



BOROUGH OF YEADDON
DELAWARE COUNTY, PENNSYLVANIA
BOROUGH COUNCIL CAUCUS MEETING MINUTES
APRIL 9, 2026

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rohan K. Hepkins, Mayor	Present
Antoinette Truehart, President	Present
Liana Roadcloud, Vice President	Present
Nicole Beaty	Present via telecommunication
Ronald Francis	Absent
Jessie Peets	Present
LaToya Monroe	Absent
T. Taliah Jones-Waters	Present
Kyle Miller, Kilkenny Law, Solicitor	Present
Erika Broadnax, Tax Collector	Absent
Joseph Viscuso, Engineer	Present
Nafis Nichols, Finance Director	Present

III. CITIZEN'S FORUM

1. Ms. Tiffany Johnson gave her thoughts on the March 18 Public Relations Committee meeting, including discussion on community programs, resident involvement, and block captain initiatives. She also shared concerns regarding meeting etiquette and thanked Councilor Jones-Waters for her leadership and community engagement.
2. Ms. Anna raised questions regarding Councilor Monroe's continued absences from Council meetings and inquired about possible legal action related to the vacant seat. She also asked about delays in Right-to-Know responses and whether delays were due to staffing, record availability, or records not existing.
3. Ms. Dorothy Bynum expressed concerns regarding ongoing quality of life and parking issues related to a group home operation on the 900 block of Church Lane. She stated that neighboring residents have experienced disturbances, overcrowded parking, and safety concerns involving an individual associated with the property and requested Borough assistance in addressing the matter.

4. Ms. Wehdeh Amartey, a local business owner, expressed concerns regarding the Borough's ordinance prohibiting overnight parking of commercial vehicles on Borough streets. She explained that despite multiple attempts to secure off-street parking, including leasing private lots, her vehicles were vandalized and safe parking options remain limited. Ms. Amartey also raised concerns regarding inconsistent enforcement of the ordinance and requested that Council consider accommodations for local business owners, such as permit parking or designated overnight commercial parking areas.
5. Mr. Philip Alderson, Founder and CEO of Odin Properties, along with development partners Ryan Sanders and Blaine Stoddard, presented a conceptual redevelopment proposal for the former Yeadon Swim Club property, which included affordable housing, recreational amenities, and community spaces.

IV. MAYOR'S REPORT

Mayor Hepkins stated that his full report would be presented at the upcoming Legislative Meeting.

V. PRESIDENT'S REPORT

President Truehart stated that her report consisted of the development presentation regarding the former Yeadon Swim Club property.

VI. MANAGER'S REPORT

Mr. Nichols reported that the County requires the Borough to officially appoint an Emergency Management Coordinator in order to remain compliant. Information regarding emergency management training opportunities was also emailed to Council members, with training sessions available on May 7 and September 10.

Under Finance, Mr. Nichols reported that motions would be requested for approval of the accounts payable list and cash balance report. He also stated that the Borough recently completed its Liquid Fuels Audit through the Auditor General's Office, which resulted in one finding that had already been resolved prior to completion of the audit. Additionally, the Borough closed on a delinquent tax sale, netting approximately \$283,000 in revenue. Preparations are also underway for the quarterly financial review, and discussions are being coordinated regarding updates to the Borough's needs assessment, including potential capital borrowing opportunities and grant funding to address capital improvement needs.

VII. SOLICITOR'S REPORT

Mr. Miller of Kilkenny Law reported that several long-outstanding municipal liens were recently paid off, resulting in additional revenue for the Borough and allowing those properties to move toward a clear title and potential transfer to new ownership.

He also stated that two resolutions would be presented for Council consideration at the next Legislative Meeting. The first would amend the Borough-issued electronic device policy by removing the requirement for Council approval before issuance of a device. The second resolution would update the Borough's fee schedule to reflect recently approved ordinance fees, including commercial U&O fees and Act 22 police video request fees.

Mr. Miller further reported that the solicitor's office continues to work with opposing counsel on ongoing litigation matters and remains hopeful that several issues may move toward resolution in the coming weeks or months.

Regarding concerns raised during public comment, Mr. Miller stated that the solicitors' office would review the Borough's commercial vehicle parking ordinance and discuss the matter further with the Police Chief, including reviewing how neighboring communities address similar issues.

Mr. Miller also addressed concerns related to the group home property discussed during public comment, noting that a change from single-family residential use to a group home may constitute a change in use under the zoning ordinance and could require review by the Zoning Hearing Board. He explained that any such use must still comply with parking, off-street parking, and other applicable zoning requirements.

Lastly, Mr. Miller clarified that any future sale, lease, or long-term transfer of the former Yeadon Swim Club property must comply with the Pennsylvania Borough Code public bidding process. He explained that the Borough is legally required to provide all qualified developers an equal opportunity to submit proposals and that Council must follow the formal request for proposal process and applicable statutory requirements before any development decisions can be made.

VIII. ENGINEER'S REPORT

Ms. Todaro reported that a resolution for the DCNR grant application will be presented for approval at the next Legislative Meeting. The proposed project at Yeadon Community Park includes a comfort station with bathrooms, a possible concession area, a water fountain, walkway improvements, and a picnic area with benches. Preliminary discussions regarding the location of the improvements have taken place with Parks and Recreation and Public Works staff, with the proposed location currently planned near the fitness area pending utility review.

