



BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL WORKSHOP MEETING MINUTES
NOVEMBER 7, 2022

Meeting began

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan K. Hepkins, Mayor	Absent
Sharon Council-Harris, President	Absent
Learin Johnson, Vice President	Present
Nicole Beaty	Present
Carlette Brooks	Absent
Tomeka (Taliah) Jones-Waters	Absent
LaToya Monroe	Present
Liana Roadcloud	Present
Isaac Dotson, Manager	Present
Chris Boggs, Solicitor	Present
Nafis Nichols, Finance Director	Present

III. OLD BUSINESS

1. Vice President Johnson asked the Finance Director about what looked like a discrepancy on the Accounts Payable list where an individual might have received double pay in their retirement pension.

Mr. Nichols advised that the individual is not being double paid. It's contractual that the Borough pays a retired police officer what social security deems as their contribution to Medicare Part B, As the Borough is actively renegotiating the FOP contract that is one of the items being discussed.

2. Councilor Roadcloud asked about the contract for the rental of Borough Hall. There were a lot of issues that needed to be addressed and these issues were supposed to be discussed to come up with some remedies, which has not happened yet. There has been some improper use of the current contract.

Vice President stated that she would meet with the Borough Manager to discuss this matter and update everyone at the next scheduled meeting.

IV. MANAGER'S REPORT

- On 10/3/22 Borough Manager attended a Zoom meeting with union mediator Mr. Joseph Miller. This meeting was a meet and greet to explain the ground rules for negotiating the contract for our Public Works department.
- On 10/5/22 I met with the Fraternal Order of Police negotiator and Mr. Nafis Nichols to lay the groundwork for contract negotiations with Delaware County Fraternal Order of Police Lodge #27.
- On 10/10/22 Borough Manager met with Ken Neill of Neill Carillon Service to have the Borough Hall clock repaired. Our tower clock is keeping time beautifully.
- On 10/12/22 Borough Manager met with Vice President L. Johnson, Roy Hunter, and Denise Wortham to discuss the idea of a Christmas play and tree lighting ceremony at Borough Hall.
- A Zoom call was held with myself and Mr. Joe Viscuso to discuss the Keystone Grant application for the Yeadon Public Library. I am happy to report that the grant application has been completed. This is \$52,830 of which Yeadon Borough will match 50% while the library board contribution will be \$8,000.
- On 10/14/22 Borough Manager met with Mr. Larry McCullough and Mr. Andy Cush of General Recreation. I was given a sketch of a playground and catalog illustrating the type of equipment available for the Tot Lot at Community Park.
- On 10/26/22 an introductive meeting was held with the Troy Richards of B&B Monuments, located at 303 Chester Ave. Also in attendance were Councilor Brooks, Director Rufus Stokes, and Mr. Kenny Brooks, to discuss the grand opening of his new business, and his appearance at the Council meeting. Mr. Richards is very interested in being a vital member of our business community and has stated that he will be giving away two engraved memorials to two needy families in Yeadon.
- The Borough Manager received word that Senator Anthony Williams is interested in giving the Borough of Yeadon along with surrounding Boroughs between \$100,000 to \$150,000 in grant money. In Yeadon half will go to the Borough and the other half to the Nile Swim Club.

V. SOLICITOR'S REPORT

Mr. Boggs stated he had nothing he could report to the public.

VI. ENGINEER'S REPORT

1. Pennoni sent the building evaluation report and will be meeting with Isaac and Mike P on 11/16 to review it.
2. Reviewing plans for 1100 Chester Ave
3. Speed hump west of the intersection on MacDade (needs PennDOT approval) – submitting plans

4. Annual contracts – storm, sanitary, and paving. Currently out to bid, and award at December 15th Legislative Meeting.

VII. COMMITTEE REPORTS

A. Public Works

Announcements / Events for October:

- E-Waste: 11/18/22 (Friday) 8 am to 3:30 pm
- Yard-Waste Drop Off:

Announcements/events for November:

- E-Waste: 11/16/22 (Friday) 8 am to 3:30 pm
- Yard-Waste: Suspended till the spring.

Leaf Season:

- Leaf season will begin on October 17 and will follow the regular sweeper schedule, the sweeper will accompany the leaf machine to ensure our community is in tip-top shape.
- Leaf pickup rules: Leaves are to be placed by the curb on your regular sweeper day.

