



BOROUGH OF YEADON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES  
NOVEMBER 20, 2025

Meeting began at 7:03 pm.

I. PLEDGE OF ALLEGIANCE

Before roll call, Mayor Hepkins requested a moment of silence in recognition of several recent losses, including former Council President Jacquelyn Puriefoy Brinkley and former Tax Collector Julianne James. The Mayor also acknowledged the recent passing of President Toni Truehart's sister (her only sibling), mother, and father-in-law, and noted that funeral services for Ms. James and President Truehart's mother were scheduled for Saturday. Council observed a moment of silence.

II. ROLL CALL

Rohan K. Hepkins, Mayor	Present
Antoinette Truehart, President	Present
Liana Roadcloud, Vice President	Present
Nicole Beaty	Present
Michael Trent	Present
Jessie Peets	Present
LaToya Monroe	Absent
Learin Johnson	Present via telecommunication.
Kilkenny Law, Solicitor	Present
Yolanda Hughes, Tax Collector	Absent
Joseph Viscuso, Engineer	Absent
Nafis Nichols, Finance Director	Present

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

1. Ms. Anna addressed Council regarding the continued absence of former Council President LaToya Monroe from recent meetings and asked whether Council had a plan to address representation. She also requested clarification on winter parking procedures during snow events, particularly to assist elderly residents.

2. Aqua Presentation – Lead Service Line Replacement Program  
Mr. Tommy Grayson, Program Manager for Aqua, presented an overview of Aqua’s Lead Service Line Replacement Program and encouraged resident participation. He explained the health risks associated with lead exposure, particularly for children and pregnant women, and noted that lead plumbing was banned in Pennsylvania in 1991. Mr. Grayson outlined recent state and federal requirements mandating utilities to inventory and replace lead or galvanized service lines at no cost to customers. He described what constitutes a water service line, common materials used, and how residents can identify them. Aqua is currently conducting outreach in Yeadon through mailings, door-to-door efforts, and calls, and emphasized that the program is legitimate and free of charge. If a lead or galvanized line is identified, Aqua will replace it after a contract is signed, with work typically completed in approximately half a day using minimally disruptive methods. Mr. Grayson provided contact information and offered additional materials for distribution.
3. Ms. Desi of 441 Cypress Street spoke on behalf of her neighbor regarding parking conditions at the end of Myra Avenue. She stated that a No Parking sign on one side of the street has made it difficult for residents to find parking, especially on street-cleaning days, and noted that several neighbors do not have driveways or off-street parking. Ms. Desi explained that the block is a dead end with no through traffic and requested that Council consider removing the No Parking restriction on that side of the street.
4. Mr. Ishmael addressed Council regarding multiple parking citations issued within a 24-hour period. He stated that residents on the block have historically been permitted to park in the posted No Parking area due to limited parking availability and the absence of driveways or off-street parking. He explained that the street is a dead end, does not experience through traffic, and does not require trash trucks to turn around in the restricted area. Mr. Ishmael noted that prior tickets had been dismissed due to longstanding understanding of the situation, but enforcement recently changed, resulting in multiple citations. He requested that Council reconsider the restriction and allow residents the opportunity to continue parking in the area.

#### IV. MINUTES

1. Motion to approve the October 16, 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 stood as submitted. He highlighted that the next Public Safety Meeting will be held on Saturday, November 29, 2025, at 9:30 a.m. via Zoom, and that all residents are encouraged to participate. He also announced that the next Mayor’s Citizens Forum is scheduled for Thursday, December 4, 2025.

The Mayor noted that the police accreditation agency conducted an on-site review in October as part of the final stages of the accreditation process, with an additional meeting anticipated in January. He further reported that the Borough is currently down one full-time police officer, and that upon ratification of the labor contract, the Civil Service Commission will begin the hiring process to establish a new preferential eligibility list.

## VI. PRESIDENT'S REPORT

President Truehart thanked residents and colleagues for their cards, well wishes, comments, and text messages, stating that the support has meant a great deal to her and her husband during this time.

President Truehart announced the Borough's upcoming Tree Lighting Ceremony on Friday, December 12, 2025, to be held outside Borough Hall, followed by the Jingle & Mingle holiday event upstairs on the second floor. She invited the community to attend and celebrate the holiday season together.

