



BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES
JULY 17, 2025

Meeting began at 7:04 pm.

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	Absent
Kilkenny Law, Solicitor	Present
Yolanda Hughes, Tax Collector	Absent
Joseph Viscuso, Engineer	Present
Nafis Nichols, Finance Director	Absent
Rafi Cave, Borough Manager	Present

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

NO COMMENTS

IV. MINUTES

1. Motion to approve the June 12, 2025, Legislative Meeting Minutes.
Moved By: Councilor Beaty
Seconded By: Councilor Peets
Motion Passed: Unanimous

V. MAYOR'S REPORT

Mayor Hepkins reported that his written report stands as submitted and highlighted several key updates.

- **Church & MacDade Intersection:**
 - Traffic conditions have improved significantly.
 - Acknowledged Borough Council, Pennoni Engineering, Borough Manager, Public Works, and PennDOT for their efforts.

- **Police Staffing:**
 - Department is currently at full staffing; one vacancy expected next month.
 - Motion to hire Andrew White as a police officer is on the agenda.
- **Statewide 911 Outage:**
 - Intermittent outage occurred for 24 hours, affecting all of Pennsylvania.
 - Borough extended staffing hours, posted alerts on the website and social media, and used Delco Alert to communicate emergency contact numbers.
 - Emphasized need for a Block Captain system to reach vulnerable residents in future emergencies when electronic communication fails.
- **Illegal Dumping & Camera Installation:**
 - Plans to install surveillance cameras at dumping sites, business district, and Borough Hall.
 - Effort supported by community input; intended to aid investigations, not prevent crimes.
 - Goal is to reduce illegal dumping, especially near Whitby Avenue, and further lower crime rates.
- **Healthcare & Mental Health Crisis:**
 - Noted reduced hospital capacity in the region (from six hospitals to two).
 - Closures of mental health facilities are forcing ERs to manage patients they are not equipped to handle.
 - Legislative changes to Medicare/Medicaid may lead to more closures.
 - Warned that police, EMTs, hospitals, and residents will face increased strain unless systemic changes occur.

1. Motion for the hiring of Andrew White as a full-time Police Officer for the Yeadon Police Department contingent upon the successful completion of a background investigation, medical physical, psychological exam, and polygraph.
 Moved By: Councilor Truehart
 Seconded By: Councilor Peets
 Motion Passed: Unanimous
2. Motion to approve the Civil Service Commission to open a test for the position of Sergeant.
 Moved By: Councilor Truehart
 Seconded By: Councilor Beaty
 Motion Passed: Unanimous

VI. MANAGER’S REPORT

Mr. Cave reported that two new employees have joined the Borough team: Veronica Redden, serving as Receptionist and Code Clerk, and Lamont Collins II, serving as Code Director. Both are eager to serve the community. Training has begun on the new code enforcement software, which is expected to significantly improve the speed and accuracy of enforcement as well as streamline the permitting process. Initial discussions have been held with the Police and Public Works unions in preparation for upcoming contract renewals, with both agreements set to expire in December 2025. An executive session was held earlier in the evening to discuss personnel, litigation, and real estate matters. The next Legislative Meeting is scheduled for Thursday, August 21, 2025.

1. Motion for appointment of Mark Waters to the Yeadon Borough Public Library Board of Trustees as recommended by the Board of Trustees.
Moved By: Councilor Beaty
Seconded By: Councilor Truehart
Motion Passed: Unanimous
2. Motion for the hiring of Ruth Ahia as a Part-time Library Assistant at a starting rate of \$14.00/hour pending the successful completion of a background check.
Moved By: Councilor Trent
Seconded By: Councilor Trent
Motion Passed: Unanimous
3. Motion for the hiring of Kenneth Danley as a Public Works employee at the starting salary as indicated in the Local 32 BJ Collective Bargaining Agreement, effective August 4, 2025, contingent upon the successful completion of a background check.
Moved By: Councilor Trent
Seconded By: Councilor Peets
Motion Passed: Unanimous
4. Motion to approve the completion of the probationary period for employee #10282 with full benefit allotment and time-off accrual, effective immediately.
Moved By: Councilor Peets
Seconded By: Councilor Beaty
Motion Passed: Unanimous
5. Motion amended to extend the probationary period for 60 days for employee #10281 with full benefit allotment and time-off accrual, effective immediately.
Moved By: Councilor Trent
Seconded By: Councilor Peets
Motion Passed: Unanimous
6. Motion to approve the block party application for 800 Arbor Rd on Saturday, July 19th.
Moved By: Councilor Trent
Seconded By: Councilor Peets
Motion Passed: Unanimous

