Board of Supervisors Meeting

October 19, 2026, 7:30 PM

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Thomas J. McLewee Jr., Chair	Joan Blatcher, Township Manager
Noreen Vigilante, Vice-Chair (via phone)	Tom Goggin, Chief of Police
Steven F. Costa, Supervisor	Jennifer Wachsmuth, Township Secretary
Harold M. Hallman III, Supervisor	
Bryan Maher, Supervisor	

I. Call to Order

The regular meeting of the West Pikeland Township Board of Supervisors meeting was called to order on Monday, October 19, 2026 at 7:30pm at 1645 Art School Road, Chester Springs, PA.

II. Pledge of Allegiance

III. Approval of Agenda

Township Manager Blatcher explained that new and unfinished business had been placed near the beginning of the agenda because Vice Chair Vigilante was participating remotely and had limited availability, while the agenda included time-sensitive items. Chair McLewee confirmed that Vice Chair Vigilante was on the phone and could hear the proceedings.

> Supervisor Maher moved to approve the agenda. Supervisor Costa seconded the motion. The motion carried unanimously.

IV. New Business

a. Motion To Approve Initiation Of Bidding Process For Sale Of Cultural Art Center

Township Manager Blatcher presented the proposed initiation of a bidding process for the sale of township-owned property at 1645 Art School Road. She stated that bids would be due November 19, 2026, and would be opened at a public meeting. The time and place for opening the bids would be determined at a later date.

Supervisor Hallman questioned why the opening date and location were being left for a later posting, stating that this information should be included in the bid process approved by the Board. Township Manager Blatcher explained that the bid documents identify November 19 as

the bid deadline and that the Board could specify the public opening arrangements. Following the discussion, the opening was set for 6:00 PM on November 19, 2026.

The Chair called for the vote again after the proposed amendment. The motion was understood to include posting the bid package, a November 19 bid deadline, and a public bid opening at 6:00 PM that evening.

> Vice Chair Vigilante moved to approve posting the bid package, with the public bid opening set for November 19, 2026, at 6:00 PM. Supervisor Maher seconded the motion. The motion carried, 3–2. Supervisors Bryan Maher, Vice Chair Noreen Vigilante, and Chair Thomas McLewee voted in favor; Supervisors Steven Costa and Harold Hallman voted against.

Supervisor Hallman described the sale as a sad day for West Pikeland Township. The matter was later revisited during public comment, and the Board announced that it would schedule a special meeting to discuss it further.

b. Motion To Approve Posting And Hiring Temporary Public Works Employee

Township Manager Blatcher requested authorization to post a temporary public works position to cover an anticipated staff absence of approximately 12 weeks during winter.

Supervisor Costa raised concerns about the township's projected budget deficit and use of reserves, arguing that the township should scrutinize each expense and that existing public works staff could handle routine duties. He cited recent weekly work reports as evidence that the remainder of the staff could manage the work. He also questioned the absence of the Public Works Manager from the meeting.

Township Manager Blatcher clarified that she was requesting the motion to approve posting for the position and not the Public Works Manager. She said the temporary employee would be part-time and available as needed, with work expected to begin no earlier than December 15 and to last approximately 8 to 12 weeks. She said the request was intended to provide additional support if needed during the winter, including in an emergency. Supervisor Maher asked whether the employee would fill in for existing staff or be called in as needed; the Manager confirmed the latter.

Supervisor Hallman requested a written plan describing the employees' duties. Supervisor Maher also asked for a written plan, and the Manager agreed to provide additional details.

The Board did not vote on the request. The item was deferred for additional information and future consideration.

V. Unfinished Business

a. Motion To Approve Second Bid Packet For Snow Bids Due To No Response

Township Manager Blatcher reported that the township had received no bids in response to the first snow-removal bid posting. The packet on the agenda was a shorter packet, returning to the

approximately six-page format used in prior years rather than the 22-page version used in the unsuccessful posting.

