



BOROUGH OF YEADON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL CAUCUS MEETING MINUTES  
OCTOBER 10, 2024

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

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

Ahead of Citizen's Forum President Monroe provided an update on the incident that occurred at last weekend's football game. Due to an altercation in the audience, which required intervention from the Chief of Police, Sergeant Burns, and William Penn school district staff, the game ended early. President Monroe emphasized that this incident is not representative of the Yeadon community.

By Monday afternoon, key stakeholders, including the Chief of Police and school district officials, convened to address the situation. President Monroe shared the outcomes of this meeting and outlined new measures to prevent future incidents. These measures include:

- Limiting the number of tickets sold, with all purchases to be made in advance and none at the door.
- Closing side streets and creating a one-way exit for foot traffic via Bailey Road, with Uber and parent pickup designated at Evans Elementary.
- Encouraging local businesses to close during the dispersal period to prevent students from congregating.

- Closing the concession stand after the third quarter and organizing a line with rope and stanchions.
- Requiring attendees to remain in their seats if not in line for concessions.
- Restricting car exits to the rear of the property and limiting road access to foot traffic.
- Prohibiting backpacks and middle schoolers from attending unless accompanied by responsible adults, such as teachers, volunteers, or community members, in a one-to-ten ratio.
- Maintaining a police presence at a one-to-100 ratio, supplemented by school security officers.
- Limiting game attendance to district high school students and the opposing team's students, requiring IDs for entry.
- Reducing the volume and frequency of music to prevent crowd excitement.
- Conducting a pre-game call to identify potential threats and ensuring thorough communication of any concerns.

President Monroe concluded by stating that the William Penn school district and the Yeadon Police Department are fully committed to ensuring community safety and preventing similar incidents in the future.

### III. CITIZEN'S FORUM

1. Anna D. expressed concern that Council is using intimidation tactics to silence those advocating for change. The resident highlighted a misleading Change.org petition, purportedly supporting the former police chief, which is aimed at silencing residents. She criticized Council for not addressing issues like improper curb cuts, commercial vehicle parking, lack of community policing, and noise at Kerr Field, and instead using these concerns to verbally attack residents. In contrast, the William Penn School District officials responded courteously and effectively to similar concerns. Ms. Anna urged Council to view raised concerns as efforts to improve the borough, not as criticisms, and called for reinstating effective community policing policies previously implemented by the former police chief.

2. Liz A. stated that the Yeadon Boro blog, associated with council members, disseminated misinformation. The blog, run by Latoya, updated a petition from January 2022 titled "Keep Chief Chachi," now called "Let's Help Chief Chachi Find a Job." This update, sent from the Yeadon Boro blog's Gmail address, was accused of spreading libel and appeared timed to influence Council's decision on renewing the police chief's contract, which ends in January. Liz also raised serious concerns about police behavior. She reported that Yeadon police officers were observed calling teenagers derogatory names and threatening violence. When a neighbor attempted to file a complaint, another officer reportedly said such behavior was permissible. The resident criticized these actions as unprofessional and dangerous, drawing parallels to the misconduct that led to George Floyd's death, and called for immediate changes to police training and behavior under Chief Giammarco's leadership.
3. Ms. Johnson stated, Good evening, everyone. I just wanted to address the Chief. I think you're doing a wonderful job. With your contract ending soon, I urge the Council to renew it.
4. Mr. Onyebuchi Oji recently moved to 821 Church Lane and is concerned about constant vibrations in his home whenever large trucks pass by. This issue affects both his home and his neighbor's, causing their beds and buildings to shake day and night. He mentioned that a pipe runs through the building and questioned the safety of living with these constant vibrations.

#### IV. MANAGER'S REPORT

Mr. Cave reported the following:

At next week's Legislative meeting, our office will request the hiring of a new front desk receptionist and a new public works employee. We will also discuss two police officers entering the pension drop program.

We'll consider a vendor to modernize our parking processes, moving away from coin-operated meters to automated kiosks. Additionally, we will advertise an amendment to Ordinance 285-29, regulating the sale and rental of vehicles on public streets and parking lots. We will also discuss a new ordinance for lead paint remediation and required inspections in the Borough.

We plan to adopt the Smoke Shop Ordinance and the Commercial Heavy and Recreational Vehicle Ordinance that was advertised last month.