VII. SOLICITOR'S REPORT

Mr. Kilkenny reported the following, first introducing his new colleague, Ms. Deanna Williams, who will assist with meeting matters from time to time. He noted that his office works closely with the Borough Manager and department directors, with regular status meetings on all legal matters. Current work includes ongoing litigation involving Frankie Francis, the Hereford Track, and Washington Woods; research and review of the Borough's electronic device policy for both employees and elected officials; and handling abatement nuisance liens. The solicitor's office is also in discussions with the Nile Swim Club and their counsel regarding delinquent sewer fees and a possible settlement. In addition, the office continues to address personnel matters and collaborates daily with staff and council members.

VIII. TAX COLLECTOR'S REPORT

June 2025 Collections:

- 60 Parcels Paid
- Total collected: \$128,977.54

IX. ENGINEER'S REPORT

Megan Todaro of Pennoni Engineering reported that Yeadon Borough is listed to receive a \$200,000 award through the County CDBG program for the Bullock Avenue sanitary sewer rehabilitation project. The award list is currently in a 30-day public comment period, after which the County will take a formal vote. She also provided an update on the Infiltration and Inflow (I&I) study, noting that all flow trackers have been installed in manholes throughout the Borough and will remain in place for 60 days to collect data during rain events. The final item was a new grant opportunity through the DCED Multimodal Transportation Fund, due July 31, 2025. In coordination with Public Works, the Borough plans to apply for funding to upgrade intersections at Church & Whitby and Church & Guenther with signal and pedestrian improvements. No Borough match is required, and Council approval is needed to submit the application.

1. Motion to approve the DCED Multimodal Transportation Fund application due July 31st, 2025.
Moved By: Councilor Truehart
Seconded By: Councilor Peets
Motion Passed: Unanimous

X. REPORTS AND MOTIONS

A. Finance

1. Motion to approve the Accounts Payable List for July 2025.
Moved By: Councilor Peets
Seconded By: Councilor Truehart
Motion Passed: Unanimous
2. Motion to approve the June 2025 Cash Balance Report.
Moved By: Councilor Truehart
Seconded By: Councilor Beaty
Motion Passed: Unanimous

B. Ordinances & Zoning

New Code Director Lamont Collins II introduced himself and reported that the department is actively issuing citations for property maintenance violations, including overgrown vegetation, high grass, and trash accumulation. A citation was also issued for the MacDade Shopping Center parking lot, which was found to be in poor condition. Observations included numerous potholes, an apparent grease overflow in the rear of the property, faded parking lot striping, and unmarked fire lanes. Mr. Collins recommended that the lot be repaved, restriped, and properly marked with fire lane signage. He also suggested the property owner secure a towing contract to address vehicles parked in fire lanes, noting that as private property, enforcement responsibility rests with the owner.

C. Public Works

Public Works Director Ms. Houck reported that yard waste drop-off will be held on July 30 from 8:00 a.m. to 2:00 p.m. She reminded residents of the summer trash collection schedule: Monday pickups are now Monday and Thursday; Tuesday pickups are now Tuesday and Friday; Thursday pickups are now Thursday and Monday; and Friday pickups are now Friday and Tuesday.

In May and June, the department installed and removed handicap parking signs with the Chief's approval, filled potholes, and performed storm inlet cleaning to support the I&I study and prevent flooding. Grass cutting and weed control are ongoing on Borough lots, numerous street signs are being repaired, and routine maintenance is being conducted on Borough vehicles and parking meters. Borough vehicle inspections and general maintenance have been completed. She thanked Council for approving the hiring of Mr. Danley as a mechanic. Trash and litter pickup occurs daily, and landscaping equipment is ready for use.

The department is working with Pennoni Engineering to explore solutions and grant opportunities for flooding concerns along Yeadon Avenue near Blunston Run. At the Old Yeadon Swim Club, locks were changed for the second time, and soil leveling was performed. Testing the soil for public use would cost approximately \$10,000, which is not recommended at this time in order to conserve taxpayer funds; any request to distribute soil would require Council approval for testing.

The Borough's traffic safety "Action Plan," based on PennDOT crash data, has been posted on the website for public review and input. Mr. Reyes was recognized for his three-year work anniversary with the department. Lastly, a pending DAR Historic Preservation Grant application for Graceland Cemetery in the amount of approximately \$10,000 will be brought to Council for consideration at the next meeting.

