



BOROUGH OF YEADDON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES  
September 16, 2021

Meeting began at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan K. Hepkins, Mayor	Absent
LaToya Monroe, President	Present
Ronald Francis, Vice President	Present
Clara Johnson	Present
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	Absent
Eileen Mulvena, Engineer	Present
Nafis Nichols, Finance Director	Present

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

1. Leslie Lewis McGirth stated that Senator Williams will be present at the medical marijuana dispensary on Saturday, 9/18 at 10:30 a.m. so residents can explain why they do not want the clinic and ask additional questions. She invited Council to join and President Monroe thanked her.
2. Sharon Council-Harris asked why the residents did not receive communication regarding the medical marijuana dispensary, such as a letter or town meeting. She mentioned that the dispensary could possibly sell methadone. She also asked which councilors the dispensary owners were referencing at the Mayor's Forum.

President Monroe thanked Ms. Council-Harris and stated that the medical marijuana dispensary is not an agenda item and it was discussed at the previous Caucus Meeting.

IV. APPROVAL OF MINUTES

1. Motion to approve the August 19, 2021 Legislative Meeting Minutes.  
Moved By: Vice President Francis  
Seconded By: Councilor Johnson

Unanimous

V. MAYOR'S REPORT

1. President Monroe was the Acting Mayor in Mayor Hepkins' absence.
2. Chief Paparo explained that he partnered with AJ Ali regarding the L.O.V.E. is the Answer film and is building the relationship with the community and the police. He reported that Yeadon was the first in the country to do the L.O.V.E. Garden and is on the L.O.V.E. is the Answer webpage. The Chief also reported having a contest mural for the L.O.V.E. is the Answer mantra. He requested that Council recognize this day.

President Monroe proclaimed September 17, 2021 as L.O.V.E. is the Answer Day.

VI. PRESIDENT'S REPORT

1. There are a few individuals that are interested in being a member of the Library Board. President Monroe would like to give candidates an opportunity to address the community at the Caucus Meeting by either submitting a statement in their absence or by attending; so the Library Board appointment will continue to be tabled.

VII. MANAGER'S REPORT

Mrs. Presswood added the following to her previous report:

Items Handled/Announcements

1. Management and Mrs. Mulvena had a virtual meeting with Ms. Dougherty from SEPTA regarding the trolley modernization. Ms. Dougherty stated that the removal of the Chester Avenue and West Cobbs Creek Parkway stop is not definite, but it has a low potential of remaining due to several factors, such as ridership, constructability, speed, reliability, and the need to redo the entire intersection for safety reasons.

This effort is part of SEPTA's Stop Consolidation Program. SEPTA has the closest stops of any public transportation company in the country. SEPTA's stops are every 500 feet, the average in the U.S. is over 1,000 feet, and light rail is over 2,000 feet.

Another program SEPTA is proceeding with is Bus Revolution. SEPTA will be explaining these programs to the public in the future and Ms. Dougherty stated there will be a lot of public outreach.

2. Management received notification from the Pennsylvania State Association of Boroughs (PSAB) that Yeadon was awarded first place recognition in the Newsletter category and in the Website category in the Communications Contest for the 7,501-plus population category. The PSAB leadership decided to only award first place honors, so there are no 2nd, 3rd, or honorable mention awards this year. The award will be presented during the PSAB Fall Leadership Conference in Erie on 10/9 during the evening banquet. Any elected official interested in

attending, must confirm by 9/20. Congratulations and thank you to all those who make these items the continued success that they have become!

Speaking of the newsletter, please be reminded that newsletter articles are due tomorrow.

3. In partnership with Yeadon Education Athletic Association, Yeadon will be receiving \$5,000 from Republic Bank towards the outdoor gym at the Yeadon Community Park. This brings the total sponsorship to \$64,600, not including the gravesite/bench that Holy Cross Cemetery will donate to someone valued at approximately \$3,000. Crozer Hospital informed Management that they are unable to participate at this time, but to keep them in mind for future opportunities.
4. Please be advised that the parking meters will be tested and certified by Delaware County Weights and Measures beginning at 10:00 a.m. on 9/21 through 9/24.

Items to be Addressed

1. Mr. Maxi will complete his probationary period as a Laborer with the Public Works Department on 9/21. The Council packet included an evaluation from Mr. Wilkinson on Mr. Maxi's behalf. Management recommends hiring Mr. Maxi as a full-time employee effective 9/22 and there is a motion for Council's consideration on tonight's agenda.

#### VIII. SOLICITOR'S REPORT

The Solicitor requested the following:

1. Motion to authorize the Solicitor to draft and advertise an ordinance amending the Shade Tree Ordinance.  
Moved By: Councilor Cave  
Seconded By: Vice President Francis  
Unanimous

The Solicitor stated for this vote Council is aware that the goal is to have this ordinance drafted and circulated so that the small committee run by Councilor Johnson can make edits and it can be discussed in full at the Caucus Meeting with an open option.

