



BOROUGH OF YEADON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEEETING MINUTES  
November 18, 2021

Meeting began at 7:01 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
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 read the disclaimer.

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

1. Senior Community Services Arthur Weisfeld, Executive Director spoke about the Friendship Circle Senior Center. He gave thanks for being permitted to speak and for over 40 years of support from the Borough. He mentioned the importance for the services provided and the support it gives to obtaining other funding. Mr. Weisfeld stated that he submitted a formal grant proposal November 2<sup>nd</sup> to the Council President. He shared that they are continuing the reopening process, were never closed, served meals, never missed a meal, and service 200 Yeadon residents through various services. The meal service will start in January and they will open to full capacity. They hope to continue the partnership that we have had over the years.
2. Library Board President, Linda Laws, discussed a recent Board member appointment. She read a letter which stated that Hakimah Jabbar was appointed to the Board of Trustees on 10/28/21. Her resume was attached for review. She also shared that the Library was opened on 11/15/21 and gave the hours. She added that masks are required and the computers can be used. However, there are no after school programs or social gatherings. President Monroe asked Mrs. Presswood to confirm which vacancies are board appointed versus Council appointed.

#### IV. APPROVAL OF MINUTES

1. Motion to approve the November 18, 2021 Legislative Meeting Minutes.  
Moved By: Councilor Cave  
Seconded By: Councilor Johnson  
This motion was amended to the following:

Councilor Roadcloud said it should be stated that it was a motion to file an injunction and that it should be corrected. Councilor Jones-Waters agreed.

Motion to approve the October 21, 2021 Legislative Meeting Minutes with the proposed corrections. \*Motion for Yeadon to file a Motion for an injunction against the Commonwealth based on the dispensary being near a bus stop that children utilize.  
Motion: Councilor Roadcloud  
Seconded: Councilor Jones-Waters  
Unanimous

The Solicitor clarified that the Minutes are approved by the amendment made by Councilor Roadcloud.

#### V. MAYOR'S REPORT

The Mayor reported the following:

1. The Borough gave veterans boxed lunches and delivered groceries to veterans on 11/6 for Veterans Day.
2. Annette Johns longtime resident and patron of the Library and former board member passed away on 11/3. He discussed her background and achievements. The Mayor authorized the flag to be flown half-mast for a month honoring Ms. Johns.
3. The Fitness Court ribbon-cutting ceremony is scheduled for tomorrow, 11/19.
4. The next Mayor's Forum will be held on 12/2 at 7 p.m. virtually and in person.

#### VI. PRESIDENT'S REPORT

1. Motion to authorize the Borough to engage in a Community Benefit Agreement negotiation with Restore Integrative Wellness Center and to appoint someone from Council to engage in those negotiations.  
Moved By: Councilor Cave  
Seconded By: Councilor Johnson  
Motion Passed: 6, 1 Councilor Jones-Waters opposed

Councilor Roadcloud asked why someone would need to be appointed if she was the one who spoke to Restore on 11/3. President Monroe stated it was her intention to appoint her and to make sure conversations with this private business are formalized so nothing misconstrued.

Motion to appoint Councilor Roadcloud to engage in the Community Benefit Agreement with Restore Integrative Wellness Center.

Moved By: Councilor Cave

Seconded By: Councilor Johnson

Motion Passed: 5, 1, 1 Councilor Jones-Waters opposed, Councilor Roadcloud abstained on the advice of counsel for the Borough.

2. Christine Quattro gave a presentation about her interest in being a Zoning Board member and listed her qualifications and experience.

Motion to table the Zoning Board appointment to review both candidate's backgrounds.

Moved By: Councilor Cave

Seconded By: Councilor Jones-Waters

Motion Failed: 4, 3 Councilors Cave, Jones-Waters, and Roadcloud affirmed

Councilor Jones-Waters wanted to know if the candidates had any connection with Restore.

