



BOROUGH OF YEADON  
DELAWARE COUNTY, PENNSYLVANIA  
BOROUGH COUNCIL LEGISLATIVE MEETING MINUTES  
APRIL 16, 2026

Meeting began at 7:01 pm.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

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

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

1. Ms. Clara Johnson expressed concerns regarding declining quality of life issues throughout the Borough, including appliances, furniture, and debris being stored on porches and lawns. She questioned when existing code ordinances addressing these matters would be enforced and resolved. Ms. Johnson also requested that all committee reports be made available to the public during meetings to improve transparency and allow residents to better follow agenda items and Council actions.
2. Ms. Quentina Scruggs raised concerns regarding an ongoing shared driveway parking issue at her recently purchased property on South Union Avenue. She explained that multiple neighboring vehicles are utilizing the shared driveway, creating parking conflicts and uncertainty regarding driveway access and usage rights.
3. Ms. Pauline McGhie raised concerns regarding an ongoing property and parking dispute involving a neighboring property on East Providence Road. She questioned the validity and scope of a previously issued permit related to a front lawn parking area and stated that the situation has interfered with access to her driveway easement and daily use of her property. Ms. McGhie also expressed concerns regarding repeated attempts to obtain permit documentation, citation information, and responses to prior complaints and Right-to-Know requests. Additionally, she reported ongoing safety concerns related to vehicle access, parking conditions, and drainage issues near the property.

#### IV. MINUTES

1. Motion to approve the March 12, 2026, Caucus Meeting Minutes.  
Moved By: Councilor Francis  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous
2. Motion to approve the March 19, 2026, Legislative Meeting Minutes.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Francis  
Motion Passed: 5 – 0, Councilor Jones-Waters abstained.

#### V. MAYOR'S REPORT

Mayor Hepkins stated that his report stands as submitted and highlighted several updates. He announced that the Public Safety Meeting originally scheduled for April 25, 2026, was rescheduled to Saturday, April 18, 2026, from 8:00 AM to 9:30 AM to avoid conflict with the Borough's Earth Day Cleanup event.

He also noted that the Mayor's Forum held on March 5, 2026, highlighted the Yeadon Police Department's accreditation achievement. The next Mayor's Forum is scheduled for June 4, 2026, at 7:00 PM at Borough Hall.

Lastly, Mayor Hepkins provided an update regarding the ongoing "bone thief" case, stating that the preliminary hearing previously scheduled for March 13, 2026, was continued to April 17, 2026, and continues to receive media attention.

#### VI. PRESIDENT'S REPORT

President Truehart reported that the presentation that was previously held during the Caucus Meeting regarding a proposed development project for the former Yeadon Swim Club site. She stated that a follow-up public presentation will be scheduled in May 2026 to allow for broader community participation and additional public notice. President Truehart noted that the meeting will be held on the second floor of Borough Hall to accommodate more residents, and the confirmed date will be publicly posted once finalized.

#### VII. MANAGER'S REPORT

Ms. Sapp reported that there were no additional updates for the Manager's Report. She reminded residents that volunteers are still needed for the Earth Day Cleanup scheduled for April 25, 2026, from 8:00 AM to 11:00 AM. Residents were encouraged to volunteer by scanning the QR code on the event flyers to complete the signup form.

1. Motion for the appointment of Vincent Zappacosta to the position of Emergency Management Coordinator for the Borough of Yeadon, effective immediately.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Francis  
Motion Passed: Unanimous

2. Motion to approve Resolution 2026-011 amending the Yeadon Borough Fee Schedule.  
Moved By: Councilor Beaty  
Seconded By: Councilor Francis  
Motion Passed: Unanimous
3. Motion to approve Resolution 2026-012 amending the Yeadon Borough Mobile Device Use Policy.  
Moved By: Councilor Francis  
Seconded By: Councilor Peet  
Motion Passed: Unanimous

#### VIII. SOLICITOR'S REPORT

1. Motion to engage Valbridge Property Advisors to conduct an appraisal of 548 Providence Road in preparation for litigation in Case No. 2024-011057, not to exceed \$5,000.  
Moved By: Councilor Francis  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous

#### IX. TAX COLLECTOR'S REPORT

Ms. Broadnax, Tax Collector, reported that total deposits for March 2026 amounted to \$2,326,732.21. She also noted that the monthly tax collection report was distributed to Council via email.

#### X. ENGINEER'S REPORT

1. Motion to approve the DCNR Community Conservation Partnerships Program (C2P2) Grant Resolution for improvements to Community Park Phase 3.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Jones-Waters  
Motion Passed: Unanimous
2. Motion to proceed with the bidding of the 2026 Road Program.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Francis  
Motion Passed: Unanimous
3. Motion to proceed with the bidding of the West Cobbs Creek Parkway Improvement Project.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Francis  
Motion Passed: Unanimous
4. Motion to proceed with the bidding of the Annual Contracts for Storm Sewer and Sanitary Sewer.  
Moved By: Vice President Roadcloud  
Seconded By: Councilor Francis  
Motion Passed: Unanimous

## XI. REPORTS AND MOTIONS

### A. Finance

1. Motion to approve the Accounts Payable List for April 2026.  
Moved By: Councilor Francis  
Seconded By: Councilor Beaty  
Motion Passed: Unanimous
2. Motion to approve the Accounts Payable Additions List for April 2026.  
Moved By: Councilor Beaty  
Seconded By: Councilor Peets  
Motion Passed: Unanimous
3. Motion to approve the March 2026 Cash Balance Report.  
Moved By: Councilor Francis  
Seconded By: Councilor Peets  
Motion Passed: Unanimous

### B. Ordinances & Zoning

### C. Public Works

### D. Public Safety

1. Police Department's Report

Chief Giammarco reported that his report stands as submitted at Caucus.

### E. Public Relations

Councilor Jones-Waters stated her report stands as submitted at Caucus.

### F. Recreation

Councilor Beaty reported that her Recreation Report stands as submitted from the previous meeting. She stated that additional information regarding the upcoming "Freedom Day" event will be shared during future meetings as planning continues.

Mr. Hunter reported that Recreation has obtained t-shirts for volunteers participating in the upcoming community cleanup event. He noted that additional shirts and cleanup-related materials, including items promoting cleanup efforts around Cobbs Creek, will also be available for distribution during the event.

## XII. ADJOURNMENT

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

Meeting adjourned

Respectfully submitted by the Borough Secretary.