Supervisor Costa questioned why the packet was being shortened and asked what information supported the expectation that the change would attract bids. Manager Blatcher said a prior provider had indicated that the longer packet discouraged participation. Supervisor Hallman emphasized the importance of appropriate insurance and contractor accountability. After discussion, the Board agreed that the packet submitted for consideration on the agenda would specify a bond of 10 percent of the total bid and include insurance limits. Supervisors also discussed adding a salt-spreader calibration requirement. Supervisor Maher supported including it.

> Supervisor Maher moved to approve reposting the snow bid packet with a 10 percent bid bond, insurance limits, and a salt-spreader calibration requirement. Supervisor Costa seconded the motion. The motion carried unanimously, 5–0.

VI. Approval Of Minutes

a. Tuesday, October 5, 2026 Board Of Supervisors

> Supervisor Costa moved to approve the minutes of the October 5, 2026, Board of Supervisors meeting. Supervisor Maher seconded the motion. After a Roll-Call vote, the motion carried unanimously, 5–0.

b. Wednesday, September 30, 2026 Budget Work Session #1

> Supervisor Costa moved to approve the minutes of the September 30, 2026 Budget Work Session. Vice Chair Vigilante seconded the motion. After a Roll-Call vote, the motion carried unanimously, 5–0.

VII. Reports

a. Police (Chief Goggin)

Police Chief Thomas Goggin reported 200 incident reports for the prior month, primarily involving traffic accidents, traffic enforcement, fraud, and follow-up investigations. He said Officer Sarcione had begun formal field training with Officer Matthew McBride and was progressing well.

Police Chief Goggin reported that Officer M. McBride had completed a two-day roadside drug-impairment enforcement course funded by the Highway Traffic Safety Administration and had participated in a grant-funded DUI roadblock in East Whiteland Township. He also reported that two retired police vehicles had been sold through Munici-Bid, with results consistent with expectations; a formal report would follow.

The department issued 93 citations during the month. The Police Chief also described a 30-day traffic study on the 1400 block of Yellow Springs Road, where the posted speed limit was 25 miles per hour. The study recorded 7,058 vehicles, an average speed of 27 miles per hour, and a

highest recorded speed of 52 miles per hour. He said 58 percent of drivers slowed after encountering the speed-display signs.

Police Chief Goggin briefly discussed the planned introduction of Waymo autonomous vehicles in Philadelphia. He said police would receive information about how to access vehicle data in the event of a collision and would report further as the program developed.

b. Approval Of Bills

> Supervisor Maher moved to approve the bills, seconded by Vice Chair Vigilante. The motion carried, 4–1. Supervisors Harold Hallman, Bryan Maher, Vice Chair Noreen Vigilante, and Chair Thomas McLewee voted in favor; Supervisor Steven Costa voted against.

During discussion, Supervisor Costa requested that monthly financial materials include a current-period breakdown of payments related to the township's purchase of 1001 Kimberton Road and the proposed sale of the 1645 Art School Road property. He said the information should make it easier for supervisors to compare current expenditures with year-to-date totals. Township Manager Blatcher confirmed that the request was for the payments made during each reporting period, rather than only a cumulative total.

A financial report was also read into the record. As of September 30, the reported cash balances included $2,912,801.97 in general funds, $158,122.72 in escrows, $3,660,866.67 in open-space funds, and $591,514.29 in liquid fuels funds. The total across funds was reported as $7,327,410.18.

Supervisor Costa emphasized the general-fund balance and warned that it would decline as the township proceeded with the building purchase and sale. He expressed concern about using reserves to cover the projected deficit and said he would reconsider his view if grants, rental income, and tenant-funded improvements materially offset the costs. Chair McLewee said he expected the financial outcome to be more favorable.

c. Chester Springs Library (Nancy Niggel)

Chester Springs Library Director Nancy Niggel presented the library's third-quarter report for July, August, and September. She reported that the library remained closed while building repairs were on hold and that the library board continued working with Historic Yellow Springs to resolve outstanding issues and reopen the facility. The library resumed rent payments in August. The library's 2025 state report had been accepted, and it had met the requirements for its 2027 state-aid application without requesting waivers.

