



BOROUGH OF YEADON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES  
SEPTEMBER 18, 2025

Meeting began at 7:02 pm.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan K. Hepkins, Mayor	Present
LaToya Monroe, President	Present (through reorganization)
Liana Roadcloud, Vice President	Present
Nicole Beaty	Present
Michael Trent	Present
Jessie Peets	Present
Antoinette Truehart	Present (elected President during reorganization)
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 (resigned after reorganization)

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

President Monroe stated that Council held an executive session earlier this evening. During that session, she voluntarily provided the Police Chief and the Solicitor with documentation verifying her residency, including her driver's license, vehicle registrations, insurance, personal tax returns, tax invoices, and real estate tax bills for several properties in Delaware County. She emphasized that she has never denied owning multiple properties but has consistently maintained that her primary residence is in the Borough of Yeadon.

1. Ms. Jo Moore Richard expressed appreciation that documentation verifying Council President Monroe's residency had been provided for review. She stated that if the President is a resident of Yeadon, she has no issue; however, if not, she believes an investigation should occur. Ms. Moore Richard emphasized the importance of integrity and moving past political distractions to focus on Borough business. She also inquired about the allocation of recently received grant funds. Finance Director Nichols responded that all grant awards are restricted to their designated purposes and provided an example of a sewer-related grant used solely for that project.
2. Ms. Liz A. expressed support for amending the agenda and raised concerns regarding Council President Monroe's residency status. She questioned the validity of the President's Yeadon address, citing ownership and occupancy records for a Lansdowne property, and asserted that documentation indicated the Lansdowne home is owner-occupied and not a rental.

#### IV. AMENDMENT OF AGENDA & REORGANIZATION

1. Motion to amend the agenda to include the Reorganization of Borough Council.  
Moved By: Councilor Johnson  
Seconded By: Councilor Beaty  
Motion Passed: 4 – 3, President Monroe and Councilors Peets and Trent opposed.
2. Motion for the Reorganization of Borough Council.  
Moved By: Councilor Johnson  
Seconded By: Councilor Beaty  
Motion Passed: 5 – 1, Councilor Trent opposed. Councilor Peets abstained.
3. Motion to nominate Antoinette Truehart as President of Borough Council.  
Moved By: Councilor Johnson  
Seconded By: Councilor Beaty  
Motion Passed: 5 – 0, Councilors Peets and Trent abstained.
4. Motion to close reorganization.  
Moved By: Councilor Johnson  
Seconded By: Councilor Beaty  
Motion Passed: 4 – 0, Councilor Peets abstained.

\*\* Borough Manager Cave tendered his resignation. \*\*

#### V. MINUTES

1. Motion to approve the August 14, 2025, Legislative Meeting Minutes.  
Moved By: Councilor Johnson  
Seconded By: Councilor Peets  
Motion Passed: Unanimous

#### VI. MAYOR'S REPORT

Mayor Hepkins reported that the Mayor's Citizens Forum was held the previous week, focusing on recent hospital closures and the future of Medicare and Medicaid, and how these issues impact public safety and emergency response. The presentation was supported by the Police Department and delivered by First Lady Joy Hepkins, who works at Mercy Fitzgerald Hospital.

He noted that a full-time police officer recently retired, creating a vacancy within the department. The Civil Service Commission has been requested to establish a new hiring list, as the previous list has been exhausted. Additionally, a sergeant promotional exam is currently in progress to support departmental advancement.

Mayor Hepkins also announced that the Faith and Blue Weekend will be held October 10–12, 2025, a national initiative that fosters collaboration between law enforcement and clergy. Events will include a prayer service on Friday, October 10, at 7:00 p.m. at the Circle outside the Library and an ecumenical service on Sunday, October 12, at 11:00 a.m. at St. Michael's Episcopal Church.

He concluded by noting that flags were flown at half-staff on September 11 in remembrance of the victims of the 9/11 attacks, and again per Governor Shapiro's order in honor of the five police officers shot in the line of duty earlier that week.

