



BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES
JULY 18, 2024

Meeting began at 7:09 pm.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan K. Hepkins, Mayor	Present
LaToya Monroe, President	Present
Liana Roadcloud, Vice President	Present
Nicole Beaty	Present
Michael Trent	Present
Jessie Peets	Present
Antoinette Truehart	Present
Learin Johnson	Present via telecommunication
Kilkenny Law, Solicitor	Present
Yolanda Hughes, Tax Collector	Present
Joseph Viscuso, Engineer	Present
Nafis Nichols, Finance Director	Present
Rafi Cave, Borough Manager	Present

1. Motion to amend the agenda to include the appointment of an Emergency Management Coordinator at the County Level.
Moved By: Vice President Roadcloud
Seconded By: Councilor Truehart
Motion Passed: Unanimous

III. CITIZEN'S FORUM (agenda items only – comments limited to 3 minutes)

1. Ms. Anna, a long-time resident of Yeadon stated she's seeking clarification on the towing contract issued on May 17, 2024. The proposal outlined detailed requirements and evaluation criteria, but additional specifications are now being mentioned. She's requesting transparency on these new details. She also emphasized that towing costs, paid by vehicle owners, should consider situations beyond criminal activity or abandonment, such as accidents. Lastly, she requested updates on Kerr Field, where there seems to be uncertainty about ongoing activities.

IV. MINUTES

1. Motion to approve the June 20, 2024, Legislative Meeting Minutes.
Moved By: Councilor Beaty
Seconded By: Councilor Peets
Motion Passed: Unanimous

V. MAYOR'S REPORT

Mayor Hepkins reported on three items. First, during the Mayor's Forum on June 4th, special service awards were presented to several police officers for their outstanding dedication and life-saving efforts. Notably, two of these officers were recently featured on ABC World News Tonight. Unfortunately, two full-time officers will be leaving for similar positions in neighboring townships next week, and the Borough is also expecting three retirements early next year. The Civil Service Commission will address these changes.

Regarding Kerr Field, Mayor Hepkins provided an update on the situation. The William Penn School District was required to pass a budget by July 1st, but due to a state budget impasse, they had to pass a budget with a 3% tax increase. As a result, the security guard arrangement for Kerr Field was temporarily cut. Although the state budget was eventually passed on July 11th, it included less revenue than anticipated. The security arrangement is still under review, and the school district will notify the Borough as soon as a decision is made. Mayor Hepkins also inquired about the possibility of the Borough arranging its own security, and the school district is open to that option if necessary. The Borough is awaiting a final decision or will consider an alternative plan if needed.

VI. PRESIDENT'S REPORT

President Monroe yielded her time to Vice President Roadcloud.

Vice President Roadcloud reported the following:

Good evening, everyone. I want to extend my thanks to all who attended the recent town hall. It was a very informative session where everyone felt comfortable and received transparent information. Questions were asked and answered, and overall, attendees were pleased with the outcome. We're committed to fostering a community where government is transparent and where everyone's opinions, recommendations, and suggestions are welcomed. It was a pleasure to connect with community members, and I look forward to doing it again. Thank you.

VII. MANAGER'S REPORT

Mr. Cave reported the following:

Good evening, everyone. I want to start by thanking you for trusting me in this role. It's a responsibility I take very seriously, and it means a lot to me to represent this Borough as a long-time resident. I see myself as a servant of the Borough and its people, and I deeply appreciate your trust.

Madam President and this Council have tasked me with a few key objectives: increasing accountability, transparency, and efficiency, which translates to lower costs for Borough residents and taxpayers. These goals are very important to me, and I've been working diligently over the past few weeks to analyze these areas. In the coming weeks and months, you'll begin to see the results of this hard work.

We've met with almost all employees, with just one department left to cover, and I'm excited about the progress we're making. I'm open to collaboration and conversations. I understand that the three minutes you have to speak in these settings can feel short, but President Monroe and I want to hear from you. Please feel free to reach out to me and we can schedule a time to discuss your concerns. I'm here every day and am always available to listen. Once again, I appreciate your support, and I'm eager to get to work.

