



BOROUGH OF YEADON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES
AUGUST 14, 2025

Meeting began at 7:02 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
Kilkenny Law, Solicitor	Present
Yolanda Hughes, Tax Collector	Absent
Joseph Viscuso, Engineer	Absent
Nafis Nichols, Finance Director	Present
Rafi Cave, Borough Manager	Present

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

1. Ms. Anna requested timely posting of agendas, greater financial transparency, including year-end forecasts and engineering grant offsets on the website, and a comprehensive plan to address borough-wide traffic issues. She also asked for an update on police accreditation and urged that residents' concerns be treated with respect.

IV. MINUTES

1. Motion to approve the July 17, 2025, Legislative Meeting Minutes.
Moved By: Councilor Beaty
Seconded By: Councilor Peets
Motion Passed: Unanimous

V. MAYOR'S REPORT

Mayor Hepkins announced that the next Mayor's Forum will be held on Thursday, September 4th, and the next Public Safety Meeting will take place on September 27th via Zoom. He noted that a police officer vacancy will be filled this month, which will help address ongoing public safety and speeding concerns.

The Mayor provided an update on the police accreditation process, reporting that policy work is complete and the department is now compiling proofs, with final state review anticipated by January 2026.

He highlighted the success of National Night Out on August 5th, which was co-hosted with Lansdowne and East Lansdowne and featured strong community participation.

Finally, he noted that the upcoming Mayor's Forum will focus on the impact of local hospital closures, Medicare, and Medicaid on the community, emphasizing the importance of resident engagement at these forums.

VI. MANAGER'S REPORT

Mr. Cave reported that the Delaware County Bureau of Elections has posted lawn signs and is considering the consolidation of election precincts, with details available on the county website. He noted a plumbing issue at Borough Hall in July that required several days of water shutoff and thanked Public Works, Rave Plumbing, American Leak Detection, and the fire and police departments for their assistance and flexibility.

He further reported that initial discussions have begun with the police and public works unions regarding contract renewals, both of which expire in December 2025. Lastly, caucus meetings will resume on September 11th at 7:00 p.m.

1. Motion to accept the resignation of Employee # 10281, effective immediately.
Moved By: Councilor Trent
Seconded By: Councilor Peets
Motion Passed: Unanimous
2. Motion to accept the retirement request of Employee # 10117 with an effective date of August 15, 2025.
Moved By: Councilor Trent
Seconded By: Councilor Beaty
Motion Passed: Unanimous
3. Motion to consider the Handicap Parking appeal to overturn the decision of Borough Management at 914 Serrill Ave.
Moved By: Councilor Peets
Seconded By: Councilor Trent
Motion Failed: 0 – 6, Councilor Johnson abstained.
4. Motion to consider the Handicap Parking appeal to overturn the decision of Borough Management at 944 Bullock Ave.
Moved By: Councilor Peets
Seconded By: Councilor Trent
Motion Failed: 0 – 6, Councilor Johnson abstained.

VII. SOLICITOR'S REPORT

Mr. Miller reported progress with the Redevelopment Authority, noting that applications have been submitted and filings are being prepared. He also announced a scheduled meeting with representatives of a bank-owned property that has been a nuisance in the borough, with the goal of identifying solutions.

He further stated that tax assessment appeal calculations are being finalized in coordination with the school district to ensure accuracy before entering into stipulations or issuing refunds. Finally, he confirmed that his office continues to monitor active litigation, engage in settlement discussions, and prepare for any potential new matters.

VIII. TAX COLLECTOR'S REPORT

For July, collections totaled \$29,270.14 in real estate taxes, \$5,379.00 in borough trash fees, and \$9,592.60 in sewer fees. As of August 5th, 527 tax bills remain outstanding. Residents have until December 31st to pay their taxes at the 10% penalty rate.

IX. ENGINEER'S REPORT

In the engineer's absence, Mr. Cave reported that a survey is scheduled the week of August 18th for Myra Avenue (between Arbor and Laurel Road) and Bullock Avenue (from Parmley to Darnell) in preparation for upcoming sanitary sewer projects. A pre-construction meeting for the Longacre demolition was scheduled for the last week of August, with work to begin shortly thereafter. Work is also ongoing for the MS4 stormwater compliance annual report, which is due September 30th.

X. REPORTS AND MOTIONS

A. Finance

Mr. Nichols reported that budget season will officially begin tomorrow, with managers receiving instructions to submit their budget requests by September 15th. A public calendar will be released outlining budget-related meetings.

He noted that the finance team is working on a simplified way to present grant revenue for public transparency. While grant reimbursements often arrive after borough expenditures, the department is monitoring them internally and recently confirmed \$182,000 in grant funds will be received within 30 days.

Finally, Mr. Nichols announced a proposed mid-year budget review presentation scheduled for August 28th at 6:00 p.m. via Zoom, pending council approval.

1. Motion to approve the Accounts Payable List for August 2025.

Moved By: Councilor Beaty
Seconded By: Councilor Peets
Motion Passed: Unanimous

2. Motion to approve the July 2025 Cash Balance Report.

Moved By: Councilor Trent
Seconded By: Councilor Truehart
Motion Passed: Unanimous

3. Motion to amend the previous motion to reflect the name of the bank should be Fulton Bank, and not Republic Bank.
Moved: Vice President Roadcloud
Seconded By: Councilor Peets
Motion Passed: Unanimous

Mr. Nichols presented the 2026 Minimum Municipal Obligation (MMO) for the borough's pension funds, as required by law. He explained that the MMO is determined by state actuarial reports based on employee payrolls, with state aid averaging approximately \$210,000 annually to assist with these obligations.

