss traffic control matters.
10. The Delaware County Wellness Center and Health Partners Plans are hosting a Back-to-School event on 8/28 from 10:00 a.m. to 2:00 p.m. at the Wellness Center located at 125 Chester Avenue.
11. The Fire Department is holding a movie night at Kerr Field on 8/28 at dusk. "Playing with Fire," which is rated PG and stars John Cena will be played. Wawa is donating drinks, Herr's is donating chips, and the Salvation Army is donating refreshments as well.
12. Earlier this year, The GIANT Company and Keep Pennsylvania Beautiful announced its 2021 Healing the Planet Grant Program in support of projects that aim to build environmental stewardship by connecting people and families to community green spaces. The GIANT Company received over 200 applications and was able to provide \$500,000 in funding. Yeadon Borough was awarded \$25,000 for the Yeadon Community Park - Love, Health, Healing, and Wellness Initiative, which will be used to help reduce the costs associated with the purchase of the Fitness Court and garden supplies and materials for the Love Garden.

Additionally, Holy Cross Cemetery will be donating a grave site or bench to a winner at the ribbon cutting ceremony, and Major's Market donated \$200, which brings the total in sponsorships and grants to over \$60,000.

We are still waiting for additional sponsors to let us know if they will participate.

13. In recent discussions with other municipalities and residents, Management was informed that Yeadon's initiatives and accomplishments are being noted throughout the community. For example, many have mentioned how much they like the website, others mentioned how their manager helped them obtain vaccinations, others congratulated the Borough on the Love Garden,

some noted the employees' willingness to assist others even if it is after hours, such as with the free vegetables from Urban Root. These are just a few of the items being noticed.

#### Items in Progress

1. The Delaware County Transportation Improvements Inventory (TII) is a record of documented transportation needs within Delaware County. This record is used to help direct municipalities to available funding. Ms. Spahr from TII reached out to Management to discuss Borough projects for which there may be funding available. There is no obligation to proceed with any items placed on this list. Additionally, depending on the funding source(s) there may be other funding that can be used as a match. Management and NDI are working with TII and SEPTA to increase the Borough's chances of obtaining available funding.

The Borough is on the project list for the Transportation Alternatives Set Aside Grant Program. The Borough is also on the list for restoring the trolley stop from Cedar Avenue to Chester Avenue, as well as for replacing and installing sidewalks and shoulders from W. Providence Road from the bridge over Darby Creek to Lansdowne Avenue.

Please note: The County and SEPTA are expecting to receive funds for infrastructure and transportation.

#### Items to be Addressed

1. Ms. Beaty's resignation from the Library Board as the liaison to Council was submitted and accepted on 7/20. The post for the vacancy was listed on the Borough resources the same day. There are two candidates for Council's consideration on the agenda for this position. Their information was included in the Legislative packet.
2. Individuals and companies throughout the world have been experiencing an increase in spam emails. One way to prevent this is to change your password regularly, especially if you receive such an email or are informed that someone received an email from you. You should also report it immediately to Waytek (the Borough's IT company) and/or Borough Management.

### VIII. TAX COLLECTOR

1. The Borough Revenue received for the month of May: \$10,660.00 from trash; \$11,895.44 from sewer; \$19,816.86 from real estate; for a grand total of \$42,372.30. Councilor Roadcloud asked Ms. James to share information from a recent tax seminar with Representative Joanna McClinton and she did.

### IX. ENGINEER'S REPORT

1. Ms. Mulvena shared information about a previous roof leak that occurred on the clock tower. She stated the A to U Services Inc., sealed the leaking area with Dupont tape at no additional cost. She also recommended that Council require the contractor to amend their contract to extend the warranty for six months.

Motion to issue a contract amendment for the Borough Hall Roof Replacement Project to include an additional six-month warranty for the roof area near the clock tower beginning August 12, 2021.

Moved By: Councilor McCabe

Seconded By: Councilor Cave  
Motion Passed: 5-0-1, Councilor Jones-Waters did not respond

2. There are two options for Council to choose from related to the installation of the third floor access door and exterior stairwell at Borough Hall: award Pannulla Construction for Items 1.1 thru 1.4 in the amount of \$72,000, which will include a carpet patch where the new door is cut into the existing exterior wall; or award Ernel Co. Inc., for Items 1.1 thru 1.5 in the amount of \$75,400, which includes new carpeting for the full break room.

