



BOROUGH OF YEADDON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL CAUCUS MEETING MINUTES
SEPTEMBER 11, 2025

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 via telecommunication
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

NO COMMENTS

IV. MAYOR'S REPORT

Mayor Hepkins thanked everyone who attended the Mayor's Citizens Forum held the previous evening, commending residents and Council members for their continued support and participation. He noted that the event featured a presentation by the First Lady on Medicare and Medicaid, focusing on how current and upcoming legislation may affect residents, especially in relation to public safety and healthcare access.

Mayor Hepkins also recognized the 24th anniversary of the September 11, 2001, attacks, calling for a moment of silence in remembrance of the victims, first responders, and families affected by the tragedy.

V. MANAGER'S REPORT

Mr. Cave reported that meetings have been ongoing with both the Police and Public Works unions regarding the renewal of their collective bargaining agreements, which are set to expire in December 2025. He noted that both negotiations are progressing well, with only minor details remaining before the proposed agreements can be presented to Council for review. Mr. Cave also stated that Council held an executive session on August 28, 2025, to discuss legal matters, as well as an additional session immediately before this meeting to address legal, real estate, and personnel matters. He announced that Yeadon Borough will host a Community Blood Drive on Friday, November 21, 2025, beginning at 12:00 p.m. on the second floor of Borough Hall. Flyers and registration information will be posted on the Borough website. Mr. Cave further reported that at next week's legislative meeting, Council will be asked to consider adoption of ordinances formalizing one-way directional changes on MacDade Boulevard between Church Lane and West Cobbs Creek Parkway, along with a weekly no-parking restriction along that same corridor. He added that the Borough's Summer/Fall Newsletter is in its final stage of editing and will be sent to print next week.

VI. SOLICITOR'S REPORT

Mr. Kyle Miller of Kilkenny Law reported that the solicitor's team continues to make progress on several code enforcement and property abatement matters throughout the Borough. He noted that Attorney Deanna Williams has been instrumental in organizing and tracking abatement claims to ensure all filings are submitted before the required deadlines. Mr. Miller stated that a meeting is scheduled for September 12, 2025, to discuss a bank-owned property on Fern Street that has been fenced off due to safety concerns. The Borough is exploring demolition options and reviewing next steps to address the ongoing nuisance. He also reported that the Code Department has officially condemned the property on Church Lane, but it remains under review by the homeowner's insurance company and is not yet scheduled for demolition. Mr. Miller added that the solicitor's office continues to monitor and manage ongoing litigation matters, including coordination with opposing counsel and the courts, and will provide updates to Council as new developments arise.

VII. ENGINEER'S REPORT

Megan Todaro of Pennoni Engineering reported the following:

The 2025 Road Program is scheduled to begin in mid-October, with paving to take place on Yeadon Avenue between MacDade Boulevard and Allen Drive, and on Parkview Boulevard between South Longacre Boulevard and Angora Avenue. She noted that once a final schedule is confirmed, residents along the affected routes will receive advance notice.

Ms. Todaro stated that Pennoni has been working with the Borough Manager and Public Works Director to prepare cost estimates for proposed facility upgrades at Public Works, Borough Hall, and the Library. She further reported that the stop sign warrant studies requested by Council have been completed and submitted via memo last week.

Regarding the Church Lane and Bailey Road intersection improvements, Ms. Todaro advised that the first submission to PennDOT has been completed, and comments have been received; Pennoni is addressing those revisions in preparation for resubmission and final permit approval. She also reminded Council that the Borough's MS4 Annual Report is due on September 30, 2025, and that Pennoni will ensure submission by the deadline.

Finally, Ms. Todaro provided an update on the proposed demolition at 1219 Longacre Street, stating that coordination with the contractor is ongoing and that a pre-construction meeting will be scheduled as soon as possible.

VIII. COMMITTEE REPORTS

A. Finance

Mr. Nichols reported that at the upcoming Legislative meeting, Finance will present several items for Council's consideration, including approval of the Accounts Payable List, the August Cash Balance Report, and renewal of the Municipal Revenue Service agreement for delinquent tax collections. He noted that Council will also be asked to approve a two-year health care agreement with the Delaware County Intermediate Unit, reflecting a 6.3% increase in rates for 2026 while maintaining the Borough's group rate benefits. Mr. Nichols stated that preparation of the 2026 Budget is on schedule, with departmental requests due by September 15, and that contract cost analyses are being finalized to support accurate budget projections. He concluded by noting that the quarterly finance report will be distributed to Council and posted on the Borough website on September 12, 2025.

B. Ordinances and Zoning

Mr. Collins reported that the Code Department has made significant progress in addressing property maintenance issues throughout the Borough. He noted that several shared driveways have recently been repaired, including a large section on Park Place where multiple property owners collaborated to complete full repaving. The Yeadon Shopping Center has also been fully resurfaced and restriped, improving safety and accessibility. Mr. Collins stated that his department is working closely with the Police Department and Fire Marshal to strengthen enforcement of fire lane parking restrictions. He further announced plans to propose a new ordinance requiring annual commercial use and occupancy inspections to ensure compliance with fire and life safety standards. Mr. Collins reminded residents to trim trees that extend into power lines to prevent outages during the fall season and reiterated that vehicles covered with tarps or stored on private property must have valid permits, in accordance with Borough Code §220-69.