Raingarden:

- Our new rain garden at the Gunther Ave parking lot is in the first stage of construction. Jamie Anderson from the Stormwater Collaborative and Duranti Landscaping is heading up this project with assistance from the Public Works Dept.

Borough Hall:

- New trees for the borough hall rear parking lot are being donated by the stormwater collaborative. Thanks goes out to Jamie Anderson for all her hard work.
- Holiday decorations are being checked out and plan to install soon.

Sanitary Sewer:

- Repairs have started on the 900 block of Yeadon Ave as well as the 800 block of Yeadon Ave.
- The replacement of the sanitary sewer on Yeadon Ave between Cedar and Whitby is ongoing, this is due to a Pa. Small Water and Sewer Grant 2020.

Highway Maintenance:

During the month of October, the Public Works Department completed the following regarding highway maintenance.

- Two new crosswalks and pedestrians signage are being constructed this week at Church Lane, Gunther, and Whitby to slow down traffic on Church Lane and make it safer for pedestrians to cross.
- New parking restrictions devices are being installed on Myra Ave and Church Lane to prevent illegal parking and traffic concerns brought up by numerous residents.

B. Public Safety

1. Police Department

- For the month of October, the Yeadon Borough Police Department responded or prepared reports for 639 calls for service.
- There were 322 parking tickets issued.
- There were 9 non-traffic citations issued.
- There were 5 traffic citations issued.

Acting Chief Burns addressed an incident that occurred on Friday morning a victim of a homicide was found on Longacre Blvd. The police department is doing everything it can to identify this victim. Currently, there aren't any updates on the investigation.

C. Finance – Nafis Nichols, Finance Director

As of 11/4/22, there is a total of \$2,757,849.94 combined between all the Borough's accounts, of the 2.75 million dollars. 1.4 million are restricted finds.

The budget's first draft report has been completed and posted to the website for review before the Council meeting.

The 2023 Liquid Fuels Allocation \$274,498.

The 2023 Municipal Minimal Obligation for pension purposes is \$686,859. An increase of \$48,741 over 2022.

Mr. Nichols explained that this is the preliminary budget and not the final budget. This is still a work in progress, and these numbers are based off expenditures through 10/31/22 looking at a 3-year average.

Mr. Nichols will be asking Council for their consideration to start the budget process on 11/15/22. After which, the preliminary budget will be advertised and made available for public inspection at Borough Hall.

Mr. Nichols noted that there is a shortfall in the proposed preliminary budget of \$1,510,741.

General Fund Revenue Budget Projection

- Taxes – Real Estate & Act 511 \$5,347,563
- Licenses and Permits \$315,500
- Franchise Revenues \$175,000
- Fines and Forfeitures \$119,800
- Interest, Rent, and Royalties \$86,080
- Intergovernmental Revenues \$534,850
- Charges for Service \$48,204
- Contributions, Donations, Misc. Revenues \$57,500
- Other Revenue \$722,096

Total General Fund Revenue projection \$7,406,593

General Fund Expenditures

- Legislative Body \$138,880
- Administration \$586,684
- Financial Administration \$217,834
- Tax Collection \$34,999
- Legal Services and Engineering \$219,000
- Insurance and Bonding Borough Facilities \$684,793
- Fire Dept \$173,900
- Police Dept \$4,075,496
- Code Enforcement \$486,745
- Emergency Management \$4750
- Highway Maintenance \$837,363
- Recreation, Youth Development, Parks, and Special Events \$113,336
- Library \$446,191
- Debt Service Fund \$262,026
- Planning, Zoning, and Urban Development \$34,500

Total Department Expenditures \$8,458,334

D. Emergency Management

The Yeadon Borough Emergency Management works with all the borough departments and other agencies to keep advised of all emergencies that may impact Yeadon Borough.

The Yeadon emergency management department attended the Yeadon Fire Company annual Fire Prevention open house on Friday, October 14, 2022. The department handed out information on the preparedness for storms and emergency

E. Ordinances & Zoning

Zoning Use Application: (1)

- 421 Church Lane Business- Approved

Zoning Hearing Application (1):

- Remanded restore continuation of hearing

Hot Spots:

- Church Lane Bridge area Yeadon/Upper Darby illegal dumping issue
- 805 Cypress St- Porch roof.
- 1100 Chester Ave – Trash in dumpster

Action Items:

- Met with 5 paving contractors all said will submit paperwork only (3) submitted paperwork turned over to Borough Manager and Councilwoman Brooks to review and present to council
- Administrative search warrant has been requested by me to the solicitor for a problem property in the Borough, once approved by Judge it will be served to the owner.