2. There was a request by Councilor Roadcloud to review a series of ordinances. It was decided that Councilor Roadcloud, the Solicitor, and Mr. Stokes would review the ordinances. There was also a request to review and draft an ordinance related to recreational marijuana prohibition. The Solicitor stated that he will research this matter and circulate his findings to Council at Caucus as to the authority so a decision can be made.

Councilor Roadcloud followed up on a conversation she and the Solicitor had and asked if the draft ordinance is related to the sale of recreational marijuana. The Solicitor answered right now the sale of recreational marijuana is illegal in Pennsylvania and that their conversation was about if it became legal/what would happen. He added that the Borough cannot prescribe a penalty. The Solicitor stated that he will conduct legal research to see if it is a zoning issue.

Councilor Johnson asked about moving the location of medical and recreational marijuana facilities to the industrial area. The Solicitor answered that under State law the medical marijuana dispensary has to be viewed as any other pharmacy. Currently, the zoning code does not allow by right a pharmacy in its industrial area. They are allowed by right in Yeadon's commercial area. Yeadon cannot create an ordinance, but it can change the zoning code to allow for a pharmacy in an industrial area. It can also prohibit one in a commercial area, which will prohibit any other pharmacies. Yeadon cannot just eliminate marijuana facilities.

As far as recreational marijuana and smoke shops are concerned, there may be some zoning opportunity for the Borough, but the Solicitor has not read the recreational marijuana bill in totality to answer this evening.

#### IX. TAX COLLECTOR

1. President Monroe stated that Mrs. James asked that her report which was read and submitted at Caucus be accepted.

#### X. ENGINEER'S REPORT

Mrs. Mulvena reported the following:

1. There are 2 items for Council's consideration. The sinkhole at Elder Avenue and Elberon Avenue mentioned last week that requires Council's authorization in order for the repairs to be made.

Motion to authorize storm sewer repair at the intersection of Elder Avenue and Elberon Avenue not to exceed \$10,000.

Moved By: Councilor Cave

Seconded By: Vice President Francis

Unanimous

2. Mr. Wilkinson reported a sinkhole on Duff Avenue. Aqua America was asked to check their water main, and they said it was fine with no leaks. The location of the sinkhole has no sanitary or storm sewers. Based on the aforementioned, Mrs. Mulvena asked Council to authorize excavation for discovery purposes to see what is causing the sinkhole because there is no apparent reason for it. Mrs. Mulvena and Mrs. Presswood decided to give Council a not to exceed figure because of the unknown costs. If there is a void underneath the ground, we will not know how big it is or how much material needs to be replaced until it is assessed.

Motion to authorize excavation for discovery purposes on Duff Avenue not to exceed \$25,000.

Moved By: Vice President Francis

Seconded By: Councilor Cave

Unanimous

3. Ernel Co. received the inlets delivery; two will be installed on Church Lane next week. This is a part of a project that was recently approved by Council. There will be traffic controls in place while the installation is performed. Mrs. Mulvena will send Mrs. Presswood more information to post on the website.

4. Stormwater Tip: Sediment from construction activities clouds waterways and interferes with the habitat of living things that depend upon those waters. Mrs. Mulvena added that the results of anyone's work performed must be kept out of the street to prevent them from washing down into the inlets and streams.

## XI. COMMITTEES' REPORTS

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

1. Motion to approve the Accounts Payable List.  
Moved By: Councilor McCabe  
Seconded By: Councilor Johnson  
Unanimous

Councilor Roadcloud asked about the purchase of trophies for the Mayor's office in the amount of \$498. Mr. Nichols answered Kelly's Trophies offers supplies such as custom paper for proclamations, certificate folders, etc. The Mayor was restocking supplies.

Councilor Roadcloud asked about no show fees for Emergency Service Training. Chief Paparo explained the rain date was on a holiday and he did not think anyone was there and could not get a refund.

2. Motion to approve the Cash Balance Report.  
Moved By: Vice President Francis  
Seconded By: Councilor McCabe  
Unanimous

### B. Ordinances & Zoning, Councilor Liana Roadcloud – Chair

1. Councilor Roadcloud asked the Solicitor if he reviewed an email sent by Mr. Stokes related to updates to ordinances, such as concrete repair timelines, reducing the grass height requirement, abandoned vehicles, snow removal on streets, airbnb properties, the sale of recreational marijuana, updates on zoning, and vacant properties. She also requested that the Solicitor draft an ordinance of these items. The Solicitor answered yes. Councilor Roadcloud shared her appreciation for Mr. Stokes' recommendations.
2. Councilor Johnson asked for an update about high grass growing on the sidewalks on Rundale Avenue. Mr. Stokes replied that a Code Officer wrote violation notices for those properties. He stated the violation was not corrected within the given timeline and the properties will receive citations.
3. Councilor Roadcloud requested a meeting to discuss funding for repairing the common driveways/alleys. President Monroe asked Mr. Nichols to follow up with an answer to her question.

