



BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES
NOVEMBER 21, 2024

Meeting began at 7:15 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	Absent
Joseph Viscuso, Engineer	Present
Nafis Nichols, Finance Director	Present
Rafi Cave, Borough Manager	Present

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

1. Mr. Maluma Tunica El addressed the Council, offering congratulations to the new appointees. He shared a personal story, explaining that he had been absent from previous meetings due to a traumatic incident where he was run over by a truck. He then raised concerns about the lack of progress in his efforts to locate his missing children, which he had previously reported to the police. He described difficulties in getting assistance from the police department, particularly from a detective who had not met with him despite multiple attempts. He expressed frustration over an allegedly miswritten incident report and claimed that interference from an officer prevented him from speaking with the detective. Additionally, he shared his suspicions regarding his children's disappearance and how his health issues were intertwined with his search for answers. He emphasized his belief that he should have the right to have an investigation into his children's disappearance, especially given the circumstances he outlined.
2. Mr. Ron Francis addressed the Council, expressing gratitude for the new leadership and urging the community to support the elected officials, whether appointed or elected, who are serving out of a commitment to the community rather than for financial gain. He emphasized the importance of unity and synergy, encouraging everyone to work together toward common goals. Mr. Francis highlighted the challenges faced by the new police chief, who took on the role during a turbulent period and called for the community to give the chief a chance. He reminded residents to focus on key aspects such as results, community safety, training, technology, and securing grants. He concluded by thanking the council and wishing blessings on the community.

3. Mr. KC Drayton asked the council how he could help with borough taxes. As a new resident preparing for retirement, he expressed concerns about a recent unexpected increase in his mortgage due to borough taxes. He seeks to understand the reasons behind the tax increase and wants to know what can be done moving forward.
4. Ms. Anna raised several concerns. She asked why the video from the last legislative meeting hadn't been posted and inquired about measures to prevent future website hacks. Regarding the 2025 budget, she suggested keeping expenses at this year's levels, especially legal fees, questioned the necessity of a second solicitor at meetings, and emphasized the financial strain on fixed-income residents. She proposed limiting donations, capping the engineering firm's expenses, and ensuring favorable contract terms for the borough. Additionally, she called for greater transparency in police incident reports to prevent suspicions of misconduct.

IV. PUBLIC HEARING FOR SMOKE SHOP ORDINANCE

1. Motion to open Public Hearing for Smoke Shop Ordinance and potential adoption of Ordinance
Moved By: Councilor Peets
Seconded By: Councilor Trent
Motion Passed: Unanimous

Mr. Kilkenny outlined the exhibits for the record regarding the proposed smoke shop ordinance. Exhibit Borough 1 is the Delaware County Planning Commission's recommendation, along with the Borough's Planning Commission's recommendation for moving forward with the ordinance. Exhibit B2 is a copy of the advertisements for the smoke shop ordinance published in the Delaware County Daily Times on 9/24/24. Exhibit B3 is the smoke shop ordinance itself.

He explained that the hearing is necessary because the ordinance involves a zoning change, which requires review by both the local and county planning commissions and a public hearing, as mandated by the Pennsylvania Municipality's Planning Code. A court reporter is present to transcribe the proceedings.

The ordinance addresses the prevalence of smoke shops in Yeadon Borough and aims to place reasonable restrictions on their locations. Key points of the ordinance include:

- All smoke shops, tobacco stores, and mixed-use establishments must obtain conditional use approval to operate within industrial and regional commercial districts.
- No smoking is permitted on the premises, and sales to or by minors are prohibited.
- No self-service displays of tobacco products or paraphernalia are allowed.
- Distribution of free or low-cost tobacco products or coupons is prohibited.

Additionally, smoke shops must not be located within 1,000 feet of schools, daycare facilities, youth centers, community centers, parks, religious institutions, hospitals, or similar places where children gather regularly. They also must not be within 1,000 feet of another smoke shop or tobacco use establishment.