Fire-related issues: (1)

- Vehicle accident- car into a commercial building with some structural damage- no injuries

Closed Items:

- 6250 Baltimore Ave old A & P warehouse has been sold.
- Makemie Court Senior Living is now open and accepting tenants
- Forest creek apartments 300 N Front St. trash issue has been corrected.
- Zesty Pizza Wycombe & Providence early trash pickup has been corrected- pickup is now after 10 am

Upcoming Items:

- November 17, 2022, a continuation of the Zoning hearing for the Restore Dispensary
- In the upcoming weeks there will be a meeting to go over Zoning changes

IMPORTANT ISSUES:

- Need to appoint a new zoning officer
- Need to appoint members to the planning commission
- Rear Driveways- 3 quotes were submitted to the borough manager to discuss with Council.

2022 Paid Property Maintenance Abatements

- Total for October \$2346.01
- Total to date \$28,306.10

October 2022 Code Department Revenue \$19,831.66

F. Recreation

- Yeadon Borough as a member of the Eastern Delaware County Stormwater Coalition will be installing a rain garden at the corner of Church Lane and Guenther. In addition, the coalition will be working with the borough to acquire trees and native plants to replace recently removed trees and beautify public areas. The coalition is consulting with the borough to identify areas in Yeadon Community Park where additional plants, trees, and landscaping needs to be done.
- The garden at Yeadon Community Park was a success. Gardeners planted sweet potatoes, peppers, strawberries, squash, tomatoes, and cucumbers. Fall crops include broccoli and cabbage. Thanks to PUBLIC WORKS for their support in providing rain barrels, mulch, and landscaping to keep the garden looking great. Lastly, thanks to the gardeners for their support of the garden with benches, chairs, composting bins, and sweat equity.
- The vegetable giveaway has continued through the summer and will conclude the week before Thanksgiving. Residents pick up fresh veggies on Wednesdays from 4 pm - 6 pm. Over 40 residents are involved in the program. Veggies grown at URBAN FARMS in Newtown include beets, squash, eggplant, corn, lettuce, potatoes, watermelon, melons, onions, and radishes. The program combined with the vegetable giveaway initiative sponsored by Councilwoman Taliah Jones-Waters helps to remedy some of the food insufficiency problems with seniors and families in the borough.
- Yeadon Community Park is used by many residents and nonresidents during the course of the summer and early fall. Caregivers for special needs clientele often use the park as a sanctuary for the people they serve. Hopefully, we will be able to add restrooms, additional benches, a concession stand, and other necessities next year. The park is a real Yeadon Borough gem.
- Community programs being held at Yeadon Borough Hall during the week are the Morning Stretch, Tuesdays, 10:30 am – 11:30 am; Line Dancing, 11:00 am - 12:00 pm; Karate, Tuesdays, and Thursdays, 6 pm.

- We are planning a trip to Urban Roots Farm on Sunday, November 6. The program will end the week before Thanksgiving. Many thanks to Farmer Jack and his staff for providing us with fresh veggies during the summer and early fall.
- A shout out to Holly Thorpe and the Penn State Master Gardening program for providing us with volunteers and expertise.

VIII. CITIZEN'S FORUM

1. Ms. Liz A. stated that her main concern has to do with the advertisement of jobs.
2. Clara Johnson gave an overview of what she feels has taken place since Sharon Council-Harris has become Council President and asked Councilors to vote her out.
3. Ms. Angela Lee expressed concerns about the last Council meeting and the excessive amount of gavel banging. She suggested that Council President get Robert's Rules handbook.
4. Ms. Anna stated that she's concerned about Public Safety and the need for Full-time police officers. We need to do something about having the Civil Service Committee reinstituted. She also reminded Councilors of their fiduciary responsibility responsibilities.
5. Ms. Jabar asked a question regarding the recent news article where the Mayor's office has been switched to the 3rd floor and his office being changed to a community meeting room. She would like to know how a resident could reserve that for a meeting.

IX. ADJOURNMENT

Meeting adjourned.

Respectfully submitted by Borough Secretary.