At approximately 8:11 p.m. Mr. Nichols stated that Councilor Jones-Waters had to disconnect from the call.

Motion to award items 1.1 through 1.5 to the lowest responsible bidder Ernel construction in the amount of \$75,400.

Moved By: Councilor McCabe  
Seconded By: Councilor Johnson  
Unanimous

3. Motion to authorize NDI to prepare quotes for maintenance of the HVAC system components at the Borough Hall, Library, and Public Works garage.

Moved By: Councilor Cave  
Seconded By: Councilor Johnson  
Motion Passed: Unanimous

4. Motion to authorize NDI to prepare and advertise for the parking lot lighting improvements.

Moved By: Councilor Cave  
Seconded By: Councilor Johnson  
Motion Passed: Unanimous

5. Motion to authorize a Change Order for the NFC Fitness Court Equipment Contract in the amount of \$3,289 for the bonding fees.

Moved By: Councilor Johnson  
Seconded By: Councilor Cave  
Motion Passed: Unanimous

Councilor Cave asked if the contractor is responsible for obtaining a bond. Mrs. Mulvena stated that all contractors add the cost of bonds to bids. This is not an additional cost and the Borough would be responsible for paying for the bond if it was included in the bid and that the company forgot to add the bond. Mr. Nichols stated that he will donate \$3,289 for the NFC Fitness Court Equipment. Councilor Cave did not want Mr. Nichols to do so.

## X. COMMITTEES' REPORTS

### A. Finance, Councilor Rafi Cave – Chair

1. Motion to approve the Accounts Payable List.

Moved By: Councilor Johnson  
Seconded By: Councilor Roadcloud  
Unanimous

2. Motion to approve the Cash Balance Report.  
Moved By: Councilor Johnson  
Seconded By: Councilor Roadcloud  
Unanimous
3. Councilor Cave mentioned that years ago the Minimum Municipal Obligation (MMO) was teetering on being out of compliance. Mr. Nichols stated the Pennsylvania Department of the Auditor General performed an audit on the Borough, and we are in compliance with everything related to the MMO. MMO audits are performed every 2 years and Management was able to rectify previous issues resulting in a clean audit.

The MMO is the municipality's mandated contribution to the pension fund for the employees based on their salaries. Every year information is presented to Thomas J. Anderson & Associates Inc., by June 30<sup>th</sup> for the actuaries to calculate the prior year salary wages and number of employees. There are 3 separate plans – police, public works, and non-represented employees. For the year 2022, the Borough MMO annual amount for the police fund is \$534,306; for the public works department the annual amount is \$39,894; and for the non-represented employees the annual amount is \$96,886.

Councilor Cave asked for a comparison with the numbers from last year. Mr. Nichols stated that the numbers are similar. However, the police MMO went up which is natural and based off the current FOP contract. This year there was a 3.5% increase for the police.

Councilor Cave asked if the performance and underlying investments help support that value and our obligation. Mr. Nichols stated that we received a rate return of approximately 8% last year, which is great for the Borough especially considering the ups and downs in the stock market. He mentioned that if the market goes south the MMO could be much higher. He also mentioned that there are other items factored in, such as the life expectancy of retirees and post-employment benefits, but in his opinion the increase was moderate because the market was good to us last year.

Councilor Cave asked if the Borough's contribution to the MMO was inadequate a few years ago when there were downturns in the stock market and other factors. Mr. Nichols replied that he was right and stated that in his first year with the Borough there were two numbers given to the Borough to put in, and he and Councilor Cave discussed putting in the higher number to make sure the investments were done the right way to get the best bang for our buck, which is likely why the MMO is modest this year. Mr. Nichols explained there is a financial requirement and an MMO and in using the financial requirement, the increase is not as drastic of a difference. Councilor Cave thanked Management.