President Truehart also shared that State Representative Joanna McClinton will be hosting a turkey giveaway on Saturday in front of Bell Avenue Elementary School, and Senator Williams will be holding a turkey giveaway next Tuesday. She noted that flyers with additional information were available for residents to take and share.

## VII. MANAGER'S REPORT

Mr. Nichols reported that his written report stood as submitted. He reminded Council and the public of the upcoming blood drive, scheduled to take place tomorrow from 12:00 p.m. to 5:00 p.m. in the auditorium at Borough Hall, and encouraged all who are able to participate.

1. Motion to suspend payments for parking meters from Thanksgiving to New Year's Day and suspend overnight permit parking on the 800 Block of Laurel and Arbor Road from Wednesday, November 26, 2025, to Monday, December 1, 2025.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous
2. Motion to advertise the January 5, 2026, Reorganization Meeting.  
Moved By: Councilor Trent  
Seconded By: Councilor Peets  
Motion Passed: Unanimous
3. Motion to terminate employee number 10273 effective October 17, 2025.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous
4. Motion to approve and advertise the 2026 Yeadon Borough Holidays.  
Moved By: Councilor Trent  
Seconded By: Vice President Roadcloud  
Motion Passed: Unanimous
5. Motion to hire George Ortiz to the position of Public Works worker with the start salary of \$64,019.28 as per the 32BJ CBA, effective Monday, November 24, 2025.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Trent  
Motion Passed: Unanimous

6. Motion for the approval of handicap application submitted for 1028 Callahan Ave, Yeadon, PA 19050.

Moved By: Councilor Beaty

Seconded By: Councilor Peets

Motion Failed: Unanimous

7. Motion for the approval of handicap application submitted for 834 Bullock Ave, Yeadon, PA 19050.

Moved By: Councilor Peets

Seconded By: Vice President Roadcloud

Motion Failed: Unanimous

## VIII. SOLICITOR'S REPORT

Mr. Kilkenny reported that his office has worked closely with Borough department heads and the Borough Manager in recent weeks. He addressed comments made during the public comment period regarding Councilor Monroe, clarifying for the public that Borough Council does not have the authority to remove a sitting council member for non-attendance. While Council may seek clarification of a member's intentions or encourage resignation or return to service, any formal removal would require notification to the appropriate authorities and the initiation of legal action through the courts. Mr. Kilkenny noted that Council is not at that stage at this time and provided the explanation to ensure the public understands the applicable process.

## IX. TAX COLLECTOR'S REPORT

For the month of October, the Tax Collector's Office collected \$60,485.53 in real estate taxes, \$12,342.00 in borough trash fees, and \$16,268.60 in borough sewer fees, for a total of \$89,096.13.

## X. REPORTS AND MOTIONS

### A. Finance

Mr. Nichols presented the preliminary 2026 budget, noting that its approval would begin the formal budget review and advertising process. He explained that once advertised, the proposed budget would be available for public review at Borough Hall, the library, and other designated locations. A public budget hearing is scheduled for the first Thursday in December at 6:00 p.m., with final adoption anticipated at a future caucus and legislative meeting.

Mr. Nichols reported that the preliminary budget reflects a proposed 1.5 mill tax increase, which would result in an estimated \$182 annual increase for the average assessed property of approximately \$181,000. He stated his intent to continue working to reduce the increase prior to final adoption. Factors contributing to the proposed increase include anticipated labor contracts for the Police Department and Public Works, an 8.9% increase in healthcare costs, a 9% increase in other insurance costs, increased deductibles for certain insurance policies, a 4% increase from the Darby Joint Creek Authority, and a \$10 per-ton increase from the Delaware County Solid Waste Authority. The budget also assumes full staffing in all departments as of January 1, 2026.

Mr. Nichols further explained that several successful property tax assessment appeals resulted in a reduction of the Borough's overall assessed value. The 2026 assessed value was reported as \$563,874,698, a decrease of approximately \$88 million from the prior year.