Ms. Todaro also provided an update on the Borough Road program. Public Works recently reviewed and prioritized roadway improvement projects. The proposed base bid roads include Rundale Avenue from Bell Avenue to MacDade Boulevard, Penn Street from Brookside Avenue to Industrial Park Drive, and Church Lane from Chester Avenue to the Borough line. Whitby Avenue from Church Lane to Arbor Lane was identified as the alternate bid roadway. She noted that fluctuating oil and asphalt prices continue to impact project costs, which is why an alternate roadway was included as part of the bid package.

Lastly, Ms. Todaro reported that Pennoni Engineering is currently preparing annual contract updates for the storm sewer and sanitary sewer programs. The contract specifications are being reviewed and updated as needed before being advertised for bid.

IX. COMMITTEE REPORTS

A. Ordinances and Zoning

Director Collins reported that during the month of March, the department issued 39 violation notices, completed 14 resale inspections and 15 rental inspections, and issued six citations. The department also responded to four Requests for Action during the month.

Director Collins reminded residents that with warmer weather approaching, grass must be maintained below 10 inches in height and hedges, bushes, and trees must be properly maintained to prevent obstruction of sidewalks and interference with power lines.

B. Public Works

Mr. Pozzuolo reported that yard waste collection will take place on April 10 and the Borough's E-Waste Collection event will be held on April 24 from 8:00 AM to 2:00 PM at the Public Works Garage.

He stated that Public Works staff are currently maintaining Borough properties for the spring season, including adding topsoil and grass seed to improve Borough grounds.

Mr. Pozzuolo also reported that PennDOT recently completed milling and hot patch repairs on several deteriorated areas along Church Lane. Additional milling and resurfacing work is scheduled for the fall on the west side of Church Lane.

Street painting operations are also underway, including crosswalks, stop bars, and no parking markings.

Lastly, Mr. Pozzuolo announced that the Borough's Earth Day Cleanup event will take place on April 25 from 8:00 AM to 11:00 AM. Cleanup locations include West Cobbs Creek Parkway and Parmley Avenue, Longacre Boulevard and Whitby Avenue, and Church Lane and 70th Street. Event information has been posted on the Borough and RESTORE websites and distributed through community flyers.

C. Public Safety

1. Police Department's Report

- For the month of March 2026 Yeadon Borough Police Department had responded to or prepared reports for 1,071 calls for service.
- There were 10 Criminal Arrests in the month.
- There were 8 Non-Traffic Citations Issued for the month.
- There were 70 Traffic Citations issued for the month.
- There were 1,458 Parking Tickets issued for the month.

Chief Giammarco reported that the Borough was awarded a \$50,000 grant through the Speaker of the House to begin development of a police drone program. He noted that additional funding will still be needed before the program can officially launch.

Chief Giammarco also announced the implementation of the Blue Envelope Program in recognition of National Autism Awareness Month. The program is intended to assist drivers with autism or other conditions that may create difficulties during traffic stops by providing envelopes containing identification, emergency contact information, and important documents to help improve communication between residents and police officers. The envelopes will be available free of charge at the police station, library, and other community locations.

Lastly, Chief Giammarco reported that one officer remains out due to a previous injury and another officer is currently on short-term disability, creating staffing challenges as the department prepares for upcoming vacation schedules.

D. Library

Ms. Darlene reported that informational flyers for upcoming library events were available at the front table. She highlighted an upcoming presentation by Dr. Daisy Century portraying Harriet Tubman, scheduled for April 20 at 6:30 PM at the library. The event had previously been postponed twice due to weather conditions.

E. Recreation

Councilor Beaty reported that planning continues for the Borough's Freedom Day celebration, which will combine Flag Day and Juneteenth festivities. Following discussion at the recent committee meeting, the event is tentatively planned for June 20.

Councilor Beaty stated that the celebration is expected to begin with a parade starting at the Longacre Boulevard Circle and proceeding to Community Park for a larger community celebration. She also announced that the Borough will partner with the Nile Swim Club for the event.

Additional evening activities are also being considered at Kerr Field, including either fireworks or a laser light show. More details regarding the event will be discussed at a future meeting.

Mr. Hunter reported that the Rain Barrel Workshop scheduled for May 19 is currently full; however, residents may still register for the waiting list online as openings may become available. He also announced that the Pollinator Garden Workshop will be held at Borough Hall on May 5 from 7:00 PM to 8:00 PM. Participants will receive shrubs and plants to support pollinator gardens and other community beautification efforts.

Mr. Hunter also advised residents of upcoming track events at Kerr Field. A CYO track meet is scheduled for April 12, and the Rap Curry Invitational Track Meet will take place on April 18 from 8:00 AM to 5:00 PM, featuring approximately 60 participating schools. Residents were advised to expect increased traffic, buses, and activity in the area during these events.

F. Public Relations

Councilor Jones-Waters reported that the Community Affairs Committee continues to hold open meetings for residents to discuss community concerns, share ideas, and learn about upcoming events and initiatives. She acknowledged several committee members in attendance and thanked them for their participation and support.

Councilor Jones-Waters stated that upcoming community initiatives being planned include a Human Trafficking Awareness Symposium, a Resource and Employment Workshop, and a Community Appreciation Day scheduled for September 19, 2026. She noted that sponsorship opportunities are being explored to help support future community events and activities.

She also announced that the previously discussed Resource and Employment Workshop date will be rescheduled and encouraged residents to continue supporting Borough events, including the upcoming Earth Day Cleanup.

X. ADJOURNMENT

1. Motion to adjourn.
Moved By: Councilor Jones-Waters
Seconded By: Councilor Peets

Respectfully submitted by Borough Secretary.