Solicitor Gibbs informed her that Mr. Rykard was not on the call. President Monroe asked when Peter Rykard was appointed. Mr. Nichols replied 2/20/20.

Motion to appoint Peter Rykard the current alternate, to the unexpired term of Andrew Philips on the Zoning Board, which will expire on 3/14/23.

Moved by: Vice President Francis

Seconded by: Councilor Johnson

Motion Passed: 5, 2 Councilors Jones-Waters and Roadcloud opposed

Motion to appoint to appoint Christine Quattro as an alternate member of the Zoning Board effective 11/19/21.

Moved by: Councilor Cave

Seconded by: Councilor Johnson

Motion Passed: 6, 1 Councilor Jones-Waters opposed

Ms. Quattro accepted and stated that she is not affiliated with Restore.

## VII. MANAGER'S REPORT

### Items Handled/Announcements

1. The Delaware County Solid Waste Authority sent notice that the Waste Management and Recycling Fee will be increased to \$78 per ton effective 1/1/2022. This is an increase of \$20 more per ton from last year.
2. The renewal application for the Workplace Safety Committee was submitted on 10/25/21 and approved on 10/29/21.
3. Management met with Chief Paparo and Mr. Wilkinson regarding the set up for the Town Hall on 10/25/21. The Borough receptionist and Management were trained by Ms. Foy from Representative McClinton's office to register participants for the Town Hall on 10/27/21. Management continued to work with Ms. Foy leading up to the event that was held on 11/6/21.

4. Management met with Karen Wilwol, the Watershed Specialist for the Delaware County Conservation District, and Erin Porter from NDI on 10/26/21 to review locations for the Low Volume Road Grant. The application was submitted on 10/29/21.
5. Management attended the Delaware County Consortium of Governments meeting on 10/26/21 regarding potential funding from Department of Conservation and Natural Resources (DCNR).
6. Management attended Delco Alert training with the County Emergency Management on 10/28/21.
7. The Keystone Library Grant application was submitted on 10/29/21.
8. Management attended the monthly Public Safety Committee meeting on 10/30/21.
9. Mr. White from the Code Department attended Building Code Official training on 11/1/21-11/4/21.
10. Mr. Stokes and Mr. Ricco Keyes from the Zoning Board attended training on 11/1/21 regarding the Limits to Zoning.
11. Management met with Kelly O'Connor, the Senior Economic Development Specialist at the Pennsylvania House of Representatives, and Hope Foy from Representative McClinton's office on 11/4/21 regarding potential grant opportunities.
12. Management and the Engineer held their monthly meeting on 11/5. Updates on various issues and projects were discussed and will be addressed during the engineer's report.
13. Mr. Stokes and Mrs. Nixon attended the Pennsylvania Emergency Management Agency G235 Emergency Planning training on 11/9/21-11/10/21.
14. Councilor Cave and Chief Diianno met to discuss the 2022 Fire Department budget on 11/11/21.
15. The ribbon cutting ceremony for the Fitness Court® will be held on 11/19 at 12:00 pm. in the Yeadon Community Park.
16. Management attended a webinar with the County on upcoming Pennsylvania programs on 11/15/21.

#### Items in Progress

1. The calendar and newsletter are in the editing stage.

#### Items to be Addressed

2. The holidays are approaching, and Council considers suspending the meters during this time, so a motion is on the agenda for Council's consideration.
3. Mrs. Presswood mentioned that the zoning board appointments were already discussed.

4. Consideration of Mrs. Mulvena under Civil Collaborative Concepts, LLC to be the Borough engineer under engineer on agenda.

## VIII. SOLICITOR'S REPORT

The Solicitor reported the following:

1. The Solicitor stated he was not able to discuss the ordinances that were planned due to the cancelation of the Caucus Meeting. The Delaware County Planning Commission has not objected to any of our changes related to the zoning of recreational marijuana. Both recreational marijuana and shade trees ordinances will be voted on next month.
2. There is a settlement pending in Delaware County relating to opioid addiction. The monies received will go towards Narcan and other opioid reduction measures in the Borough.