D. Public Safety

1. Police Department's Report

- For the month of June 2025, Yeadon Borough Police Department had responded to or prepared reports for 1,026 calls for service.
- There were 6 Criminal Arrests in the month.
- There were 3 Non-Traffic Citations Issued for the month.
- There were 1,114 Parking Tickets issued for the month.
- There were 70 Traffic Citations issued for the month.

Chief Giammarco reported that in June, six officers and he completed training in the Lethality Assessment Program (LAP) through the Delaware County Domestic Abuse Project. The program equips officers with additional tools to respond to domestic violence incidents by asking targeted, evidence-based questions; it has already been used twice in the field. The training was provided free of charge, and the department intends to roll it out to more officers.

He noted that Flag Day was a security success, with officers engaging positively with the community and no major incidents reported. In June, he also met with Philadelphia Police Commissioner Bethel, First Deputy Stanford, and Deputy Healy to discuss cross-jurisdiction collaboration. Communication between Yeadon and Philadelphia police has since improved, yielding positive results.

The department has been invited to participate in East Lansdowne's National Night Out on August 5, 2025, at the Highland Avenue municipal lot, an event that drew over 400 attendees last year.

Chief Giammarco announced that he and Detective Leah Sesnick will participate in the 38th Annual Ben to the Shore 65-mile charity bike ride on July 20, riding with the Delco 76ers team, which has raised over \$50,000 to support families of fallen first responders.

Lastly, the department received a \$2,000 grant from Vesta Cop, which will be used to purchase a defibrillator for a patrol vehicle, enhancing emergency response capabilities alongside the existing unit at the police station.

2. Emergency Management Report

Chief Giammarco reported that on June 27, he attended a meeting with Dr. Monica Taylor, Chief Gabe from Darby, and Dave Splane from Nether Providence to address the growing mental health crisis in the region. He noted that the situation is severe, with frequent incidents requiring police response, including multiple recent hospital visits involving violent individuals under 302 commitment.

Following that meeting, he participated in a session with providers who submitted proposals to establish a crisis center in Delaware County. He was encouraged that approximately 90% of the recommendations from the earlier meeting were incorporated into those proposals. Chief Giammarco stated that he and the Mayor remain in constant communication about the issue, commended the officers for their handling of these challenging situations, and expressed optimism that the RFP process will lead to the creation of a much-needed crisis center in the county.

E. Recreation

Councilor Beaty reported that Flag Day 2025 was a tremendous success despite forecasts of severe weather and the planned presence of protestors. She thanked all who contributed to the event's planning and execution, including Borough staff, the recreation committee, Public Works, the Police and Fire Departments, and her Council colleagues for their support. She also expressed appreciation to the residents who attended, noting that community participation is essential to making these events worthwhile.

Councilor Beaty acknowledged that event planning can be stressful, especially when facing factors beyond control, such as weather, but emphasized her commitment to providing high-quality experiences for the community. She addressed feedback regarding the drone show, clarifying that while it was presented as planned by the vendor, adjustments will be considered for next year, including the possibility of a laser light show or other light presentation. She reiterated that fireworks will not be used due to community concerns regarding PTSD, autism, and pet safety.

The recreation committee will take a summer break from meetings and resume in September to begin planning the Veterans Day event scheduled for November 8, 2025, and the Holiday Soiree planned for December 12, 2025. She invited residents to join the committee, which meets on the second Tuesday of each month via Zoom.

Mr. Roy Hunter announced:

The Borough's vegetable program is now in its second week, with 60 participants already signed up and numbers continuing to grow. The program operates every Wednesday from 4:00 p.m. to 6:00 p.m. for the next 18 weeks, running through the week before Thanksgiving. While the weekly selection depends on what is received from the farm, this week's offerings include squash, zucchini, lettuce, cauliflower, and mild peppers.

Mr. Hunter encouraged attendees to pick up vegetables from the second floor before leaving and noted that the program has been well-received. To support seniors and residents who are unable to travel, deliveries are being made on Thursdays and Fridays. Recipients include Nan Barnwell, Mrs. Brasington, who is 103 years old and resides on Angora, and Tom Abrams of Penn Boulevard, who has been ill. Residents aware of others who are homebound and could benefit from the program are encouraged to provide their contact information so they can be included in deliveries.

XI. ADJOURNMENT

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

Meeting adjourned

Respectfully submitted by the Borough Secretary.