### C. Public Works, Councilor Clara Johnson – Chair

1. Motion to hire Ricardo Maxi as a full-time Laborer under the Public Works Department beginning on 9/22/21.  
Moved By: Vice President Francis

Seconded By: Councilor Johnson  
Unanimous

Councilor Johnson stated that there are no updates, and the report stands as submitted.

2. Mr. Wilkinson began to inquire about a probation review and recommendation. However, the Solicitor advised that this matter must be discussed at an Executive Session and that personnel matters are not for the floor.
- D. Public Safety, Mayor Rohan K. Hepkins and Councilor McCabe, Co-Chair
- a. Police Department – Police Chief, Anthony Paparo

Chief Paparo reported the following:

1. Chief Paparo discussed a meeting that he had with the general manager and attorney for the medical marijuana dispensary. He mentioned miscommunicating some information. He asked the general manager to attend *Good Morning Yeadon!* The general manager was unable to attend, but he attended the Mayor's Forum. Chief Paparo stated that somehow information was misconstrued regarding the general manager meeting with members of Council, it is not true. The attorney stated there was no contact with anyone other than the Zoning Board and will provide that information in writing if necessary.

The dispensary wants to be a good partner and put money into Yeadon, not methadone. The Police will not tolerate smoking in the lot. The dispensary is also willing to help with the police substation. Chief Paparo discussed meeting with Mrs. Presswood and Councilor Cave regarding revenue from the parking meters in the municipal lot and throughout the rest of the Borough.

President Monroe asked the Solicitor to confirm there will be no methadone clinic. The Solicitor stated there is no way possible under the health code to have any other medical business inside a medical marijuana dispensary.

Councilor Jones-Waters stated if the medical marijuana dispensary wanted to sell methadone, they can apply per the health bill. She asked the Solicitor how he can guarantee the dispensary will not apply to sell methadone.

The Solicitor replied that the health code prohibits it, and they are not allowed under the Medical Marijuana Act under the health code, to have any other medical businesses inside the premises.

Councilor Roadcloud asked what is in place, if anything, and if there is a way to prohibit opening methadone clinics. President Monroe stated this is not on the agenda and to send the information to the Solicitor and Chief Paparo to discuss at the Caucus Meeting. She stated that the question is important, and it will be addressed at the Caucus Meeting. The Solicitor and Mr. Stokes will review what the ordinances are regarding methadone clinics.

2. Councilor Roadcloud discussed an issue with wrong way driving on the 600 block of Fern Street and Longacre Boulevard. She asked if adding more signs would be helpful and mentioned a video of the incident posted on Nextdoor.

Chief Paparo discussed having the same problems with people driving the wrong way up Cypress Street and Darnell Avenue. He stated some of the people being stopped are Yeadon residents. Recently, he received traffic enforcement grant information and he is detailing officers to all those areas reported and setting up barricades to deter traffic.

3. Councilor Jones-Waters stated that the proceeds from the medical marijuana dispensary must go to public safety. Chief Paparo is unaware of that information.
4. Councilor Roadcloud asked for more clarity about permit parking in the municipal parking lot and if it will be discontinued because of the dispensary. The Chief replied that those with parking permits would have to move or continue to use them. He stated that there are people that pay either a monthly or six month fee to park in the lot and that this is something that Council will need to address. He concluded that the people that park with permits should not be affected.

#### E. Recreation, Vice President Francis – Chair

Vice President Francis asked that his verbal report be accepted and added the following:

1. Yeadon Borough Recreation Coordinator Elmore “Roy” Hunter broke barriers by becoming the first black student athlete to compete in track and field in the Atlantic Coast Conference while in Maryland during the 1964 – 1965 academic year. Mr. Hunter went on to earn All-American honors as the key member of the 440-yard relay team that finished sixth in the nation in 1967.
2. Vice President Francis thanked Chief Paparo for helping with the dispensary and Solicitor Gibbs for researching changes to zoning areas.

## XII. ADJOURNMENT

1. Councilor Roadcloud had an additional question and asked the Solicitor about applying a business tax to the Borough. The Solicitor stated he has researched, and state law prohibits us from enacting a business tax.
2. Motion to adjourn.  
Moved By: Councilor Cave  
Seconded By: Vice President Francis

Meeting adjourned at 7:54 p.m.

Respectfully submitted by Management.