Director Niggel described the library's summer programs at Pine Creek Park, delivered with township Parks and Recreation support, and other off-site programs across the area. She said the library had resumed off-site programming after insurance restrictions were resolved in June 2026. Compared with the same quarter in the prior year, programs increased by 54 percent and attendance increased by 50 percent. She also reported that e-material circulation was up 3.6 percent year over year and explained that the library continued purchasing digital materials while its building remained closed.

Director Niggel thanked the township for allowing the library to store materials in the Pine Creek Park garage and for supporting its off-site programming. She said the library was continuing to

serve patrons by phone, email, and limited in-person assistance at partner locations. Chairman McLewee asked if book donations were being accepted. Director Niggel advised she could not accept book donations at that time because the stored collection needed to be reviewed before the library could identify collection needs.

In response to a question from Supervisor Hallman about the library building, Historic Yellow Springs ("HYS") Director Tim Compton said HYS was working with the library toward a resolution. Supervisor Hallman cited he has residents asking questions about access to library services. Director Compton said HYS was seeking to reopen the library as quickly as possible.

VIII. Public Comment and Question & Answer

Chair McLewee invited public comments and requested that speakers limit remarks to three minutes so that attendees would have an opportunity to speak. Several speakers addressed the proposed sale of the 1645 Art School Road property and the future of SALT Performing Arts and its community partnerships.

Lauren McComas, President and Artistic Director of SALT Performing Arts, said SALT had staged 90 main-stage productions at the site over 12 years and had partnered with Stagelight to bring more than 14,000 children to the venue. She described SALT's community partnerships, including work with the Chester County Food Bank, the Domestic Violence Center of Chester County, veterans' organizations, Montgomery School, and Acting Antics.

Ms. McComas said SALT had raised nearly $400,000 for building improvements after the township identified the rear wall and skylight as needing work. She said the project included a new accessible restroom and was undertaken in reliance on an agreement that included a 10-year licensing arrangement and a right of first refusal if the township chose to sell. She reported that the township later informed SALT that it intended to sell the property, at a time when SALT was not in a position to purchase it. She urged the Board to reconsider the sale terms, require bidders to maintain SALT's license, consider a sale to Historic Yellow Springs, or work toward another collaborative solution.

Robbie Merow, Vice President and Founding Member of SALT Performing Arts, described the organization's finances and staffing. He said SALT operated on an annual budget of approximately $300,000 and that its staff accepted compensation below market rates. He asked the township to consider the community's investment in the building and SALT's role in sustaining the site's arts programming.

Kurt Kunsch, a SALT board member and an employee of Phoenixville Federal Bank and Trust, said the building's recent improvements represented a substantial community investment. He expressed concern that a bidder could choose whether to retain SALT's license and urged the Board to defer the bid process or protect the existing arrangement.

Township Manager Blatcher clarified that the SALT license would be included in the bid packet and that bidders would have the option to retain or not retain it. She said the packet was expected to be publicly available after posting. Members of the public expressed concern that making retention optional did not guarantee SALT's continued use of the building.

Nicholas Imbesi, Director of Government and Community Relations for the Chester County Food Bank, described the Food Bank's work countywide and cited SALT's contributions of funds and food. He said SALT's partnership helped the Food Bank meet increasing community needs and that losing the partnership would affect people beyond the theater.

Carolyn Blair, Director of Operations at Montgomery School, described the school's partnerships with SALT and Stagelight and emphasized the value of SALT's educational and community programming.

Valerie Dixon, a SALT resident choreographer, educator, fundraising director, and local business owner, described her personal investment in the organization and its building improvements. She said SALT drew patrons and participants from beyond the immediate area, supporting local businesses and connecting people across the community. She characterized the potential loss of the theater as a serious blow to residents and donors.

Pauline Schmidt, President of the Acting Antics Board, described the organization's work with performers with varied abilities and disabilities. She emphasized the importance of accessible arts programming and SALT's accommodations for participants, including sensory supports and adapted costumes. She criticized the decision-making process and said community input should have been heard before the vote.

Sandi Chadwick read a statement on behalf of the Domestic Violence Center of Chester County. She described SALT's collaboration with the Center on productions addressing domestic violence, including cast training and fundraising that supported families served by the Center. She asked the township to consider the community impact of a decision that could jeopardize SALT's future at the site.