1. Motion to appoint Kyle Womack to the position of Director of Code Enforcement at the salary of \$65,000 effective July 29, 2024.
Moved By: Vice President Roadcloud
Seconded By: Councilor Trent
Motion Passed: 6 – 0, Councilor Truehart abstained.
2. Motion for the advertisement of Ordinance No. 2024-005 Amending 285-51 Metered Parking Lots.
Moved By: Vice President Roadcloud
Seconded By: Councilor Peets
Motion Passed: Unanimous
3. Motion for the appointment of Michael Melazzo to the position of Fire Marshall effective July 1, 2024, subject to the Solicitor's review.
Moved By: Councilor Truehart
Seconded By: Councilor Peets
Motion Passed: Unanimous

VIII. SOLICITOR'S REPORT

Mr. Kilkenny reported the following:

To keep the Council and public informed, our office meets virtually once a month with the Council President, Vice President, and senior staff to thoroughly review all legal matters in Yeadon. During these meetings, we receive input from both the Borough manager and Council leadership. This process ensures extensive oversight and collaboration between the Council and administration. I want to update you on a few matters. A couple of months ago, you authorized us to file a complaint in equity for the property at 1024 Church Lane, owned by Frankie Francis, similar to the complaint for 1100 to 1108 Chester Avenue. We needed to do this because the citations for this property were criminal in nature, and Mr. Francis was refusing to attend hearings, which put us in a legal bind. To address this, we filed a civil action in equity in the Delaware County Court of Common Pleas. The Philadelphia Sheriff's Office served the complaint, and after Mr. Francis failed to respond, we filed a default notice. Since he still did not respond, we are now moving forward with filing a default judgment. The next step will be an estimation of damages, leading to a judgment against Mr. Francis. This is similar to the ongoing process for the Chester Avenue properties, and while it's not perfect, it allows us to make progress and apply pressure.

I also want to thank the Council President for alerting me that some of these properties are subject to sheriff's sale. I reached out to the Chief Deputy Sheriff, whom I know from another capacity, to inform her of Yeadon's pending legal actions and to get updates on these matters.

Additionally, Ms. Bryant has been working with Borough staff and Council leadership on the ordinance for metered parking lots, which will be advertised. These are some of the matters our office has been addressing.

1. Motion to authorize the Solicitor to file an equity action in the Delaware County Court of Common Pleas for failure to abide by the Yeadon Borough Code for the property located at 1100-1108 Chester Ave.
Moved By: Vice President Roadcloud
Seconded By: Councilor Beaty
Motion Passed: Unanimous

IX. TAX COLLECTOR'S REPORT

Ms. Hughes reported the following:

First, I want to thank the finance director for reading my report at the June meeting. However, I noticed that something was omitted, which I've included in this report. I want to inform the public that there is an upset sale scheduled for September 19th. If you haven't paid your taxes from 2022 or earlier and haven't made arrangements, you have until August 30th to do so by contacting the Tax Claim Bureau. For 2024 taxes, you have until December 31st to pay them, or they will become delinquent. Please note that delinquent taxes cannot be paid at the current tax collector's office; they must be paid through the Tax Claim Bureau and eCollect.

I'm also requesting the council consider hiring an administrative assistant for the tax collector's office to ensure continuity and knowledge transfer, as the position of tax collector can change every four years. This would help maintain consistent information for taxpayers, even with a new tax collector.

Additionally, I've received numerous requests from senior taxpayers asking for discounts on their taxes. While we offer a 2% discount for early payment, it was suggested we direct seniors to state resources or the state senator's office for potential tax relief, as there is a process available for this.

Lastly, the tax collections for June 1 through June 30, 2024, were as follows: Real Estate taxes collected totaled \$93,977.05; Borough trash collected was \$27,720; and Borough sewer collected was \$36,356.90, bringing the total, including penalties, to \$158,082.39.

X. ENGINEER'S REPORT

1. Motion to proceed with bidding for the Community Park Improvements.
Moved By: Vice President Roadcloud
Seconded By: Councilor Truehart
Motion Passed: Unanimous
2. Motion to award the Road Program project to A.F Damon in the amount of \$132,152.05.
Moved By: Councilor Truehart
Seconded By: Councilor Peets
Motion Passed: Unanimous
3. Motion to approve the resolution for the DCED MTF application for Church Lane and Myra Ave Intersection Upgrades.
Moved By: Vice President Roadcloud
Seconded By: Councilor Beaty
Motion Passed: Unanimous

Megan from Pennoni Engineering provided the following updates:

First, regarding the Church and Bailey project, work is beginning with a survey on July 25 and 26. A survey crew will be at the intersection, so if you see people in vests, they are surveying the area.