It is unlawful for smoke shops to allow minors, unaccompanied by a parent or legal guardian, to enter or remain on the premises. Clear signage must be posted indicating that minors may not enter unless accompanied by a parent or guardian.

Ms. Hakimah Jabbar expressed her gratitude to the council for taking a proactive approach on this issue. She mentioned that it had been a concern of hers a couple of years ago and again earlier this year when Governor Shapiro addressed it in a talk on cannabis policy. She appreciated the Borough's initiative and concluded her remarks with a thank you.

Public Hearing closed.

2. Motion to adopt Ordinance number 2024-004: Smoke Shops and Tobacco Stores.
Moved By: Councilor Peets
Seconded By: Councilor Trent
Motion Passed: Unanimous

V. MINUTES

1. Motion to approve the October 10, 2024, Caucus Meeting Minutes.
Moved By: Councilor Beaty
Seconded By: Councilor Truehart
Motion Passed: Unanimous
2. Motion to approve the October 17, 2024, Legislative Meeting Minutes.
Moved By: Councilor Beaty
Seconded By: Councilor Peets
Motion Passed: Unanimous

VI. MAYOR'S REPORT

Mayor Hepkins stated that his report stands as submitted at Caucus.

VII. PRESIDENT'S REPORT

1. Motion to approve the employment agreement between Chief Henry Giammarco and the Borough of Yeadon, effective February 1, 2025, for a term not to exceed three years. Said agreement is subject to the final review of the Solicitor.
Moved By: Vice President Roadcloud
Seconded By: Councilor Truehart
Motion Passed: Unanimous

VIII. MANAGER'S REPORT

1. Motion to approve the hiring of Mary Kearney to the position of part-time Police Officer contingent upon successfully completing the final stages of testing and background investigations.
Moved By: Vice President Roadcloud
Seconded By: Councilor Trent
Motion Passed: Unanimous

2. Motion to appoint Vincent Zappacosta to the role of Fire Marshal effective January 1, 2025, for a term of one year.
Moved By: Councilor Truehart
Seconded By: Councilor Peets
Motion Passed: Unanimous
3. Motion to appoint Clara Johnson to the role of Alternate of the Civil Service Commission.
Moved By: Councilor Trent
Seconded By: Councilor Beaty
Motion Passed: Unanimous
4. Motion to table the consideration for the advertisement of the Lead Inspection Ordinance.
Moved By: Councilor Truehart
Seconded By: Councilor Trent
Motion Passed: Unanimous
5. Motion to adopt Ordinance number 2024-008 amending 285-29: Sale of Vehicles on Streets or Public Parking Lots.
Moved By: Vice President Roadcloud
Seconded By: Councilor Trent
Motion Passed: Unanimous
6. Motion to terminate employee #10270 effective October 29, 2024.
Moved By: Vice President Roadcloud
Seconded By: Councilor Beaty
Motion Passed: Unanimous

Mr. Cave concluded his report by reminding everyone about the blood drive happening tomorrow. He expressed excitement about the event, noting that many people have already signed up to donate, though there are still a few open spots available. He encouraged those interested to participate, mentioning that walk-ins are welcome.

IX. TAX COLLECTOR'S REPORT

Mr. Nichols presented the tax collector's report in her absence. For the month of October, the Borough collected \$149,209.27 in real estate taxes, \$42,834 in trash fees, and \$55,453.83 in sewer fees, totaling \$247,497.13.

X. SOLICITOR'S REPORT

Mr. Kilkenny reported the following:

Thank you very much, Madam President. Our office has worked for several months on the smoke shop ordinance presented this evening, and I'm glad we have moved forward with its implementation.

I have also been working with the borough manager on a matter that was tabled this evening, specifically the draft for the lead inspection ordinance. As you know, at the last meeting, we were authorized to file a complaint in equity for 1007 Bullock Avenue, and that complaint has been filed in the Delaware County Court of Common Pleas. We'll keep you apprised as things progress.

That concludes my report unless Council has any questions. We also had an executive session this evening to discuss personnel and litigations.