## VII. MANAGER'S REPORT

1. Motion to approve the completion of the probationary period for Employee #10283, with full benefit allotment and time-off accrual effective September 22, 2025.  
Moved By: Councilor Johnson  
Seconded By: Councilor Peets  
Motion Passed: Unanimous
2. Motion to approve the completion of the probationary period for Employee #10284, with full benefit allotment and time-off accrual effective September 22, 2025.  
Moved By: Councilor Beaty  
Seconded By: Vice President Roadcloud  
Motion Passed: Unanimous
3. Motion to approve the Remote Work/Work from Home Policy.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Peets  
Motion Passed: Unanimous
4. Motion for the hiring of Victoria Gleason 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 Johnson  
Seconded By: Councilor Peets  
Motion Passed: Unanimous
5. Motion for the promotion of Tiffany Simmons to Full-time Library Administrative Assistant with full benefit allotment and time-off accrual, effective September 29, 2025.  
Moved By: Councilor Peets  
Seconded By: Councilor Johnson  
Motion Passed: Unanimous
6. Motion to advertise Ordinance No. 2025-012 Amending 285-19 One-Way Streets Established, formally adding MacDade Boulevard between Church Lane and West Cobbs Creek Parkway.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Johnson  
Motion Passed: Unanimous
7. Motion to advertise Ordinance No. 2025-013 Amending 285-85 Parking Prohibited on Certain Streets on Certain Days to add MacDade Boulevard, South-side Between Church Lane and West Cobbs Creek Parkway, no parking between 8 am – 12 pm on Thursdays.  
Moved By: Councilor Johnson  
Seconded By: Councilor Peets  
Motion Passed: Unanimous
8. Motion for the adoption of the amendment to Ordinance # 2025-003, Special Purpose and Special Permit Parking, to add the availability of 10 Parking Spots for overnight parking in the Guenther Municipal Lot.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Peets  
Motion Passed: Unanimous

9. Motion to reenter into a two-year agreement with Delaware County Public School Healthcare Trust to provide health and related benefit coverage for the Borough of Yeadon, effective January 1, 2026.  
Moved By: Councilor Johnson  
Seconded By: Vice President Roadcloud  
Motion Passed: Unanimous

#### VIII. SOLICITOR'S REPORT

1. Motion for Council to settle Docket# 4A24027NCNY-0001/EFD-0002598 within the terms of the proposed Stipulation Agreement, subject to the Solicitor's final review and approval.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Johnson  
Motion Passed: Unanimous

#### IX. TAX COLLECTOR'S REPORT

For the month of August 2025, the Borough collected a total of \$146,154.31 in taxes and fees. The collections included \$77,472.51 in real estate taxes, \$5,808.00 for trash fees, and \$62,873.80 for sewer payments.

#### X. REPORTS AND MOTIONS

##### A. Finance

1. Motion to approve the Accounts Payable List for September 2025.  
Moved By: Councilor Johnson  
Seconded By: Vice President Roadcloud  
Motion Passed: Unanimous
2. Motion to approve the August 2025 Cash Balance Report.  
Moved By: Councilor Johnson  
Seconded By: Vice President Roadcloud  
Motion Passed: Unanimous
3. Motion to adopt Resolution number 2025-011 authorizing the sale of the 2025 delinquent Borough Real Estate Taxes to Municipal Revenue Service.  
Moved: Councilor Johnson  
Seconded By: Vice President Roadcloud  
Motion Passed: Unanimous

##### B. Ordinances & Zoning

1. Motion for the advertisement of Ordinance # 2025-014 Requiring Annual Commercial Use and Occupancy Inspections in the Borough of Yeadon.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Johnson  
Motion Passed: Unanimous

## C. Public Works

1. Motion for the approval of the LSA resolution for Public Works facility upgrades.  
Moved By: Councilor Johnson  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous

Motion to amend the previous motion for approval of the LSA resolution for Public Works and the Police Department.

Moved By: Councilor Johnson  
Seconded By: Vice President Roadcloud  
Motion Passed: Unanimous

## D. Public Safety

### 1. Police Department's Report

1. Motion to seek approval from the Civil Service Commission to advertise and hold the test for the position of Police Officer.  
Moved By: Councilor Johnson  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous

## E. Recreation

Councilor Beaty reported that Recreation Director Roy Hunter is currently on a well-deserved vacation and will present the committee's report at the October meeting. She shared that she will be recovering from a tonsil procedure during that time and may attend the meeting virtually if possible. Councilor Beaty also reminded everyone that the annual Veterans Day Brunch will be held on November 8, 2025, and encouraged all veterans and their families to attend.

Councilor Johnson announced that the Veterans Banners Program for Hometown Heroes has officially begun. She encouraged residents to honor veterans—living or deceased—by purchasing a banner for \$160, which includes the banner and installation materials. She also suggested the possibility of creating a Veterans Brick Project, similar to the one at the library, to provide a more affordable option for families who may not be able to purchase a banner.

## XI. ADJOURNMENT

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

Meeting adjourned

Respectfully submitted by the Borough Secretary.