Bethanie Emory, a SALT board member and employee of the Chester County Economic Development Council, read a letter from the Coatesville VA Medical Center describing SALT's annual holiday luncheon and performance for veterans. The letter emphasized the role of the facility in bringing veterans, volunteers, and community donors together. Emory also observed that collaboration was an important consideration for grant funding.

Meredith Murphy, a township resident, said residents had previously advocated for the police department and were surprised by the township's property decisions. She requested greater clarity, including information about the property's appraisal, and said the building's cultural use and SALT's contributions should be considered.

Dr. Kathy DeVries, a member of the SALT board, spoke about the role of accessible community spaces in supporting connections and people affected by trauma. She asked the Board to preserve the building's role as a place for community participation.

James Weir, Marketing Chair of the Footlighters Theatre board, said he was attending both as a representative of another theater and as a SALT volunteer. He urged the Board to make SALT's continued use a requirement rather than an option, describing SALT's role in the broader regional arts community.

Eloise McComas and Nora Keller, young participants associated with SALT, described the organization as a second home and emphasized the friendships and community created through its programming.

Shannon Bidding Price, an educator and SALT instructor, described the geographic reach of Stagelight and the educational value of its programs.

Nicholas Burbo, a SALT music director, spoke about the opportunities he had received through the organization and the importance of preserving those opportunities for future artists.

Kylie Murray asked what purpose or mission guided West Pikeland Township government? Supervisor Hallman responded that the township's responsibilities included health, safety, and welfare. Supervisor Maher said he understood welfare to include building community and acknowledged SALT's role in doing so. He said his earlier intent had been for SALT to remain in the building, ideally through an arrangement involving SALT or Historic Yellow Springs. He then stated that he wished to make a motion requiring that the SALT license be retained and urged the parties to work toward a solution that addressed the township's financial needs without sacrificing the community's cultural use of the building.

Chair McLewee called for a 10-minute recess for the Supervisors and Manager to consult. After the meeting resumed, the Chair said the township had consulted its solicitor. Township Manager Blatcher stated that, because the meeting had reached the public-comment portion, the Board could not take motions at that point. She said the township planned to schedule a special Supervisors meeting to revisit decisions made that evening. The meeting would be publicly announced and open to the public; the specific time and date would be published in the paper and posted on the Township's website. She committed to contact SALT and HYS.

Tim Compton, Executive Director of Historic Yellow Springs, read a statement describing the building as a historically significant structure and cultural resource. He said Historic Yellow Springs remained interested in the property but did not have the resources to meet the reported asking price and ongoing operating costs. He expressed willingness to continue exploring collaborative options that could support preservation and cultural use while protecting the organization's financial sustainability.

Cheryl Jennings, a Downingtown resident, said she was encouraged by the discussion and asked the township to recognize that the property's value reflected the community's investment in its improvements.

Chris Czap asked whether a motion could be made before the next regular meeting; the Chair indicated that the township would address the matter at the announced special meeting.

Supervisor Costa thanked residents for attending and encouraged them to participate in the October 28 budget work session. He added he and Supervisor Hallman opposed the overall purchase-and-sale process and thanked the speakers for prompting further consideration of the community impact.

IX. Announcements

Chair McLewee announced that executive sessions had been held on October 14, 2026, on real estate and on October 19, 2026, on personnel. The third budget work session is scheduled for Wednesday, October 28, at 6:30 PM at the township building, and the public is invited. Chair McLewee shared that the next Board of Supervisors meeting will be held on Monday, November 2nd and Monday, November 16th, 2026.

Township Manager Blatcher clarified that the next Board meeting would be the special meeting later this week or early next week, followed by November 2 and November 16. In response to a question about whether the property bid would be published before the special meeting, Manager Blatcher confirmed that it would not.

Supervisor Hallman encouraged all to attend the rescheduled Fall Fest event in Historic Yellow Springs on Sunday, November 1st.

X. Adjourn

Chair McLewee requested a motion to adjourn, which was motioned by Supervisor Costa and seconded by Supervisor Maher. The meeting ended at 9:44pm.

Respectfully Submitted,

Jennifer Wachsmuth
Township Secretary