For 2026, the borough's MMO is as follows:

- Police Pension Fund: \$810,264
- Non-Uniform Employees Pension Fund: \$107,494
- Uniform (Public Works) Pension Fund: \$37,939

B. Ordinances & Zoning

Mr. Collins reported that the Code Department issued approximately 100 violation letters in the past month for issues such as driveways, vegetation, debris, and similar concerns. About 35% of residents have complied after the first notice, resulting in improvements such as grass cutting, trash removal, and driveway repairs without the need for citations. Some residents have requested additional time while working with vendors and neighbors to complete necessary corrections.

He noted that 200 MacDade Boulevard (the plaza) is nearing full compliance. Storefronts are operating properly, and parking lot paving, striping, and fire lane markings are scheduled for completion by month-end.

Mr. Collins also reminded residents that mattresses and box springs must be properly wrapped for trash collection. Items left unwrapped will result in a violation.

C. Public Works

Ms. Houck reported that PECO upgrades were delayed due to missing fittings for the new 16-inch pipe, but will resume within two weeks as the parts have arrived. Daily abatements are being enforced in coordination with the Code Department. Crosswalks in school zones have been repainted for safety, and a new no-parking zone was marked at Community Park.

She commended the department for their work despite recent staffing shortages and noted that the mechanic vacancy remains open after the initial applicant withdrew. The position is posted on the borough website and Indeed.

Upcoming events include e-waste drop-off on August 29th from 8:00 a.m. to 2:00 p.m. She also highlighted the department's quick response to recent plumbing issues at Borough Hall, ensuring continued police and fire operations.

1. Motion to award the Salt Bid Contract for the 2025/26 winter season to Riverside Construction Materials, Inc. at \$69.75 per ton.

Moved By: Councilor Truehart

Seconded By: Councilor Peets

Motion Passed: Unanimous

D. Public Safety

1. Police Department's Report

- For the month of July 2025, the Yeadon Borough Police Department had responded to or prepared reports for 1,097 calls for service.
- There were 7 Criminal Arrests in the month.
- There were 9 Non-Traffic Citations Issued for the month.
- There were 1,416 Parking Tickets issued for the month.
- There were 86 Traffic Citations issued for the month.

Chief Giammarco reported attending a community meeting at the library and hosting the YMCA Hero Camp for a tour of the police facilities. He also shared that he and Detective Leah completed the 65-mile Tour de Shore bike ride from Philadelphia to Atlantic City.

Chief Giammarco recognized Lori Moore, a prosecutor with the District Attorney's Office who works closely with the department, for her outstanding achievement of finishing second overall out of 1,400 riders in the event.

1. Motion to advertise an amendment to Ordinance #2025-003, Special Purpose and Special Permit Parking, to add the availability of 10 parking spots for overnight parking guests in the Guenther Municipal Lot.

Moved By: Councilor Trent

Seconded By: Councilor Peets

Motion Passed: Unanimous

2. Motion to adopt Resolution #2025-009, Pennsylvania Establishing Police Guidelines Authorizing an Arrest Without Warning in Accordance with Act 25 of 1995.

Moved By: Vice President Roadcloud

Seconded By: Councilor Beaty

Motion Passed: Unanimous

2. Emergency Management Report

Chief Giammarco reported that, following the closure of the Chester Crozer Crisis Center, the department has been responding to numerous incidents involving 302 patients leaving the hospital without authorization. The department is coordinating with the hospital, the mayor, and county officials to establish proper procedures. He noted that the county is in the process of selecting a new crisis center through an RFP process, with a decision expected by September.

E. Planning Commission

Councilor Truehart reported that the Planning Commission did not meet over the summer but will resume meetings in September. Ongoing discussions include coordinating with Y.E.D.C. and the borough engineer on the approved funding and improvements for the 700 block of Church Lane.

She noted that, beginning in January, the commission will review its structure regarding council member participation. Additionally, a resident's application has been received and will be considered after these discussions.

F. Recreation

Councilor Beaty reported that Recreation Committee meetings will resume on September 2nd at 7:00 p.m. via Zoom. Planning for the Veterans Day brunch will begin, with additional information to follow.

Mr. Hunter reported that the borough's vegetable program is progressing well, with over 75 residents participating and numbers increasing weekly. He thanked Public Works and the fire department for assisting with transportation and the collection of produce from Urban Roots Farms.

YEAA's basketball program is nearing the conclusion of its playoffs, with over 300 children participating this summer. Games are being held at the Nile Swim Club and Community Park courts.

Residents interested in obtaining trees for their properties are encouraged to contact the Eastern Delaware County Stormwater Collaborative at www.edcsc.org. Planning for fall tree distribution is underway.

Finally, Mr. Hunter noted the passing of Ms. Brazington of Angora, mother of Andrew Brazington, who has been active with the Recreation Committee; she was 103 years old.

XI. ADJOURNMENT

1. Motion to adjourn.

Moved By: Councilor Johnson

Seconded By: Councilor Beaty

Meeting adjourned

Respectfully submitted by the Borough Secretary.