#### B. Code Department, Councilor Liana Roadcloud – Chair

1. Councilor Roadcloud briefly listed the items discussed at the Code Enforcement Committee Meeting. The discussion included trash/apartment dumpsters upkeep, overgrown foliage, dilapidated sidewalks, driveways, illegal cars parked in driveways, and graffiti.
2. There were no Zoning or Zoning Hearing Application for the month of July.

3. Zoning Use Application:
  - a. 433 S. Lansdowne Avenue application for a church: Denied/special exception
  - b. 701 S. Union Avenue in home childcare (correction from June): Denied/special exception.
4. Hot Spots:
  - a. There are trash issues with many apartment complexes and residential properties that are being monitored. Also, the code inspectors are writing citations accordingly.
5. Action Items:
  - a. MacDade Shopping Center - Inspectors Nixon is monitoring the trash issues.
  - b. Grass & trash issues throughout the Borough – violations, notices, and citations are being issued.
  - c. 214 MacDade Boulevard farmers market was shut down due to unsanitary conditions. The market reopened after correcting the issues. The property is being monitored.
  - d. Spot inspections are still occurring at all the stores in the Borough.
  - e. The Code Departments is working with Public Works Department on low hanging tree branches in rear driveways to have them cut.
6. Closed Items:
  - a. 436 S. Lansdowne Avenue Ridgeway Court Apartment inspections are complete.
  - b. Shade tree removal directions have been put on hold per Council.
  - c. Abatement property located at 437 Cypress Street was sold.
  - d. 35 Elder Avenue property was cleaned up by the owner.
7. Upcoming items:
  - a. Makemie Senior Housing construction will start soon.
  - b. 735 Church Lane work is in progress.
  - c. Panda House restaurant located at 547 Church Lane is under new management and will reopen after renovation are complete.
  - d. Code and Public Works Department are working with SEPTA to install a highway guardrail and an 8foot fence at Cypress Street. Also, a highway guardrail will be installed at the 400 block of Holly Road.
8. The abatements for the year total \$7,390.54.
9. The Code Department revenue for July is \$32,118.48.
10. For the month of July there were 64 violation notices issued, 15 citations, 25 requests for action, and 2 fire investigations.
11. Councilor Johnson is concerned about the vegetation growing out of the sidewalks and into the streets which is an eyesore. Inspector Wormley will check the issue.

12. Councilor Roadcloud asked if court hearings were back in session for violations. Mr. Stokes stated there were some court hearings in August.
13. Councilor Cave asked for more information to be given at the next meeting about installing sidewalks where there were none previously when the home is sold.

C. Public Works, Councilor Clara Johnson – Chair

1. Motion to accept the salt bid of Eastern Salt Company, Inc. in the amount of 400 total tons at \$63.60 per ton.  
Moved By: Councilor Cave  
Seconded By: Councilor Roadcloud  
Unanimous
2. Councilor Johnson requested a follow up Shade Tree meeting 9/7 at 7:00 p.m. Also, the engineer was asked to participate in the meeting to give insight on MS4.
3. Announcements/Events:
  - a. E-Waste Event Friday 8/27 and 9/24 from 8:00 a.m. to 3:00 p.m.
  - b. Twice a week trash pickup ends Tuesday, August 31<sup>st</sup>.
  - c. Yard Waste Drop Off Event is Friday 9/10 from 8:00 a.m. to 3:00 p.m.
4. Emergency Calls:
  - a. Shade Tree at 1030 Callahan Avenue fell into the roadway and was removed.
5. Abatements:
  - a. 901 Longacre Boulevard; 917 Longacre Boulevard; 617 Cypress Street; 433 Holly Road; 817 Rader Avenue; 1109 Duncan Avenue; 1211 Angora Drive, and 1123 Whitby Avenue.
6. Borough Facilities:
  - a. It was reported that water was penetrating the atrium. The Public Works staff waterproofed the area to prevent further damage.
7. The Street Dirt total for 2021 is 125.02 tons
8. Mr. Wilkinson conducted a cost analysis on the yearly maintenance costs to run the sweeper and normal wear and tear, such as brooms, brushes, and conveyor belts. The total cost in 2020 is \$7,054.58 and year-to-date is \$4,882.29. The current sweeper is a mechanical sweeper that operates off a conveyor belt system, two side brushes, and a rear brush. Mr. Wilkinson reported that it leaves debris behind. He stated it does not pick up the finer debris during leaf season and this is one of the biggest complaints received from residents. Mr. Wilkinson is looking into pricing a regenerative air sweeper, which does a better job cleaning the street, it is better for the storm water management program, and it



is less moving parts so less wear and tear. The current sweeper has good trade in value as it is less than 4 years old.