Motion to authorize the Borough to enter into settlement negotiations with Delaware County as it relates to opioid addiction.

Moved By: Councilor McCabe

Seconded By: Vice President Francis

Unanimous

Councilor Johnson asked for more information. The Solicitor stated Delaware County initiated a lawsuit against several opioid manufacturers and Yeadon Borough is involved as a witness and a party. The lawsuit is coming to an end and we are being asked to settle the lawsuit. The monies received from the manufacturers of the drugs will go towards making sure the people in the Borough are not addicted to opioids, the police department, and our services in responding to someone suffering from opioid addiction.

Chief Paparo confirmed using Narcan in the Borough and the need for extra resources for drug addiction-related incidents.

3. The Solicitor will ask for an executive session as it relates to personnel.
4. Council met in an Executive Session to discuss personnel and contractual related matters.

## IX. TAX COLLECTOR

1. Tax collections for the month of October 2021 are as follows: trash \$12,896; sewer \$15,223.03; real estate \$31,297.43; total \$59,417.50.

## X. ENGINEER'S REPORT

Mrs. Mulvena reported the following:

1. Last month Council authorized a not to exceed figure for Display & Sign Center for the wrapping of the fitness court, which displays the logos and rules for the Fitness Court. She asked for the price to not exceed \$2,500 because we did not have the price with prevailing wages. She is asking for the additional \$412.

Motion to increase the contract amount for Display & Sign Center relating to the Fitness Court® decals by \$412 to account for prevailing wage requirement, for a total of \$2,912.

Moved By: Councilor Cave

Seconded By: Councilor Johnson

Motion Passed: 6, 1 Councilor Jones-Waters opposed

2. Motion to appoint Civil Collaborative Concepts, LLC as the Borough engineer.

Moved By: Councilor Cave

Seconded By: Councilor Johnson

Motion Passed: 6, 1 Councilor Jones-Waters opposed

3. Mrs. Mulvena explained that she is phasing out of NDI but would like to continue to use Erin Porter for support until January.

Motion to continue with NDI Engineering support as needed.

Moved By: Vice President Francis

Seconded By: Councilor Cave

Motion Passed: 5, 2 Councilors Jones-Waters and Roadcloud opposed

Council discussed what type of support, the costs associated with it, and for how long. Mrs. Mulvena stated Erin Porter has been handling most of the uploads and inspections, so if she is needed for those items, then Mrs. Mulvena would use her and there would be a charge. Mrs. Mulvena stated Ms. Porter's assistance would last one month and she is looking to hire someone else. The Solicitor asked Mrs. Mulvena to confirm she would not be double dipping and Mrs. Mulvena mentioned she is charging less than when she was with NDI. President Monroe thanked her.

4. Mrs. Mulvena stated that DELCORA is responding to questions from the Act 537 revisions. There will be a resolution to consider at next month's meeting.

5. Motion to authorize the following policy: Private property owners are responsible for the maintenance and replacement of house laterals, which run from the house to the curblin, or edge of roadway. Private property owners are responsible for the maintenance of street laterals, which is the portion of the lateral that is located in the street and connects to the Borough's sewer main. The Borough shall be responsible for the replacement of street laterals upon the property owner providing documented evidence of structural issues with the street lateral. Where depressions or sinkholes are located at the curblin or edge of roadway, and the trap is located within 18" of the curblin, the property owner shall have the condition of the trap assessed. Where the trap is defective, the private property owner shall be required to have the trap replaced/repared and Borough shall be present during excavation. Following trap repair/replacement, the Borough will excavate and repair/replace street lateral if necessary.