XI. ENGINEER'S REPORT

1. Motion to authorize Pennoni Engineering to conduct traffic studies at the following locations: Myra at Laurel, Myra at Holly, Baily at Union, Baily at Industrial, Baily at Fern, Arbor at Whitby, Longacre at Rockland, Longacre at Parkview, West Cobbs at Whitby, West Cobbs at Parmley, West Cobbs at Cypress.
Moved By: Councilor Beaty
Seconded By: Vice President Roadcloud
Motion Passed: Unanimous
2. Motion to approve the resolution authorizing Pennoni Engineering as the eligible officials to execute documents for the Transportation Alternatives Set-Aside Program.
Moved By: Vice President Roadcloud
Seconded By: Councilor Truehart
Motion Passed: Unanimous
3. Motion to approve the advertisement of the 2025 CDBG hearing for December 19, 2024.
Moved By: Councilor Truehart
Seconded By: Vice President Roadcloud
Motion Passed: Unanimous
4. Motion to approve a resolution to submit the LSA Grant for Phase 2 of Community Park improvements.
Moved By: Vice President Roadcloud
Seconded By: Councilor Truehart
Motion Passed: Unanimous

XII. REPORTS AND MOTIONS

A. Finance

1. Motion to approve the Accounts Payable List for November 2024.
Moved By: Vice President Roadcloud
Seconded By: Councilor Truehart
Motion Passed: Unanimous
2. Motion to approve the October 2024 Cash Balance Report.
Moved By: Vice President Roadcloud
Seconded By: Councilor Beaty
Motion Passed: Unanimous

3. Motion to adopt the Final Budget for fiscal year 2025.
Moved By: Vice President Roadcloud
Seconded By: Councilor Beaty
Motion Passed: Unanimous
4. Motion to approve the 2025 Tax Levy, Ordinance number 2024-1499.
Moved By: Vice President Roadcloud
Seconded By: Councilor Truehart
Motion Passed: 6 – 1, Councilor Johnson opposed.

B. Ordinances & Zoning

Mr. Cave stated that the report stands as submitted at Caucus.

C. Public Works

Mr. Pozzuolo stated that his report stands as submitted at Caucus and clarified that the mention of yard waste was a misprint from the last meeting. Yard waste collection has been suspended until spring. E-waste collection, originally scheduled for 11-15, will resume in December.

D. Public Safety

1. Police Department's Report

Chief Giammarco asked that his report stand as read at Caucus. He took the opportunity to thank everyone for the chance to continue serving the residents of Yeadon, expressing his honor in doing so for almost two years. He emphasized the importance of teamwork with the Council, the public, and his team, believing they can achieve great things together. Chief Giammarco also mentioned his efforts to secure additional funding, humorously noting his attempts to solicit support from Jack Stollsteimer. He concluded by expressing his sincere appreciation for the opportunity to serve.

E. Recreation

Councilor Beaty provided the following update:

I wasn't here last week, but I wanted to take this opportunity to thank everyone involved in planning and implementing our Veterans Day brunch two weeks ago. It was a huge success, and I appreciate all your efforts. We had a fabulous time, and it was my pleasure to bring that to the community.

Our next event will be our holiday soiree, preceding the Tree Lighting Ceremony. The mayor and I are collaborating on the Tree Lighting Ceremony, which will take place on December 6th at 7 p.m. here at the borough. We invite everyone from the community to join us—all ages are welcome. Come out and enjoy the holiday soiree. You might see an elf there, and perhaps even Santa. We'll have raffles, food, and a great time. There's no need to register; just come and enjoy. Once the food is gone, it's gone, so come early.

I'm looking forward to 2025, and we'll probably discuss plans for the new year in December.

Mr. Hunter stated that the recreation report stands as submitted. For the last time, we have Thanksgiving goodies in the kitchen, please take them. We have a ton of sweet potatoes, which are good for the blood drive. Additionally, we had collard greens the other day, and we also have squash and white potatoes. There are bags available, so please help yourselves. This marks the end of the vegetable program.

XIII. ADJOURNMENT

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

Meeting adjourned

Respectfully submitted by the Borough Secretary.