Second, an update on the intersection improvements at MacDade and Church: last September, speed deflections were installed to the west and east of the intersection, and feedback suggests they have been effective. Recently, the project was awarded for signal and pedestrian improvements, as well as making MacDade one-way from Church to West Cobbs. The contract is awaiting execution, after which a pre-construction meeting will be scheduled. However, mast arms, which are key to the project, take 6-9 months to manufacture, so construction may not be completed by the end of the year. Updates will be provided as the project progresses.

XI. REPORTS AND MOTIONS

A. Finance

1. Motion to approve the Accounts Payable List for July 2024.
Moved By: Councilor Peets
Seconded By: Councilor Trent
Motion Passed: Unanimous
2. Motion to approve the Accounts Payable Addition List for July 2024.
Moved By: Councilor Beaty
Seconded By: Vice President Roadcloud
Motion Passed: Unanimous
3. Motion to approve the June Cash Balance Report.
Moved By: Councilor Truehart
Seconded By: Vice President Roadcloud
Motion Passed: Unanimous
4. Motion for the approval to sell the 2024 Borough delinquent real estate taxes to Public Asset Management.
Moved By: Vice President Roadcloud
Seconded By: Councilor Beaty
Motion Passed: Unanimous

B. Ordinances & Zoning

Mr. Cave provided the following updates from the Code Department report:

Several hotspot properties were noted, including 1219 South Longacre, 1024 Church Lane, 725 Fern Street, and 814 Longacre. Regarding action items, properties such as 1100-1108 Chester Avenue and Washington Woods Apartments were mentioned, where inspectors have advised Avenue Property Maintenance Company to clean up after several abatement efforts. For 404 Industrial Drive, Philly's Best Steaks is moving forward, with permits issued by the commercial BCO. There was also a minor fire at 835 Gunther, involving a garage or basement.

Upcoming items include the opening of a convenience store at 900 Duncan, and total rehab plans for 901 Longacre, which have been submitted and approved. Additionally, annual rental inspections for apartment complexes will continue to be scheduled. The department is making significant progress in catching up on rental inspections after a brief backlog caused by the departure of the previous co-director. The backlog has been cut in half over the past week, and the department aims to be fully caught up soon.

C. Public Works

Mr. Pozzuolo reported the following:

My report stands as submitted. Good evening, everyone. My report has been submitted as is. If there are any questions, please feel free to ask. Public Works will begin repainting the streets starting August 1st. However, the start date is weather-dependent due to the extreme heat. We cannot have the crew painting in these conditions, so it will proceed as long as the weather permits.

D. Public Safety

1. Police Department's Report

- For the month of June 2024 Yeadon Borough Police Department had responded to or prepared reports for 1,077 calls for service.
- There were 6 Criminal Arrests in the month.
- There were 6 Non-Traffic Citations Issued for the month.
- There were 848 Parking Tickets issued for the month.
- There were 80 Traffic Citations issued for the month.

1. Motion for Council to reject the submitted Police and Borough towing proposals.

Moved By: Vice President Roadcloud

Seconded By: Councilor Peets

Motion Passed: Unanimous

2. Motion to readvertise and solicit RFPs with greater specifications for Police and Borough towing.

Moved By: Vice President Roadcloud

Seconded By: Councilor Truehart

Motion Passed: Unanimous

3. Motion for the appointment of Chief Henry Giammarco to the position of Emergency Management Coordinator.

Moved By: Vice President Roadcloud

Seconded By: Councilor Peets

Motion Passed: Unanimous

E. Recreation

- The URBAN ROOTS FARM vegetable program has started and will run until mid-November. You can pick up your veggies every WEDNESDAY at YEADON BOROUGH HALL, 2nd floor, from 4 pm-6 pm. This is the 4th year Yeadon Borough has partnered with Urban Roots, and we want to thank farm owner Jack Goldenberg and his staff for their support.
- The YEAA SUMMER BASKETBALL PROGRAM at Yeadon Community Park and the Nile Swim Club is now in its 4th week and going strong. The league will conclude with playoffs in the 2nd week of August.
- The EASTERN DELAWARE COUNTY STORMWATER COLLABORATIVE has successfully secured additional grant money to continue the rain barrel and composting workshops next year.
- The COMMUNITY GARDEN at YEADON COMMUNITY PARK is flourishing with an abundance of fruits and vegetables. Many thanks to the volunteers who have contributed to its success.

XII. ADJOURNMENT

1. Motion to adjourn.
Moved By: Vice President Roadcloud
Seconded By: Councilor Beaty

Meeting adjourned

Respectfully submitted by the Borough Secretary.