Fire Prevention Night on October 4th was a success, thanks to all who attended. The annual Trunk or Treat event is on October 26th, and Chief Giammarco will provide more details. A reminder that the Red vs. Blue Blood Drive, in partnership with the American Red Cross, will be on November 22nd.

Lastly, the Friends of the Yeadon Public Library will hold the Legacy Brick Dedication Ceremony on Saturday, October 26th, at 11 a.m. Mike will share more details, but I hope to see everyone there. It will be a lot of fun.

## V. PRESIDENT'S REPORT

President Monroe reported the following:

I would like to take a moment to acknowledge Hispanic Heritage Month. Hispanic Heritage Month is a time to celebrate the history, culture, and contributions of Hispanic and Latino communities. While their impact is felt year-round, from September 15th to October 15th, we highlight and honor the many ways Hispanic and Latino individuals have shaped the United States. This includes their advocacy, vibrant arts, diverse cuisines, and so much more.

This month provides an opportunity to reflect on the profound influence Latinas and Latinos have had on our country for generations. The Latino presence in America predates Spain's colonization of parts of what is now the United States, and they have been integral in the development of our nation since the Revolutionary War. Through the Treaty of Guadalupe-Hidalgo and the Treaty of Paris, following the Mexican-American and Spanish-American Wars, the United States expanded its territories in the Southwest and Puerto Rico, incorporating Hispanic Americans into our country's fabric.

Today, the Latino population in the U.S. exceeds 60 million, making up 18.9% of the total population, according to the U.S. Census Bureau. Latinos continue to play a vital role in fueling our economy and enriching our society as entrepreneurs, athletes, artists, entertainers, scientists, public servants, and more.

Thank you, and Happy Hispanic Heritage Month to all who celebrate!

## VI. SOLICITOR'S REPORT

Ms. Briana Bryant reported the following:

Our office has been collaborating with the Borough manager, code enforcement, public works, police department, and the Borough engineer on several issues, but I want to highlight a few matters.

First, we are preparing for a summary appeal trial for 1024 Church Lane. Our office is working with the code department and borough manager to gather witnesses for the trial. It was originally scheduled for October 8th but has been postponed due to complications with the defendant's attorney. The trial has now been rescheduled for November, but we are continuing preparations.

Next, we are drafting a complaint for 1007 Bullock Avenue. Thank you to the code enforcement office for sending over all the relevant documents and files, allowing us to start reviewing and preparing the complaint.

We are also in settlement talks for 548 West Providence Road to avoid litigation. We appreciate the cooperation from the Code Enforcement Office, Borough Engineers, and Public Works in gathering the necessary information to begin settlement discussions.

Additionally, we are drafting several resolutions, including the lead inspection resolution, parking fee updates, and a restriction on the sale or rental of vehicles on public streets.

Finally, we are moving forward with the closing for the conveyance of 0 Church Lane the parking lot.

That concludes my report.

## VII. ENGINEER'S REPORT

Megan from Pennoni Engineering provided the following updates:

Next Wednesday, the 16th, we will be holding a pre-construction meeting with the contractor, playground vendor, Public Works, and Pennoni to discuss the start of the project at Community Park. After the meeting, we will have a clearer idea of the construction schedule and will provide an update at that time. The project is expected to begin within the next month.

For the road program on Yeadon Ave, driveway adjustments started today, and paving is scheduled for October 21st.

Last month, we discussed submitting a grant application for a PennDOT multimodal grant to improve the intersection of Church and Myra. This is the same application we submitted a few months ago. While it doesn't require a resolution, I'd like to get approval to move forward with it.

Lastly, the demolition project at 1219 Longacre is currently out for bid, with bids set to open on Tuesday. We will have the results before next week's meeting and will send them to the manager for distribution. Pending county approval, we hope to make a motion at that time.

That concludes my report.

## VIII. COMMITTEE REPORTS

### A. Finance

Mr. Nichols reported the following:

For your consideration at next week's meeting, there will be the following motions presented:

- Approval of the cash balance report
- A motion to add bank signers to our WSFS account

- A motion to remove signers from our WSFS account
- A motion to begin the preliminary budget process and adopt the preliminary budget
- A motion to advertise the budget and the upcoming budget hearing

As you know, we must start the budget process by reading the preliminary budget into the record. It will be available for residents to review here at Borough Hall. Any changes will be presented at the budget hearing in November, and all of this will be properly advertised.