Moved By: Councilor Cave

Seconded By: Councilor Johnson

Motion Passed: 6, 1 Councilor Jones-Waters opposed

Mrs. Mulvena explained she could not locate the original vote in the minutes. She stated that over the years contractors/plumbers that performed work in the street did not repair or restore to the Borough's standards. The Borough is required to restore the streets in accordance with PennDOT's specifications. The reason Council acted was to ensure the Borough contractors are the only ones doing work in the street. There would be settlement and sinkhole issues and the Borough would have to fix it. She is asking for confirmation for this policy. Mrs. Mulvena

discussed with Council; the photo was in her report. She is requesting that the homeowner have the trap looked at before the Borough digs at the curb. If the trap is bad the residents will have to repair it first, then Borough will follow and fix the street. If the Borough fixed the street first the property owner might say the Borough caused the problem.

Councilor Johnson asked if the motion is about the 100 block of Providence Road and was the work performed in 2018. Mrs. Mulvena stated it is not the 100 block, it is the unit block and trap issues on Duncan Avenue. She said she would like the homeowner to perform their work before the Borough.

Councilor Jones-Waters asked for the number of times the Borough was blamed for damaging a resident's sewer trap. Mrs. Mulvena has experienced this issue in other towns and has replaced 2 laterals on Providence Road.

Roadcloud asked if there will be a time period to get the work done. Mrs. Mulvena replied this is a Code question, but no one from Code was on the call. She added that Mrs. Presswood is going to work with her and Code to ensure this is resolved before it shows up in the street.

Councilor Roadcloud had a question for the engineer about potential hazards regarding an inlet at Cypress Street and Parmley Avenue. Mrs. Mulvena stated the raised section is an inlet, PennDOT requires a cheek wall (raised portion 4 inches high) when space is tight. The inlet is compliant and the only corrective action is to remove the raised inlet and move it out to the street to become a new inlet. Mrs. Mulvena suggested waiting until next year to fix this issue and add it with the other inlet projects. She confirmed the Borough added the reflective strip.

## XI. COMMITTEES' REPORTS

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

1. Motion to approve the Accounts Payable List.  
Moved By: Councilor Johnson  
Seconded By: Vice President Francis  
Motion Passed: 5, 2 Councilors Jones-Waters and Roadcloud opposed

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

3. Mr. Nichols summarized the revenues and expenditures.

Motion to approve the Preliminary Budget for Fiscal Year 2022.

Moved By: Vice President Francis

Seconded By: Councilor Johnson

Motion Passed: 6, 1 Councilor Jones-Waters did not respond

President Monroe mentioned that Council had a lengthy discussion with Mr. Nichols to regarding the budget. Councilor Cave stated if this was a final, he would vote no, but he will suggest changes in the coming weeks.

4. Motion to approve the advertisement of the Preliminary Budget for Fiscal Year 2022.

Moved By: Vice President Francis  
Seconded By: Councilor Johnson  
Motion Passed: Unanimous

Councilor Jones-Waters asked for the question to be repeated because she was away from her phone.

B. Ordinances & Zoning, Councilor Liana Roadcloud – Chair

1. Councilor Roadcloud reported matters addressed at the Code Committee meeting such as abandoned cars in private driveways, outdated codes, damaged sidewalks, etc. She mentioned that they are still waiting to meet with the Solicitor. The Solicitor explained that he already reported on her concerns. They discussed the zoning code and process.

Councilor McCabe heard on the news that making recreational marijuana legal nationwide is being considered. She asked Solicitor Gibbs how it would affect a local Borough. The Solicitor replied the Borough can regulate where the recreational marijuana can be sold.

Council discussed recreational marijuana usage and their concerns.