C. Public Works

Director Catherine Houck reported that yard waste drop-off will be held on Friday, September 12, from 8:00 a.m. to 2:00 p.m. at the Public Works Garage, and that e-waste drop-off is scheduled for Friday, September 26, during the same hours. She announced that leaf collection will begin on October 13 and that the Borough's annual Trunk or Treat event will take place on October 25 at Kerr Field. Ms. Houck noted that PECO will continue utility upgrades throughout the Borough, with additional work scheduled for Union Avenue beginning September 29. She stated that vegetation assessments are underway and that Asplundh will perform tree trimming and removals through October as part of PECO's system improvements.

Ms. Houck also reported that the Borough is pursuing a Workforce Development Grant to help Public Works employees obtain Commercial Driver's Licenses (CDLs), as well as a DAR Beautification Grant for Graceland Cemetery, in partnership with the Historical Commission and Graceland Guardians. In addition, the Borough will submit a VA headstone claim application to restore veteran markers at the cemetery. She noted that the Local Share Account (LSA) Grant application for facility upgrades at Public Works and the Police Department is being finalized ahead of the November submission deadline. Ms. Houck concluded her report by noting that Public Works responded to an emergency transformer fire on Chester Avenue on August 19, which was quickly resolved with assistance from Police and Fire personnel.

D. Public Safety

1. Police Department's Report

- For the month of August 2025 Yeadon Borough Police Department had responded to or prepared reports for 1,004 calls for service.
- There were 14 Criminal Arrests in the month.
- There were 4 Non-Traffic Citations Issued for the month.
- There were 29 Traffic Citations issued for the month.
- There were 1,047 Parking Tickets issued for the month.

Chief Giammarco shared that he recently visited the Yeadon Public Library to speak with local youth and seniors, noting that it was a positive experience that helped strengthen community relationships and encourage open dialogue between residents and the Police Department. He also thanked everyone who participated in National Night Out on August 5, highlighting the strong community turnout and the presence of Council members and the Mayor.

He stated that at next week's legislative meeting, he will request authorization from the Civil Service Commission to advertise and conduct testing for the position of police officer, as the current eligibility list has been exhausted. In addition, he will seek approval to apply for a Local Share Account (LSA) Grant through the Department of Community and Economic Development (DCED) in the amount of approximately \$250,000 to purchase an additional police vehicle and related equipment.

2. Emergency Management

Chief Giammarco reported that First Lady Hepkins provided an informative presentation during the recent Mayor's Citizens Forum on the effects of hospital closures and mental health (302) commitments on emergency response.

E. Planning Commission

Councilor Truehart reported that the Planning Commission recently met with the Borough Manager, Engineer, and a business owner from the 700 block to discuss design plans funded through a grant secured by Pennoni Engineering. The meeting focused on proposed streetscape improvements, including sidewalk enhancements, landscaping, lighting, signage, and façade upgrades aimed at revitalizing the Church Lane business corridor. She noted that the goal is to establish a consistent design standard that can be expanded throughout the Borough's commercial districts. Councilor Truehart also shared that she attended a Delaware Valley Regional Planning Commission (DVRPC) strategic planning session, which outlined regional priorities for transportation, business development, and community improvement. She concluded by noting that the Commission will revisit previous efforts to obtain a unique ZIP code for Yeadon, as initial steps were taken in coordination with the Congresswoman's Office, and there remains potential to resume that process.

F. Library

Ms. Darlene reported that the Yeadon Public Library recently celebrated its 30th anniversary with a well-attended Community Day event sponsored by the Friends of the Library. She announced that the next fundraiser, Library Bingo Night, will be held on October 4, 2025, with tickets available for purchase at the library. Ms. Darlene also highlighted new initiatives, including the "Library of Things" program, which allows patrons to borrow non-traditional items such as tools and games. She encouraged residents to visit the library's website to see the full list of available items and noted that the Seed Library continues to offer seeds for residents interested in gardening.

G. Recreation

Councilor Beaty reported that the Recreation Committee met on September 2, 2025, following the summer recess. She announced that the annual Veterans Day Brunch will be held on November 8, 2025, at Borough Hall, and planning is underway for the annual Holiday Celebration in December. The committee is also exploring a bus trip to the Smithsonian Museum in February 2026 in partnership with the Library for Black History Month programming. The next Recreation meeting is scheduled for October 7th via Zoom.

Mr. Hunter added that the Vegetable Program will resume on September 24 and continue through mid-November, providing fresh produce to residents. He noted that dog waste bags are now available in Borough Hall and that seeded bookmarks for youth readers will soon be distributed through the Library. Plans are also in place for a Tree and Shrub Giveaway and a Tree Planting Workshop in October.

Councilor Johnson reminded residents about the Veterans Banners program, noting the \$160 cost per banner and the goal of installation by Veterans Day; for details, call 610-284-1650.

IX. ADJOURNMENT

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

Respectfully submitted by Borough Secretary.