Additionally, I wanted to note that for the first time in six years, there will be a 6.5% increase in our medical insurance premiums. This increase applies to all municipalities in our consortium. We also had a meeting today with our property and casualty insurance provider. Thanks to everyone for keeping the atmosphere here in the council chambers calm, as this is important for our insurer's continued monitoring of the Borough. We are still dealing with the financial aftermath of lawsuits from last year, including unresolved cases related to the cell blocks, which have forced us to self-insure some expenses this year. While we are working closely with our insurance broker to secure the best possible package, we anticipate a premium increase, though we are hopeful for the smallest increase possible.

Regarding Fulton Bank, as you know, Republic Bank has folded, and Fulton Bank has taken over. The official transition date is November 4th. This change brings more secure banking services, and we are excited about the added options for residents to securely pay online, including for taxes. We will provide more information and education on these new payment options once the transition is complete.

That concludes my report.

## B. Ordinances and Zoning

Mr. Kyle Womack provided the following updates:

In September, the Yeadon Borough Code Enforcement Department recorded 65 violations, issued 26 citations, and dealt with five vehicle thefts. We issued 39 building permits, generating \$20,671 in fees. Typically, we have four code enforcement officers, but in September, we were down to two. Despite this staffing shortage, we saw an increase of 17 violations and nine citations. I'd like to give special recognition to our code enforcement team for their great attitude and dedication during this time, especially after losing a long-serving employee, Ms. Bonnie.

We've recently hired a new code enforcement officer, Niphon Temple, who started on October 7th. We look forward to having her onboard and integrated with the team.

I also want to acknowledge Brianna Bryant and the solicitor's team for their collaboration in addressing our hotspots. In particular, with the ongoing issues at 1024 Church Lane and 1007 Bullock Avenue, I've sent over the most recent citations for these properties to assist with the complaint in equity. The 1007 Bullock property has been abated twice since our last council meeting, and we continue to monitor it closely.

Additionally, I've been focusing on improving the technology in our department. Our officers spend a significant amount of time inputting data into our current system, which takes away from their fieldwork. To address this, I met with Robert Kerrigan, the creator of our current database, to discuss updates, particularly to the mobile version of the system. These improvements will make it easier for officers to issue violations and citations directly from the field, helping us streamline our processes and be more efficient.

#### C. Public Works

Mr. Mike Pozzuolo provided the following updates:

- Yard waste drop-off will be tomorrow, with Public Works handling it from 8 AM to 2:30 PM.
- E-waste drop-off is on October 25th, also from 8 AM to 2:30 PM.
- Trunk or Treat will be held on October 26th at Kerr Field. Last year was a great time, and this year promises to be even better. Please come out and enjoy!
- Leaf collection starts Tuesday, October 15th. Please remember to place your leaves at the curb on your regular sweeper day.
- In terms of abatements, we've worked with Code Enforcement to address issues at Washington Woods and have conducted several abatements at an address on Whitby Avenue.

The Legacy Brick Garden was completed by Public Works on Wednesday, and the dedication will take place on October 26th. Public Works is very proud of this achievement.

Additionally, historical markers have been placed around town at the Yeadon Movie Theater, Yeadon High, the Palmer House, St. Louis Church, and Graceland Cemetery. These markers are now on display, and a ceremony for them is also planned.

#### D. Public Safety

##### 1. Police Department's Report

- For the month of September 2024 Yeadon Borough Police Department had responded to or prepared reports for 1,115 calls for service.
- There were 5 Criminal Arrests in the month.
- There were 6 Non-Traffic Citations Issued for the month.
- There were 127 Traffic Citations issued for the month.
- There were 858 Parking Tickets issued for the month.

Chief Giammarco provided the following updates:

Trunk or Treat will take place on October 26, 2024. Madam President already eloquently described the unfortunate incident that occurred last Friday at the game. It was a challenging situation, but it was great to see everyone come together as a unified team. Some people mentioned that we didn't release messages, but I view this as a team effort—everyone working together. As Madam President mentioned, the school board quickly stepped in and realized the importance of working together. While the incident was unfortunate, having such a dedicated and strong team in this department made all the difference.

