



BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL CAUCUS MEETING MINUTES
MARCH 13, 2025

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan K. Hepkins, Mayor	Present
LaToya Monroe, President	Absent
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

III. CITIZEN'S FORUM

1. Ms. Clara Johnson raised two concerns. First, she inquired about the blue lines on Yeadon Avenue near Bailey Road, asking if Aqua had done or plans to do any work there. Second, she referred to the Code and Public Works Workshop meeting on Tuesday, where she shared photos of the old Yeadon Swim Club, and requested an update on any progress made since that discussion.
2. Ms. Angela Lee shared two concerns. First, she reported that the 15-mile-per-hour school zone sign on MacDade Boulevard near Bell is not functioning properly, as someone appears to have damaged the sign so it no longer flashes when heading north. Second, she requested an update on discussions from the recent Code meeting regarding the pothole near the school, as well as the status of repaving on the 1000 and 1100 blocks of Yeadon Avenue.

IV. MAYOR'S REPORT

Mayor Hepkins reported that his written report stands as submitted but highlighted a few key updates. He noted that three new full-time police officers were sworn in at the Mayor's Forum on February 27th and officially began duty the following Monday, bringing the department to full staffing with 20 full-time officers. One vacancy is anticipated in August due to a scheduled retirement. He also acknowledged part-time officer Norman Roland for his continued service. Additionally, the Mayor's Forum included an update from Mr. Deans of the William Penn School District and the swearing-in ceremony for the new officers.

V. MANAGER'S REPORT

Mr. Cave reported that all items for this week are personnel-related and were discussed during the evening's executive session. The details will be included in next week's legislative report.

VI. SOLICITOR'S REPORT

Briana Bryant of Kilkenny Law reported that Council held an executive session prior to the meeting to discuss personnel and litigation matters. She stated that the solicitor's office has been actively handling various legal issues, including managing Borough liens, attending the monthly solicitor's meeting with the Borough manager, engineer, and council leadership, representing the Borough in code violation summary appeals, preparing for trial related to 1024 Church Lane, and addressing ongoing litigation involving 548 Providence Road. The solicitor's office is also helping to update the e-codes website with current ordinances, coordinating with the borough manager on parking permits and tickets, overseeing the demolition process for 1219 South Longacre, and assisting with land bank referrals.

VII. TAX COLLECTOR'S REPORT

Mr. Nichols delivered the tax collector's report noting for the month of February that the office collected \$436,991.56 in real estate taxes, \$73,920 in trash fees, and \$194,954.80 in sewer fees.

Mr. Nichols provided an update regarding delinquent real estate taxes. During recent reconciliations in the tax office for 2024, it was discovered that some duplicate tax payments had been made, and a number of taxpayers were mistakenly turned over to the Tax Claim Bureau. He explained that this issue was only identified about a week ago through an internal audit.

He advised any residents who receive a delinquent tax notice but have already paid their taxes to bring proof of payment—such as a receipt or a canceled check—to the borough office. The borough will then issue a strike-off letter to have the delinquency removed from the county's records. Mr. Nichols acknowledged that the number of delinquent accounts reported was unusually high and did not reflect actual collections. He apologized for the error and assured residents that the matter is being addressed promptly.

VIII. ENGINEER'S REPORT

Megan Todaro from Pennoni Engineering shared several updates and introduced Rhonda, a new team member who will be assisting with future projects and may attend upcoming meetings. Megan announced that Yeadon Borough has been awarded a \$525,780 grant through the DCED Multimodal Program for intersection improvements at Church and Myra. The grant is fully funded with no match required. She also noted that a related application is still pending under the PennDOT Multimodal Program, which could result in additional funding.

She explained that the planned improvements at Church and Myra will be similar to the current design work at Church and Bailey, including ramps, signals, poles, crossings, and overall intersection upgrades. Megan also mentioned that approval will be needed next week for the County Aid Resolution, a requirement to receive annual road program funding and that a standard template will be provided.

Lastly, she discussed an upcoming DCNR grant application due April 2nd. The proposed project, referred to as Phase Two of Community Park improvements, would repurpose a previous LSA application. It includes field restoration, installation of a rubberized surface for play equipment, expansion of a second parking lot, and stormwater enhancements. A resolution will be needed at next week's meeting to proceed with the application.

IX. COMMITTEE REPORTS

A. Finance

Mr. Nichols reported that motions will be requested to approve the cash balance report and the accounts payable report. He also noted that they are exploring potential banking relationships and will present recommendations to Council before moving forward with any changes.

B. Ordinances and Zoning

Mr. Cave provided the code report, stating that the rental inspection season is wrapping up, with significant activity around rental certificates of occupancy. As the Borough moves into the home improvement season, there has been an increase in building permit activity. The code department is placing a strong emphasis on paving this month, particularly addressing ongoing issues with sidewalks and shared driveways. This has been a major focus in recent weeks, and the department expects to continue this work due to the number of documented properties needing attention.