9. The new sewer truck arrived on 8/16. Training will be provided by H.A. DeHart.
  10. Mr. Wilkinson met with SEPTA to discuss fencing on the 400 blocks of Cypress Street and Holly Road. It was determined that Public Works will repair the fence on Cypress Street and SEPTA will install a reflective guard rail in front of the fence for extra protection. SEPTA deemed the fence at Holly Road unnecessary due to the fact that the entrance ramp to the loading platform is at the end of the street. Public Works will remove the fence and SEPTA will install a reflective guard rail in its place.
  11. Cleaning: COVID-19 cleaning procedures will continue as scheduled.
  12. Councilor Johnson and Mr. Wilkinson discussed whether the legal questions regarding the shade trees were answered by the Solicitor. It was determined that Mr. Wilkinson was still waiting for his responses and that Councilor Johnson would remind him. Vice President requested the information from the Solicitor be sent to him and President Monroe once received.
- D. Public Safety, Mayor Rohan K. Hepkins and Councilor McCabe
1. The Public Safety Committee met on 7/31. There was one action item, the fence on Cypress Street. The next meeting will be 8/28 via Zoom.

- i. Police Department – Police Chief, Anthony Paparo
  - a. Crime in Yeadon has reduced this year according to the reports.
  - b. *Good Morning Yeadon!* will be held on 8/24 at 6:00 p.m. with County District Attorney Stollsteimer via Zoom and in-person up to 25 people to social distance.
  - c. The 3<sup>rd</sup> annual L.O.V.E. is the Answer Day will be on 9/17.
  - d. Fire Company Movie Night will be held on 8/28 located at Kerr Field at dusk.
  - e. Councilor Cave asked if the municipal lot is still ticketing vehicles and for the number of tickets and revenue. Chief Paparo answered yes and that the Guenther parking lot allows permit parking either monthly or for 6 months. He will provide Council with the year-to-date ticket amounts and revenue. He also added that the police receive revenue from the State as well for drug forfeitures to assist with their costs.

Councilor Cave asked if the figures could be put together for next month's meeting. He would like to be sure the Borough is addressing how its monitoring parking, the rates being charged for parking, and the times. He would like Solicitor Gibbs to prepare and address these issues at next month's meeting. Mrs. Presswood replied that she will let Solicitor Gibbs know and also suggested Councilor Cave discuss the matter further when they meet for the shade tree meeting.

- f. Councilor Roadcloud mentioned that Ms. Nesmith had a tax seminar question that she was unable to ask earlier in the meeting. She was permitted to comment. Ms. Nesmith stated she is a senior and a retired postal worker. Her concern was that the school tax can no longer be paid in the Borough or at the bank, it can only be paid by mailing it to the city and this presents an issue if the mail is not received, plus residents have to cross a line to the city. The tax collector replied that she can recommend it at the next William Penn meeting with Jeff Cuff. Councilor Cave confirmed for the record and with Ms. James that this is not a decision that the Borough can make. Everyone understood. Vice President Francis requested that Ms. James follow up with Ms. Nesmith on this matter and she agreed.

E. Recreation, Vice President Francis – Chair

1. The tennis court at Kerr Field has been cleaned.
2. The YEAA basketball program is over with no incidents.
3. Vice President Francis met with NDI to discuss enhancements at Yeadon Community Park.

XI. NEW BUSINESS

1. Councilor Cave requested that Management provide information on the process to request the demolition of a residential property and Management agreed.

XII. ADJOURNMENT

1. Motion to adjourn.  
Moved By: Councilor Johnson  
Seconded By: Councilor Cave

Meeting adjourned at 9:10 p.m.

Respectfully submitted by Management.