I can't say enough about the men and women in this department—they're a great team. As the saying goes, "Believe none of what you hear and only half of what you see." If you hear things online, feel free to come talk to us. We have some of the best officers here. I'd like to embarrass Sergeant Tokenitz for a moment. During my first two weeks here, he stopped someone with a gun. When I pulled up to back him up, I was amazed at the respect he showed toward that individual. He was able to safely disarm the person without incident. That's just one example of the professionalism our officers' display.

I truly believe you're blessed to have such a great team, and I'm honored to lead them. I appreciate everyone's support. If there are issues or concerns, come to me directly—I'm always open to conversation. There's a lot of misinformation out there, but we're focused on moving Yeadon forward. Our goal is to make Yeadon the safest town in Delaware County. From the beginning, I've said that I want this department to be a place where everyone wants to work. It takes time to make significant changes, but we're getting there.

## 2. Emergency Management

Chief Giammarco reported the following:

Unfortunately, with the devastation happening along the East Coast, particularly in North Carolina, Georgia, and Florida, we need to be cautious about potential scams. If you're planning to donate, please ensure you're giving to reputable organizations. These tragedies remind us of the importance of being resilient and prepared, which is why we continue to train for emergencies.

Please keep those affected in your thoughts and prayers. If you wish to donate, I recommend contributing to a trustworthy organization. I'd like to highlight that we're collecting items for a church in Delaware, Freedom Biker Church, which will hand-deliver donations to North Carolina. If you have anything to donate, please let me know, and I'll arrange for it to be dropped off. We plan to fill trailers and make the delivery next Friday to areas that have been hit very hard. Thank you for your support.



#### E. Planning Commission

Councilor Truehart, representing the Planning Commission, reported the following:

We wanted to provide an update. Thank you, Madam President and Councilors. We have started meeting regularly and have held two sessions so far. Additionally, we had the benefit of meeting with the Delaware County Planning Commission. They are in the process of developing their strategic plan and are very interested in collaborating with all municipalities on projects that will impact the county as a whole. They provided us with valuable training on the operational procedures of planning commissions, including the do's and don'ts, the authority of local municipalities, and how we can effectively partner with the county.

At our next Planning Commission meeting, we will begin brainstorming and setting our goals and plans. Once we have a framework, we plan to hold listening sessions with the community to hear their concerns and gather input on what they would like to see accomplished. We have also reached out to the Yeadon Economic Development Corporation to foster collaboration, as working together is crucial for our progress.

Moving forward, we will provide regular updates on our activities and developments. We have been approached by individuals interested in pursuing projects and developments in the borough. Our priority is to ensure that all efforts are conducted with decency and order and that we are connecting with the necessary partners and resources to achieve our objectives.

#### F. Recreation

Councilor Beaty shared the following updates:

Quick reminder, we are advertising our Veterans Day brunch on November 9th. Please spread the word. Veterans, their families, and friends are all welcome. The brunch will take place from 11 AM to 2 PM on the second floor of Borough Hall. Everyone is invited. In December, we are planning a holiday festival on the same night as the Tree Lighting ceremony. Once we finalize the date, we will advertise it on the Borough website.

Mr. Hunter gave the following updates:

Quickly, the vegetable program is nearing its final weeks. I know it's been a long run, but it's been incredibly beneficial. Residents participating for the full 23 weeks are saving about \$500 per person in vegetables. We have 75 people in the program, so it's going very well.

Additionally, there was an infrastructure program workshop today that the Borough manager might not have mentioned. Mike, Rafi, and I attended the green infrastructure program workshop. We're planning to introduce more rain barrels to divert water out of the system, which is crucial since water bills are expected to increase by about 20%.

Our efforts include installing rain barrels, downspouts, rain gardens, trees, and shrubbery to divert as much water as possible from the system. We'll continue working on this through the stormwater coalition. Next year, we plan to conduct many workshops and expand our green infrastructure with more trees and greenery.

IX. ADJOURNMENT

1. Motion to adjourn.  
Moved By: Councilor Beaty  
Seconded By: Councilor Truehart

Respectfully submitted by Borough Secretary.