On the zoning side, the office received and responded to two zoning use applications—both were denied. One was for a before- and after-school facility at 400 Maple, and the other was for a smoke shop at 725 Church. Mr. Cave noted that, thanks to Council’s efforts in collaboration with the solicitor, a smoke shop ordinance was created to define where such businesses are permitted. The denied application did not fall within the designated zone

He also reminded residents of the ordinance regarding exterior property areas, including sidewalks and driveways, and clarified that even shared driveways fall under the responsibility of the adjacent property owners, something many residents may not be aware of.

C. Public Works

Mike Pozzuolo reported that Public Works responded to several emergency call-outs in February alongside police and fire due to windstorms, power outages, and downed trees. An early morning accident involving a truck hitting a flagpole at the borough circle is being handled through insurance with PECO and the post office, as a mailbox was also damaged. Yard waste collection resumes March 14th, and e-waste collection is scheduled for March 28th, both from 8 a.m. to 2 p.m.

He noted recent abatements completed with the Code Department, including cleanup at 700 West Cobbs Creek Parkway, 107 Church Lane, and ivy removal on the 700 block of Bullock Avenue. Finally, the PECO gas project starting at Wycombe Avenue and MacDade Boulevard will reach the borough within the next few weeks, with updates to be posted online.

D. Public Safety

1. Police Department’s Report

- For the month of February 2025 Yeadon Borough Police Department had responded to or prepared reports for 865 calls for service.
- There were 5 Criminal Arrests in the month.
- There were 3 Non-Traffic Citations Issued for the month.
- There were 30 Traffic Citations issued for the month.
- There were 972 Parking Tickets issued for the month.

Chief Giammarco reported that, as the Mayor mentioned, three new officers were hired with Council’s approval and officially started on Monday. They are seasoned professionals from the area, have hit the ground running, and are quickly learning the streets and integrating well into the department.

He also shared that he attended the Aftershock program in Darby on February 22nd, which was well attended and hosted by President Pratt. He praised the documentary and expressed interest in bringing it to Yeadon. Additionally, he was invited to speak at the library and attend a few community meetings.

Chief Giammarco concluded by stating that he will be respectfully requesting a resolution next week to support a DCED Local Share Gaming Grant application for \$250,000. Along with the resolution and a required audit, the Borough will more than likely receive the grant, which would be used to replace four police vehicles.

2. Emergency Management

Chief Giammarco announced that an alert was received earlier today regarding expected severe weather on Sunday. The forecast includes strong thunderstorms and high winds ranging from 30 to 45 miles per hour. He advised everyone to be prepared and take necessary precautions.

E. Planning Commission

Councilor Truchart reported that the committee has welcomed a new member and begun reviewing several comprehensive plans previously developed and paid for by the Borough. Rather than starting a new plan from scratch, the committee is consolidating and analyzing these existing documents to determine what is still relevant. They've decided to meet more frequently to take a deeper dive into the plans and begin crafting a clear, updated strategy. This approach will help ensure that when they present to residents, they can offer a thoughtful and cost-effective proposal that invites public input.

She also noted the value of their new member, who has a background in urban planning and was involved in earlier plans, bringing valuable expertise to the process. Initial focus areas include the old Yeadon Swim Club site and the Yeadon Theater site. Additionally, the committee has begun collaborating with the YEDC to help shape a plan that will drive development along the Church Lane business corridor.

F. Recreation

Councilor Beaty reported that Flag Day planning is well underway. She shared the exciting news that the committee has received approval from the school district to use the baseball diamond at Kerr Field for the event. This year's celebration will feature a long-anticipated drone show, which has been in discussion for several months. She encouraged everyone to stay tuned for upcoming announcements and to spread the word to friends and family, emphasizing that the event will have something for everyone.

Mr. Hunter reported the following:

- The rain barrel workshop planned for Wednesday, May 14, 2025, is fully booked. More workshops will be held in Morton Borough and other locations throughout this spring.
- The Eastern Delaware County Stormwater Collaborative has been awarded grants from Grow Greener Together and Growing Greener. These funds will support member communities in addressing stormwater challenges by installing rain gardens, pollinator gardens, downspout planters, rain barrels, and trees to promote healthier neighborhoods. Additionally, the grants will fund the development and expansion of community gardens, community surveys, workshops, and collaborative initiatives.
- The maintenance of the Yeadon Library and Church Lane rain gardens is scheduled for next month.
- The FREE RAIN GARDEN WORKSHOP at the HAVERFORD RECREATION CENTER on March 1 was well attended, with some YEADON residents in the house.
- The EASTERN DELAWARE COUNTY STORMWATER COLLABORATIVE has a GROW GREENER link on its website, offering residents educational information, videos, and workshops on green infrastructure news.
- The restoration of Yeadon Community Park is nearly complete. We need to discuss its management, as the park sees a high number of daily visitors.
- The Yeadon Educational Athletic Association is wrapping up its winter basketball season this week with playoff games at Bell Avenue Elementary School and Cypress Street 9th Grade Academy.

X. ADJOURNMENT

1. Motion to adjourn.

Respectfully submitted by Borough Secretary.