C. Public Works, Councilor Clara Johnson – Chair

The following was shared regarding Public Works:

1. E-Waste Collection will be held on 11/19 from 8 a.m. to 3 p.m.
2. There will be no trash collection on Thanksgiving Day, it will be collected on 11/26. Next month there will be no trash collection on Monday, 12/27 in observance of Christmas, it will be picked up on 12/28.
3. Emergency Call Outs:
  - a) On 10/2 there was a water leak in the fire house men's room. The repairs on the broken valves were made by Rabe Plumbing.
  - b) On 10/30 a low hanging electrical wire that attaches to the trolley stop at West Cobbs Creek Parkway and Chester Avenue was secured.
4. Borough Facilities:
  - a) Rabe Plumbing repaired leaks in the fire house men's and the police department ladies' room.
  - b) The hot water heater is undersized, residential grade, and is not producing hot water. Quotes were obtained to increase the size of the hot water heater and install a circulator pump to provide more on demand water at point of use. Work will begin once approved by Management/Council.
  - c) Heat start up and maintenance was completed by Chris Hansen at all Borough owned buildings.
  - d) Installed new message board and new book carts for the Library.
5. The bidder for the 1982 Chevy Bucket Truck backed out of the purchase and the truck will go back on Municibid in November along with the 1987 Ford F-700 series Sewer Jet Truck.



6. Leaf season began on 10/18 through 12/23. Residents must put their leaves to the curb on assigned days for collection. Do not mix leaves with twig, branches, or trash.
7. The street dirt total is 169.95 tons.
8. The Fitness Court® installation was completed on 11/4. The ribbon cutting ceremony is on 11/19.
9. Mr. Wilkinson met with Park Mobile on 11/6 to discuss their parking meter services along with Management and Chief Paparo.
10. Motion to approve the Memorandum of Understanding regarding the Collective Bargaining Agreement.  
Moved By: Councilor Cave  
Seconded By: Councilor Roadcloud  
Motion Passed: 6, 1 Councilor Jones-Waters opposed
11. Motion to approve Ricardo Maxi's pay rate to 100% of the worker's rate effective November 29, 2021.  
Moved By: Councilor Cave  
Seconded By: Vice President Francis  
Motion Passed: 6, 1 Councilor Jones-Waters opposed

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

1. Mayor Hepkins stated that the Public Safety Committee met on 10/30. The next meeting will be held on 11/27. There were no action items.
2. Motion to suspend payment of the parking meters (for the holidays) from Thanksgiving through New Year's Day.  
Moved By: Councilor McCabe  
Seconded By: Councilor Johnson  
Motion Passed: 5, 2 Councilors Cave and Roadcloud opposed
  - i. Police Department – Police Chief, Anthony Paparo
    - a. Chief Paparo requested hiring 3 part-time police officers. Council discussed overspending issues, the need to hire, and the number of officers working per shift. Mr. Nichols recommends hiring at the beginning of the fiscal year due to the overspending issue.
    - b. Chief Paparo requested permission to post and advertise the full-time police test in January 2022. The new officers would be hired in March or April. The Chief said he reached out to Councilor McCabe. Councilor McCabe stated that the Civil Service can vote on this matter and the Solicitor agreed. He added that the Commission can approve the test, not Council. Council approves the hiring. Councilor McCabe asked about hiring part-time officers in January. Mr. Nichols responded that votes have been done with effective dates in the future.
    - c. The Mayor asked that his report be accepted as submitted.

E. Recreation, Vice President Francis – Chair

1. Vice President Francis stated that the veterans lunch program was held on 11/6 and was successful. He thanked the veterans for their service and Councilor Johnson, Valerie Hatton, and Recreation Coordinator, Roy Hunter, for helping with the lunch deliveries. He also thanked the Mayor for surprising the veterans with a bag of groceries.
2. Motion to approve in person council meetings.  
Moved By: Councilor Roadcloud  
Seconded By: Councilor Jones-Waters  
Motion Failed: 5, 2 Councilors Jones-Waters and Roadcloud affirmed

Council discussed the pandemic getting worse

The Solicitor stated that a new council will start in January and will have to determine the rules/how to meet. He added that the Mayor has not lifted his regulations.

XII. ADJOURNMENT

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

Meeting adjourned at 9:12 p.m.

Respectfully submitted by Management.