**Proposed 2026 General Fund Revenues**

- Taxes (Real Estate & Act 511): \$9,069,433
- Licenses & Permits: \$432,688
- Franchise Revenue: \$152,500
- Fines & Forfeitures: \$185,350
- Interest, Rents & Royalties: \$83,201
- Intergovernmental Revenue: \$782,017
- Charges for Services: \$87,571
- Contributions & Miscellaneous Revenue: \$56,000
- Other Revenue: \$440,604
- Total General Fund Revenue: \$11,289,364

**Proposed 2026 General Fund Expenditures**

- Legislative: \$123,517
  - Administration: \$746,581
  - Financial Administration: \$280,441
  - Tax Collection: \$36,567
  - Legal & Engineering: \$226,500
  - Insurance, Bonding & Borough Facilities: \$1,325,756
  - Police: \$5,464,047
  - Fire: \$179,950
  - Code Enforcement: \$585,664
  - Emergency Management: \$2,500
  - Highway Maintenance & General Services: \$1,265,440
  - Recreation, Youth Development, Parks & Special Events: \$95,102
  - Library: \$564,720
  - Debt Service: \$262,337
  - Planning, Zoning & Miscellaneous: \$110,240
  - Total Departmental Expenditures: \$11,264,364
  - General Fund Transfers: \$25,000
  - Total General Fund Expenditures: \$11,289,364 (Balanced)
- 
- Trash Fund: \$1,392,633
  - Sewer Fund: \$3,253,727
  - Motor License Fund: \$308,186
  - Vehicle Replacement Fund: \$133,071
  - Capital Fund: \$100,000

All figures presented were noted as proposed and subject to revision prior to final adoption.

1. Motion to approve the Accounts Payable List for November 2025.  
Moved By: Councilor Trent  
Seconded By: Vice President Roadcloud  
Motion Passed: Unanimous
2. Motion to approve the October 2025 Cash Balance Report.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous
3. Motion to approve the 2026 Preliminary Budget.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous
4. Motion to advertise the 2026 Preliminary Budget.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Peets  
Motion Passed: Unanimous

B. Ordinances & Zoning

Mr. Collins' report stands as submitted at Caucus.

C. Public Works

Ms. Houck reported that the Public Works report stood as submitted at the Caucus meeting. She thanked Council for approving the hiring of Mr. George Ortiz, noting that the department is pleased to add additional staff to improve response times and service delivery. Ms. Houck advised that Mr. Ortiz will attend CDL training, consistent with department practice, despite previously holding a CDL. She further noted that training costs will be covered using a 10% grant match refund associated with another employee who did not complete CDL training and confirmed that no overspending of the training budget will occur this year.

D. Public Safety

1. Police Department's Report

Chief Giammarco reported that his written report stood as submitted. He addressed questions regarding winter weather enforcement, stating that during a declared snow emergency, vehicles are not ticketed or required to be moved. He noted that determining thresholds for snow accumulation (e.g., one inch versus several inches) can be discretionary and emphasized the need for flexibility to ensure streets remain accessible for emergency services, public works, and necessary repairs. Chief Giammarco explained that during significant snowfall events, the Police Department may decide not to enforce parking restrictions and will communicate such decisions to residents through the Borough website and social media, utilizing common-sense judgment based on conditions.

## E. Recreation

Councilor Beaty reported that the Recreation Committee's written report stood as submitted. She encouraged residents to attend the Borough's upcoming annual Tree Lighting event and invited community members who enjoy singing to participate in holiday caroling. Councilor Beaty noted that music will be played outside during the event, followed by activities upstairs, including a visit from Santa for photos with children.

She also announced plans to again host an Ugly Christmas Sweater Contest with a \$50 gift card prize, along with several additional giveaways, and welcomed donations for prizes. Councilor Beaty emphasized that the event is open to the entire community and encouraged residents of all ages to attend and share ideas for activities.

Councilor Beaty announced that the next Recreation Committee meeting will be held on December 2, 2025, via Zoom, and wished everyone a happy Thanksgiving and a safe, enjoyable holiday season.

Mr. Roy reported that the Recreation Committee's written report stood as submitted. He also advised that information regarding the Philadelphia Flower Show, scheduled for February, will be forthcoming. Flyers will be made available once finalized. Discussion noted that ticket prices have increased, but the committee will explore the possibility of a group rate, and confirmed that the event will be held indoors at the Pennsylvania Convention Center.

## XI. ADJOURNMENT

1. Motion to adjourn.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Beaty

Meeting adjourned

Respectfully submitted by the Borough Secretary.